

# Environmental Planning Committee



## Agenda

Monday 16 March 2020

6.00pm

#### Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee Members and/or Staff to present apologies and/or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (e.g. applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allocated four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

#### Disclaimer:

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Accordingly, please ensure your address to the Committee is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

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#### Recommendation **only** to the Full Council ("R" Items):

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic planning matters including those initiated at State and Federal Government level.
- Urban design studies.
- Planning proposals and local environment plans.
- Development control plans and guidelines.
- Development contribution plans.
- Heritage conservation studies, assessments and controls.
- Commercial centres' studies.
- Residential studies and strategies.
- Parks and Reserves Plans of Management (Strategies, Policies and Objectives).
- Flood Management Strategies.
- Recreation Policies and Strategies.
- Sustainability Policies and Strategies.
- Transport Strategies.
- Tree Policies and Strategies.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters requiring supplementary votes to Budget.
- Matters not within the specified functions of the Committee.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

#### Delegated Authority to be determined at Committee level ("D" Items):

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
  - Statutory reviews of Council's Delivery Program and Operational Plan.
  - Any other matter falling within the responsibility of the Environmental Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.

#### Environmental Planning Committee Membership:

7 Councillors

#### Quorum:

The quorum for Committee meeting is 4 Councillors

# Woollahra Municipal Council

## Notice of Meeting

11 March 2020

To: Her Worship the Mayor, Councillor Susan Wynne, ex-officio  
Councillors Mary-Lou Jarvis (Chair)  
Nick Maxwell (Deputy Chair)  
Luise Elsing  
Matthew Robertson  
Isabelle Shapiro  
Mark Silcocks  
Toni Zeltzer

Dear Councillors,

### **Environmental Planning Committee – 16 March 2020**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Environmental Planning Committee** meeting to be held in the **Thornton Room (Committee Room)**, 536 New South Head Road, Double Bay, on **Monday 16 March 2020 at 6.00pm.**

Gary James  
General Manager





## Meeting Agenda

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2.	Late Correspondence	
3.	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

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### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	Planning Proposal Heritage Listing of Sydney Croquet Club, Rose Bay - 20/38625.....	11
R2	Shopping Trolley Management - 20/28445 .....	101



**Item No:** D1 Delegated to Committee  
**Subject:** **CONFIRMATION OF MINUTES OF MEETING HELD ON 2 MARCH 2020**  
**Author:** Sue O'Connor, Governance Officer  
**File No:** 20/30079  
**Reason for Report:** The Minutes of the Environmental Planning Committee of 2 March 2020 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

**Recommendation:**

THAT the Minutes of the Environmental Planning Committee Meeting of 2 March 2020 be taken as read and confirmed.



**Item No:** R1 Recommendation to Council  
**Subject:** **PLANNING PROPOSAL HERITAGE LISTING OF SYDNEY CROQUET CLUB, ROSE BAY**  
**Author:** Shona Lindsay, Heritage Officer  
**Approvers:** Chris Bluett, Manager - Strategic Planning  
Allan Coker, Director - Planning & Development  
**File No:** 20/38625  
**Reason for Report:** To respond to Council's resolution of 23 April 2018 to investigate the heritage listing of the Sydney Croquet Club.  
To obtain Council's approval to prepare a planning proposal to list the Sydney Croquet Club as a heritage item in Woollahra Local Environmental Plan 2014.  
To obtain Council's approval for the planning proposal to be referred to the Woollahra Local Planning Panel for advice.

**Recommendation:**

- 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.

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**1. Background**

A report presenting the assessment of heritage significance for the Sydney Croquet Club, Rose Bay, was considered by the Environmental Planning Committee (EPC) at its meeting on 17 February 2020 (**Annexure 1**).

The heritage significance assessment of the *Sydney Croquet Club* which was prepared by Weir Phillips Heritage and Planning is provided in **Annexure 2**.

At the EPC meeting representatives from the Club tabled late correspondence in response. This 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.

## 2. Meeting with Sydney Croquet Club

A meeting between representatives from the Club and relevant Council staff from the Strategic Planning and the Open Space and Trees departments was held on 5 March 2020. Matters discussed at the meeting included:

- The Club's plans to upgrade the grounds to meet standards for competitions.
- The Club's issues in regards to trees overshadowing the grounds, tree root problems, the fences, people walking dogs and playing golf on the grounds, a space in the Clubhouse being used by the Golf Club, the grounds not being level.
- The Club's intention to submit a grant application to receive funding for future works
- What heritage listing means – for instance a statement of heritage impact would need to be submitted for DA works. Minor development might proceed under the heritage works without consent procedure. Heritage listing does not prevent upgrades that are sympathetic to the heritage item. Heritage listing also enables the potential to apply for heritage funding through grants.
- A brochure published by Heritage NSW which explains heritage listing was provided to the Club:

<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/HeritageListing2010final.pdf>

A copy of the draft assessment of heritage significance was provided to the Club's representatives. The meeting rectified and clarified the issues and questions raised by the Club. Overall, the Sydney Croquet Club is in support of the potential heritage listing.

The meeting with Club representatives supplements previous consultation regarding the assessment of heritage significance. In summary the previous consultation comprised:

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.

## 3. Conclusion



The heritage significance of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* has been assessed in accordance with the NSW heritage best practice guidelines. The assessment of heritage significance prepared by Weir Phillips Heritage and Planning identify that the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* is of local heritage significance for historical, associative, aesthetic, social, technical, rarity, and representative significance, and is of State heritage significance for aesthetic, technical, and rarity significance.

We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* as a local heritage item in Schedule 5 of Woollahra LEP 2014.

We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* on the State Heritage Register.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

## Annexures

1. Environmental Planning Committee Agenda 17 February 2020 (annexures removed) [↓](#) 
2. Heritage Significance Assessment for Sydney Croquet Club [↓](#) 

## Annexure 1

Woollahra Municipal Council  
Environmental Planning Committee Agenda

17 February 2020

**Item No:** R2 Recommendation to Council  
**Subject:** **PLANNING PROPOSAL - HERITAGE LISTING OF SYDNEY CROQUET CLUB AND ROSE BAY SCOUT HALL, ROSE BAY**  
**Author:** Shona Lindsay, Heritage Officer  
**Approvers:** Chris Bluett, Manager - Strategic Planning  
Allan Coker, Director - Planning & Development  
**File No:** 20/3933  
**Reason for Report:** To respond to Council's resolution of 23 April 2018 and 6 June 2018 to investigate the heritage listing of the Sydney Croquet Club and Rose Bay Scout Hall.  
To obtain Council's approval to prepare a planning proposal to list the Sydney Croquet Club and Rose Bay Scout Hall as individual heritage items in Woollahra Local Environmental Plan 2014.  
To obtain Council's approval for the planning proposal to be referred to the Woollahra Local Planning Panel for advice.

### Recommendation:

- A. THAT a planning proposal be prepared to list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual heritage items 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.

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### 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.*

On 18 June 2018 Woollahra Council resolved in part:



*THAT Council:*

- A. *Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:*
- i) *a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
  - ii) *an item on the State Heritage under the Heritage Act 1977.*

In response to Council's decision heritage significance assessments of the *Sydney Croquet Club* and *Rose Bay Scout Hall* were prepared by Weir Phillips Heritage and Planning.

A draft heritage significance assessment of the George Grimley Pavilion and Woollahra Golf Club Clubhouse has also been completed by Weir Phillips Heritage and Planning and is being reviewed. A report will be presented to a forthcoming meeting of the Environmental Planning Committee in the next quarter.

## **2. The sites**

### *Sydney Croquet Club*

The Sydney Croquet Club (Figure 1) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 2 shows the location of Woollahra Park within the surrounding area. Figure 3 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 Local Environmental Plan 2014* (Woollahra LEP 2014).



*Figure 1: Sydney Croquet Club, southern elevation (WP Heritage and Planning)*



Figure 2: Location of Woollahra Park within Woollahra (Woollahra Park Plan of Management)



Figure 3: Location of the Croquet Club within Woollahra Park with Croquet Club indicated with arrow (Woollahra Council GIS)





*Figure 4: Aerial photograph over the clubhouse and lawns with club house indicated with arrow (SIX Maps)*

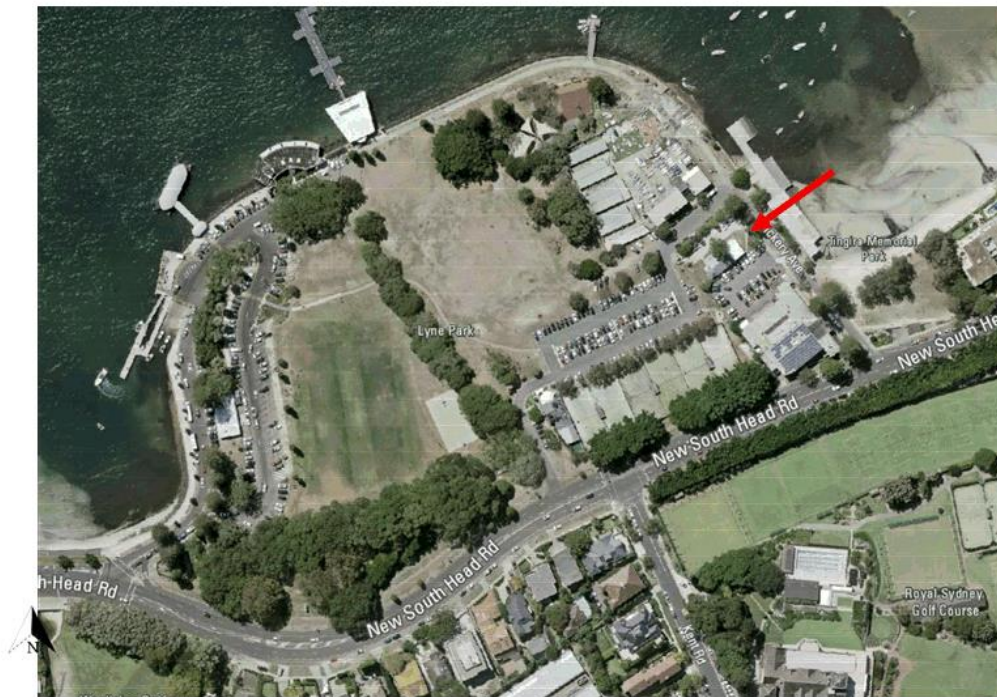
#### *Rose Bay Scout Hall*

The Rose Bay Scout Hall (Figure 5) is located at No. 3 Vickery Avenue, Rose Bay (Figure 6). The site is identified as Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.

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 5: Rose Bay Scout Hall, front (north-eastern) elevation (WP Heritage and Planning)*



*Figure 6: Site location. The arrow points to the site (Woollahra Council GIS)*



*Figure 7: Aerial photograph over the site with Scout Hall indicated by arrow (SIX Maps; annotation by WP Heritage and Planning)*



### 3. Assessment of heritage significance

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:

**Criterion (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).

**Criterion (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).

**Criterion (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).

**Criterion (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.

**Criterion (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).

**Criterion (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).

**Criterion (g)**

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places, or
  - cultural or natural environments,
- (or a class of the local area's
- cultural or natural places, or
  - cultural or natural environments.)

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 assessments prepared by Weir Phillips Heritage and Planning, which include the assessment against all criteria, are attached as **Annexures 1 and 2**.

### **Sydney Croquet Club**

Table 1 below provides a summary of the assessment of the heritage significance of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* against the seven criteria, at the local and State levels.

**Table 1: NSW Heritage assessment criteria summary - Sydney Croquet Club (clubhouse, moveable heritage items and lawns)**

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)	✓	✗
(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)	✓	✗
(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	✓	✗
(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"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments.</li> </ul> or a class of the local area's <ul style="list-style-type: none"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments.</li> </ul>	✓	✗

The heritage significance assessment provides the following statement of significance for the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)*:

*The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has local and State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.*

*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), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. 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 significant collection of Club memorabilia.*

*The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.*

(October 2019: Weir Phillips Heritage and Planning:  
Heritage Assessment, Sydney Croquet Club, p. 46)

### ***Rose Bay Scout Hall***

Table 2 below provides a summary of the assessment of the heritage significance of the *Rose Bay Scout Hall (including interiors)* against the seven criteria, at the local and State levels.

**Table 2: NSW Heritage assessment criteria summary – Rose Bay Scout Hall (including interiors)**

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)	✓	✗
(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)	✓	✗
(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	✓	✗
(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"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments.</li> </ul> or a class of the local area's <ul style="list-style-type: none"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments.</li> </ul>	✓	✗

The heritage significance assessment provides the following statement of significance for the *Rose Bay Scout Hall (including interiors)*:

*The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'*

*The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.*

(October 2019: Weir Phillips Heritage and Planning:  
Heritage Assessment, Rose Bay Scout Hall p. 48)

The assessment recommends the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual local heritage items in Schedule 5 of Woollahra LEP 2014. The report recommends the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* on the State Heritage Register. The report concluded that the *Rose Bay Scout Hall (including interiors)* does not meet the threshold for State heritage listing.

#### **4. Consultation with the land owner**

All land owners and lease holders were consulted during the heritage assessment process.

All land owners and lease holders 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 owners and lease holders were given until the 2 December 2019 to make a submission. No comments were provided from the relevant land owners and lease holders.

Should a planning proposal proceed to public exhibition, consultation with land owners and tenants will continue.

#### **5. Woollahra Local Planning Panel advice**

Section 2.19 of the *Environmental Planning and Assessment Act 1979* sets out the functions of local planning panels. One of those functions is "to advise the council on any planning proposal that has been prepared or is to be prepared by the council under section 3.33 and that is referred to the panel by the council".

Additionally, the Local Planning Panel Direction – Planning Proposals which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the Department of Planning, Industry and Environment for a gateway determination.



Under the terms of the Direction, the planning proposal to list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual local heritage items must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice. This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

## 6. Next steps

If Council supports the recommendation of this report, the next steps in the process are:

- Prepare a planning proposal under section 3.33 of the Act to list the properties as heritage items in the Woollahra LEP 2014.
- Report a draft planning proposal to the Woollahra LPP for advice;
- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.
- Prepare a State Heritage Register nomination form to be lodged with Heritage NSW for *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)*.
- Further steps will depend on advice from the Woollahra LPP and the decision of the Council following the Environmental Planning Committee meeting.

## 7. Conclusion

The heritage significance of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* have been assessed in accordance with the NSW heritage best practice guidelines. The assessments of heritage significance prepared by Weir Phillips Heritage and Planning identify that the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* is of local heritage significance for historical, associative, aesthetic, social, technical, rarity, and representative significance, and is of State heritage significance for aesthetic, technical, and rarity significance. *Rose Bay Scout Hall (including interiors)* is of local heritage significance for historical, associative, aesthetic, social, rarity, and representative significance.



We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as local heritage items in Schedule 5 of Woollahra LEP 2014.

We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* on the State Heritage Register.

The *Rose Bay Scout Hall (including interiors)* does not meet the threshold for State heritage listing.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

## Annexures

1. Heritage Significance Assessment for Sydney Croquet Club, Rose Bay [↓](#) 
2. Heritage Significance Assessment for Rose Bay Scout Hall [↓](#) 

## **Annexure 2**

# **HERITAGE ASSESSMENT**



### **Sydney Croquet Club**

**Woollahra Park, off O'Sullivan Road, Rose Bay**

October 2019 | J3657

**Weir  
Phillips**  
Heritage  
and Planning

Level 19, 100 William Street, Woolloomooloo, NSW 2011  
Phone: (02) 8076 5317

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**1.0 INTRODUCTION**

**1.1 Preamble**

This Heritage Assessment for the Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay has been prepared at the request of Woollahra Council. On 23 April 2018 Woollahra Council made the following decision:

*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.*

On 18 June 2018 Woollahra Council made the following decision:

*THAT Council:*

*A. Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:*

- i) a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
- ii) an item on the State Heritage under the Heritage Act 1977.*

**1.2 The Brief**

The brief is divided into two parts:

*Stage One – Assessment of heritage significance*

- 1. Using the process and heritage assessment criteria contained in the New South Wales Heritage Manual (2001) carry out an assessment of heritage significance of the three sites.*
- 2. Make a recommendation as to whether the three sites should be individually listed as a local heritage item in Schedule 5 of Woollahra LEP 2014.*
- 3. Make a recommendation as to whether the three sites should be individually listed as an item on the State Heritage Register under the Heritage Act 1977.*

*Note: The assessment of significance at local and State levels must be done separately and independently.*

*Stage Two*

- 1. If the recommendation is for listing in Woollahra LEP 2014, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*
- 2. If the recommendation is also for listing on the State Heritage Register, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*

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3. If the recommendation is for listing on the State Heritage Register, prepare a nomination form for the relevant site using the OEH Heritage Division standard template.

Note: All inventory sheets must use the Office of Environment and Heritage (Heritage Division) standard template. A Microsoft Word version of this template will be provided by Council.

**1.3 Authorship**

This assessment was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons.), and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

**1.4 Limitations**

An Aboriginal and historical archaeological assessment was not provided for. A survey of the site's users was not provided for to ascertain how/if they value the site.

**1.5 Methodology**

This statement has been prepared with reference to the NSW Heritage Office's (Heritage NSW) publication *Assessing Heritage Significance* (2015).

A site visit was carried out in June 2019. Unless otherwise stated, the photographs in this assessment were taken on this occasion.

**1.6 Documentary Evidence**

The following references were referred to in the preparation of this assessment.

**1.6.1 General References**

- Boulton, E.H.B. (ed.), *Timber Buildings for the Country*, London, Country Life Ltd, 1938.
- Broomham, Rosemary, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.
- Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984.
- Morris, Miranda, *An Architecture of the Depression: Vertical timber buildings in Launceston*. Unpublished University Thesis, 1989.
- Russell, Eric, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980.
- *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50<sup>th</sup> Anniversary, Saturday, 27 April, 1985*, NSW, The Club, 1985, n.p.

**1.6.2 Newspapers, Journal Articles etc.**

- ('Advertisement for Hardie's Fibrolite'), *Decoration and Glass*, Volume 7 No. 12, 1 April, 1942, p.31.
- 'Croquet Lawns for Woollahra,' *The Labor Daily*, 14 November, 1933, p.6.
- 'Croquet Pavilion at Williamstown, Victoria,' *Building*, 12 March, 1930, p.57.
- 'Croquet Tournament,' *The Daily Telegraph*, 28 April 1936, p.18.
- 'The Log Cabin,' *The Australasian*, 25 October, 1924, p.13.
- 'Log Cabin at Grace Bros,' *The Sydney Morning Herald*, 7 December, 1927, p.11.
- 'M.V.E. Woodforde, A.R.A.I.A,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.
- 'New Croquet Lawns: Opened at Woollahra Park,' *The Sydney Morning Herald*, 2 May, 1935, p.21.

- 'A New Name. Rushcutter's Bay Expands,' *Sunday Times*, 29 September, 1929, p.11.
- 'The Official Opening of the Rushcutters Bay Croquet Club,' *The Daily Telegraph*, 31 January, 1927, p.12.
- 'Sydney's New Lawns,' *The Daily Telegraph*, 30 October, 1934, p.16.
- 'Tenders Accepted or Received,' *Construction and Real Estate Journal*, 6 February, 1935, p.10.
- 'Tenders Called,' *Construction of Real Estate Journal*, 17 October, 1934, p.6.
- 'Willoughby Golf Club House,' *Building*, 12 December, 1935, p.15.
- '(Woollahra Council has decided....),' *The Sun*, 7 January, 1934, p.9.
- 'Woollahra Croquet Lawns,' *The Sun*, 20 December, 1934, p.25.
- 'Woollahra Works Scheme,' *The Sun*, 13 December, 1934, p.11.

#### 1.6.3 Historic Plans, Images and Photographs

- (Croquet Lawn and Shelter, Sydney Croquet Club), undated. Framed photograph in the Clubhouse.
- 'Hotel Grande, Coolangatta,' *Building*, 13 March, 1933.
- Kent, Milton, *Aerial View over Rose Bay, Rosebery, Sydney, Waterloo* (Item No. 16), 194-. State Library of NSW.
- 'A Log Cabin,' *Building* 12 August, 1924.
- 'New Baby Health Centre and Day Nursery, Double Bay,' *Building and Engineering*, 24 October, 1951.
- 'New Residence, No. 151 Dover Road, Dover Heights,' *Building* 24 March, 1942.
- New South Wales Lands Department, (Aerial Photograph over Rose Bay), 1943. SIX Maps.
- 'North Bridge Golf Club House,' *Building* 24 November, 1937.
- 'Papyrus Pty Ltd, Burrows Road, Alexandria,' *Building*, 24 February, 1942.
- ('Rustic Shelter in the Garden, Caerleon'), *Home*, December 1922.
- (Sydney Croquet Club), undated. Framed photograph in the Clubhouse.
- (Sydney Croquet Club), 1977. Framed photograph in the Clubhouse.

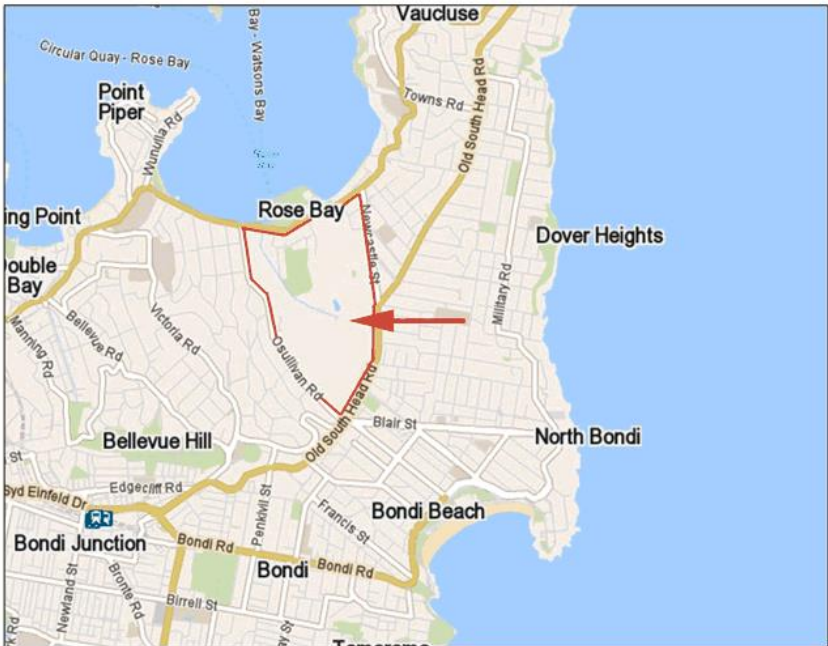
#### 1.6.4 Other

- Conveyance, Book 1319 No. 958. Old Systems Records, NSW LPI.
- Woollahra Council Minutes, 1923- 1980. Woollahra Library.

#### 1.7 Site Location

The Sydney Croquet Club is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 1 shows the location of Woollahra Park within the surrounding area. Figure 2 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.





**Figure 1: Location of Woollahra Park within Woollahra.**  
Whereis; annotation in red by WP Heritage and Planning.



**Figure 2: Location of the Croquet Club within Woollahra Park.**  
Google Maps; annotation in red by WP Heritage and Planning.

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## 2.0 HISTORICAL DEVELOPMENT OF THE SITE

### 2.1 The Site Prior to 1923

While an Aboriginal history has not been provided for, it is acknowledged that the present-day Woollahra Municipality is located within the traditional lands of the Cadigal people, part of the Dharug language group.

The Colony of New South Wales was established at Sydney Cove in January 1788. All land was declared to be Crown Land. Present-day Woollahra is located well outside the first official boundaries of Sydney Township. The colonists exploited the natural resources of the area but did little to permanently settle it beyond establishing a lookout on South Head and a pilot station at Watsons Bay. The word *Woo-la-ra* first appears in a 'List of Local Names, or of Places' prepared by David Southwell, the lieutenant later placed in charge of the lookout on South Head.<sup>1</sup>

The first land grants in present-day Woollahra, made between 1793 and 1812, predominantly passed out of the hands of original grantees. During the early years of Macquarie's governorship (1810-1821), a number of grants were made to military men around Double and Rose Bays. The most notable of these was a grant made to the flamboyant Captain John Piper in 1815.

During the 1820s, the land north of Darling Point through Double Bay, Point Piper and Rose Bay and eastward to Old South Head Road, was consolidated into a single estate by the prominent business partnership of Daniel Cooper (1785-1853) and Solomon Levey (1794-1833). The partners had acquired several early land holdings, including John Piper's estate, which were re-issued as a single grant of 1,130 acres on 22 March, 1830. The subject property stands upon this grant. Old South Head Road (1811) and New South Head Road (1832) provided the principal means of access into the area at this time.

The Cooper-Levey estate was beset by legal complications from the 1830s. During the 1840s, Daniel Cooper became the sole owner of the estate, which generally became known as the Cooper Estate. In 1844, T.L. Mitchell prepared a subdivision plan for the Cooper Estate. Old and New South Head Roads, Point Piper (now Jersey Road), Ocean Street North, William and Cross Streets were already in existence, while Edgecliff, Bellevue, Victoria and Wolseley Road were passable bush tracks. While the Cooper Estate was not always developed along the lines envisaged by Mitchell in 1844, his subdivision did much to determine the basic street pattern seen today.<sup>2</sup>

The Cooper Estate was willed not to Daniel Cooper's next of kin, his nephew Sir Daniel Cooper (1821-1902), but to Sir Daniel's son, Daniel (later also Sir Daniel). As the new owner was a minor when he inherited the estate in 1853, Trustees managed the Cooper Estate until November 1869. Even after Daniel Cooper (junior) obtained his majority, the Trustees continued to be a dominant influence in managing the Estate and were thus a major force in the development of the area.<sup>3</sup> When the Municipality of Woollahra was created in 1860, it was named for Sir Daniel Cooper's (senior) planned residence, *Woollahra*.

Between 1853 and the mid 1880s, the Trustees offered 99 year leaseholds on parts of the Cooper Estate; there were few freehold sales. Substantial villa estates were developed on some of these leaseholds. Smaller lots in West Woollahra and along Old South Head Road attracted more modest housing and commercial development.<sup>4</sup> Lack

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<sup>1</sup> Letter dated 12 July, 1788, cited Eric Russell, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.

<sup>2</sup> See Figure 7, a tracing of Mitchell's plan, in Rosemary Broomham, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.

<sup>3</sup> For further information see *ibid*.

<sup>4</sup> Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984, p. 15.



of transport, however, limited widespread development in Woollahra before 1880. As transport was almost exclusively by private means, development away from the bays and wharves was particularly reliant on satisfactory road patterns.<sup>5</sup>

Sydney's population expanded sevenfold between 1850 and 1890. By the early 1880s, the areas closer to the City had been built out and the demand for land was pushing further outwards. The steady improvements made to the tramway system from the 1880s, together with the introduction of subsidised transport, did much to open up the Woollahra Municipality to small lot subdivision.

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Land was purchased by individuals and companies, many of whom then carried out further subdivisions. One of the companies who purchased land was the Rose Bay Freehold Company. Woollahra Park stands on land that they purchased from the Cooper Estate in 1904.<sup>6</sup>

The dense suburban development that characterises much of Woollahra today is largely a product of the first decades of the twentieth century. As subdivision continued, the population rose from 1,023 people in 1881 to 13,503 people in 1900; and 25,300 people in 1920 to 37,770 people in 1927.<sup>7</sup> Woollahra thus became an intensively developed area within a comparatively short time span.

While development proceeded apace in some areas, much of the land that now forms part of Woollahra Park appears to have been under-utilised. Some of the area was leased to Chinese market gardeners. In 1901, it was recorded that the area now occupied by Woollahra Park was 'swampy and undrained'.<sup>8</sup> Nearby Scots College developed a strong sporting association with the local area by the early 1900s, foreshadowing future land uses.

## 2.2 Woollahra Park

Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public recreational spaces and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof'.<sup>9</sup> On 15 September 1923 the Rose Bay Freehold Company (in liquidation) transferred 24 acres and 25 perches of land to the Council of the Municipality of Woollahra for 11,954 pounds, 13 shillings and 9 pence.<sup>10</sup> During late 1923 and 1924, Council gave the Chinese market gardeners occupying their new land purchase six months notice to quit.<sup>11</sup>

In early 1924, Council launched a competition for the layout of a new park, later Woollahra Park. The Institute of Architects were involved in this process and appointed the prominent architect Mr. Ernest A. Scott to represent the Institute in an honorary capacity and to provide advice on the competition.<sup>12</sup>

The results of the competition for the layout of the park were announced by Council on 12 May 1924. First prize, a premium of £100, was awarded to Mr. H.M. Robinson.<sup>13</sup> The improvements to the park officially commenced when the first sod of earth was

<sup>5</sup> Refer to J. Atkins, *History Waverley, Volume 8: Fletcher's Foundry, Woollahra*, n.p. The street was originally known as Australia Street.

<sup>6</sup> Sale referred to in Conveyance, Book 1319 No. 958. NSW LPI.

<sup>7</sup> Census figures cited in Hughes, Trueman and Ludlow, *op cit*, 1984, p. 7.

<sup>8</sup> Government Gazette 1901 cited in *Woollahra Park Plan of Management*, January 2013, p.8.

<sup>9</sup> Woollahra Council Minutes, Ordinary Meeting, 2 July, 1923, p.526. Woollahra Library.

<sup>10</sup> Conveyance, Book 1319 No. 958. NSW LPI.

<sup>11</sup> For example, see: Woollahra Council Minutes, Ordinary Meetings, 8 October, 1923, p.638; 25 August, 1924, p.265.

<sup>12</sup> *Ibid*, 28 April, 1924, p.134.

<sup>13</sup> *Ibid*, 12 May, 1924, pp.142 and 149.

turned by Alderman Grimley on 25 October 1924.<sup>14</sup> On 8 December 1924 the 'O'Sullivan Road Park Lands' were officially named Woollahra Park.<sup>15</sup> A pavilion named in honour of Alderman George Grimley was constructed in 1927 to service the adjacent oval and a golf course was opened in 1931.

## **2.3 Rushcutters Bay Croquet Club and Sydney Croquet Club**

### **2.3.1 The Origins of the Club**

The origins of the Sydney Croquet Club lie in the establishment of the Rushcutters Bay Croquet Club in the 1920s.<sup>16</sup> The Club's first home was on land within Rushcutters Bay Park that they leased from the City of Sydney Council. The club name was changed to the Sydney Croquet Club in September 1929, by which time the number of members had grown considerably.<sup>17</sup> The Club's handicap book of 1928-1929 lists 25 playing members, 23 of whom were 'A' grade players. The Club was, at this time, 1 of 19 clubs in the State, 12 of which were suburban clubs.<sup>18</sup> The sport was predominately a female one; the Rushcutters Bay Club were the only club in the State to have any male members.

According to a brief club history, the Rushcutters Bay Club first approached Woollahra Council about the creation of croquet lawns within the Woollahra Municipality in 1932-3.<sup>19</sup> In November 1933, in response to a request from a 'number of ladies', Woollahra Council instructed Council's engineer to investigate a suitable location for the 'putting down' of croquet lawns. Woollahra Park and Cooper Park were put forward as possible locations.<sup>20</sup> The site 'between the two ovals' at Woollahra Park, being the subject site, was ultimately put forward and Council resolved in December 1933:

"That two croquet lawns be constructed at an estimated cost of £445 provided the applicants agree to pay a rental of £100 per year, and that failing acceptance of this offer two tennis courts be constructed at a cost of approximately £600."<sup>21</sup>

Figure 3 provides a photograph of Woollahra Park in the late 1920s/early 1930s. The arrow points to the approximate location of the Croquet Club, between the two ovals.

<sup>14</sup> *Ibid*, 27 October, 1924, p.331.

<sup>15</sup> Woollahra Council Minutes, Ordinary Meetings, 8 December, 1924, p.375.

<sup>16</sup> A date of 1922 is given by a brief history of the Club in *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50<sup>th</sup> Anniversary, Saturday, 27 April, 1985*, NSW, The Club, 1985, n.p. Woollahra Library. A newspaper article, however, gives the date of 1927. See: 'The official opening of the Rushcutters Bay Croquet club,' *The Daily Telegraph*, 31 January, 1927, p.12.

<sup>17</sup> 'A New Name. Rushcutter's Bay Expands,' *Sunday Times*, 29 September, 1929, p.11.

<sup>18</sup> *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50<sup>th</sup> Anniversary*, 1985, n.p.

<sup>19</sup> *Ibid*.

<sup>20</sup> 'Croquet Lawns for Woollahra,' *The Labor Daily*, 14 November, 1933, p.6.

<sup>21</sup> Woollahra Council Minutes, Ordinary Meeting, 11 December, 1933, p.570.



**Figure 3: Aerial View of Rose Bay Golf Course, Sydney, c.1920s.**

Fairfax Archive, National Library of Australia; annotation by WP Heritage and Planning.

Initially, it would appear that the lawns in Woollahra Park were to be leased to a proposed new Eastern Suburbs women's club.<sup>22</sup> Ultimately, however, it was Mrs. F.E. Rogers, Hon. Secretary of the Sydney Croquet Club, who accepted the offer of the lawns and informed Council that the following Clubhouse accommodation would be required:

'Main room of such size that the Club members could sit in comfort for refreshments, and at one end of this room a kitchen for washing up etc. with power point for urn, and the other end of main room a toilet room with lavatory and basin; further stating that a verandah across the front of the Clubhouse would add to the pleasure and comfort of members who are watching matches, and requesting to be advised how long it will take to complete the construction of the lawns as it is desired to make arrangements for an opening day.'<sup>23</sup>

The NSW Croquet Association offered to stand guarantor for the payment of fees for the first twelve months lease of the playing lawns. In February 1934, the Association were informed that

'...plans and specifications and estimates are now being prepared in conjunction with the desired accommodation for Club members, and that the Club will be communicated with as soon as a decision is arrived at.'<sup>24</sup>

The Sydney Croquet Club had made the decision to transfer to Woollahra for a number of reasons. The lease at Rushcutters Bay was due to expire; a large number of its members lived in Woollahra; and the Club had been battling unsuccessfully with the City of Sydney for a number of years for additional space at Rushcutters Bay. In 1928, the Club secretary wrote that they had been

'...compelled weekly to refuse applications for membership in our club, owing the lack of playing space.'<sup>25</sup>

The secretary had also complained about the poor state of the playing lawn at Rushcutters Bay. Arguments about high rents during the years of the Great Depression

<sup>22</sup> '(Woollahra Council has decided....)', *The Sun*, 7 January, 1934, p.9.

<sup>23</sup> Woollahra Council Minutes, Ordinary Meeting, 8 January, 1934, p.5.

<sup>24</sup> Woollahra Council Minutes, Ordinary Meeting, 26 February, 1934, p.94.

<sup>25</sup> *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park...*, 1985, n.p.

further soured the relationship with the City of Sydney. The Club held a farewell party at their old premises in late October 1934.<sup>26</sup>

### 2.3.2 The Design of the Clubhouse

Council minutes of 1934 indicate that various schemes were put forward for the design of a Croquet Clubhouse, including proposals to combine the facilities with those for the users of Oval No. 2.<sup>27</sup> By March 1934, a separate building had been agreed upon. Options for building with walls of wire cut bricks with a green tile roof and rusticated weatherboard with a green tiled roof were initially considered followed by a scheme with walls of rendered common brick (float finish) and red tiles.<sup>28</sup> As demonstrated by the extant building, these options were not proceeded with.

The location of the building between the croquet lawns and No. 2 Oval, in a position at the north-eastern corner of the lawn, was fixed upon in March 1934.<sup>29</sup> By July, the original designs, priced at £1,080, had been modified to a more modest £695.<sup>30</sup> In December 1934, Woollahra Council approved the expenditure of approximately £870 for the 'erection of a pavilion' for the Croquet Club at No. 2 Oval at Woollahra Park.<sup>31</sup> This work was part of a much larger scheme of works planned by Council and funded with a special loan of £35,000. Other works included the 'Golf house at Woollahra golf links', a pavilion for the cricket players, the acquisition of lands to extend Woollahra and Cooper Parks and various road works.<sup>32</sup>

The Croquet Clubhouse eventually erected was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. In October 1934, Woodforde was instructed by Council to advertise for tenders; tenders were advertised in the local press in October-November 1934.<sup>33</sup> Thirteen tenders were received. In December 1934, Council instructed that the lowest tenderer, Messrs. Stafford & Company of No. 4 Merchant Street, Stanmore for £870.7.6 be accepted, subject to satisfactory references being received.<sup>34</sup> The builder's references, however, proved 'entirely unsatisfactory'. Ultimately, the tender of the third lowest tender, G. Yates of No. 64 Villier Street, Rockdale for £972, was accepted.<sup>35</sup>

Council minutes over the following months record decisions to connect the building to the sewer and providing wire guards to the lawns. In March 1935, a recommendation to spend £30 on planting 'and other improvements' adjacent to the 'Croquet Pavilion' was approved.<sup>36</sup> In April 1935, a rental of £100 for the first year and £140 for the second year was agreed upon.<sup>37</sup> The building does not appear to have been reviewed in the architectural publications *Building* or *Decoration and Glass*.

### 2.3.3 Opening of the Croquet Lawns and Clubhouse

The croquet lawns and Clubhouse were officially opened on Saturday 27 April, 1935. According to *The Sydney Morning Herald*:

"The lawns looked perfect in the brilliant sunshine, and the splendid weather conditions gave everybody a cheerful countenance and sense of well-being.

<sup>26</sup> 'Sydney's New Lawns,' *The Daily Telegraph*, 30 October, 1934, p.16.

<sup>27</sup> See for example, Woollahra Council Minutes, Ordinary Meeting, 26 February, 1934, p.107.

<sup>28</sup> Woollahra Council Minutes, Ordinary Meeting, 12 March, 1934, p.122; 26 March, 1934, p.150.

<sup>29</sup> *Ibid*, 9 April, 1934, p.168.

<sup>30</sup> *Ibid*, 23 July, 1934, p.361.

<sup>31</sup> 'Woollahra Croquet Lawns,' *The Sun*, 20 December, 1934, p.25.

<sup>32</sup> 'Woollahra Works Scheme,' *The Sun*, 13 December, 1934, p.11.

<sup>33</sup> 'Tenders Called,' *Construction of Real Estate Journal*, 17 October, 1934, p.6.

<sup>34</sup> Woollahra Council Minutes, Special Meeting, 18 December, 1934, p.637.

<sup>35</sup> 'Tenders Accepted or Received,' *Construction and Real Estate Journal*, 6 February, 1935, p.10;

Woollahra Council Minutes, Ordinary Meeting, 14 January, 1935, p.19.

<sup>36</sup> Woollahra Council Minutes, Ordinary Meeting, 25 March, 1935, p.193.

<sup>37</sup> *Ibid*, 8 April, 1935, p.206.

The Mayor of Woollahra, Alderman Hugh Latimer, M.L.C., officially opened the attractive log-cabin Clubhouse, which is something new in sporting accommodation....

To Mrs. Latimer fell the honour of firing the first ball on the new lawns, which was accomplished amid much enthusiasm from some 120 guests of the club....

Mr. Latimer remarked upon the fact that his Council had given the whole of the Woollahra Park area for sport, and in doing that it had not forgotten the croquet players.....<sup>38</sup>

The lawn was extended on the eastern side in November 1935.<sup>39</sup> Although the Croquet Club evidently prospered, a request for a third lawn was turned down by Council in November 1935 and would continue to be turned down over ensuing years.<sup>40</sup> A flag pole was donated to the club and erected at the eastern end of the Clubhouse in early 1936.<sup>41</sup> Lockers appear to have been installed in a portion of the store room in 1936-7.<sup>42</sup>

The Croquet Club celebrated their first anniversary of their move to new premises with an all-day tournament in April 1936.<sup>43</sup>

In December 1937, it was reported that the rustic logs of the Clubhouse were showing signs of dryness and it was recommended that two coats of raw linseed oil and varnish should be applied.<sup>44</sup> There are references to the acceptance of a quote for painting the Clubhouse in April 1938.<sup>45</sup> The timber work appears to have been regularly treated.

Figure 4 provides an undated, but early, photograph of the Clubhouse, prior to the growth of the trees. Note: the roof is tiled and the timber work has a dark, oiled, finish.



**Figure 4: Sydney Croquet Club House, undated.**

Framed photograph in the Clubhouse.

<sup>38</sup> 'New Croquet Lawns: Opened at Woollahra Park,' *The Sydney Morning Herald*, 2 May, 1935, p.21.

<sup>39</sup> Woollahra Council Minutes, Ordinary Meeting, 11 November, 1935, p.657.

<sup>40</sup> *Ibid*, 9 December, 1935, p.747.

<sup>41</sup> *Ibid*, 24 February, 1936, p.100.

<sup>42</sup> *Ibid*, 28 October, 1935, p.639; 24 February, 1936, p.110.

<sup>43</sup> 'Croquet Tournament,' *The Daily Telegraph*, 28 April 1936, p.18.

<sup>44</sup> Woollahra Council Minutes, Ordinary Meeting, 13 December, 1937, p.668.

<sup>45</sup> *Ibid*, 11 April 1938, p.214.



Investigations into the third croquet lawn were still being pursued in 1939, by which time, the Croquet Club had 36 members, 22 of whom lived locally.<sup>46</sup> By this time, the Club had erected a shelter constructed of 'fibro and trellis' which housed a concrete garden seat provided by Council. Two addition shelters were erected.<sup>47</sup> What appear to be small shelters are visible on the southern side of the croquet lawns in Figure 5, an aerial photograph dated 1943. These are not the extant shelter structures.



**Figure 5:**  
NSW Lands  
Department, (*Aerial  
Photograph over Rose  
Bay*), 1943.  
SIX Maps.

Photograph 6 provides a second aerial photograph over Woollahra Park from the 1940s. This photograph shows the building at a more oblique angle. It also shows a different approach from O'Sullivan Road to that which now exists.

<sup>46</sup> Woollahra Council Minutes, Ordinary Meeting, 23 January, 1939, p.45; 27 February, 1939, p. 88.

<sup>47</sup> *Ibid*, 26 August, 1940, p.505.



**Figure 6: Milton Kent, Aerial View over Rose Bay, Rosebery, Sydney, Waterloo (Item No. 16), 194-**

State Library of NSW.

Council Minutes over ensuing years reveal the day-to-day operation of the Croquet Club. For example: the Club rent was reduced during World War II.<sup>48</sup> By 1946, it was found necessary to regrade and re-level the lawns, due to shrinkage.<sup>49</sup>

The Croquet Club do not appear to have been the only occupants of the Clubhouse. In 1953, plans were put forward to extend the Clubhouse building by the surrounding golf club, who were 'presently using 'part of the 'log cabin building' as a sports dressing room.<sup>50</sup> This scheme did not proceed. By 1956, part of the Clubhouse was being used by The Colleagues Football Club.<sup>51</sup>

Little mention is made of the Croquet Club in subsequent years in Council Minutes. In 1963, they requested improved signage as people were having trouble finding the Club within the centre of Woollahra Park; a sign on O'Sullivan Road was permitted.<sup>52</sup> In August 1963, Council were notified that three 'bush houses' at the Club required replacement after storm damage.<sup>53</sup> The matter was still being considered by Council in July 1964. The Council Minutes of 13 July, 1964 note:

"The two small shelters which adjoined the lawns and were used by players and onlookers during hot or inclement weather, had deteriorated to such an extent that they were blown down during a recent storm.

They are beyond repair and the Club now requests that they be replaced.

A suitable shelter would be 9' x 5' weatherboard to sill height and trellis above with a corrugated fibro gabled roof and would cost approximately £100.

It is recommended that £200 be voted and two shelters erected.<sup>54</sup>

<sup>48</sup> Woollahra Council Minutes, Ordinary Meeting, 28 July, 1941, p.388.

<sup>49</sup> *Ibid*, Special Meeting, 8 October, 1946, p.491.

<sup>50</sup> *Ibid*, 14 September, 1953, p.583.

<sup>51</sup> *Ibid*, 18 July, 1956, p.401.

<sup>52</sup> *Ibid*, 22 July, 1923, p.571.

<sup>53</sup> *Ibid*, 14 October, 1963, p.830.

<sup>54</sup> *Ibid*, 13 July, 1964, p. 588.

The recommendation was adopted. These are likely to be the extant shelters. Refer to Figure 7. Note in Figure 7 the size of trees.



**Figure 7:**  
Undated  
photograph of one  
of the new shelters.  
Photograph in the  
Clubhouse.

The Clubhouse retained its dark oiled exterior and tiled roof until at least 1977. When it was first painted and when the roof covering was replaced is not known. Refer to Figure 8.



**Figure 8:**  
The Clubhouse in  
1977.  
Photograph in the  
Clubhouse.

#### 2.4 The Architect, M.V. E. Woodforde, A.R.A.I.A

According to 'Who's Who' in *Decoration and Glass in February*, 1940, Marcus Victor Ernest Woodforde (Figure 9) served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra.<sup>55</sup> The examples of his work below indicate that he worked in a variety of styles.

<sup>55</sup> 'M.V.E. Woodforde, A.R.A.I.A.,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.





**Figure 9:**  
M.E.V. Woodforde,  
*Decoration and Glass*, Volume  
5 No. 9, 1 February, 1940.

Woodforde worked in a variety of styles. Examples of this work include:

- Hotel Grande, Coolangatta, 1933.
- Willoughby Golf Club House (winner of competition, 1935).
- Northbridge Golf Clubhouse, 1937.
- Cyclone Fence and Gate Co., Mentmore Avenue, Roseberry, 1937.
- House, No. 69 David Street, Launceston, 1938.
- Globe Worsted Mills, Sydenham.
- Lidcombe Textile Mills, Lidcombe.
- Administrative Offices for Lysaght Bros. and Co. Pty Ltd., 1939.
- Factory, Papyrus Pty Ltd, Burrows Road, Alexandria, 1940.<sup>56</sup>

Figures 10 to 14 illustrate a number of these buildings.



**Figure 10:**  
**Hotel Grande,**  
**Coolangatta,**  
**1933.**  
*Building*,  
Volume 52,  
No. 307, 13  
March, 1933.

<sup>56</sup> 'M.V.E. Woodforde, A.R.A.I.A.,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54; 'Willoughby Golf Club House,' *Building*, 12 December, 1935, p.15. (Advertisement for Hardie's Fibrolite), *Decoration and Glass*, Volume 7 No. 12, 1 April, 1942, p.31.



**Figure 11:**  
**Northbridge Golf Club**  
**House, Sydney.**  
*Building, 24 November, 1937.*



**Figure 12:**  
**No. 69 David Street,**  
**Launceston Municipality,**  
**1939.**  
*Miranda Morris, **An***  
***Architecture of the***  
***Depression: Vertical timber***  
***buildings in Launceston,***  
***1989.***



**Figure 13:**  
**Papyrus Pty Ltd, Burrows**  
**Road, Alexandria (c.1940).**  
*Building, 24 February, 1942.*



**Figure 14:**  
**New residence, No. 151**  
**Dover Road, Dover Heights,**  
**1942. Woodforde's own**  
**residence.**  
*Building, 24 March, 1942.*

Other buildings he designed for Woollahra Council include:

- Woollahra Golf Clubhouse.
- New Baby Health Centre and Day Nursery, Double Bay (1951).

Woollahra Golf Clubhouse has undergone extensive alteration over time. Figure 15 below illustrates the New Baby Health Care Centre, which still stands on the corner of New South Head Road and Sherbrook Avenue. This is the largest of his known commissions for Council.



**Figure 15:**  
New Baby Health  
Centre and Day  
Nursery, Double  
Bay.  
*Building and  
Engineering*, 24  
October, 1951.

## 2.5 Split Log Construction

The Croquet Clubhouse is recognisably an Inter-War period building but is of no dominant architectural style. If of any style, it draws on the traditions of the Bungalow Style. During the Inter-War period, the popular press promoted full log or split log construction as an ideal form of recreational building. Figure 16 provides one example of an article from *Building*. Figures 17 to 19 provide three examples of an English publication entitled *Timber Buildings for the Country* published in 1938, which promoted timber framed and clad buildings from around the world.

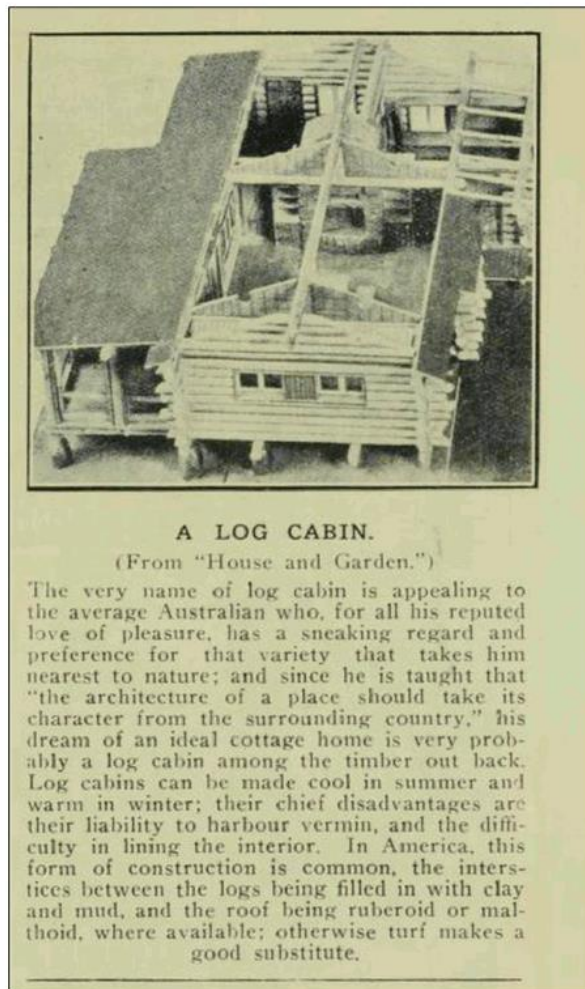
A search of newspapers reveals that Boy Scout and Girl Guide groups erected small cabins throughout the State. There are references to weekend log cabins in forests and lakes and to the sale of 'log cabin sites' in locations such as the Tuggerah Lakes and Blue Mountains.<sup>57</sup> In 1924, the Melbourne publication *Australasian* published detailed instructions on the construction of a modest, rough, log cabin.<sup>58</sup> The public interest in these buildings was such that, in 1927, Grace Brothers, under the supervision of Messrs. Morrow and Gordon, erected a 'backwoods log cabin' on the third floor of their George Street West furniture building:

'The object is to show the possibilities of artistically combining the rough exterior of a log cabin with the newest ideas in modern furniture and interior decoration. This is quite a new note in Australian architecture. The log cabin is certainly of great interest to the crowds who gather at this emporium.'<sup>59</sup>

<sup>57</sup> Search of TROVE.

<sup>58</sup> 'The Log Cabin,' *The Australasian*, 25 October, 1924, p.13.

<sup>59</sup> 'Log Cabin at Grace Bros.,' *The Sydney Morning Herald*, 7 December, 1927, p.11.



**Figure 16:**  
*Building, 12 August, 1924.*



**Figure 17:**  
**Pavilion at the Canterbury Simon Langton School for Girls (England).**  
This building is of timber construction, the walls being covered with cedar weatherboarding. Accommodation; two changing rooms, a large tea-room, kitchen and stores.  
*Timber Buildings for the Country, 1938.*





**Figure 18:**  
**All timber cricket pavilion**  
**at Radlett (England).**  
*Timber Buildings for the*  
*Country, 1938.*



**Figure 19:**  
**Sir William Talbot Sons of**  
**Rest Home, Reedswood,**  
**Walsall.**  
Note the rustic timber  
detailing to the verandah.  
*Timber Buildings for the*  
*Country, 1938.*

In addition to cabins, small rustic timber structures were also popular in private gardens. Figure 20 provides one example known to have stood in the gardens of *Caerleon*, Bellevue Hill. This example is not extant.



**Figure 20:**  
**Rustic Shelter in the**  
**gardens of *Caerleon*.**  
*The Home, December, 1922.*

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### 3.0 SITE ASSESSMENT

#### 3.1 The Site

For the following, refer to Figure 21, an aerial photograph over the site.



**Figure 21: Aerial Photograph over the Clubhouse and bowling greens.**  
SIXMaps; annotations by WP Heritage and Planning.

The site, for the purposes of this assessment includes the roughly rectangular area generally defined by the trees that surround the Clubhouse and croquet lawns.

As illustrated by Figure 21, the site is surrounded by mature planting. The planting is less dense on the eastern side. Wire fences of varying heights protect the lawns from stray golf balls. The main entrance into the site is via rough stone stairs at the end of a narrow pathway leading from the carpark onto the south-western corner of the croquet lawns.

The Croquet Clubhouse, described below, is located on the northern side of the croquet lawns.

There are two small free standing shelters, described below, on the southern side of the croquet lawn.

There are modern sheds and benches. These are not further described.

Figures 22 to 25 illustrate the general character of the site. Refer also to the photographs in the following sections.



**Figure 22:**  
View north across  
the lawn to the  
Clubhouse.



**Figure 23:**  
Stone stairs with metal pipe rail  
hand rail leading down onto the  
south-western corner of the  
croquet green. This is the principal  
entrance to the club grounds.



**Figure 24:**  
Looking towards  
the south-western  
corner of the  
green.





**Figure 25:**  
**Looking**  
**towards the**  
**south-**  
**eastern**  
**corner of the**  
**green.**

### **3.2 The Clubhouse**

#### **3.2.1 Exterior**

The Clubhouse is a timber framed painted spilt-log clad building with a hipped and gabled roof clad in green Colorbond (or equivalent). The building stands on a brick base. The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two row of three small blind arches. The eaves of the building are wide and timber lined.

The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side.

Windows in the southern elevation vary in size and type. The windows are awning sash windows with six panes, set singly or in groups, or timber framed double hung windows with a single pane to the lower sash and eight panes to the upper sash. The double hung window beneath the gable is fitted with solid timber shutters.

Figures 26 to 33 illustrate the southern elevation.





Figure 26: Southern elevation.



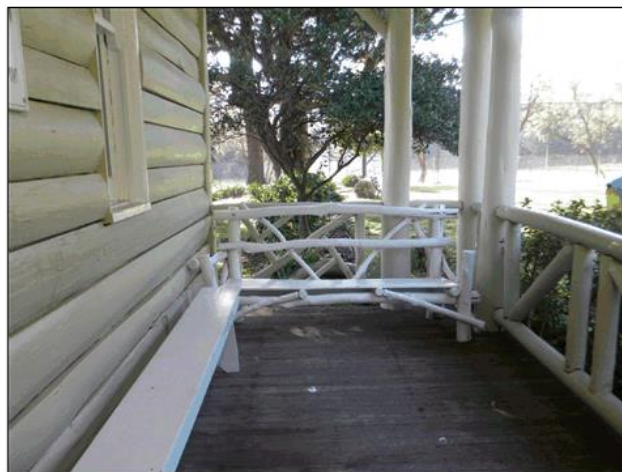
Figure 27:  
Detail of the south-facing gable,  
showing terracotta shingles, vent and  
split log.



Figure 28:  
Detail of the cupola on the roof.



**Figure 29:**  
Brick stairs with pipe rail  
balustrade leading up to  
the entrance at the  
eastern end.



**Figure 30:**  
One of the rustic benches.



**Figure 31:**  
Detail of the rustic  
balustrade.



**Figure 32:**  
Detail of the opening plaque mounted on the wall beneath the verandah at the eastern end.



**Figure 33:**  
Detail of the rough timber posts supporting the roof.

Figure 34 illustrates the eastern elevation. There are two openings in this elevation: a timber framed double hung window detailed to match those described above and a small timber framed window with fixed glass louvres.





**Figure 34: Detail of the rough timber posts supporting the roof.**

Figure 35 illustrates the western elevation which, as noted above, lies under a return of the northern verandah. There are no openings in this elevation.



**Figure 35:**  
Western elevation. Note the difference in detailing the balustrade. Note the detailing of the split logs at the corners.

Figures 36 to 41 illustrate the northern elevation. The western verandah returns for a short distance along this elevation and is detailed to match the southern verandah. The pattern of openings in the elevation beneath the verandah is irregular and includes a

timber framed double hung window (detailed to match those described above), which is partially blocked in and a timber panel door with toplight. Double timber doors open at the end of the verandah. As for the southern elevation, there is a timber framed double hung window (match those described above) beneath the gable. This window does not have shutters. There is one opening in the eastern end of the elevation, comprising three timber framed awning sash windows with six panes to each sash.



**Figure 36:**  
Eastern end of  
the northern  
elevation. Note  
the details of  
the brick base.



**Figure 37:**  
Centre part of  
the northern  
elevation.





**Figure 38:**  
Western end of the  
northern elevation.



**Figure 39:**  
Balustrade details at  
the western end of the  
northern elevation.



**Figure 40:** Looking west along the  
northern elevation towards  
the double doors.



**Figure 41:** Single door with top light into  
the main part of the building.

### 3.2.2 Interior

The building is divided into two halves. The Croquet Club occupy the eastern end of the building as their Clubhouse; Council use the western end for staff rooms and storage.

The Clubhouse, accessed from the southern verandah, comprises a number of rooms. The largest room, and the central club space, has walls lined with timber panels to a high height, with fibre-cement lining (or equivalent) above. The ceiling is timber lined with exposed rafters. Door openings and windows have simply profiled timber architraves. Door panels have three vertical panels. All surfaces are painted. The floor is concealed by lino. There are honour boards mounted on the walls and other club memorabilia. Refer to Figures 42 to 44.

A large opening at the eastern end of the main club room opens directly into a kitchen with modern fit-out in the north-eastern corner of the building. There are, however, wall tiles which are likely to be original. There are bathrooms in the south-eastern corner of the building, adjoining the kitchen. The doors are three panel doors. Refer to Figures 45 to 47. There are two rooms in the western end of the club's part of the building (beneath the gables). There is timber panelling and timber lockers, with fitted benches in the southern room, above which the walls are lined with ripple iron. The timber work in this room is stained. The ceiling is lined with fibre-cement and battened. Refer to Figures 48 and 49. The room on the northern side is similarly finished, albeit without the timber lockers. The timber work in this room is stained. Double timber doors lead into the other part of the building. Refer to Figures 50 and 51.



Figure 42: Western end of the main club room showing timber panelling.



Figure 43: Detail of the window architraves.



Figure 44: Looking towards the north-eastern corner of the main club room.



Figure 45: Three panel door leading into the bathrooms.



Figure 46: Kitchen in the north-eastern corner of the building.



Figure 47: What may be original tiling in the kitchen.





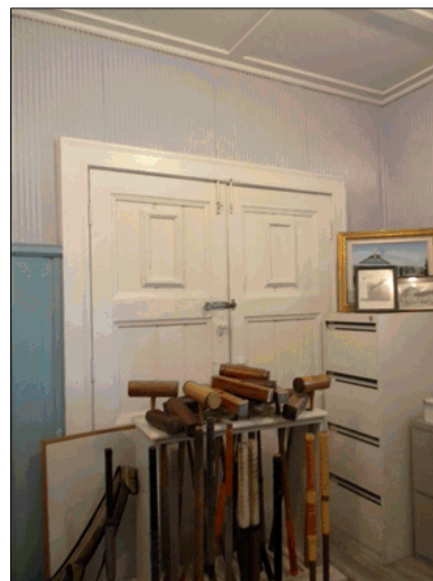
**Figure 48:** Locker room in the south-western corner of the building. Note the pennant collection.



**Figure 49:** Locker room in the south-western corner of the building. Note the pennant collection.



**Figure 50:** Room adjoining the locker room.



**Figure 51:** Room adjoining the locker room.

There are a number of rooms in the western end of the building. Not all these rooms were accessible at the time of the site visit. The largest of these rooms is finished in a similar manner to the main room within the Clubhouse, i.e. the walls are panelled to a high height and are lined with fibre-cement sheet (or equivalent) above; the ceiling is timber lined with exposed rafters. Internal doors are three panel doors. Doors and windows have profiled timber architraves. One of the smaller rooms inspected had fibro lined walls and ceiling, the latter with timber battening. Refer to Figures 52 and 53.



**Figure 52: Main room within the western end of the building showing wall panelling; ceiling detail and architraves to openings.**



**Figure 53: One of the smaller rooms in the western end of the building showing original ceiling details and later tiling.**

### 3.3 The Shelters

There are two timber framed and clad shelters on the southern side of the croquet lawn. The rear wall of each shelter is clad in profiled timber weatherboards. The eastern and western walls are clad in timber weatherboard to the lower part and timber lattice to the upper part. The northern side is partially open to provide access to the interior. The roof is gabled and clad in Colorbond. Each shelter has a concrete floor; a fitted timber bench; the roof structure is exposed. Refer to Figures 54 to 57.



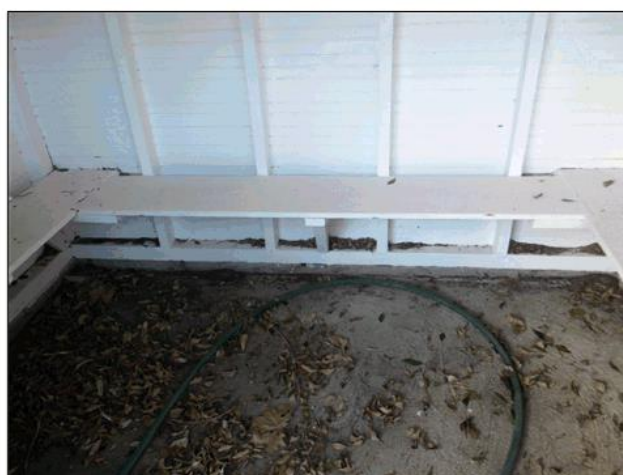
**Figure 54: One of the two timber shelters (northern side).**



**Figure 55:**  
One of the two  
timber shelters  
(southern and  
western sides).



**Figure 56:**  
Timber roof  
framing.



**Figure 57:**  
Timber benches  
and concrete  
floor.



### 3.4 The Setting

As demonstrated by Figure 2 above, the Croquet Club is located within Woollahra Park. To the north, east and west lie the fairways of the Woollahra Golf Course, all of which are screened by trees to varying degrees. To the south, separated by a line of trees and a bitumen path lies a fenced synthetic playing field. Refer to Figure 58 to 61.



**Figure 58:**  
Farways to the north, east and west of the site. This view is to the north of the Clubhouse.



**Figure 59:**  
Mature trees on the western side of the croquet lawn line the faraway just visible through the trees. The wire fence on the right hand side protects the croquet lawns.



**Figure 60:**  
Pathway and  
trees on the  
southern side of  
the croquet lawn,  
separating it  
from the playing  
field (Figure 61).



**Figure 61:**  
Playing field to  
the south of the  
croquet lawn.

#### **4.0 ASSESSMENT OF SIGNIFICANCE**

##### **4.1 Summary of Existing Statutory Heritage Listings for the Site**

###### **4.1.1 Commonwealth Listings**

The Sydney Croquet Club is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999*.

###### **4.1.2 State Listings**

The Sydney Croquet Club is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

###### **4.1.3 Local Listings**

The Sydney Croquet Club is:

- Not listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2012*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Woollahra LEP 2012*.



#### 4.3 View Corridors

View corridors towards the Croquet Club from the surrounding Woollahra Golf Course and the wider public domain are limited by the vegetation that surrounds the Croquet Clubhouse and lawn. There are only glimpses of the lawn and Clubhouse from the immediately surrounding area. Within the confines of the Croquet Club, the views towards the southern elevation of the Clubhouse, across the lawns, are the most significant. Views out of the Croquet Club grounds are contained by the surrounding vegetation. Refer to Figures 62 to 64.



**Figure 62:**  
View towards the  
Sydney Croquet  
Club on approach  
from the carpark.



**Figure 63:**  
Typical tree lined  
view towards the  
croquet lawn and  
southern elevation  
of the Clubhouse  
from outside of the  
immediate  
Croquet Club  
grounds.





**Figure 64:**  
The Croquet Clubhouse, marked by the arrow, is concealed by vegetation O'Sullivan Road.

#### 4.4 Integrity

The Croquet Club was established in this location with two croquet lawns; these two lawns remain. The lawns have been regraded and replanted over time. Fencing has also been changed over time.

The way the Croquet Club is accessed has changed over time. As shown by Figure 6, the Club once had direct access to O'Sullivan Road from the western end of the Clubhouse, across the golf course. This road no longer exists and the Croquet Club is now accessed through the golf course car park.

The Clubhouse demonstrates high external integrity. There do not appear to have been any major additions to the building. The most notable changes are the painting of the once oiled split logs and timber work and the replacement of the tile roof with a corrugated metal roof. Note: The original plans have not been located.

The interior layout appears to be largely original. The fibro-lined walls; timber lined and fibro-lined ceilings; profiled timber architraves; and three panel doors are consistent with the original construction date. It is not known if the kitchen and bathrooms were originally more separated from the main club space than they are today. The ripple iron wall cladding may also be original or early in date. The tiling in the Clubhouse kitchen may similarly be original or early in date. There is some confusion as to when the lockers were installed; this appears, however, to have been soon after the Clubhouse was opened. The existing lockers are likely to be the same lockers installed in the 1930s. Also of note, is the Club's moveable heritage, including honour boards, photographs, pennants and trophies. There is a fixed plaque recording the opening of the Clubhouse on the exterior wall.

The two shelters on the southern side of the croquet lawns are likely those constructed in 1964.

It is noted the setting of the Croquet Clubhouse and lawns has changed significantly over time as the large trees that surround it have matured. In the historic photographs (Figures 5 and 6) the Club lies within a largely open landscape.

#### 4.5 Comparative Analysis


##### 4.5.1 Croquet Clubs




As set out in Table 1 below, there are five croquet clubs listed on the State Heritage Inventory. None of these examples are listed on the State Heritage Register.


The listed clubhouses are all modest buildings; they are all smaller in size than the Sydney Croquet Clubhouse. Construction materials vary; the most common are weatherboard and other light-weight materials. The primary reasons for listing are their association with local recreation and, in some instances, the architectural merit of the building.

Council Minutes demonstrate Woollahra Council's interest in the provision of recreational facilities during the Inter-War period. The Sydney Croquet Club lawns were one of several recreational facilities constructed by Council during this period. Other examples include ovals, tennis courts, parks and the surrounding golf course. Within the immediate area, recreational facilities that date from a similar period to the Croquet Clubhouse include the Grimley Pavilion and the Woollahra Golf Clubhouse, both of which have undergone a greater degree of alteration than the subject building.

While a different type of building construction, the Croquet Clubhouse demonstrates a comparable or greater level of architectural merit to the listed examples.


Item/Date	Address	Reasons For Listing	Photograph
Wagga Wagga Croquet Club  Date: c.1930s	No. 25 Fitzhardinge Street, Wagga Wagga	Modest example of an Art Deco Building; significant associations with provision of recreational facilities to Wagga Wagga.	 Google Maps. Masonry building.
Croquet Clubhouse, Alstonville  Date: Unknown. Club est. c.1930s	Pearches Creek Road (Lumley Park), Alstonville	Significant for the recreational history of the area.	No photograph or description found.

Item/Date	Address	Reasons For Listing	Photograph
<p>Croquet Clubhouse, Marrickville</p> <p>Date: Unknown. Club formed c.1927</p>	<p>Lawson Street, Marrickville</p>	<p>Social significance; rare building type (i.e. as a croquet club building)</p>	 <p>SHI Listing Sheet. Weatherboard building.</p>
<p>Croquet Lawn and Pavilion, Epping</p> <p>Date: c.1940s.</p>	<p>No. 43A and 47 Kent (Cnr) Street, Epping</p>	<p>Historic significance and ability to demonstrate Council's view of public recreation at time.</p>	 <p>Google Maps. Fibro building.</p>
<p>Eastwood Park Pavilion</p> <p>Date: c.1935</p>	<p>No. 45 West Parade, Eastwood</p>	<p>Historic, social and aesthetic significance as highly intact croquet pavilion since in use for original purpose.</p>	 <p>Google Images. Stone and weatherboard building.</p>



Item/Date	Address	Reasons For Listing	Photograph
Taree Park, including Croquet Club, Grandstand, Memorial Gates and Mature Trees.  Date: club formed 1937.	Macquarie Street, Taree	Important open space (the park) structured for active and passive recreation.	 <p>SHI Listing Sheet. Weatherboard building.</p>

**Table 1: Examples of Croquet Clubs listed on the State Heritage Inventory.**

Identified Post World War II examples are generally simpler buildings, with little architectural pretension. Refer to Table 2.

Item/Date	Address	Reasons For Listing	Photograph
Coogee Croquet Club  Date: Post World War II	Smithfield Avenue, Coogee	Not listed	 <p>Google Maps. Weatherboard clad building with brick elements.</p>



Item/Date	Address	Reasons For Listing	Photograph
Hunters Hill Croquet Club  Date: Post World War II.	No. 1 Matthew Street, Hunters Hill	Not listed.	 <p>Google Maps. Proprietary clad building.</p>
Killara Croquet Club.  Date: Post World War II.	Lorne Avenue, Killara	Not listed.	 <p>Google Maps. Weatherboard clad building.</p>

**Table 2: Examples of Croquet Clubs not listed on the State Heritage Inventory.**

Two Inter-War interstate examples are provided by Williamstown Croquet Club, an architect designed croquet club (Morsby and Coates), c.1930s (Figure) and Canberra Croquet Club.<sup>60</sup> Refer to Figures 62 and 53. The subject building demonstrates a comparable level of architectural merit to the Williamstown Croquet Club, which is the only other example known to have been architecturally designed.

<sup>60</sup> Architect and date of Williamstown Club building identified with reference to 'Croquet Pavilion at Williamstown, Victoria,' *Building*, 12 March, 1930, p.57.



**Figure 65:**  
**Williamstown Croquet Club.**  
Google Images.  
Weatherboard and  
roughcast.



**Figure 66:**  
**Williamstown Croquet Club.**  
Google Images  
  
Fibre-cement sheet  
and battening.

#### 4.5.2 M.V. E. Woodforde

Two examples of Woodforde's work are listed on Council Local Environmental Plans in NSW:

- Former Cyclone Fence and Gate factory, No. 61 Mentmore Avenue, Rosebery.
- Northbridge Golf Club, Northbridge.

Woodforde may also have designed the State heritage listed Roxy Theatre and Peters Greek Café Complex in Bingara and the Gainsborough, in Woollahra, which are identified by its listing sheet as being designed by 'Mark' Woodforde. No architect of this name has been identified.

As set out in Section 2.5, the architect M.V.W. Woodforde worked in a variety of styles. It is difficult to identify distinct characteristics. Arguably, his most noteworthy buildings are the two listed examples. In terms of size and cost of commission, the Croquet Clubhouse is a modest example of his work. Two other examples of his work in Woollahra have been identified, being the Woollahra Golf club and the Baby Health Care Centre on the corner of New South Head Road and Sherbrook Avenue. Whilst the former has been significantly altered, the latter is substantially intact and was a significantly larger commission. The Sydney Croquet Clubhouse appears to have been a minor commission, as part of his work as Council's architect. It is not recognisable as an example of his work without reference to documentary evidence.

#### 4.5.3 Split Log Buildings

No split log buildings dating from the Inter-War period are listed on the State Heritage Inventory and none are known to the authors of this statement. It is possible that split log buildings from this period may survive and are yet to be identified. It is not likely, however, that many buildings of a comparable size and level of sophistication survive. One other example, which is not heritage listed, is provided by a building at No. 364 The



Entrance Road, Long Jetty. Refer to Figure 67. The date of this building, originally a dwelling, is known. It appears, however, to be an Inter-War period building.



**Figure 67:**  
**No. 364 The**  
**Entrance Road,**  
**Long Jetty.**  
Google Maps.

#### 4.6 Significance

The Sydney Croquet Club is assessed for heritage significance under the following criterion of the New South Wales Heritage Office, now Heritage NSW, to determine if it meets the threshold for listing as a heritage item. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

In order to be listed at a local level, a site must fulfil at least one of the following criteria. To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet more than one of the following criteria or if an item satisfies only one of the criteria, the item is of such particular significance that it should be listed.

##### 4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• shows evidence of a significant human activity</li></ul>	<ul style="list-style-type: none"><li>• has incidental or unsubstantiated connections with historically important activities or processes</li></ul>
<ul style="list-style-type: none"><li>• is associated with a significant activity or historical phase</li></ul>	<ul style="list-style-type: none"><li>• provides evidence of activities or processes that are of dubious historical importance</li></ul>
<ul style="list-style-type: none"><li>• maintains or shows continuity of a historical process or activity</li></ul>	<ul style="list-style-type: none"><li>• has been altered so that it can no longer provide evidence of a particular association</li></ul>

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- The Croquet Clubhouse and lawns were built by Woollahra Council in the early 1930s at time when Council was demonstrating a strong interest in the provision of recreational facilities. This interest continues today.

- The Sydney Croquet Club has continuously leased the lawns and Clubhouse from the Council since 1934. They are one of several well-established local recreational clubs. The Club is part of a larger pattern of croquet clubs that extends State wide.
- The Club premises, in particularly the Clubhouse, demonstrates a high degree of integrity.

#### 4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• shows evidence of a significant human occupation</li> </ul>	<ul style="list-style-type: none"> <li>• has incidental or unsubstantiated connections with historically important people or events</li> </ul>
<ul style="list-style-type: none"> <li>• is associated with a significant event, person, or group of persons</li> </ul>	<ul style="list-style-type: none"> <li>• provides evidence of people or events that are of dubious historical importance</li> </ul>
<ul style="list-style-type: none"> <li>• maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>• has been altered so that it can no longer provide evidence of a particular association</li> </ul>

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- For its association with Woollahra Council, who constructed the lawns and Clubhouse and continue to own the site. The building is part of a body of evidence of their long held interest in and provision of public recreational facilities.
- For its long association with the Sydney Croquet Club. The Club's moveable heritage, housed within the Clubhouse, is of note.
- For its association with Council's officially appointed architect during the 1930s, M.V.E. Woodforde. The building is substantially intact and clearly linked by documentary evidence to this architect.

#### 4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• shows or is associated with, creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>• is not a major work by an important designer or artist</li> </ul>
<ul style="list-style-type: none"> <li>• is the inspiration for creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>• has lost its design or technical integrity</li> </ul>
<ul style="list-style-type: none"> <li>• is aesthetically distinctive or has landmark qualities</li> </ul>	<ul style="list-style-type: none"> <li>• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
<ul style="list-style-type: none"> <li>• exemplifies a particular taste, style or technology</li> </ul>	<ul style="list-style-type: none"> <li>• has only a loose association with a creative or technical achievement</li> </ul>

The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:

- The Clubhouse is a rare and intact example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. This is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
- The Clubhouse is an example of the popular Inter-War Bungalow Style adapted to suit split-log construction.
- The Clubhouse and lawns have high visual and sensory appeal. The vegetation that surrounds them creates a unique, self-contained, setting that has only changed as the trees have matured.

#### 4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• is important for its association with an identifiable group</li></ul>	<ul style="list-style-type: none"><li>• is only important to the community for amenity reasons</li></ul>
<ul style="list-style-type: none"><li>• is important to a community's sense of place</li></ul>	<ul style="list-style-type: none"><li>• is retained only in preference to a proposed alternative</li></ul>

No formal assessment of the value in which the premises is held by the Club members has been carried out. It is apparent, however, from brief conversations held that the members take great pride in their Clubhouse and lawns. Significance under this criterion is at a local level only.

#### 4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• has the potential to yield new or further substantial scientific and/or archaeological information</li></ul>	<ul style="list-style-type: none"><li>• has little archaeological or research potential</li></ul>
<ul style="list-style-type: none"><li>• is an important benchmark or reference site or type</li></ul>	<ul style="list-style-type: none"><li>• only contains information that is readily available from other resources of archaeological sites</li></ul>
<ul style="list-style-type: none"><li>• provides evidence of past human cultures that is unavailable elsewhere</li></ul>	<ul style="list-style-type: none"><li>• the knowledge gained would be irrelevant to research on science, human history of culture</li></ul>

The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:

- The Clubhouse is a rare example of a large Inter-War period split log building. This type of construction is rare within Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.

In addition to the above, the Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- As an example of a long running local club using facilities provided for by Council.

#### 4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process</li> </ul>	<ul style="list-style-type: none"> <li>is not rare</li> </ul>
<ul style="list-style-type: none"> <li>demonstrate a process, custom or other human activity that is in danger of being lost</li> </ul>	<ul style="list-style-type: none"> <li>is numerous but under threat</li> </ul>
<ul style="list-style-type: none"> <li>shown unusually accurate evidence of a significant human activity</li> </ul>	
<ul style="list-style-type: none"> <li>is the only example of its type</li> </ul>	
<ul style="list-style-type: none"> <li>demonstrate designs or techniques of exceptional interest</li> </ul>	
<ul style="list-style-type: none"> <li>shown rare evidence of a significant human activity important to a community</li> </ul>	

The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:

- The Clubhouse is a rare example of an Inter-War period split log building. It is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.

#### 4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>is a fine example of its type</li> </ul>	<ul style="list-style-type: none"> <li>is a poor example of its type</li> </ul>
<ul style="list-style-type: none"> <li>has the potential characteristics of an important class or group of items</li> </ul>	<ul style="list-style-type: none"> <li>does not include or has lost the range of characteristics of a type</li> </ul>
<ul style="list-style-type: none"> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity</li> </ul>	<ul style="list-style-type: none"> <li>does not represent well the characteristics that make up a significant variation of type</li> </ul>
<ul style="list-style-type: none"> <li>is a significant variation to a class of items</li> </ul>	
<ul style="list-style-type: none"> <li>is part of a group which collectively illustrates a representative type</li> </ul>	
<ul style="list-style-type: none"> <li>is outstanding because of its setting, condition or size</li> </ul>	
<ul style="list-style-type: none"> <li>is outstanding because of its integrity or the esteem in which it is held</li> </ul>	

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- The site is a fine example of a long standing local recreational club with an unbroken association with its premises.
- The site demonstrates Council's growing interest in the Inter-War period in the provision of public recreational facilities, an interest that is sustained today.
- The site demonstrates high integrity.

#### 4.7 Statement of Significance

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

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), moveable heritage items and lawns, has local significance as a long standing recreational club with an unbroken association with its premises. 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 significant collection of Club memorabilia.

The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.

#### 5.0 CONCLUSION

This assessment has outlined the history of the Sydney Croquet Club and established its significance. The Croquet Club, established in 1934, is one of a number of sporting clubs in Woollahra that have a long association with their premises. The Club facilities were built during a period when Council were showing a growing interest in providing public sporting facilities. The Clubhouse that Council erected for the Croquet Club is the only known example of a large split long building of this size within the municipality; it is rare in New South Wales.

#### 6.0 RECOMMENDATIONS

It is recommended that:

- The Sydney Croquet Club, including the interiors and associated moveable heritage, be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. The site meets the threshold for listing Heritage NSW under criteria (a), (b), (c), (f) and (g).
- The Sydney Croquet Club is nominated for listing on the State Heritage Register. The site meets the threshold for listing under criteria (c), (e) and (f).
- The recommended curtilage for both listings is part of Lot 1319 D.P.1222163. The curtilage is for 5m to the east, west and south of the croquet lawns and Clubhouse (including the mature trees along the southern boundary) and 5m to the north of the Clubhouse.
- That a Conservation Management Plan, including a schedule of conservation works, be prepared for the site to identify the elements of significance, provide guidelines for its conservation, ongoing maintenance and any future works.



## *Heritage Data Form*

ITEM DETAILS							
Name of Item	Sydney Croquet Club, clubhouse, moveable heritage items and lawns						
Other Name/s Former Name/s	-						
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	-						
Street name	Woollahra Park, off O'Sullivan Road						
Suburb/town	Rose Bay				Postcode	2029	
Local Government Area/s	Woollahra						
Property description	Part of Lot 1319 D.P.1222163						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Woollahra Municipal Council						
Current use	Croquet Club and lawns						
Former Use	Croquet Club and lawns						
Statement of significance	<p>The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has local and State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.</p> <p>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), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. 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 significant collection of Club memorabilia.</p> <p>The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.</p>						
Level of Significance	State <input checked="" type="checkbox"/>				Local <input checked="" type="checkbox"/>		

### DESCRIPTION

## *Heritage Data Form*

Designer	Clubhouse: Marcus Victor Ernest Woodforde					
Builder/ maker	Clubhouse: G. Yates					
Physical Description	<p>The Sydney Croquet Club lies within the Woollahra Golf Course. The Clubhouse and croquet lawns are surrounded by mature trees, creating a distinct, enclosed setting. The Clubhouse is located on the northern side of the croquet lawns. The Clubhouse is a free standing, timber framed, painted split-log building erected on a brick base. The building has a hipped and gabled roof clad in green Colorbond (or equivalent). The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two rows of three small blind arches. The eaves of the building are wide and timber lined.</p> <p>The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side. Windows are timber framed double hung windows with multiple panes to each sash. The remaining elevations have similar characteristics.</p> <p>The building appears substantially intact internally. Of particular note is the locker room in the south western corner of the Clubhouse, with its ripple iron walls, strapped ceiling, stained timber lockers and benches and Club pennant collection.</p> <p>There are two small timber framed shelters on the southern side of the croquet lawns.</p>					
Physical condition and Archaeological potential	<p>Physical condition: good.</p> <p>Archaeological potential: unknown. Note: no structures are known to have stood on this site prior to the construction of the Clubhouse.</p>					
Construction years	Start year	1935	Finish year	1935	Circa	<input type="checkbox"/>
Modifications and dates	<p>Extension of the croquet lawns on the eastern side (November 1935).</p> <p>Erection of two small shelters on the southern side of the lawns, replacing earlier shelters (1964).</p> <p>Replacement of the original tiled roof of the Clubhouse with Colorbond (after 1977).</p> <p>Painting of the originally oiled split logs of the Clubhouse (after 1977).</p>					
Further comments						

## *Heritage Data Form*

HISTORY	
Historical notes	<p>The Clubhouse and lawns:</p> <p>Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public open space and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor of NSW to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof.' Accordingly, Woollahra Park was created and the first sod of earth turned by Alderman Grimley on 25 October 1924.</p> <p>In 1933, Council began investigating the possibility of constructing croquet lawns in Woollahra Park. The Sydney Croquet Club, which had been established in Rushcutters Bay in the 1920s, took up the offer of the lease. During early 1934, Council Minutes show that various proposals were put forward for the design of a clubhouse. The Clubhouse that was eventually built was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. The tender of G. Yates of Rockdale for £972, was accepted in late 1934.</p> <p>The Clubhouse and lawns were officially opened on 27 April 1935 by the Mayor of Woollahra. The Clubhouse has been shared with other sporting associations over time, including the Woollahra Golf Club and the Colleagues Football Club.</p> <p>Two small shelters were erected on the southern side of the croquet lawns (replacing earlier structures) in 1964.</p> <p>The Architect:</p> <p>According to 'Who's Who' in <i>Decoration and Glass</i> in February, 1940, Marcus Victor Ernest Woodforde served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra. Woodforde worked on residential and commercial commissions and in a variety of architectural styles.</p>

THEMES	
National historical theme	8 Developing Australia's cultural life
State historical theme	<p>Creative Endeavour.</p> <p>Leisure</p> <p>Social institutions.</p> <p>Sport</p>

## *Heritage Data Form*

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>• The lawns and Clubhouse were built by Woollahra Council in the early 1930s at time when Council was demonstrating a strong interest in the provision of recreational facilities. This interest continues today.</li> <li>• The Sydney Croquet Club has continuously leased the lawns and Clubhouse from the Council since 1934. They are a well-established local recreational Club. The Club is part of a larger pattern of croquet clubs that extends state wide.</li> <li>• The Club premises, in particularly the Clubhouse, demonstrates a high degree of integrity.</li> </ul>
Historical association significance SHR criteria (b)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>• For its association with Woollahra Council, who constructed the lawns and Clubhouse and continue to own the site. The building is part of a body of evidence of their long held interest in and provision of public recreational facilities.</li> <li>• For its long association with the Sydney Croquet Club. The Club's moveable heritage housed within the Clubhouse is of note.</li> <li>• For its association with Council's officially appointed architect during the 1930s, M.V.E. Woodforde. The building is substantially intact and clearly linked by documentary evidence to this architect.</li> </ul>
Aesthetic significance SHR criteria (c)	<p>The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Clubhouse is a rare and intact example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. This is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.</li> <li>• The Clubhouse is an example of the popular Inter-War Bungalow Style adapted to suit split-log construction.</li> <li>• The Clubhouse and lawns have high visual and sensory appeal. The vegetation that surrounds them creates a unique, self-contained, setting that has only changed as the trees have matured.</li> </ul>
Social significance SHR criteria (d)	<p>No formal assessment of the value in which the premises is held by the Club members has been carried out. It is apparent, however, from brief conversations that the members take great pride in their Clubhouse and lawns. Significance under this criterion is at a local level only.</p>
Technical/Research significance SHR criteria (e)	<p>The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Clubhouse is a rare example of a large Inter-War period split log building. This type of construction is rare within Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.</li> </ul>
Rarity SHR criteria (f)	<p>The Sydney Croquet Club, Woollahra, has local and state significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Clubhouse is a rare example of an Inter-War period split log building. It is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.</li> </ul>



## *Heritage Data Form*

Representativeness SHR criteria (g)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"><li>• The site is a fine example of a long standing local recreational club with an unbroken association with its premises.</li><li>• The site demonstrates Council's growing interest in the Inter-War period in the provision of public recreational facilities, an interest that is sustained today.</li><li>• The site demonstrates high integrity.</li></ul>
Integrity	<p>High. Note: The roofing material has been replaced; the once oiled split logs have been painted.</p>

## *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	2019	Woollahra Council
Written	-	<i>Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50<sup>th</sup> Anniversary, Saturday, 27 April, 1985</i>	1985	Woollahra Library
Written	-	'New Croquet Lawns: Opened at Woollahra Park,' <i>The Sydney Morning Herald</i> , 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		( <i>Sydney Croquet Club</i> ), undated.	1930s (?)	Sydney Croquet Club
Photographic		( <i>Sydney Croquet Club</i> ), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS	
Recommendations	<p>It is recommended that the Sydney Croquet Club, Clubhouse (exterior and interior), moveable heritage items and lawns be listed as a heritage item on the <i>Woollahra Local Environmental Plan 2014</i>.</p> <p>It is recommended that the item has a reduced lot boundary curtilage that includes the Clubhouse, lawns and the mature plantings that surround it.</p> <p>It is recommended that a Conservation Management Plan be prepared for the site.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	Year of study or report	2019
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		

## *Heritage Data Form*

NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Alice Fuller	Date	September 2019

## *Heritage Data Form*

IMAGES - 1 per page

Image caption	Aerial photograph over the Sydney Croquet Club				
Image year		Image by	SIX Maps	Image copyright holder	SIX Maps





## *Heritage Data Form*

Image caption	View north across the croquet lawns towards the front elevation of the Clubhouse				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



## *Heritage Data Form*

Image caption	Front, southern, elevation of the Clubhouse.				
Image year	2019	Image year	2019	Image year	2019



*Heritage Data Form*

Image caption	Western elevation of the Clubhouse.				
Image year	2019	Image year	2019	Image year	2019





## *Heritage Data Form*

Image caption	Northern elevation of the Clubhouse				
Image year	2019	Image year	2019	Image year	2019





## *Heritage Data Form*

Image caption	Eastern elevation of the Clubhouse				
Image year	2019	Image year	2019	Image year	2019



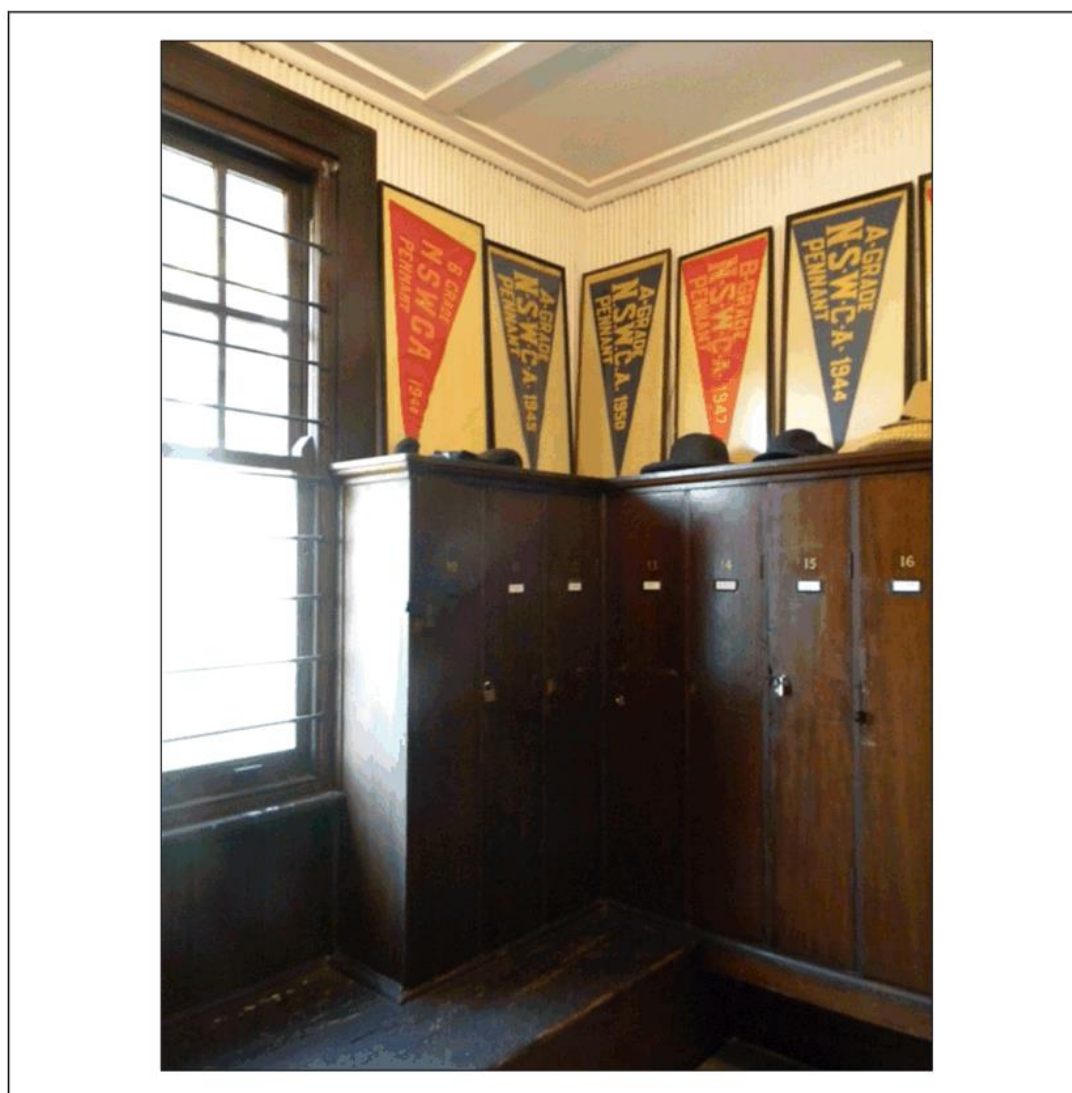
*Heritage Data Form*

Image caption	Main Club room				
Image year	2019	Image year	2019	Image year	2019



## *Heritage Data Form*

Image caption	Locker Room				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



## *Heritage Data Form*

ITEM DETAILS									
Name of Item	Sydney Croquet Club, clubhouse, moveable heritage items and lawns								
Other Name/s Former Name/s	-								
Item type (if known)									
Item group (if known)									
Item category (if known)									
Area, Group, or Collection Name									
Street number	-								
Street name	Woollahra Park, off O'Sullivan Road								
Suburb/town	Rose Bay					Postcode	2029		
Local Government Area/s	Woollahra								
Property description	Part of Lot 1319 D.P.1222163								
Location - Lat/long	Latitude				Longitude				
Location - AMG (if no street address)	Zone		Easting		Northing				
Owner	Woollahra Municipal Council								
Current use	Croquet club and lawns								
Former Use	Croquet club and lawns								
Statement of significance	<p>The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has State significance for its clubhouse, which is a rare example of a large Inter-War period split-log building. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.</p> <p>The Sydney Croquet Club has aesthetic significance for the qualities of its setting. The clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.</p>								
Level of Significance	State <input checked="" type="checkbox"/>					Local <input type="checkbox"/>			



## *Heritage Data Form*

DESCRIPTION						
Designer	Clubhouse: Marcus Victor Ernest Woodforde					
Builder/ maker	Clubhouse: G. Yates					
Physical Description	<p>The Sydney Croquet Club lies within the Woollahra Golf Course. The clubhouse and croquet lawns are surrounded by mature trees, creating a distinct, enclosed setting. The clubhouse is located on the northern side of the croquet lawns. The clubhouse is a free standing, timber framed, painted split-log building erected on a brick base. The building has a hipped and gabled roof clad in green Colorbond (or equivalent). The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two row of three small blind arches. The eaves of the building are wide and timber lined.</p> <p>The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side. Windows are timber framed double hung windows with multiple panes to each sash. The remaining elevations have similar characteristics.</p> <p>The building appears substantially intact internally. Of particular note is the locker room in the south western corner of the clubhouse, with its ripple iron walls, strapped ceiling, stained timber lockers and benches and club pennant collection.</p> <p>There are two small timber framed shelters on the southern side of the croquet lawns.</p>					
Physical condition and Archaeological potential	<p>Physical condition: good.</p> <p>Archaeological potential: unknown. Note: no structures are known to have stood on this site prior to the construction of the clubhouse.</p>					
Construction years	Start year	1935	Finish year	1935	Circa	<input type="checkbox"/>
Modifications and dates	<p>Extension of the croquet lawns on the eastern side (November 1935).</p> <p>Erection of two small shelters on the southern side of the lawns, replacing earlier shelters (1964).</p> <p>Replacement of the original tiled roof of the clubhouse with Colorbond (after 1977).</p> <p>Painting of the originally oiled split logs of the clubhouse (after 1977).</p>					
Further comments						

## *Heritage Data Form*

HISTORY	
Historical notes	<p>The clubhouse and lawns:</p> <p>Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public open space and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor of NSW to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof.' Accordingly, Woollahra Park was created and the first sod of earth turned by Alderman Grimley on 25 October, 1924.</p> <p>In 1933, Council began investigating the possibility of constructing croquet lawns in Woollahra Park. The Sydney Croquet Club, which had been established in Rushcutters Bay in the 1920s, took up the offer of the lease. During early 1934, Council Minutes show that various proposals were put forward for the design of a clubhouse. The clubhouse that was eventually built was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. The tender of G. Yates of Rockdale for £972, was accepted in late 1934.</p> <p>The clubhouse and lawns were officially opened on 27 April, 1935 by the Mayor of Woollahra. The clubhouse has been shared with other sporting associations over time, including the Woollahra Golf Club and the Colleagues Football Club.</p> <p>Two small shelters were erected on the southern side of the croquet lawns (replacing earlier structures) in 1964.</p> <p>The Architect:</p> <p>According to 'Who's Who' in Decoration and Glass in February, 1940, Marcus Victor Ernest Woodforde served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra. Woodforde worked on residential and commercial commissions and in a variety of architectural styles.</p>

THEMES	
National historical theme	8 Developing Australia's cultural life
State historical theme	Creative Endeavour. Leisure Social institutions. Sport

## *Heritage Data Form*

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Significance under this criteria is at a local level only.
Historical association significance SHR criteria (b)	Significance under this criteria is at a local level only.
Aesthetic significance SHR criteria (c)	<p>The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>The clubhouse is a rare example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. Few examples of this size and integrity appear to survive in New South Wales.</li> </ul>
Social significance SHR criteria (d)	Significance under this criteria is at a local level only.
Technical/Research significance SHR criteria (e)	<p>The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>The clubhouse is a rare example of a large Inter-War period split log building. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.</li> </ul>
Rarity SHR criteria (f)	<p>The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> <li>The clubhouse is a rare example of a large Inter-War period split log building. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.</li> </ul>
Representativeness SHR criteria (g)	Significance under this criteria is at a local level only.
Integrity	High. Note: The roofing material has been replaced; the once oiled split logs have been painted.

## *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	2019	Woollahra Council
Written	-	Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50 <sup>th</sup> Anniversary, Saturday, 27 April, 1985	1985	Woollahra Library
Written	-	'New Croquet Lawns: Opened at Woollahra Park,' The Sydney Morning Herald, 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		(Sydney Croquet Club), undated.	1930s (?)	Sydney Croquet Club
Photographic		(Sydney Croquet Club), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS	
Recommendations	<p>It is recommended that the Sydney Croquet Club, clubhouse, moveable heritage items and lawns be listed as a heritage item on the State Heritage Register on the basis that the clubhouse is a rare and substantially intact example of a large Inter-War period split log building.</p> <p>It is recommended that the item has a reduced lot boundary curtilage that includes the clubhouse, lawns and the mature plantings that surround it.</p> <p>It is recommended that a Conservation Management Plan be prepared for the site.</p>

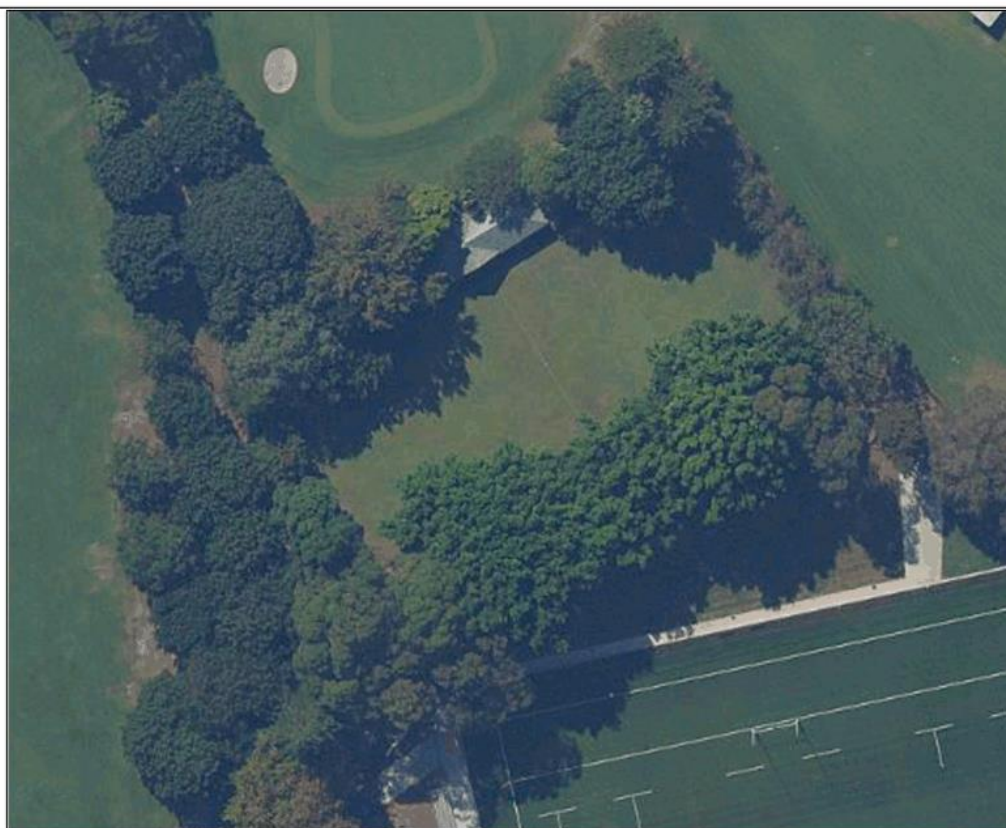
SOURCE OF THIS INFORMATION			
Name of study or report	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	Year of study or report	2019
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Alice Fuller	Date	September 2019



## *Heritage Data Form*

IMAGES - 1 per page

Image caption	Aerial photograph over the Sydney Croquet Club				
Image year		Image by	SIX Maps	Image copyright holder	SIX Maps



## *Heritage Data Form*

Image caption	View north across the croquet lawns towards the front elevation of the clubhouse				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



## *Heritage Data Form*

Image caption	Front, southern, elevation of the clubhouse.				
Image year	2019	Image year	2019	Image year	2019



## *Heritage Data Form*

Image caption	Western elevation of the clubhouse.				
Image year	2019	Image year	2019	Image year	2019





*Heritage Data Form*

Image caption	Northern elevation of the clubhouse				
Image year	2019	Image year	2019	Image year	2019



## *Heritage Data Form*

Image caption	Eastern elevation of the clubhouse				
Image year	2019	Image year	2019	Image year	2019



*Heritage Data Form*

Image caption	Main club room				
Image year	2019	Image year	2019	Image year	2019





*Heritage Data Form*

Image caption	Locker Room				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning







**Item No:** R2 Recommendation to Council  
**Subject:** **SHOPPING TROLLEY MANAGEMENT**  
**Authors:** Colin DeCosta, Coordinator Regulatory Services  
Jacquelyne Della Bosca, Executive Planner  
**Approver:** Allan Coker, Director - Planning & Development  
**File No:** 20/28445  
**Reason for Report:** To respond to a notice of motion to undertake a review of measures to control and manage abandoned shopping trolleys in public streets in the Municipality

**Recommendation:**

- A. THAT Council notes the report to the Environmental Planning Committee meeting of 16 March 2020 on measures that can be taken to control and manage abandoned shopping trolleys.
- B. THAT Council supports standard conditions of consent that require development for new supermarkets and other retailers with 20 or more shopping trolleys to install a trolley barrier system, and prepare a shopping trolley management plan to address matters regarding containment, tracking and collection of unattended trolleys.
- C. THAT Council make a submission to the NSW Government's review of the *Impounding Act 1993* outlining the following position and recommendations:
- the Impounding Act is not effective for dealing with unattended shopping trolleys
  - retailers with 20 or more trolleys be required to have the store/owner identification and contact details on every trolley, and
  - Councils be given the power to issue infringement notices to retailers if their trolleys are left unattended in a public place for longer than 24 hours.

**1. Reason for report**

This report responds to the following notice of motion (NOM) adopted by Council on 24 June 2019:

*THAT Council undertake a review of, and prepare a report to Council, on measures that can be taken to control and manage abandoned shopping trolleys in public streets in the Municipality, such report is to address, amongst other things:*

- i) current containment systems (if any) used by major shopping retailers in the Municipality to reduce the ongoing abandonment of trolleys in public places (such as coin exchange, auto locking or other systems designed to contain the area in which a shopping trolley may be used);*
- ii) current collection systems in place to track (such as GPS or community reporting) and collect shopping trolleys abandoned in public places;*
- iii) all current development controls operating in the Municipality which deal with management of shopping trolleys and minimisation of abandonment in public streets in the Municipality;*
- iv) changes that may be made to Council's development controls to properly manage and make retailers more responsible for shopping trolley use, to minimise them being taken into and abandoned in public places; and*

- v) *whether Council should adopt a formal policy dealing with shopping trolley management and the abandonment of shopping trolleys in the Municipality, looking also at the ability of Council to impound trolleys.*

In the background to the NOM it was identified that:

- shopping trolleys left unattended or abandoned on our roads, footpaths and parks or in our waterways can harm the health and safety of residents, cause property damage, harm to the environment and have an adverse impact on local amenity; and
- retailers that make more than 20 shopping trolleys available for use should be obliged to have a containment system and identify their shopping trolleys with their name, address and trolley management phone number.

## **2. Regulatory framework for impounding abandoned trolleys**

Abandoned shopping trolleys may be impounded by Council under the *Impounding Act 1993* (the Act). The NSW Office of Local Government states that:

*“The current framework for impounding abandoned shopping trolleys is outlined under section 15 of the Act, which enables impounding of ‘generic’ articles. Section 20 of the Act outlines what is to be done with an article once impounded.*

*Upon finding or being notified of an abandoned shopping trolley, an authorised officer may impound the shopping trolley if they reasonably believe that it has been abandoned. The shopping trolley is then to be taken to the authority’s pound and the authorised officer must make all reasonable attempts to find out the owner’s details. The authorised officer then must advise the owner in writing that they have no less than 28 days to retrieve the impounded shopping trolley before it will either be sold or destroyed.”*  
(p.13 Review of the Impounding Act 1993 Discussion Paper; December 2019)

## **3. Council’s current approach to abandoned trolleys**

Despite the provisions under the Impounding Act Council does not impound unattended trolleys as a first response. This is because the process of impounding trolleys is time and resource intensive and there are operational barriers and work health and safety (WHS) risks associated with impounding shopping trolleys, including:

1. Vehicles – the vehicles used by Rangers are not suitable to transport shopping trolleys safely or efficiently
2. Storage – the depot is at Alexandria, space is limited and it would be difficult to allocate an area to store impounded trolleys
3. Time and wages – two Rangers are required to lift the trolley due to weight and trolley design
4. WHS risks – some of the potential hazards for Regulatory staff associated with shopping trolley collection include:
  - manual handling and musculoskeletal injury
  - moving vehicles
  - loss of control of unrestrained trolleys
  - uneven ground.

Furthermore, even if the trolleys were impounded by Council the retailers may not retrieve the trolleys as the impounding fees often exceed the cost of the trolley. Council then has to dispose of the trolleys.

Instead of impounding trolleys we take the approach that the onus should be on the supermarkets and other retailers to collect abandoned trolleys. Council's website provides information on "Abandoned shopping trolleys" including advice on "How to report abandoned shopping trolleys". Council's webpage was recently updated to include the telephone contact numbers and/or web-link for the following supermarkets and retailers: ALDI, Coles, Dan Murphy, Harris Farm Market, Kmart, Target and Woolworths.

[www.woollahra.nsw.gov.au/services/neighbourhood\\_issues/abandoned\\_shopping\\_trolleys](http://www.woollahra.nsw.gov.au/services/neighbourhood_issues/abandoned_shopping_trolleys)

If a member of the public calls Council about an abandoned trolley and the person can identify the store from which the trolley is from, Council's Customer Services Team either provides the person with the contact details of the supermarket so that they can report the trolley, or Council's staff will take the details of the unattended trolley and contact the supermarket on behalf of the person. If the trolley does not have any branding to identify the store that the trolley is from the trolley is logged as an abandoned article in Council's Customer Relationship Management (CRM) system. In the past twelve months there have been 3 CRMs for abandoned trolleys.

Under this approach Council requires supermarkets and other retailers to be responsible for their trolleys and establish proactive management practices for containing trolleys within their premises and collecting any abandoned trolleys.

Council's Regulatory Coordinator has the contact details of the supermarkets in the area and can speak with the supermarket managers to discuss any hotspots for abandoned trolleys to recommend that the supermarkets increase frequency of collections in those areas. This process of building good relationships with the retailers can also help improve their responsiveness.

This approach is consistent with what many other councils do. The Office of Local Government also recognises that instead of using impounding powers, *"In practice, shopping trolleys are more frequently managed through a mix of approaches including consumer education, development consent conditions on supermarkets under Environmental Planning and Assessment Act, 'trolley tracker' devices and coin operated deposit schemes."*

(p.13 Review of the Impounding Act 1993 Discussion Paper; December 2019)

The Office of Local Government is currently reviewing the Impounding Act and is seeking feedback on whether the Act is effective for managing items left in public spaces, such as shopping trolleys. It has released a Discussion Paper and the public has until 20 March 2020 to provide comment. We propose to make a submission identifying that the Impounding Act is not effective for dealing with unattended shopping trolleys, and that a more suitable approach is for the State Government to require all retailers with 20 or more trolleys to have a store/owner identification and contact on every trolley, and that councils be given the power to issue a penalty infringement notice to retailers if one of their trolleys is left in a public place for more than 24 hours. This approach would provide councils with a suitable mechanism for issuing infringement notices to retailers, and provide retailers with greater incentive to be proactive in managing their trolleys.

#### **4. Current containment and collection systems of supermarkets in the area**

Council's Regulatory Services Team contacted 12 supermarkets in the Municipality and the Bondi Junction town centre to collect information on how the supermarkets currently manage their trolleys. The data is provided at Annexure 1 and includes:

- number of trolleys held at each store
- frequency of proactive collections



- options for the public to report abandoned trolleys to each store
- whether a containment system has been installed

A summary of the data identifies:

- 12 of the 13 supermarkets have more than 20 or more trolleys
- 7 of those 12 have containment systems:
  - 3 coin exchange
  - 4 auto-lockingThese 7 stores are 2 Aldi, 2 Coles and 3 Woolworths supermarkets
- 5 stores do not have containment systems: Harris Farm Market at Edgecliff, Coles at Edgecliff and Rose Bay North, Supamart IGA and Parisis Food Hall
- For reporting abandoned trolleys the stores use the following system:
  - Aldi has a central ALDI Customer Service number
  - Coles has a dedicated App, telephone number and email
  - Woolworths use “Trolley Tracker” which includes a dedicated App, telephone number and email
  - 3 supermarkets (Harris Farm Market, Supamart IGA and Parisis Food Hall) have the customer call the store directly
- Frequency of collections:
  - Aldi, Coles, Harris Farm and Woolworths use a combination of staff and contractors to collect trolleys
  - The frequency of regular patrols of surrounding streets, or collections in response to reports of unattended trolleys, varies between supermarkets but is generally within the range of daily patrols to 3 times a week.

## **5. Survey of abandoned shopping trolleys**

An officer from Council’s Regulatory Services Team undertook a survey of abandoned shopping trolleys so that we could get an understanding of the issue within the Woollahra Municipality.

The survey was conducted on 8 days: 13, 17, 18, 21, 27 September and 14-16 October 2019. Some of these days, but not all, were consecutive days.

On those dates the Regulatory Services officer drove around the Woollahra LGA between 8am-4pm looking for trolleys. When the officer saw an abandoned trolley he:

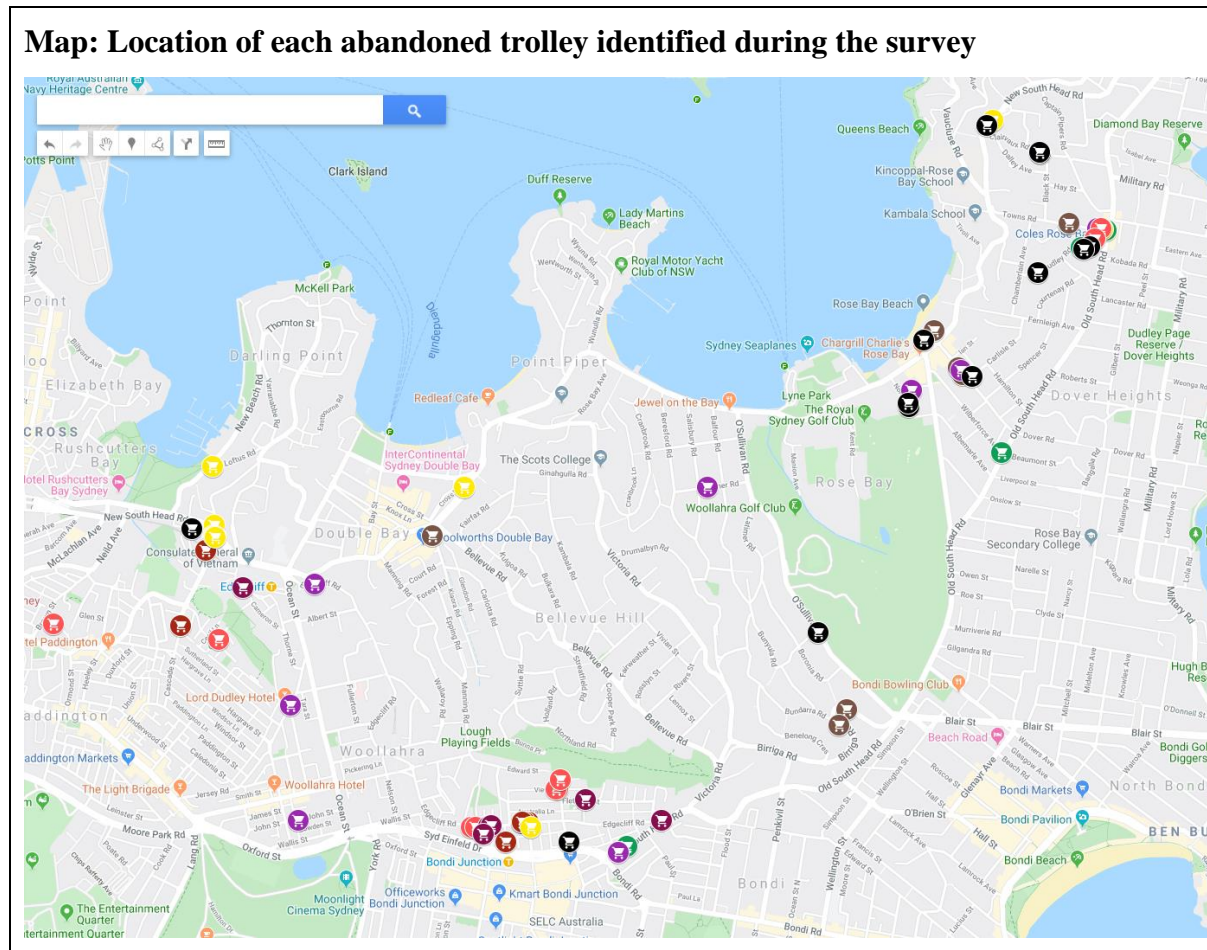
1. mapped the location of the trolley
2. marked the trolley with a coloured dot sticker (different colours were used each day)
3. checked the trolley for any existing dot stickers to identify if that trolley was an abandoned trolley identified on a previous survey day.

The location of each trolley identified during the survey is shown on the map on the following page.

Key findings from the survey:

- on average there were nine (9) unattended trolleys identified on each of the survey days within the municipality. The results ranged from 6 to 13 trolleys.
- the locations where trolleys tend to be most often abandoned are:
  - along and around Edgecliff Road near the Bondi Junction town centre
  - around the Edgecliff Centre, particularly along the New South Head Road frontage
  - near the Coles at Rose Bay, particularly around Towns Road and Dudley Road
  - near the IGA and Parisis at Rose Bay, particularly along Dover Road.

Based on these survey findings there is not a proliferation of abandoned trolleys in the Municipality, and it appears the trolleys are generally proactively collected by the stores within 1 to 2 days of being left unattended. This is consistent with the information collected from the supermarkets which identified that overall they have proactive collections of unattended trolleys, a response service which is easily contactable, and the supermarkets without containment systems try to deter trolley removal from their premises by signage.



## 6. Scope to apply development controls to manage shopping trolleys

Council's NOM raised the question about whether development controls could be used to make retailers more responsible for shopping trolley management and containment.

The Woollahra Development Control Plan 2015 (Woollahra DCP) does not include controls for shopping trolley management. This is also the case for Waverley, Randwick, City of Sydney and most other councils. Shoalhaven and Liverpool are the only NSW councils we were able to identify as having DCP provisions regarding shopping trolleys.

Within the context of the Woollahra LGA we do not identify a planning need to introduce development controls for shopping trolley management in the Woollahra DCP for the following reasons:

1. There are very few DAs received for large supermarkets/retailers within the Municipality to warrant specific provisions in the Woollahra DCP.

2. If Council does receive a DA for a new supermarket /retailer it can lawfully apply conditions of consent to address shopping trolley containment and management, it does not need DCP provisions to this. For example, conditions of consent requiring a shopping trolley management plan could be applied "to reduce the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality" under section 4.15(1)(b) of the EP&A Act.

This was the approach Council took with the DA for the Woolworths store at Rose Bay, which was approved with a condition that a trolley management plan be submitted to and approved by Council planning staff, and that the plan, amongst other things, detail measures to ensure shopping trolleys remain on the subject site and includes implementation of a containment system (DA 845/2008 approved 26 March 2012). The City of Sydney also takes this approach.

3. The 3 three main supermarket chains (Aldi, Coles and Woolworths) tend, as standard practice with their new stores, to install some form of containment system to deter people from taking the shopping trolleys from the retail premises. And as identified in the survey, these supermarkets with their existing stores are demonstrating that they implement a proactive service to collect any abandoned trolleys.

In regards to point 2 above, we can prepare conditions of consent to include in the template of DA standard conditions that could apply to approvals for new supermarkets. The conditions would require an applicant to submit a shopping trolley management plan which details the proposed containment system for retaining trolleys on site, as well as the method for trolley tracking and collecting abandoned trolleys. Consistent with the background information to Council's NOM these standard conditions could apply to retailers that are expected to have 20 or more shopping trolleys.

This approach is suitable to apply to DAs for new supermarkets/retailers. It may be less relevant to a DA that modifies an existing approved supermarket, and in such cases we would need to establish the reasonableness of imposing such conditions.

## **7. Conclusion**

The majority of the existing supermarkets and retailers in the Municipality and adjoining Bondi Junction town centre have containment systems to discourage trolleys from leaving their premises, and are proactive and responsive in managing abandoned shopping trolleys. This is reflected in the results of the field survey which identified that there are not a significant number of trolleys that are unattended, and those that are left unattended are usually collected within 1-2 days.

Having regard to this, we do not identify a need for significant changes to Council's current approach to the management of abandoned trolleys and in particular, we do not recommend that Council's Rangers impound abandoned trolleys. Impounding trolleys removes Rangers from core functions and is time and resource intensive, creates WHS risks, and represents additional financial burdens for Council.


It is important that Council's approach to unattended trolleys encourages responsible management practices from the supermarkets and maintains the onus and expectation that the supermarkets will be proactive in collecting any abandoned trolleys. To support this approach we have recently updated Council's website information on abandoned trolleys to include contact details for all supermarkets in the area. By making it relatively easy for the community to contact the retailers direct it may help reduce the duration that a shopping trolley is unattended in a public place, and it is also an effective way to put the onus of collection onto the owner of the trolley.

Given the limited number of DAs lodged for supermarkets and retailers that use shopping trolleys in the Woollahra LGA we do not think it is necessary to amend the Woollahra DCP to address shopping trolleys. However if Council receives a DA for a new supermarket we can manage and contain shopping trolleys through conditions of consent. This is an effective, reasonable and proportional response. If Council agrees with this approach we will include conditions in the template of DA standard conditions; these conditions can be applied to new development where the retailer is expected to have 20 or more shopping trolleys. The conditions will require implementation of a containment/barrier system and development of a shopping trolley management plan that details how they will contain, track, brand and collect abandoned trolleys.

Further to this, we can also provide Waverley Council with the abandoned trolley survey results and suggest that their planning team also imposes similar DA conditions on the any future DAs, given the survey identified that the area along and around Edgecliff Road near the Bondi Junction town centre is a common area for trolleys to be left unattended.

We also recommend that Council makes a submission to the NSW Office of Local Government stating that the Impounding Act is not effective for dealing with unattended shopping trolleys, and identify that a better approach would be to require all retailers with 20 or more trolleys to have store/owner identification and contact details on every trolley, and that councils be given the power to issue penalty infringement notices to retailer(s) if their trolleys are left unattended in a public place for longer than 24 hours.

## **Annexures**

1. Data collection on shopping trolleys in Woollahra LGA and Bondi Junction [↓](#) 



ANNEXURE 1

DATA COLLECTION ON SUPERMARKETS WITH SHOPPING TROLLEYS IN WOOLLAHRA LGA AND BONDI JUNCTION					
		Number of trolleys	Frequency of collections	How to report trolleys	Containment system
<b>Double Bay and Paddington</b>					
1	Woolworths Double Bay	570	Twice a day around outside building and all day in carpark from 9am to 10pm and 3 times a week street run around Double Bay	Trolley Tracker 1800641497	Yes, trolley wheel lock system controlled to carpark perimeter.
2	Woolworths Paddington (Metro)	5 plastic basket trolleys	N/A	N/A	N/A
<b>Edgecliff</b>					
3	Aldi Edgecliff	Not supplied	Trolleys are collected in the shopping centre and around the outside of the centre (in walking distance) continuously every day by staff and by contactors Rapid Group Services who do a check around the streets daily for dumped trolleys or reported to us directly by customers.	132534	Yes coin deposit system
4	Coles Edgecliff	300	Every day we have a team member on-site to collect from the car park and building surrounds. A trolley vehicle collection occurs daily every morning/lunch time to	1800 876 553 to report over the phone, coles.com.au to report via the internet and Coles app to report via any smartphone device	No containment system at present, however has been flagged to have a "gatekeeper" system installed.  This system stops trolleys leaving the

DATA COLLECTION ON SUPERMARKETS WITH SHOPPING TROLLEYS IN WOOLLAHRA LGA AND BONDI JUNCTION					
		Number of trolleys	Frequency of collections	How to report trolleys	Containment system
			collect from the area		centre to deter customers taking trolleys on the streets.
5	Harris Farm Market	90	Trolleys are collected in the shopping centre and around the outside of the centre (in walking distance) continuously every day by staff and by contractors Rapid Group Services who do a check around the streets daily for dumped trolleys or reported to us directly by customers.	Reported to us directly by customers	Nil
<b>Rose Bay</b>					
6	Coles, Rose Bay North	Not supplied		1800 876 553 to report over the phone. - coles.com.au to report via the internet Coles app to report via any smartphone device	The Store Manager advises that a barrier which prevents trolleys leaving the store will be introduced in early 2020
7	Supamart IGA	30	Daily collections	Reported to us directly by customers	Nil trolley bay provided
8	Parisis Food Hall	30	Every 10 minutes daily	Reported to us directly by customers	Nil and no trolley bay provided
9	Woolworths	20	Daily collection	Trolley Tracker 1800641497	Yes coin deposit system

DATA COLLECTION ON SUPERMARKETS WITH SHOPPING TROLLEYS IN WOOLLAHRA LGA AND BONDI JUNCTION					
		Number of trolleys	Frequency of collections	How to report trolleys	Containment system
<b>Bondi Junction</b>					
10	Coles Bondi Junction (Eastgate)	400 (approx.)	Every day there are multiple team members on-site. On weekends, we have collections all the way until 11pm. The front façade is collected every 20 minutes to collect from the taxi rank/main road. A vehicle collects around the streets twice a day (once in the morning and evening)	1800 876 553 to report over the phone. - coles.com.au to report via the internet Coles app to report via any smartphone device	Full containment system. Trolleys lock when exiting the car park or centre and will not unlock unless brought back into the centre or manually unlocked by a team member using an unlocking device.
11	Coles Bondi Westfields	1200 (approx.)	Every day there are multiple team members on-site. On weekends, we have collections all the way until 11pm. The front façade is collected every 20 minutes to collect from the main entrance. Two vehicle patrol the centre all day, every day and collects from around the streets.	1800 876 553 to report over the phone. Coles.com.au to report via the internet Coles app to report via any smartphone device	Full containment system. Trolleys lock when exiting the car park or centre and will not unlock unless brought back into the centre or manually unlocked by a team member using an unlocking device.
12	Woolworths Bondi Junction	Not supplied	Following a number of requests no information was supplied by this retailer	Trolley Tracker 1800641497	Full containment system. Trolleys lock when exiting the car park or centre and will not unlock unless brought back into the centre or manually unlocked by a team member using an unlocking device.

DATA COLLECTION ON SUPERMARKETS WITH SHOPPING TROLLEYS IN WOOLLAHRA LGA AND BONDI JUNCTION					
		Number of trolleys	Frequency of collections	How to report trolleys	Containment system
13	Aldi Bondi Junction	Not supplied	Following a number of requests no information was supplied by this retailer	132534	Yes coin deposit system





**Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings**

