

Environmental Planning Committee



Agenda

Monday 20 April 2020
6.00pm

Meeting to be held using conferencing
technology (refer to details over page)

Compliance with social distancing requirements to limit the spread of COVID-19 virus at Council and Committee Meetings:

Amendments have been made to the *Local Government Act 1993* to allow councils to meet remotely to reduce the risk of COVID-19 and ensure compliance with the Public Health Order.

Woollahra Council will be holding Council and Committee meetings remotely using conferencing technology. The Mayor, Councillors and staff will be participating in meetings by an audio-visual link instead of attending in person.

Members of the public are invited to pre-register to listen to meetings or address (Committee Meetings) by either using conferencing technology or by teleconference. Public participation online or by phone will be managed in accordance with meeting procedures.

To listen to the meeting live (pre-register by 12noon on the day of the meeting)

Pre-register to listen to the meeting live by 12noon on the day of the meeting by emailing your name, mobile number and the item you are interested in, to governance@woollahra.nsw.gov.au or by contacting the Governance team on (02) 9391 7001.

To submit late correspondence (submit by 12noon on the day of the meeting)

Members of the public are invited to submit late correspondence on an agenda item being considered at a Council or Committee Meeting. If you wish to make a written submission on an item on the Agenda, please email your submission to governance@woollahra.nsw.gov.au by 12noon on the day of the meeting.

Once pre-registered you will be forwarded information on how to join the meeting via email on the day of the meeting.

If you are experiencing any issues in joining the meeting please call (02) 9391 7001.

A recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

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 invite member(s) of the public who registered to speak to address the Committee.
- Members of the public who have registered to address the Committee, will be allowed four (4) minutes in which to address the Committee. One (1) warning bell will be rung at the conclusion of three (3) minutes and two (2) warning bells rung at the conclusion of four (4) minutes. 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 will take 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.
- 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:

By speaking at a Council or Committee Meeting members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website.

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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

16 April 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 – 20 April 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 20 April 2020 at 6.00pm.**

Councillors and members of the public are advised that we will be holding Council and Committee meetings remotely using conferencing technology (until further notice). Information on how to register to listen to the meeting and/or address the Committee will be available on Council's website www.woollahra.nsw.gov.au.

A recording of the meeting will be uploaded to Council's website by 5pm on next business day.

The safety of our community, Panel members and our staff is Council's number one priority and we thank you for your patience and understanding at this time.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

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 George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors), Rose Bay - 20/23325	9
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Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 16 MARCH 2020**
Author: Sue O'Connor, Governance Officer
File No: 20/46408
Reason for Report: The Minutes of the Environmental Planning Committee of 16 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 16 March 2020 be taken as read and confirmed.

Item No: R1 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF GEORGE S. GRIMLEY PAVILION (1926 BUILDING AND EASTERN SINGLE STOREY 1930S EXTENSION, INCLUDING INTERIORS), ROSE BAY**
Author: Shona Lindsay, Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/23325
Reason for Report: To respond to Council's resolution of 23 April 2018 to investigate the heritage listing of the Woollahra Golf Clubhouse and the George S. Grimley Pavilion.
To obtain Council's approval to prepare a planning proposal to list the George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) as a heritage item in Woollahra Local Environmental Plan 2014.
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 *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a heritage item in *Woollahra Local Environmental Plan 2014*.
- B. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- C. THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.

1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

In response to Council's decision heritage significance assessments of the *George S. Grimley Pavilion* and *Woollahra Golf Clubhouse* were prepared by Weir Phillips Heritage and Planning.

2. The sites

George S. Grimley Pavilion and Woollahra Golf Clubhouse

The George S. Grimley Pavilion (Figure 1) and Woollahra Golf Clubhouse (Figure 2) are located within Woollahra Park, O'Sullivan Road, Rose Bay. Figure 3 shows the location of the clubhouse and pavilion within the park and Figure 4 shows an aerial photograph of the site.

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



Figure 1: George S. Grimley Pavilion, south-western elevation (WP Heritage and Planning)



Figure 2: Woollahra Golf Clubhouse, north-eastern elevation (WP Heritage and Planning)



Figure 3: Location of buildings within Woollahra Park (SIX Maps; annotation in red by WP Heritage and Planning) Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse.



Figure 4: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse (Woollahra Council GIS).

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.

A copy of the assessment prepared by Weir Phillips Heritage and Planning, which includes the assessment against all criteria, is attached as **Annexure 1**.

George S. Grimley Pavilion

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

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

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)	<p>An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. <p>or a class of the local area's</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	✗
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The heritage significance assessment provides the following statement of significance for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*:

The George S. Grimley Pavilion, Woollahra Park, Rose Bay, has historic and aesthetic significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-39 and 1945-46. The 1926 section of the building (south-western half) provides an example of an Inter-War period grandstand that was used not only for spectating, but also for varied community and private activities and functions. Significance resides only in the 1926 building and eastern single storey 1930s extension, including the interiors, which is substantially intact. The north-eastern side and the 1930s south-western extension (now used as the entrance to the pro shop) of the building demonstrates low integrity.

(February 2020: Weir Phillips Heritage and Planning:
Heritage Assessment, Rose Bay Scout Hall p. 59)

Woollahra Golf Clubhouse

Table 2 below provides a summary of the assessment of the heritage significance of the *Woollahra Golf Clubhouse* against the seven criteria, at the local and State levels.

Table 2: NSW Heritage assessment criteria summary – Woollahra Golf Clubhouse

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)	x	x
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	x	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. or a class of the local area's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	x	x

The assessment recommends the listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a local heritage item in Schedule 5 of Woollahra LEP 2014. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* does not meet the threshold for State heritage listing. The assessment concludes that the *Woollahra Golf Clubhouse* does not reach the threshold for local or 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, including Eastern Suburbs Rugby Club and Woollahra Golf Club, 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.

Guy Gibson (General Manager, Woollahra Golf Club) attended the site visit with Alice Fuller (Weir Philips Heritage and Planning) and Shona Lindsay (Heritage Officer, Woollahra Council) in June 2019. Mr Gibson has reviewed the draft heritage significance assessment report and draft heritage inventory sheet for *George S. Grimley Pavilion*. He is supportive of the listing and his submission is included in **Annexure 2**.

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

The Direction states in part:

A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:

- a) The correction of an obvious error in a local environmental plan,
- b) Matters that are of a consequential, transitional, machinery or other minor nature, or
- c) Matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.

Items (a) and (b) are not relevant to a planning proposal which would be prepared for the matter currently before the Committee. Consideration under item (c) has been passed to the position of Director Planning and Development through the General Manager's delegations.

The Director Planning and Development has formed a view that he cannot be completely satisfied that the matter being dealt with by the planning proposal will have no significant adverse impact on the environment or adjoining land. Therefore under the terms of the Direction, the planning proposal to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a local heritage item 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 property as a heritage item 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.
- 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 *George S. Grimley Pavilion* and *Woollahra Golf Clubhouse* 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 *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* is of local heritage significance for historical, associative, aesthetic, representative significance. *Woollahra Golf Clubhouse* does not have significance at a local or State level.

We recommend the listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a local heritage item in Schedule 5 of Woollahra LEP 2014. *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, 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 *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, 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 Woollahra Golf Clubhouse and George S. Grimley Pavilion [↓](#) 
2. Submission from lease holder for Woollahra Golf Clubhouse and George S. Grimley Pavilion [↓](#) 

Annexure 1

HERITAGE ASSESSMENT



Woollahra Golf Clubhouse and the George S. Grimley Pavilion

Woollahra Park, off O'Sullivan Road, Rose Bay

February 2020 | J3657

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street, Woolloomooloo, NSW 2011
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1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment for the Woollahra Golf Clubhouse and the George S. Grimley Pavilion, Woollahra Park, O'Sullivan Road, Rose Bay, New South Wales 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 6 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.*

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 existing users of the site to ascertain how they value the site was not provided for.

1.5 Methodology

This statement has been prepared with reference to the NSW Heritage Office's (now 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

1.6.1 General References

- 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.
- Russell, Eric, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980.
- Willis, Julie Higham, Anne, 'Scott, Ernest A., in P. Goad and J. Willis (ed.), *The Encyclopedia of Australian Architecture*, New York, Cambridge University Press, 2012.
- *Woollahra Park Plan of Management*, January 2013.

1.6.2 Newspaper, Journal Articles

- 'Australia's Elder Architects,' *Building and Engineering*, 25 march, 1946, p.19.
- 'Golf Clubhouses: Recent Activities,' *Building*, 12 May, 1933, pp. 41-44.
- 'M.V.E. Woodforde, A.R.A.I.A,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.
- 'Park Makers. Woollahra Alderman. New Pavilion Opened,' *The Sun*, 26 October, 1927, p.19.
- 'Provision of Parks,' *Daily Mercury*, 4 November, 1927, p.10.
- 'Tenders,' *The Sydney Morning Herald*, 19 May, 1956.
- 'Tenders Called,' *Construction and Real Estate Journal*, 14 March, 1934, p.5.
- 'Unique Golf Club,' *The Daily Telegraph*, 19 March, 1931, p.3.
- 'Willoughby Golf Clubhouse,' *Building*, 12 December, 1935, p.15.
- 'Woollahra Golf Links,' *The Daily Telegraph*, 12 April, 1932, p.3.

- 'Woollahra Golf Links,' *The Sydney Morning Herald*, 14 June, 1929, p.15.
- 'Woollahra Municipal Golf Links,' *The Sydney Morning Herald*, 18 March, 1931, p.18.
- 'Woollahra Park,' *The Sydney Morning Herald*, 26 October, 1927, p.16;.
- 'Woollahra. New Golf House,' *The Sydney Morning Herald*, 26 June, 1934, p.3.

1.6.3 Historic Plans, Images and Photographs

- (*Aerial View over the future Woollahra Golf Course*), 1920s. National Library of Australia.
- *Aerial View of Rose Bay Golf Course*, ca. 1920s. Fairfax Archives, National Library of Australia.
- Davey, Brindley & Vickery, *Proposed Alterations to 'Grimley Hall', Woollahra Oval for the Eastern Suburbs District Rugby Union Football Club*, 1959. Woollahra Council Archives.
- G.S. Grimley. Woollahra Library.
- (*Grimley Pavilion before 1934*), Woollahra Local History Digital Archive.
- *The Grimley Pavilion in 1978*. Series of photographs. Woollahra Local Studies Collection.
- Kent, Milton, *Aerial Views of Rose Bay, Rosebery, Sydney, Waterloo*, 1941-. National Library of Australia.
- NSW Lands Department, (*Aerial Photograph over the site*), 1943. SIX Maps.
- *Panorama of Rose Bay*, c.1928. Woollahra Local History Digital Archive.
- *Rotary Club Dinner at the Woollahra Golf Club*, 1945. State Library of NSW.
- (*Undated photograph of the Grimley Pavilion and the Woollahra Golf Clubhouse*). Framed photograph in the Golf Clubhouse.
- *Woollahra Golf Club, Rose Bay*, c.1950. Woollahra Library.

1.6.4 Other

- Woollahra Council Building Cards. Woollahra Local Studies Collection.
- Woollahra Council Minutes, various years. Woollahra Local Studies Collection, Woollahra Library.

1.7 Site Location

The Woollahra Golf Clubhouse and George S. Grimley Pavilion are located within Woollahra Park, O'Sullivan Road, Rose Bay. Figure 1 shows the location of Woollahra Park within the surrounding area. Figure 2 shows the location of the clubhouse and pavilion within the park.



Figure 1: Location of Woollahra Park within Woollahra
Woollahra Park Plan of Management.



Figure 2: Location of buildings within Woollahra Park (SIX Maps; annotation in red by WP
Heritage and Planning) Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse.

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.¹

The first 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.²

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 estate until November 1869. Even after Daniel Cooper (junior) obtained his majority, the Trustees continued to be an influencing force in managing the Estate and were thus a major force in the development of the area.³ 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.⁴ Lack

¹ 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.

² 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.

³ For further information see *ibid*.

⁴ 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.⁵

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 development.

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 carried out further subdivisions. One of those companies who purchased land was the Rose Bay Freehold Company. The subject site stands on land that they purchased from the Cooper Estate in 1904.⁶

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 1927.⁷ 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'.⁸ Nearby Scots College developed a strong sporting association with the local area by the early 1900s foreshadowing future land uses.

2.2 The Establishment of Woollahra Park

Council minutes of the 1920s and 1930s reveal a keen awareness of the importance of public recreational spaces. 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'.⁹ 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.¹⁰ The subject site was among these lands. During late 1923 and 1924, Council gave the Chinese market gardeners occupying their new land purchase six months notice to quit.¹¹

In early 1924, Council launched a competition for the layout of the new park, later Woollahra Park. The Institute of Architects was invited to provide advice on the competition. The prominent architect Mr. Ernest A. Scott was appointed by the Institute to act in an honorary capacity.¹²

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.¹³ The improvements to the park officially commenced when the first sod

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

⁶ Sale referred to in Conveyance, Book 1319 No. 958. NSW LPI.

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

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

⁹ Woollahra Council Minutes, Ordinary Meeting, 2 July, 1923, p.526.

¹⁰ Conveyance, Book 1319 No. 958. NSW LPI.

¹¹ For example, see: Woollahra Council Minutes, 8 October, 1923, p.638; 25 August, 1924, p.265.

¹² *Ibid*, 28 April, 1924, p.134.

¹³ *Ibid*, pp.142 and 149.

of earth was turned by Alderman Grimley on 25 October, 1924.¹⁴ On 8 December, 1924 the 'O'Sullivan Road Park Lands' were officially named Woollahra Park.¹⁵

Four additional parcels of land have been added to the park since this time by purchase or resumption.

Figure 3 provides a photograph over the park prior to the construction of the golf course.



Figure 3: (Aerial View over the future Woollahra Golf Course), 1920s.
National Library of Australia.

2.3 The George S. Grimley Pavilion: 1924-50

The George S. Grimley Pavilion preceded the layout of the golf course and the construction of the golf clubhouse.

2.3.1 Planning and Naming of the Pavilion

The first reference in Council Minutes found to date for the construction of a pavilion in Woollahra Park is a reference made in relation to the design competition for the layout of the new Park in 25 February, 1924. The Minutes of that date record Council's proposal to spend £5,000 on improvements, 'exclusive of £1,500 for (a) pavilion.'¹⁶

Proposals to honour the long serving Alderman Grimley (Figure 4) within the new Woollahra Park were raised as early as October 1924, when it is recorded in Council Minutes that:

'It will be noted that I (the Mayor) have invited Alderman Grimley to turn the first sod of the new park area. In view of the great service rendered by Alderman Grimley, particular as the prime mover in the action which ended with the acquisition of this area,

¹⁴ Woollahra Council Minutes, 28 April, 1924, p.331.

¹⁵ *Ibid*, p.375.

¹⁶ Woollahra Council Minutes, 24 January, 1924, p.59.

I desire to suggest that some portion of the park should be named after him, such as the oval, entrance drive or pavilion.

I believe that the natural name for this large area is Rose Bay Park and for that reason I have suggested that one of the most important features rather than the whole are should be called after the alderman largely responsible for its acquisition.¹⁷

Alderman Grimley's contribution to Council was later surmised (1945) as follows:

'...extends his hearty congratulation to Alderman G. Grimley on the occasion of the completion of 45 years as an Alderman of Woollahra, during which time he occupied the Mayor chair for six terms, and places on record its high appreciation of his long and meritorious service and the outstanding ability and integrity which has characterized his association with Local Government in Woollahra.'¹⁸

On the same day that Woollahra Park was officially named, 8 December, 1924, the decision was taken to call the proposed pavilion 'The George Grimley Pavilion', with a 'tablet be provided suitably inscribed recording this decision.'¹⁹ It would, however, take some time for the pavilion to be constructed.

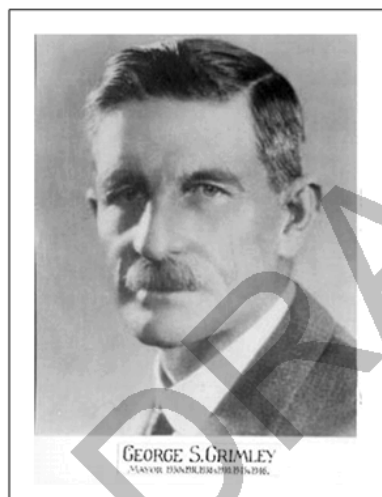


Figure 4:
G.S. Grimley.
Woollahra Library.

The first plans for a pavilion in the Park appear to have been prepared by Mr. G. Harmer in 1924.²⁰ Nothing came of this scheme. When another architect, H.V. Graham offered his services in 1925, he was informed that a conference would be held 'later on' with the NSW Cricket Association regarding the construction of a pavilion.²¹

Concrete steps towards the erection of a pavilion were made in March 1926 when the Parks Committee recommended that Messrs. E.A. Scott and Green, Architects be instructed to prepare sketch plans for a pavilion. The architects were instructed to prepare designs for a building capable of extension 'should same be necessary in the future.'²² The instructions to the architect were further elaborated in subsequent Council Minutes:

¹⁷ Woollahra Council Minutes, October 1924, p.312.

¹⁸ Woollahra Council Minutes, 13 December, 1945, p.515.

¹⁹ *Ibid*, 8 December, 1924, p.375.

²⁰ *Ibid*, 24 November, p.358.

²¹ *Ibid*, 12 October, 1925, p.309.

²² *Ibid*, 8 March 1926, p.84.

'(1) That Messrs. E.A. Scott and Green, Architects, be instructed to prepare sketch plans of a pavilion generally along the following lines:-

- a. The building to be double decker type with the top floor unroofed, the width of the structure to be about 66 feet.
- b. Provision to be made at the back of the main floor for dining room in the centre (for use of players) with dressing room on either side.
- c. The basement to provide for (1) public refreshment room, (2) a further set of two dressing rooms for players, (3) other necessary minor accommodation (lavatories, store room, cooking arrangements, etc).
- d. A special feature to be made to designing of the rear elevation which will face O'Sullivan Road.

(2) That the pavilion be kept back approximately 60 feet from the fence of the Oval.²³

2.3.2 The Architects

Ernest Alfred Scott (1863-1947) was born in South Australia, the son of a grazier. During the early 1880s, he was articled to Adelaide architects Bayer and Withall (c.1880-4), before commencing practice in 1886. Scott is said to have worked on the Jubilee Exhibition Building in Adelaide (c.1886). By 1887, he had moved to Sydney and opened a practice. Around 1911, he entered in a partnership with Edward Rodwell Green (1885-1974). The partnership practiced as Ernest A. Scott & Green. Scott's son, Thomas Maxwell, joined the partnership in 1923, which then became Scott, Green & Scott. Scott was president of the Institute of Architects in 1932. Refer to Figure 5.

After World War II, the partnership became known as E.A. and T.M Scott. The partnership's work was varied and included residential and commercial commissions.²⁴ Examples include:

- Rockdale Town Hall (c.1888), since demolished.
- *Meroo*, No. 30 Martin Road, Centennial Park (c.1913). An Arts and Crafts Style residence.
- Former ANZ Bank/Union Bank, No. 21 Oxford Street, Surry Hills (c.1911) and ANZ Bank, No. 102 Hunter Street, Newcastle (c.1914). The former is a four storey Federation Free Classical Style Building.
- *Manar*, No. 40A-42 Macleay Street, Potts Point (c.1920s). Residential flat buildings in the Inter-War Georgian Revival Style. The project involved the conversion of an earlier building into flats and the construction of two further residential flat buildings (c.1920 and 1926).
- *Blessed Sacrament Roman Catholic Church*, No. 62 Bradleys Head Road, Clifton Gardens (c.1927). A Romanesque Style church.
- *St. Joseph's Convent*, No. 3-11 Walz Street, Rockdale (c.1929-1930). A Romanesque Style convent.
- *Barbiston*, No. 14 Darling Point Road, Darling Point (c.1930). A three storey Inter-War Mediterranean Style residential flat building.
- *Dorchester*, No. 49-51 Robertson Road, Centennial Park (c.1933). An Inter-War Californian Bungalow.
- *The Knoll*, No. 19 Kent Road, Rose Bay (c.1935). An Inter-War Georgina Style dwelling.

²³ Woollahra Council Minutes 22 March, 1926, p.106.

²⁴ Julie Willis and Anne Higham, 'Scott, Ernest A.', in P. Goad and J. Willis (ed.), *The Encyclopedia of Australian Architecture*, New York, Cambridge University Press, 2012, p.620.

- *Belganny*, Bourke Street, Darlinghurst, No. 389-393 Bourke Street, Surry Hills (1938). A ten storey Art Deco Style residential flat building.
- *Kingsgate*, No. 397-405 Bourke Street, Surry Hills. A four storey Art Deco Style residential flat building.
- *Former Woollahra Council Chambers*, No. 90 and 90A Ocean Street, Woollahra. The practice carried out major alterations and additions to this building in c.1919 and c.1929 for Council, the latter in the Inter-War Mediterranean Style.
- *St. Martha's School*, No. 72 Homebush Road, Strathfield (c.1941).

Woollahra Council do not hold the original plans for the George S. Grimley Pavilion.²⁵ The archives of the practice have not survived.²⁶

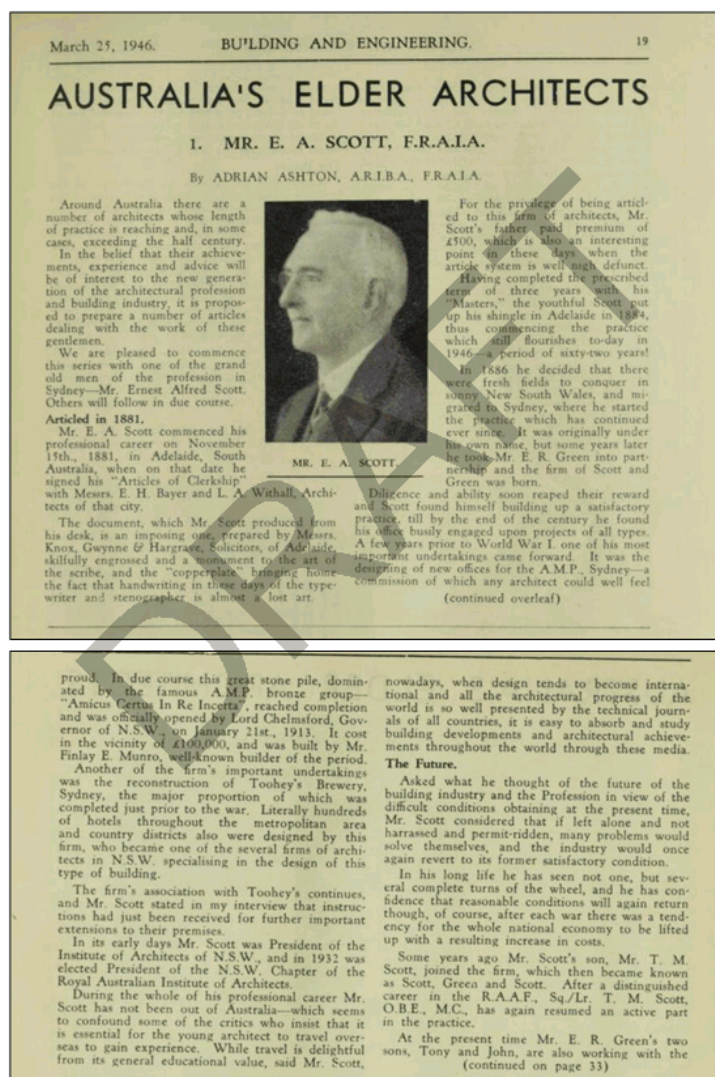


Figure 5: E.A. Scott.
Building and Engineering, 25 March, 1946.

²⁵ Search carried out by Council staff.

²⁶ Personal communication with the firm on another project.

2.3.3 Construction

Following advice from the NSW Cricket Association Executive, and after the inspection of various sites within Woollahra Park, a site south of the main park entrance was chosen in April, 1926.²⁷ Sketches for the pavilion were presented to Council on a number of occasions between April and October 1926, when Council approved Scott & Greens design and subsequent specification. In October 1926, the architects were instructed to call tenders 'at once.'²⁸ The successful tender was A.R. Hinwood (£3,920).²⁹

On 22 January, 1927 Alderman George S. Grimley, laid the foundation stone of pavilion, the inscription reading:

'This stone was laid by Alderman
George S. Grimley, J.P., on the
Twenty second day of January, 1927.
J.C. Lough L.W. Robinson
Town Clerk Mayor.'³⁰

Not everyone was impressed with the design of the pavilion. H.C.J. Lloyd, presumably a local resident, was of the opinion that:

'...the type of building being erected for the purposes of a pavilion at the Woollahra Park Oval is not in the nature of an improvement and that a low bungalow type of building would have been more in keeping with the locality, and adding that he is not writing in the character of a critic as he has the greatest appreciation of the excellent work that Council has done.'³¹

Work was evidently well underway by mid-March 1927, when the first progress payment (of £1,000) to the builder was approved.³² By July of that year, Council were obtaining quotations for the 'supply of forms, chairs and a piano.'³³

Amendments were made to the scheme after construction. In September 1927, for example, Council voted in favour of converting the storerooms underneath the pavilion into dressing rooms for men and women.³⁴ Even prior to completion, the community were applying for the use of rooms within the pavilion. In April 1928, a Miss O'Connor applied to rent the ladies' dressing room in the mornings for elocution and kindergarten classes.³⁵

The builders submitted a final statement for payment in July 1927.³⁶

2.3.4 Opening and Use

The George S. Grimley Pavilion was officially opened on 25 October, 1927 by the Mayor, Alderman Robinson, an event that was briefly reported in *The Sydney Morning Herald*, far more extensively by *The Sun* and even as far afield as Queensland. The *Daily Mercury*, published in Mackay, Queensland, described the George S. Grimley Pavilion as having

²⁷ Woollahra Council Minutes, 12 April, 1926, p.124.

²⁸ *Ibid*, 13 September, 1926, p.288; 25 October, 1926, p. 339.

²⁹ *Ibid*, 22 November, 1926, p.382.

³⁰ *Ibid*, 24 January, 1927, p.20.

³¹ *Ibid*, 14 March, 1927, p.89.

³² *Ibid*, 14 March, 1927, p.90.

³³ *Ibid*, 11 July, 1927, p. 223.

³⁴ *Ibid*, 12 September, 1927, p.284.

³⁵ *Ibid*, 10 April, 1928, p.145.

³⁶ *Ibid*, 23 July, 1928, p.272.

seating accommodation for 1,000 people, a social hall, four dressing rooms and a kitchen.

³⁷ Grimley was not present at the opening, due to illness in his family.

Figures 6 to 8 provides early photographs of the George S. Grimley Pavilion and its setting before 1934, when construction began on the Woollahra Golf Clubhouse. Note the tiered seating on the oval side of the George S. Grimley Pavilion, since replaced with the existing flat roofed changing rooms.



Figure 6: George S. Grimley Pavilion before 1934.
Woollahra Local History Digital Archive.



Figure 7: Detail of a panorama of Rose Bay, c.1928 showing the setting of the George S. Grimley Pavilion, which is just visible on the far right hand side.
Woollahra Local History Digital Archive.

³⁷ Woollahra Council Minutes 10 October, 1927, p.327; 'Woollahra Park,' *The Sydney Morning Herald*, 26 October, 1927, p.16; 'Park Makers. Woollahra Alderman. New Pavilion Opened,' *The Sun*, 26 October, 1927, p.19; 'Provision of Parks,' *Daily Mercury*, 4 November, 1927, p.10.



Figure 8: Aerial View of Rose Bay Golf Course, c.1920s. Detail only.
Fairfax Archives, National Library of Australia.

Figure 9 provides a later photograph which more clearly shows how the steps/seating originally extended down to ground level.



Figure 9:
Woollahra Golf
Club, Rose Bay,
c.1950 (detail).
Note the steps
leading down to
ground level.
Woollahra
Library.

In addition to providing a grandstand for the oval, the completed George S. Grimley Pavilion played an important role in the social life of Woollahra, as revealed in the following excerpts from Council Minutes (Figures 10 and 11). Advertisements for social events at the pavilion can be found in newspapers from the time that it opened.

1. LETTER (4/2/1946) MESDAMES SPENCER & STANGER:
Stating that they feel that their recent request for improvements to the Geo. S. Grimley Pavilion has been construed by the Council as a desire to turn the Pavilion into a Cabaret and that they wish to correct this wrong impression and therefore asking the Council to reconsider the matter and submitting the following statements:-

1. They cater only for weddings and private parties and also other local requirements and under no circumstances will they depart from that type of business. In the event of the Council approving of up-to-date alterations in the premises they will give any undertaking required to so limit the business in accordance with a policy agreed upon.
2. That the Pavilion is playing an increasingly important part in the social life of the residents of Woollahra and the adjacent districts, and the pressing need for improvements to the premises if the Pavilion is to be allowed to develop along its natural lines in catering for the existing and future needs and demands of the residents.
3. They have reached the maximum capacity under the present lay-out of the premises and during the past 12 months have had to refuse day weddings, and applications for every type of function are now such that they could accept two a day if the facilities were available.
4. Their experience has convinced them that residents of Woollahra and adjoining areas are clamouring for an up-to-date establishment, and given modern facilities, they will effectively meet all and every request.
5. Over the past three years they have truly laid the foundation for a community centre and, given the support they seek, earnestly believe that the Pavilion will become the social rendezvous of the Eastern Suburbs, which is so lacking in such facilities.

THAT, in view of the impracticability of implementing any building operations in the immediate future, the Council has decided to adhere to its previous decision viz:- "that consideration be deferred pending determination of policy in regard to the proposed Rose Bay Swimming Pool and activities in connection therewith. (See Folio 119)

Figure 10: Social use of the George S. Grimley Pavilion
Woollahra Council Minutes, 11 March, 1946.

20. LETTER (5/5/1946) - MESDAMES SPENCER & STANGER:
Acknowledging receipt of communication of 24/4/1946 stating that they would be further advised when the question of improving the Geo. S. Grimley Pavilion has been fully considered by the Council, and also stating that in case any members of the Council are unaware of the important part played by the Pavilion in the community life of the Municipality, it is only right that an outline should be given of its activities. The Pavilion caters, at reasonable charges, only for weddings and private parties and enquiries for bookings are now so numerous that many are forced to be turned away. This type of business it is suggested, is in accordance with the Council's policy in its efforts to establish community centres and with improved facilities, it is hoped to further extend the service to cater for day weddings and also for that large number of passers-by in morning and afternoon teas who are at present unaware of the existence of the Pavilion. The premises are sadly lacking in facilities and there are no cloak rooms and the lavatories used do not appear to have been intended for the convenience of the patrons of the establishment, being those provided for the general public frequenting the ovals. The kitchen badly needs re-designing and, with the lack of a public refreshment room and dining room, they are unable to cater for weddings other than after the usual business hours. They would accordingly appreciate an early decision by the Council, and if the application be determined in their favour would ask that until the alterations are undertaken the Council provide, as a matter of urgency, the provision of ladies and gentlemen's cloak rooms and lavatories and a built-in reception lounge in place of the now exposed porch. In either event they propose spending a considerable sum of money in re-equipping the Pavilion with new furniture, cutlery, kitchen-ware and a third large refrigerator but before doing so asking the Council to seriously consider cancelling the present lease and substituting therefor one for at least five or seven years.

THAT it be left in the Mayor's hands to obtain plans and specifications for the work deemed necessary having regard to the use to which the building is being put and the type of entertainment being provided.

Figure 11: Social use of the George S. Grimley Pavilion
Council Minutes 27 May, 1946.

Figure 12 shows one of these functions in progress in the down stairs function hall.

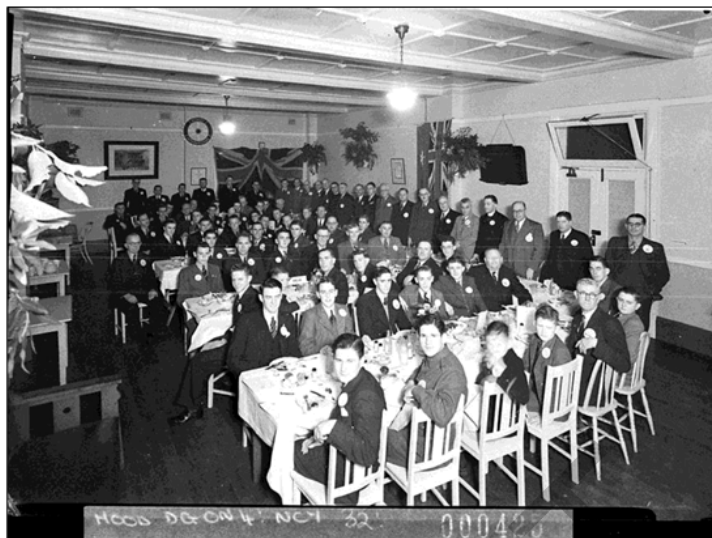


Figure 12: Rotary Club Dinner at the Woollahra Golf Club, 1945. This appear to be in the Grimley Pavilion.

State Library of NSW.

2.3.5 Use by the Rugby Club

In 1949, the Eastern Suburbs District Rugby Union Football Club (formed in 1900) was granted a new home oval in Woollahra Park, which was officially opened on 18 April, 1949. The Club initially occupied a small hut next to the George S. Grimley Pavilion. In 1965, they received permission to build their present-day clubhouse, which was opened in the same year. They now use the dressing rooms beneath the grandstand and the gym, which is also available for use by the public.³⁸ Their association with the George S. Grimley Pavilion dates from at least 1972 when they applied for alterations to the building (see below).

2.3.6 Alterations and Additions

The building has a long history of alteration and addition including:

- In 1937-8, Council's architect M.E.V. Woodforde was instructed to prepare plans for alterations and additions to the George S. Grimley Pavilion to provide for secretarial accommodation for the adjoining Woollahra Golf Clubhouse and the extension of the refreshment rooms. These plans have not been located.³⁹ This may relate to what is now the pro-shop on the north-western side of the principal building form. Equally, a reference to the extension of the George S. Grimley Pavilion to the north-west in 1933 (only by 12 ft) may relate, in part to this work.⁴⁰
- In 1972, the Rugby Club made an application for works to the George S. Grimley Pavilion. The plans associated with this work, however, are dated 1959 and were prepared by David Brindley and Vickery. These plans are not coloured, making it difficult to distinguish new and existing work. This work would appear to have included the removal of some seating in the grandstand and an extension on the north-eastern side (328/72). The work also included new internal openings between the George S. Grimley Pavilion and what is

³⁸ Woollahra Park Management Plan.

³⁹ Council Minutes, 22 November, 1937, p.627.

⁴⁰ Woollahra Council Ordinary Meeting, 11 December, 1933, pp.570-1.

SECTION

GRANDSTAND

DRESSING RM.

COLD RM.

LOUNGE

PORCH

PLAN

MALE PUBLIC TOILET

WOMEN'S PUBLIC TOILET

HOT WATER

GYMNASIUM

LOUNGE

PORCH

Woollassa Rugby Football Club

17 OCT. 1929

305 N° 47 40

Woollahra Local Studies Collection.

Figures 14 to 18 illustrate the George S. Grimley Pavilion in 1978, after these works were carried out.



Figure 14: The George S. Grimley Pavilion in 1978

Woollahra Local Studies Collection.

Note: the first floor windows are either partially screened or have been partially infilled. These windows are now highlight windows. This is the most significant alteration to this elevation.

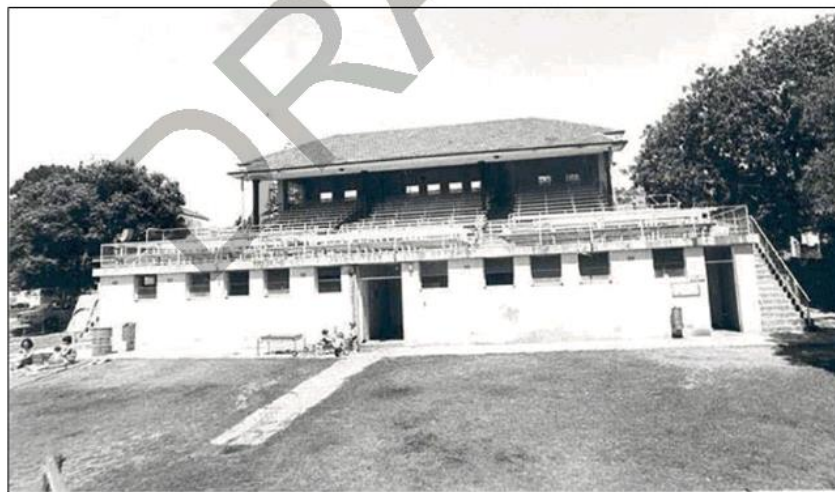


Figure 15: The north-eastern elevation of the George S. Grimley Pavilion in 1978. Note seating, since replaced with a flat deck and a gymnasium.

Woollahra Local Studies Collection.



Figure 16: Detail of the spectator seating at the George S. Grimley Pavilion in 1978.
Woollahra Local Studies Collection.



Figure 17:
The south-eastern
end of the George S.
Grimley Pavilion in
1978.
Woollahra Local
Studies Collection.



Figure 18:
The north-
western end of
the George S.
Grimley Pavilion
in 1978, showing
the 1930s
extension. The
opening at the
top of the
Pavilion has been
infilled.
Woollahra Local
Studies Collection.

- Alterations to the pro-shop to the side of the building were approved in 1983 (22/83). The work involved the removal of 2 internal walls and the installation of a beam.
- Internal refurbishment works to the ground floor of the George S. Grimley Pavilion were approved in 1996. These works also involved the removal of a door in the south-western elevation of the pro-shop and the refurbishment or replacement of some doors and windows. The plans were prepared by Arclinea Consultant Designers (96/642).
- Alterations to the gym for the football club (08/111).

2.4 The Woollahra Golf Links

2.4.1 Planning the Golf Links

In late 1928, Council began to consider the construction of a nine hole golf course in Woollahra Park. In February 1929 they resolved to consult a golf professional to assist with the course layout. Two restrictions were placed on the course: that it not cross the established playing fields and that it not occupy more than two thirds of the Woollahra Park area.⁴¹ In July of that year, it was resolved:

‘THAT the Engineer be instructed to proceed with the construction of a golf course in Woollahra Park in accordance with the plans prepared by the Council’s Engineer...with the authority to confer with Mr. J.H. Scott, Golf Professional.’⁴²

The course would appear to have had widespread support. In June 1929, *The Sydney Morning Herald* reported that the Town Clerk had been ‘inundated’ with letters from residence anxious to be enrolled as members.⁴³

By December 1929, the Special Golf Course Committee were able to report that the tees and greens were sufficiently advanced to require a water supply.⁴⁴ By September of the following year, progress was at the point that the Council was recommending that the rules and regulations of the golf links be drawn up and that advertisements be placed for the services of a professional.⁴⁵ Advertisements for a professional were placed in local papers in January 1931. The first professional appointed by C.E. Barnes, who was given sole right to tuition on the course.⁴⁶ Under the management rules, only rate payers and residents in the municipality were eligible to play, although they could introduce up to four visitors a year.

2.4.2 Opening

The course- known as the Woollahra Golf Links- was officially opened in April 1931. The Council Minutes of 13 April 1931 record:

‘Official Opening-

Woollahra Municipal Golf Links.

I desire to report that the Official Openings of the Woollahra Municipal Golf Links took place on Saturday last the 11th instant, in the presence of one of the largest gathering of residents and ratepayers that have ever attended a municipal function in this Municipality.

⁴¹ Woollahra Council Minutes, 11 February, 1929, p.20.

⁴² *Ibid*, 22 July, 1929, p.286.

⁴³ ‘Woollahra Golf Links,’ *The Sydney Morning Herald*, 14 June, 1929, p.15.

⁴⁴ *Ibid*, 28 January, 1930, p.47.

⁴⁵ *Ibid*, 8 September, 1930, p.317.

⁴⁶ ‘Woollahra Municipal Golf Links,’ *The Sydney Morning Herald*, 18 March, 1931, p.18.

I (the Mayor) had the hour of driving the first ball....

Thereafter the links were open for play and 73 green fee tickets were issued at 1/- in the two hours available, and 50 tickets for the putting green at 3d, revenue £4.5.6.

Yesterday 273 tickets were issued at 1/- £13.13.0, and 9 at 3d, 2/3d- revenue £13.14.3....

I also wish to place on record that fact that the Town Clerk (Mr. J.C. Lough) is primarily responsible for the establishment of the Golf Links. His idea was conceived over four years ago, and in January 1929 the Town Clerk reported and submitted the scheme to council. In March, Mr. J.H. Scott, Golf Professional, was appointed by Council to report and lay out the course subject to the restrictions recommended by the Parks Committee. In July 1929 authority was given to commence the construction work, which has been carried out under the direct supervision of the Council's Engineer, Mr. C.E. Percival....⁴⁷

The opening was reported in a number of the daily newspapers. The *Daily Telegraph* noted several features of the course, describing the annual registration fee of 2 shillings as the lowest subscription to a course in Australia, 'and probably the world.'⁴⁸ In the absence of purpose-built facilities, the George S. Grimley Pavilion was to provide locker rooms, showers and refreshment rooms.

Early attempts to form a golf club at the links faced opposition.⁴⁹ Despite opposition that club members would get preferential treatment, a club was formed in May 1932, with a membership fee of 10 shillings a year.⁵⁰ By March 1935, membership of the Woollahra Golf Club had grown to 150 people.⁵¹

2.4.3 Planning and Construction of the Golf Woollahra Clubhouse

Council considered requests for a clubhouse for the golf links as early as September 1930, even before the course had been opened.⁵²

In October 1933, the Council resolved to engage architect M.V.E. Woodforde to prepare designs for accommodation for golfers. Following preliminary consultations, Woodforde prepared detailed sketches for

'a new building facing the drive and connected to the south-eastern end of the (Grimley) Pavilion by a screen arcade wall, and an extension of the social hall by about 12 feet on the north-western end.'⁵³

After considerable discussion within Council, Woodforde called for tenders for the 'erection of a building comprising supper-room and accommodation for golfers, at Woollahra Park' in March 1934.⁵⁴

The *Sydney Morning Herald* described the proposed building as follows:

'The new building....will link with the present George S. Grimley Pavilion by a covered way. It will provide a supper-room and other accommodation for golfers. The plan has been designed fan-shape, following the form of the drive way. This will ensure a good view of the

⁴⁷ Woollahra Council Minutes, 13 April, 1931, p. 90.

⁴⁸ 'Unique Golf Club,' *The Daily Telegraph*, 19 March, 1931, p.3.

⁴⁹ 'Woollahra Golf Links,' *The Daily Telegraph*, 12 April, 1932, p.3.

⁵⁰ *Ibid*, p.3.

⁵¹ Woollahra Council Minutes, 25 March 1935, p.192.

⁵² *Ibid*, September, 1930, p.330.

⁵³ *Woollahra Council Ordinary Meeting*, 11 December, 1933, pp.570-1.

⁵⁴ 'Tenders Called,' *Construction and Real Estate Journal*, 14 March, 1934, p.5.

playing area from any portion of the building. Wide verandah space will be provided at both front and rear.

The super-room will be available for functions in conjunction with the ballroom, or for letting for private functions. Accessory accommodation is of the most modern style. The building will be of Colonial style, with cream-coloured cement walls, red tiled roof and other outstanding features of this style. The contractors are E.A. Allman and Son, who are working to plans and under the supervision of M.V.E. Woodforde, architect, Sydney.⁵⁵

Council do not hold the original plans for the building. Figure 19, however, provides an artist's impression from 1934.

Thirteen tenders were received and tabled at Council ranging in price from £1,700 to £3,350, after which Council resolved to seek amendments to the plans to reduce costs.⁵⁶ None of the tenders were accepted and fresh tenders were called for in May 1934.⁵⁷ Thirteen new tenders were received and that of E.A. Allman & Son for £1,900 was accepted in June 1934.⁵⁸ Costs increased during construction due to site conditions etc.



Figure 19: Golf House at Woollahra Park, Rose Bay, as it will appear when completed.
'Woollahra. New Golf House,' *The Sydney Morning Herald*, 26 June, 1934.

2.4.4 The Architect

According to 'Who's Who' in *Decoration and Glass in February*, 1940, Marcus Victor Ernest Woodforde (Figure 20) 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.⁵⁹ The examples of his work below indicate that he worked in a variety of styles.

⁵⁵ 'Woollahra. New Golf House,' *The Sydney Morning Herald*, 26 June, 1934, p.3.

⁵⁶ Woollahra Council Minutes, 26 March, 1934, pp.152-153; 9 April, 1934, p.170; 23 April, 1934, pp.197 onwards.

⁵⁷ Woollahra Council Minutes, 14 May, 1934, p.226.

⁵⁸ *Ibid*, 11 June, 1934, pp.274-5; 25 June, 1934, p.303.

⁵⁹ 'M.V.E. Woodforde, A.R.A.I.A,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.



Figure 20:
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 Clubhouse (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, 1940.⁶⁰

Figures 21 to 24 illustrate a number of these buildings.



Figure 21:
Hotel Grande,
Coolangatta,
1933.
Building,
Volume 52,
No. 307, 13
March, 1933.

⁶⁰ 'M.V.E. Woodforde, A.R.A.I.A., *'Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54; *'Willoughby Golf Clubhouse,' Building*, 12 December, 1935, p.15. (Advertisement for Hardie's Fibrolite'), *Decoration and Glass*, Volume 7 No. 12, 1 April, 1942, p.31.



Figure 22:
Northbridge Golf Clubhouse, Sydney.
Building, 24 November, 1937.

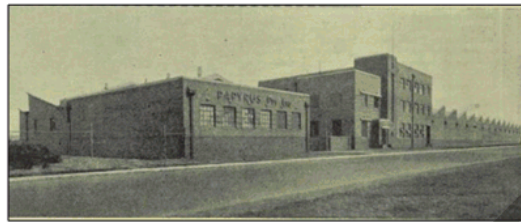


Figure 23:
Papyrus Pty Ltd, Burrows Road, Alexandria (c.1940).
Building, 24 February, 1942.



Figure 24:
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 Croquet Club (1934).
- New Baby Health Centre and Day Nursery, Double Bay (1951).

The Sydney Croquet Clubhouse is a split log building that is substantially intact. It is not directly comparable with the Woollahra Golf Clubhouse. Figure 25 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 25:
New Baby Health Centre and
Day Nursery, Double Bay.
Building and Engineering, 24
October, 1951.

2.4.5 Opening of the Woollahra Golf Clubhouse

In December 1934, Council was informed that the work to the clubhouse was almost complete. The Mayor decided against a formal opening:

'In view of the near approach of the holidays and the fact that the golf season is over, I do not proposed to hold a function of the character which would have been appropriate at the beginning of, or during the golf season. I propose, however, to invite alderman and those particularly interested to attend the official handing over of the building.'⁶¹

As set out in a later section of this report, a number of fine Golf clubhouses were erected in New South Wales during the 1930s. *Building* magazine remarked in May 1933 that:

'Throughout the length and breadth of Australia, cities, and even small country towns, can boast of their grandstands and sporting pavilions in no mean numbers, and among them, particularly in our golf and bowls clubhouses, is to be seen much that is good in architecture....

Golf is now the game of the business man and his professional brother, and it is rapidly taking hold of the artisan and tradesman. The significance of this order of things is that the conception and standard of playing facilities during recent years have undergone a change as compared with that which existed when golf was solely the sport of the affluent....

The average member wants the best course that his club can afford, and a house with convenience and comfort that will contribute to his enjoyment.'⁶²

The recent clubhouses reviewed by the article include the Australian Golf Club at Kensington, the Killara Golf Club and the Bayview Golf Club.

Without original plans, it is not possible to ascertain what the Woollahra Golf Clubhouse offered. *Building* suggests that a 1930s golf clubhouse was required to have four general units: (1) locker rooms, bathrooms etc; (2) public space, including the entrance hall; (3) the club proper, including lounges and dining rooms; and (4) the service portion.⁶³

⁶¹ Council Minutes, 10 December, 1934, p.607.

⁶² 'Golf Clubhouses: Recent Activities', *Building*, 12 May, 1933, pp. 41-44.

⁶³ *Ibid*, p. 42.

Figure 26 provides a photograph of the Woollahra Golf Clubhouse prior to any alterations and additions being carried out.



Figure 26: Undated photograph of the George S. Grimley Pavilion and the Golf Clubhouse.
Framed photograph in the Woollahra Golf Clubhouse.

Figures 27 and 28 provide two additional photographs showing the Woollahra Golf Clubhouse in its setting.



Figure 27(a):
Milton Kent, Aerial
Views of Rose Bay,
Rosebery, Sydney,
Waterloo, 1941-
National Library of
Australia.

Figure 27 (b):
Detail of the above
photograph.

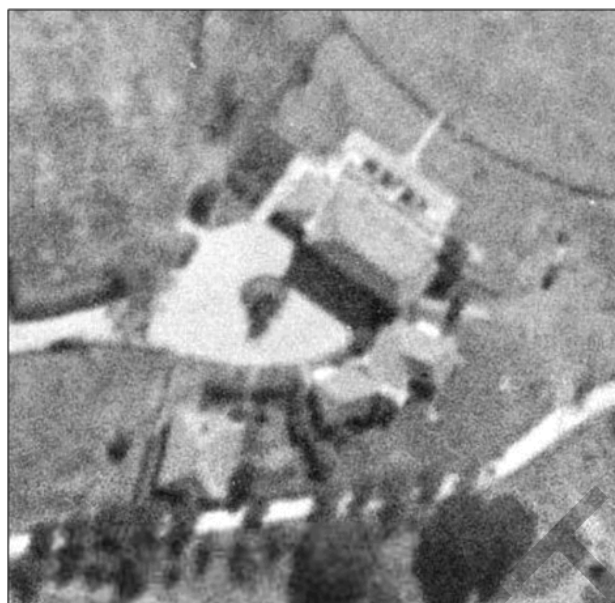


Figure 28:
NSW Lands
Department, (*Aerial
Photograph over the
site*), 1943.
SIX Maps.

2.4.6 Alterations and Additions

The Woollahra Golf Clubhouse has a long history of alterations and additions. The first alterations to the clubhouse were not long in coming. In January 1935 the end of the verandah was enclosed with fixed circular fanlights and box frame sashes to protect users from the weather.⁶⁴ The golf course had rapidly grown in popularity; the number of rounds played steadily increased from 53,337 in 1931-2 to 70,872 in 1935-6.⁶⁵

In late 1945, the Woollahra Golf Club requested that Council consider the addition of a first floor to the existing clubhouse as part of their post-war plans to cater for an increase in membership.⁶⁶ It would be some time before these requests were successful. In the interim, the course was extended following the resumption of over 7 acres of land from the Royal Sydney Golf Club.

In 1955, architects D. Forsyth Evans & Associates prepared plans for alterations and additions to the existing clubhouse for the Woollahra Golf Club members (BA16/55). The plans held by Council are for a two storey building with concealed roof form. This must have been modified at a later date. Tenders for the work were called in May 1956. The notices stated that the plans and specifications were available from W.V.E. Woodforde.⁶⁷ It is not clear what the extent of Woodforde's involvement was. The foundation stone for the new works was laid on 6 October, 1956.⁶⁸ A plaque at the clubhouse commemorates that the building was opened in December of that year.⁶⁹

When architects Davey Brindley & Vickery made an application for the construction of a new coolroom, storeroom, kitchen, public locker rooms and toilets in 1958, the plans show that the addition ultimately built for the members in 1956 had a pitched roof; this corresponds to the existing building (283/58). Internal works within the existing building were also carried out at this time. Further alterations and additions were

⁶⁴ Woollahra Council Minutes, 29 January, 1935, p.43.

⁶⁵ *Ibid*, 25 May, 1936, pp.253-4.

⁶⁶ *Ibid*, 10 December, 1945, p.481.

⁶⁷ 'Tenders,' *The Sydney Morning Herald*, 19 May, 1956.

⁶⁸ Foundation stone on the building.

⁶⁹ Plaque in the clubhouse.

carried out in 1963 (323/6), 1965 (0241/65), 1978 (16/78 and 560/78 indoor BBQ), 1993 (65/1993), 1996 (96/642) and 2006 (06/185).

3.0 SITE ASSESSMENT

3.1 The George S. Grimley Pavilion

3.1.1 Exterior

The George S. Grimley Pavilion is one and two storeys in height. The walls are rendered and painted masonry. The principal roof is hipped and clad in terracotta tile. The roof of the single storey wing on the north-western side is similarly hipped and clad in terracotta tile. The eaves are wide and timber lined. The change rooms on the north-eastern side have a flat concrete deck roof.

The principal building form is two storeys in height. A projecting band delineates the ground and first floors. The principal elevation is the south-western elevation. A single storey portico projects outwards from this elevation. The portico is wide and flat roofed. The roof is supported by square profiled and Doric columns and bears the words 'George S. Grimley Pavilion.' Within the portico there is a pair of framed and glazed doors with toplight, to either side of which is a timber framed double hung window with a single pane to the lower sash and multiple panes to the upper sash. There are two similarly detailed windows at ground floor level to either side of the portico. At first floor level, there are a series of highlight metal framed awning sash windows.

Figures 29 to 32 illustrate this elevation.



Figure 29: South western elevation.



Figure 30:
Detail of the metal framed
highlight windows at first
floor level.



Figure 31:
Entrance porch with red
concrete floor.



Figure 32:
Foundation stone within the
porch.

The north-western elevation of the principal building form is concealed at ground floor level by a small single storey hipped roof wing. At first floor level, there is a large opening fitted with a metal framed window.

The wing at this end has wide, lined eaves. Openings in the south-western elevation and north-eastern elevation are timber framed double hung sash windows. In the

north-western elevation, stairs lead up to a pair of timber framed and glazed doors with toplight. To either side is a large opening with fixed pane window.

As discussed above, the original pavilion has been extended to the north-east to provide dressing rooms with a flat roofed deck, accessed via concrete stairs to either side. A metal balustrade runs around the deck. The north-eastern elevation of the dressing rooms has high level openings and two recessed openings fitted with metal gates. The once open area beneath the principal building form at first floor level has now been enclosed with metal framed doors and windows. A narrow roof extends outwards from beneath the gutter line of the principal roof form. This roof is tiled and supported by rounded cast iron posts to the rear and more slender metal post to the front. The underside of the roof is timber lined.

Figures 33 to 38 illustrate the wing on the south-western side and the north-eastern side of the Pavilion.



Figure 33:
North-western side of the pavilion.



Figure 34:
North-western side of the pavilion.



Figure 35:
Continuing along the above elevation.



Figure 36:
North-eastern elevation.



Figure 37:
Enclosed space under the
originally open pavilion on
the north-eastern side.



Figure 38:
Posts supporting the roof.

At ground floor level on the south-eastern side, the arcade that connects the building to the golf clubhouse continues across the face of the pavilion. The large arched openings are infilled with timber framed and multiple paned double hung windows with toplights. Refer to Figure 39.



Figure 39:
South-eastern elevation.

3.1.2 Interior

Ground Floor

Council minutes indicate that there have numerous alterations to the ground floor layout over time. No current floor plan has been provided. Figures 40 to 44 illustrate the interior.



Figure 40: Enclosed space at the south-eastern end, looking towards the arcade linking into the Golf Clubhouse.



Figure 41: The same space looking to the north-west.

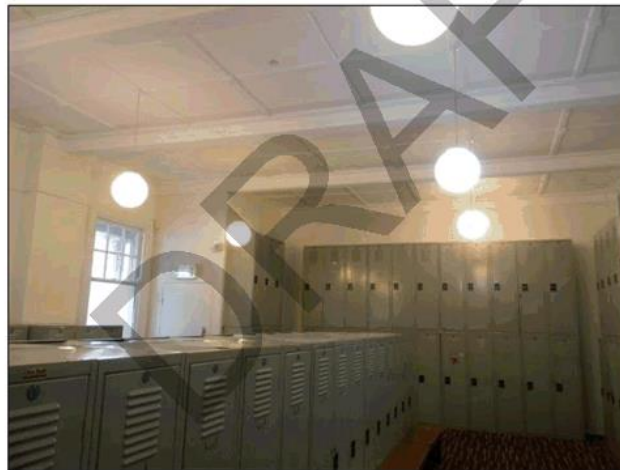


Figure 42:
The principal assembly room on the south-western side.



Figure 43: Detail of the typical joinery at ground floor level, showing profiled skirtings and architraves.

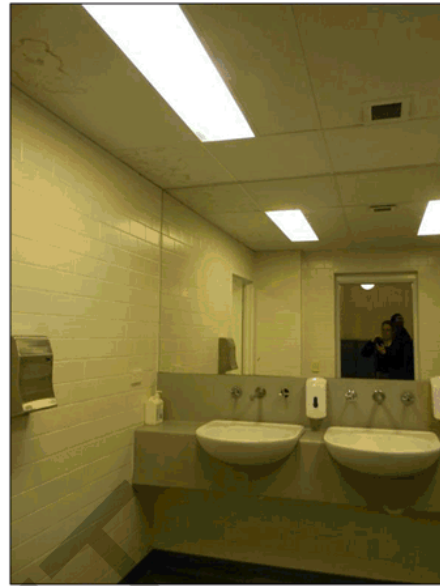


Figure 44: Refurbished bathrooms at ground floor level.

There is a single room at first floor level within the principal building form. Squared masonry pillars support a central metal girder. Refer to Figures 45 and 46.

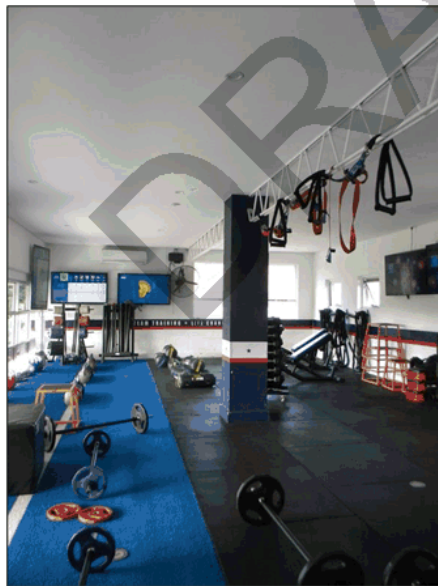


Figure 45: First floor level.

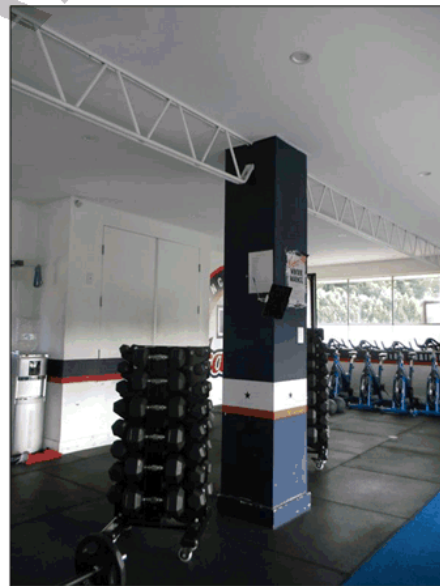


Figure 46: First floor level.

Single Storey Wing

The single storey wing on the south-western side of the pavilion retains what appear to be original architraves and some skirting. There is a small section of original ceiling, with battening. Refer to Figures 47 to 49.



Figure 47:
Side wing showing a later opening and ceilings with what appears to be original profiled timber joinery.

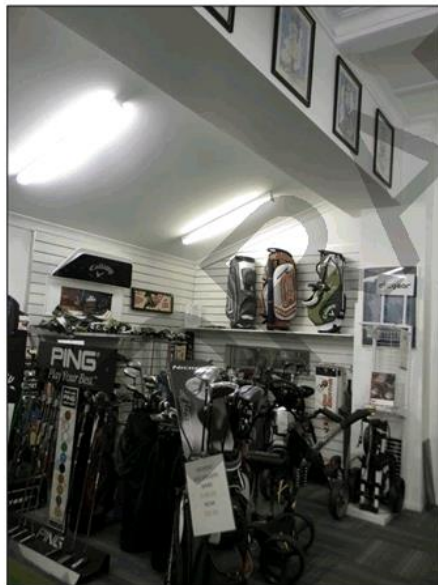


Figure 48: Side wing with later opening and ceiling.

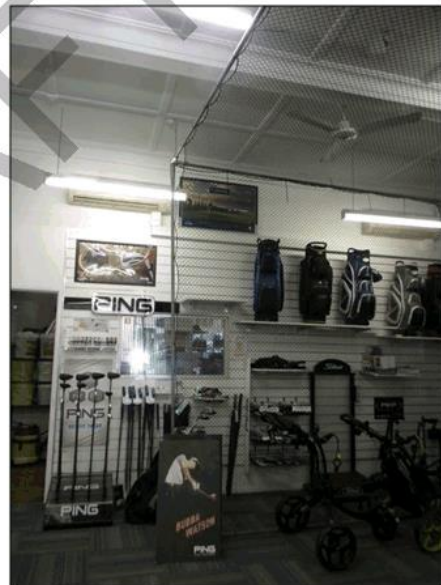


Figure 49: Side wing with original sections of ceiling.

Dressing Rooms

The dressing rooms on the north-eastern side have concrete floors and ceilings and basic amenity fit-outs. Refer to Figures 50 and 51.

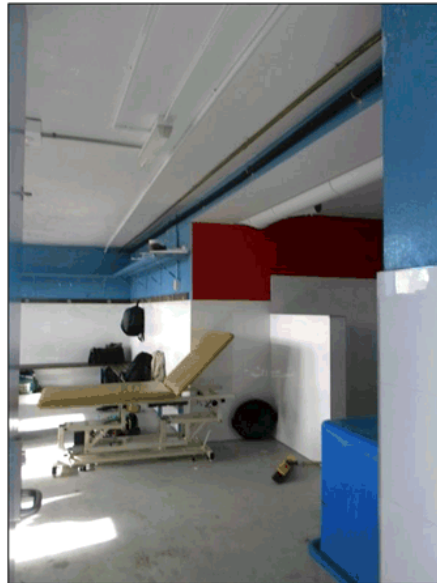


Figure 50: Dressing rooms.

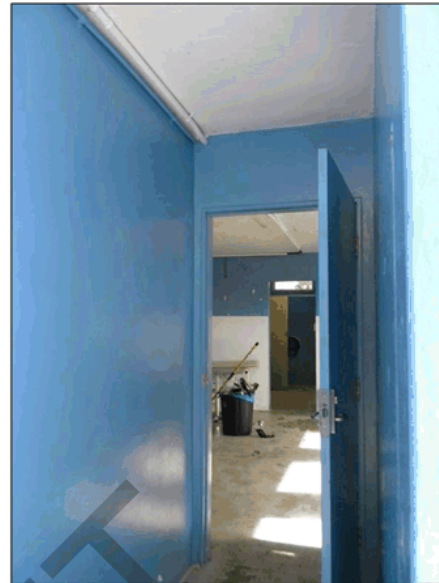


Figure 51: Dressing rooms.

3.2 The Woollahra Golf Clubhouse

3.2.1 Exterior

The clubhouse is a one and two storey building constructed in several stages. The principal building form and wings are one and two storey in height and are constructed of rendered masonry with hipped tiled roofs. There are single storey flat and skillion roofed sections, constructed of various materials, on the eastern and southern sides.

The western side of the building is single storey in height and forms part of Woodforde's 1934 clubhouse, with later alterations and additions. The walls are rendered and painted and the roof hipped and clad in tiles. The front elevation centres on a gabled roofed portico supported by a Doric column to either side. The gable has timber bargeboards and a semi-circular vent. Beneath the gable, automatic doors lead into the clubhouse. A ramp is under construction in front of the portico. There are two wings to either side of the portico, set at a slight angle to it. The shorter northern wing, has two large openings fitted with metal framed doors or timber framed windows. The southern wing has a series of openings fitted with timber framed windows of various types. Figures 52 to 54 illustrate this elevation.



Figure 52:
Front elevation of the 1934
Woollahra Golf Clubhouse.



Figure 53:
Entrance portico.



Figure 54:
Southern wing (extended) of the
original 1934 building.

At the northern end of this section of the clubhouse, a single storey open arcade links the clubhouse with the George S. Grimley Pavilion. The roof of the arcade, which is concealed, is supported by squared pillars. There is a balustrade of masonry balusters set between the pillars. An arched opening, with a later set of timber framed and glazed doors, leads into the clubhouse. Refer to Figures 55 and 56.



Figure 55: The arcade linking the golf clubhouse and George S. Grimley Pavilion.



Figure 56: Doors leading to the golf clubhouse.

In 1956, a substantial one and two storey addition was constructed on the eastern side of the original building. This addition has rendered walls and a hipped roof clad in tiles. The eaves are wide and lined. The principal entrance appears to have been on the north-eastern side through an entrance porch with squared columns. The original doors have been replaced with metal framed and glazed doors. Windows in this elevation are generally timber framed double hung windows with a single pane to the lower sash and multiple panes to the upper sash. Refer to Figures 57 and 58.



Figure 57:
North-eastern elevation of the 1956 addition, with part of the earlier building on the RHS and part of a later addition on the LHS.



Figure 58:
Foundation stone.

The 1956 addition has been extended outwards at ground floor level on the eastern side. This part of the building is flat roofed and has large openings fitted with metal framed doors and windows. Refer to Figures 59 to 61.



Figure 59:
Ground floor extension on the eastern side.



Figure 60:
Ground floor extension on the eastern side.



Figure 61:
Stairwell on the southern side.

There are single storey service wings on the southern side of the building of various heights and dates. These wings have rendered masonry walls and flat or skillion roofs clad in metal sheet. Refer to Figures 62 to 65.



Figure 62:
Service wings on the southern side.



Figure 63:
Service wings on the
southern side.



Figure 64:
Service wings and detached
car port on the southern
side.

3.2.2 Interior

Ground Floor

The ground floor of the clubhouse has undergone extensive alterations and additions over time. Little original fabric is visible in the 1934 section of the building with the exception of some sections of profiled timber skirting and architraves and what are possibly remnant ceilings at the entrance.

The remainder of the ground floor area has a post c.1990s fit out. Walls have been removed and openings created; finishes have been updated. Figures 65 to 70 illustrate typical interiors in this part of the building.



Figure 65: Looking towards the main entrance into the 1934 building, showing possible remnant ceiling.



Figure 66: Room within the southern wing of the 1934 building.

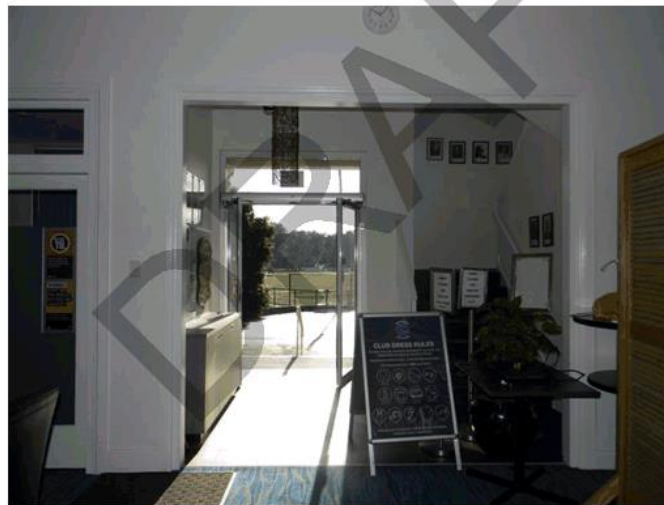


Figure 67: Looking towards the entrance to the 1956 addition from the original section of the building.

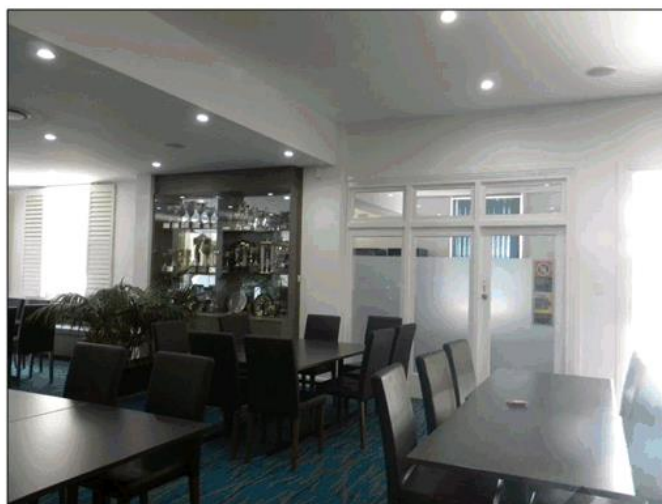


Figure 68:
Within the
refurbished 1934
section of the
building.



Figure 69:
The extension on
the eastern side of
the 1956 building.



Figure 70:
Kitchen on
southern side.

First Floor

The first floor was constructed as part of the 1950s addition. The staircase leading up to this level has a simple timber balustrade to the lower section; the upper section has an enclosed balustrade.

Walls at first floor level are rendered and painted. Ceilings are plasterboard (or equivalent) with quad cornices. Doors are single panel doors. Architraves and skirting boards, where present, are simple in profile. The bathrooms at this level are c.1950s in date. Refer to Figures 71 to 76.



Figure 71: Staircase to first floor level.



Figure 72: Showing simple finishes, typical at this level. Unprofiled skirting boards, simply detailed door and window architraves and single panel doors.

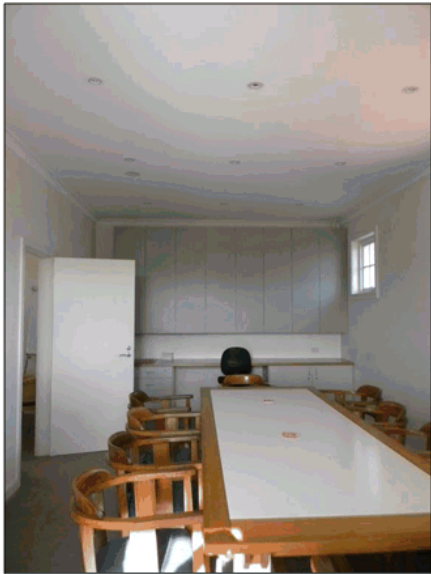


Figure 73: Board room at first floor level with modern cabinetry to one end.



Figure 74: Moveable heritage.



Figure 75: Door with porthole window leading into the first floor bathroom.



Figure 76: Typical finishes in the first floor bathroom.

3.3 The Setting

For the following, refer to Figure 77, an aerial photograph over the site and the surrounding area.

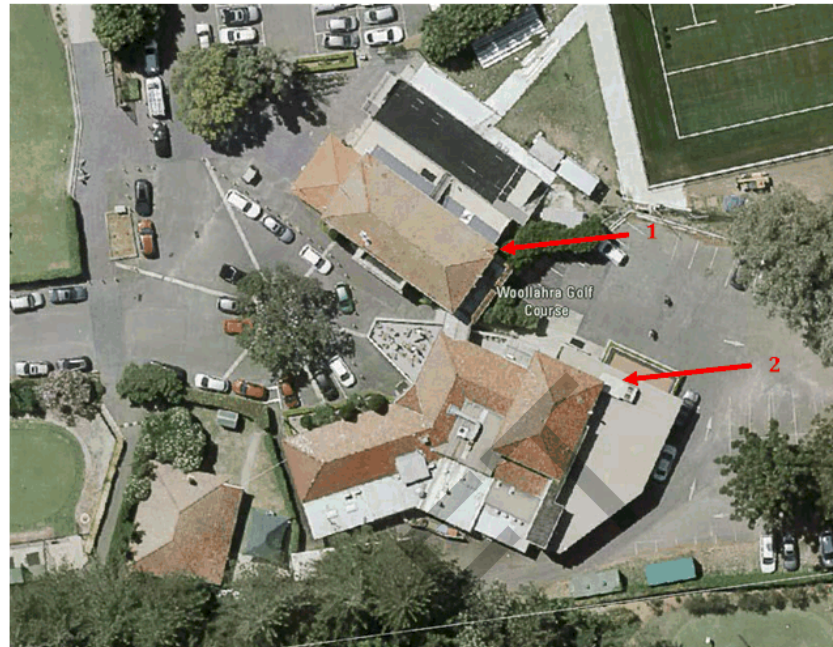


Figure 77: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse
Woollahra Council GIS.

The George S. Grimley Pavilion and Woollahra Golf Clubhouse are located off O'Sullivan Road within the Woollahra Golf Course. They are located on the western side of the golf course; the fairways extend to the north, south and east. To the north-east of the George S. Grimley Pavilion there is a playing field surfaced in artificial turf.

The two buildings are approached off O'Sullivan Road via a driveway which ends in a carpark. The main driveway towards the George S. Grimley Pavilion is visible in the 1943 photograph, Figure 28 above.

There is a second driveway into the site from O'Sullivan Road which leads to the rear of the Woollahra Golf Clubhouse. This driveway is lined with regularly spaced mature pine trees and is similarly visible in Figure 28 above.

Refer to Figures 78 to 80 and to the photographs above.



Figure 78:
Main driveway off
O'Sullivan Road into
the site.



Figure 79:
Former main driveway into the
Woollahra Golf Clubhouse.



Figure 80:
Playing field to the
north-east of the
Pavilion.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Statutory Heritage Listings for the Site

4.1.1 Commonwealth Listings

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

4.1.3 Local Listings

The site is:

- Not listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*.
- Not located within a Heritage Conservation Area listed by Schedule 5 Part 2 of the *Woollahra LEP 2014*.

4.2 View Corridors

4.2.1 The George S. Grimley Pavilion

The George S. Grimley Pavilion was once a highly visible element in the landscape. The most significant view corridors are those towards the south-western elevation. This is the most intact elevation. View corridors towards the north-eastern elevation were also once significant, but have been compromised by the later alterations carried out to this side of the building.

The George S. Grimley Pavilion is obscured on approach along O'Sullivan Road from the north-west by vegetation. There are glimpses towards the roof on approach along O'Sullivan Road from the south east when close to the site.

The principal views out of the George S. Grimley Pavilion are to the north-east, over the playing field. These views survive, despite the alterations to this side of the building.

4.2.2 The Woollahra Golf Clubhouse

The principal view corridors towards the clubhouse are all obtained from within the grounds of the golf course. The most significant surviving view corridors are of the south-western elevation. It is noted, however, that this is a view corridor of an altered elevation.

The clubhouse is obscured on approach along O'Sullivan Road from the north-west by vegetation. There are glimpses towards the roof of the two storey element on approach along O'Sullivan Road from the south-east when close to the site.

The principal view corridors out of the clubhouse are over the golf course to the east and north-east.

4.3 Integrity

4.3.1 The George S. Grimley Pavilion

The George S. Grimley Pavilion demonstrates mixed integrity. The following is noted:

- The south-western elevation is substantially intact. It is noted that one opening has been infilled at ground floor level and that the first floor windows have been infilled to become highlight windows. The interior of this part of the building, whilst known to have been altered over time continues to be identifiable as being of the Inter-War period.
- The north-eastern side of the building has been extended outwards and altered. The tiered seating has been completely removed and the section beneath the principal roof form enclosed. This side of the building demonstrates low integrity.

4.3.2 The Woollahra Golf Clubhouse

This building demonstrates low integrity. The external and internal alterations and additions over time have been extensive.





4.4 Comparative Analysis

4.4.1 George S. Grimley Pavilion

4.4.1.1 Grandstands

There are numerous pavilions/grandstands listed as heritage items on the State Heritage Register and State Heritage Inventory. The most outstanding examples, state wide are, arguably, John Kirkpatrick's c.1900 ladies and members' stands at the Sydney Cricket Ground.

The majority of locally listed examples are located within country areas. Five suburban examples have been identified, three of which are included in Table 1 below. The fourth example, at Rushcutters Bay, was erected in the late nineteenth century and is in a different style to the George S. Grimley Pavilion. The fifth example is provided by the main grandstand at North Sydney Oval, erected in 1928. This is a much larger example than the George S. Grimley Pavilion.

Item/Date	Address	Reasons For Listing	Photograph
Eastwood Grandstand c.1933	45 West Parade, Eastwood	Aesthetic; historical significance; highly intact; architect designed. Local significance.	 Google Maps. Includes facilities below.
The Grandstand c.1927	Cross Street, Rawson Park, Mosman	Demonstrates high community values; important place of recreation in the social history of the suburb	 SHI Inventory. Upper part converted into a Clubhouse but some grandstand seating retained.
Pratten Park Grandstand, Ashfield c.1920	Pratten Park, Ashfield	None given by listing sheet.	 Google Images
Nowra Showground Federation Brick Pavilion c.1905	West Street, Nowra	Historic, aesthetic, social.	 SHI.



Item/Date	Address	Reasons For Listing	Photograph
Harwood Mill Grandstand c.1927-8	Millstreet , Harwood	Association with local sports; rare and excellent example of a simple vernacular grandstand; historic significance.	
John Slade Memorial Pavilion Date unknown.	124 Mitchell Street, Stockton	Located in prominent park.	

Table 1: Heritage listed grandstands in NSW.

There are a number of other grandstands in the Woollahra area, none of which are heritage listed, including:

- Southern grand stand at White City, c.1921. Figure 81.
- The Leslie Wilkinson designed grandstand at White City, erected in 1931. This grandstand has had numerous alterations over time. Figure 82.
- Frank Dixon Grandstand, Trumper Oval, Paddington. In its present configuration the grandstand is a single, ground-level grandstand. Originally constructed in 1936, the grandstand was reduced in size in the mid-1980s.
- Christison Park, Vaucluse. Modern grandstand.



Figure 81: Southern grandstand, White City.

Woollahra Urban Planning Committee, Item: R2- White City-Proposed Heritage Item, Annexures-Item R2, November 2013.

Built in 1923, this grandstand is covered by a large sloping partially cantilevered roof supported by a complex timber and steel truss roof on timber and steel posts and beams. It originally sat 3,500 people; 500 additional seats were added in the late 1920s. The area under the stand contains a basement, a glazed press box and wrought iron balustrading to the members section. The stand is in a dilapidated condition.

This grandstand is far larger than the George S. Grimley Pavilion and of a different type of construction. Unlike the George S. Grimley Pavilion it retains seating, which is an important part of the ability to understand a grandstand.



Figure 82: Northern Grandstand, constructed in the 1930s (Stage 1).
Woollahra Urban Planning Committee, Item: R2- White City-Proposed Heritage Item, Annexures- Item R2, November 2013.

The grandstand contains an arched masonry wing below the seating. The outward face contains arches infilled with windows, doors, ticket booths and an accessway to the arena. The remainder of this stand was constructed in the 1970s. Leslie Wilkinson was associated with the design of the 1930s section of the grandstand. The grandstand is in a dilapidated condition.

4.4.1.2 E. A. Scott and Green

There are no other heritage listed grandstands designed by E. A. Scott & Green in NSW. Their heritage listed work during the Inter-War period is in a range of styles, including the Inter-War Georgian Style, Art Deco Style, Mediterranean Style and Romanesque Style. These examples include domestic and commercial commissions. Many of the listed examples demonstrate a higher level of integrity than the George S. Grimley Pavilion. A good example of their Inter-War period work within the Woollahra Council area is provided by The Knoll, Kent Road, Rose Bay, a two storey mansion in the Inter-War Georgian Revival Style. Refer to Figure 83.







Figure 83:
The Knoll, mid 1930s.
SHI listing sheet.

4.4.2 Woollahra Golf Clubhouse

4.4.2.1 As a Golf Clubhouse

The 1930s witnessed the creation of a number of golf courses and the construction of associated Golf Clubhouses. There is one item listed on the State Heritage Register and sixteen on local environmental plans associated with golf courses and golf clubs. The State listed item, 'Duntryleague with Lodge, Park, Gates, Stables' in Orange is listed primarily for its association with the Victorian villa on the site and the family who occupied it. Table 2 below identifies a number of locally listed Inter-War period examples. All these examples are in the Inter-War Georgian Revival Style, as was Woodforde's original clubhouse at Woollahra. These examples, however, are generally larger and demonstrate a greater degree of integrity than the Woollahra Golf Clubhouse. There is one golf club listed in Woollahra, being the Royal Sydney Golf Club. The course and clubhouse are listed. This course is older than Woollahra and is associated with numerous prominent people; the Clubhouse is substantial.

Item/Date	Address	Reasons For Listing	Photograph
Avondale Golf Club and Surrounds Clubhouse, c.1927.	40 Avon Road, Pymble	Cultural, social, architectural, natural, municipal	 <p>Google Images. Inter-War Georgian Revival; architect: E. Apperley</p>

Item/Date	Address	Reasons For Listing	Photograph
Bonnie Doon Golf Clubhouse c.1937	Banks Avenue, Pagewood	Local historic, aesthetic and social	 <p>SHI Inter-War Georgian Revival; architect: E. Apperley and Alfred Wright.</p>
Killara Golf Club c.1930s		Cultural, social, architectural, landmark value.	 <p>Google Images. Architect: C. Brewster.</p>
Manly Golf Clubhouse Inter-War		Representative example of its style; historically significant.	 <p>SHI Inter-War Georgian Revival; architect: E. Apperley and Alfred Wright (attr.)</p>
Northbridge Golf Course Clubhouse: 1938		Inter-War Georgian Revival Building with Spanish Mission Influences. Course has other values.	 <p>Google Images. Architect: A.M. Woodforde</p>


Item/Date	Address	Reasons For Listing	Photograph
Royal Sydney Golf Clubhouse c.1922	Kent Road, Rose Bay	Historic, aesthetic, social	 <p>Google Images Federation Bungalow Style. Architect: M.B. Halligan.</p>

Table 2: Heritage listed Golf Clubhouses.

4.4.2.2 As an Example of the Work of 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 2.3.4, the architect M.V.W. Woodforde worked in a variety of styles. It is difficult to identify distinct characteristics. His most noteworthy buildings are arguably the two listed examples. Two other examples of his work in Woollahra have been identified, being the Sydney Croquet Club and the Baby Health Care Centre on the corner of New South Head Road and Sherbrook Avenue. Neither are listed; both appear to be substantially intact. The Golf Clubhouse is not a good example of his work because of the extent of alterations and additions.

No information has been located on the other architects known to have worked on the building.

4.5 Significance

The George S. Grimley Pavilion and Woollahra Golf Clubhouse are assessed for heritage significance under the following criterion of the New South Wales Heritage Office, now Heritage NSW. 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.

It is noted that the assessment is for the George S. Grimley Pavilion and Woollahra Golf Clubhouse only, not for the entire Woollahra Golf Course.

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

The George S. Grimley Pavilion has local significance under this criterion for the following reasons:

- The pavilion was built in the mid-1920s at time when Council were beginning to demonstrate a strong interest in the provision of public recreational facilities. This interest continues today. Although the north-eastern elevation has been altered, the building, particularly when viewed from the south-west, is readily recognisable as the building erected by Council in the mid 1920s.
- The pavilion has been continually used for community purposes since this time.

The Woollahra Golf Clubhouse similarly forms part of the long term pattern of Council provided facilities. It has, however, undergone a far greater degree of alteration and addition over time such that the building is not readily identifiable as belonging to any particular period. There are better preserved examples of buildings erected by Council within the local area. It does not meet the threshold for listing under this criterion.

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

The George S. Grimley Pavilion has local significance under this criterion for the following reasons:

- It is named for George S. Grimley, long time alderman and Mayor in 1930-31, 1938-29 and 1945-46. Grimley's name is displayed above the entrance.
- The south-western half of the building is identifiable as the building designed by architects E.A. Scott and Green. It is a modest example of their work and one that, unlike private residences, is publicly accessible.

The Woollahra Golf Clubhouse does not meet the threshold for listing under this criterion on the basis of its association with M.V.E. Woodforde because the building has been extensively altered. Later architects who have worked on the building are not significant architects in a local or wider context.

The clubhouse has a long association with the Woollahra Golf Club, who have been associated with the building since their inception in the 1930s. This does not meet the threshold for listing on its own. The Club are one of many local sporting associations.

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

The George S. Grimley Pavilion has significance under this criterion for the following reasons:

- It is an example of an Inter-War period grandstand. This applies to the south-western part of the building only. The north-eastern side of the building, which originally provided seating, has been substantially altered. The primary function significance of a grandstand is to accommodate people for a sporting event. Whilst the loss of the integrity of the north-eastern side of the building has impacted upon significance under this criterion, this grandstand was designed with a dual purpose, as is reflected in the care with which the south western elevation was designed, and was equally used by the community for social functions. These functions occurred within the south-western part of the building, which is substantially intact.

The Woollahra Golf Clubhouse does not meet the threshold for listing under this criterion because of the extent of alteration and addition. The existing building has no architectural merit.

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

A survey of the local community has not been carried out to ascertain if the buildings have local significance or are valued only because of the amenity they provide.

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

An archaeological investigation has not been carried out. The two buildings are not rare buildings with regard to construction technique.

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

Neither the George S. Grimley Pavilion nor Woollahra Golf Clubhouse are significant under this criterion. There are other buildings in the local area with long associations with sporting associations.

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

The George S. Grimley Pavilion has significance under this criterion for similar reasons to that given under criterion (c):

- It is a good example of an Inter-War period grandstand. This applies to the south-western part of the building only. The north-eastern side of the building, which originally provided seating, has been substantially altered. The primary function significance of a grandstand is to accommodate people for a sporting event. Whilst the loss of the integrity of the north-eastern side of the building has impacted upon significance under this criterion, this grandstand was designed with a dual purpose and was equally used by the community for social functions. These functions occurred within the south-western part of the building, which is substantially intact.

The Woollahra Golf Clubhouse is **not** significant under this criterion. While serving a long standing club and community, it is not a good example of an Inter-War period Golf Clubhouse.

4.6 Statement of Significance for the George S. Grimley Pavilion

The George S. Grimley Pavilion, Woollahra Park, Rose Bay, has historic and aesthetic significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46. The 1926 section of the building (south-western half) provides an example of an Inter-War period grandstand that was used not only for spectating, but also for varied community and private activities and functions. Significance resides only in the 1926 building and eastern single storey 1930s extension, including the interiors, which is substantially intact. The north-eastern side and the 1930s south-western extension (now used as the entrance to the pro shop) of the building demonstrates low integrity.

4.6 Significant elements of the George S. Grimley Pavilion

To assist in the future management of the George S. Grimley Pavilion the following diagram (Figure 84) based on the 1959 plan of the building is provided which demonstrates the significant elements of the building. These elements contribute to the overall significance of the George S. Grimley Pavilion. The other elements are non-significant and alterations and additions are permissible when supported with

appropriate heritage management documentation such as a Statement of Heritage Impact and archival recording.

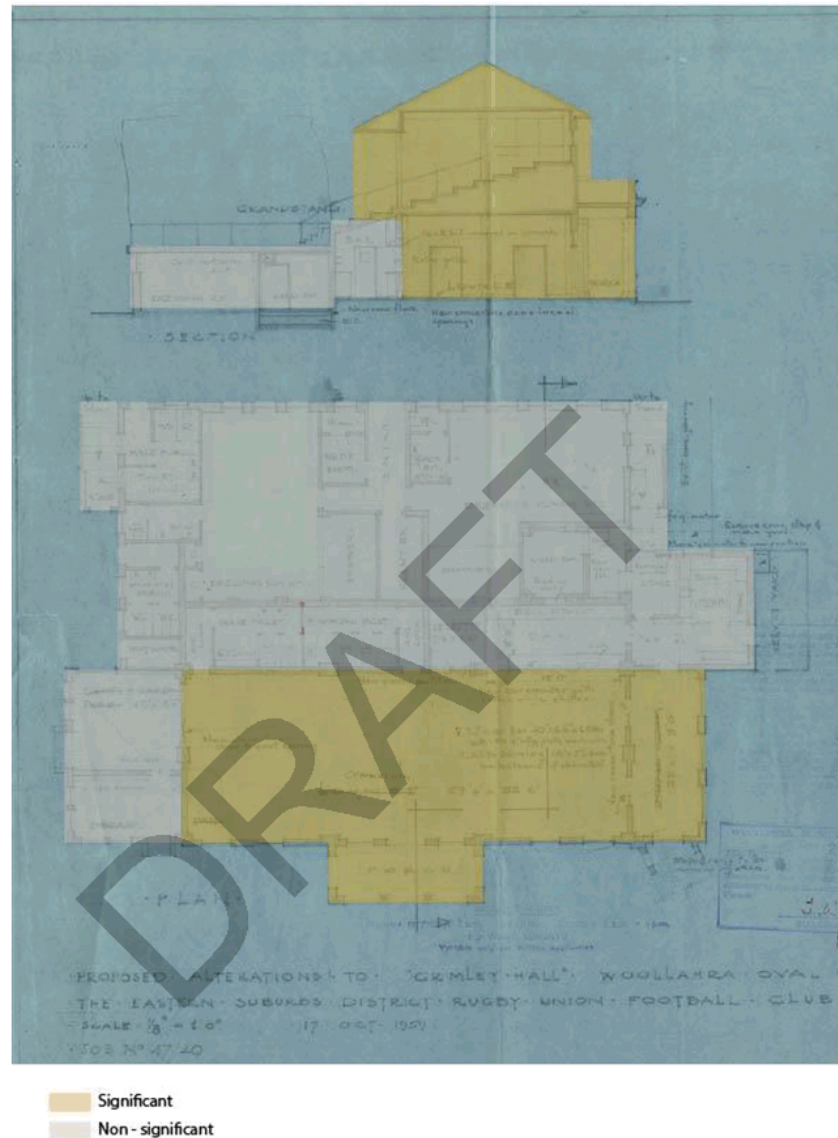


Figure 84: Significant elements of the George S. Grimley Pavilion

5.0 CONCLUSIONS

The George S. Grimley Pavilion was designed by E.A. Scott and Green in 1926 and has local historic and aesthetic significance. The south western half of the building provides a good example of an Inter-War period Georgian Revival Style community building; the north eastern side of the building has been significantly altered.

The Woollahra Golf Clubhouse opened in 1934. It provides another example of a recreational facility erected by Council during the Inter-War period. It has, however, undergone significant alteration and addition over time, such that it is no longer a good example of its type.

6.0 RECOMMENDATIONS

It is recommended that:

- The Woollahra Golf Clubhouse should not be listed as a heritage item on Schedule 5 Part 1 of the *Woollahra LEP 2014*. It does not meet the threshold for listing under any of the Heritage NSW criteria.
- The George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) be listed as a heritage item on Schedule 5 Part 1 of the *Woollahra LEP 2014*. This part of the building has significance under criterion (a), (b), (c) and (g).
- Neither site be nominated for listing on the State Heritage Register.

DRAFT

Heritage Data Form

ITEM DETAILS							
Name of Item	George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)						
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	Pro shop for the golf course; locker room facilities; gym						
Former Use	Grandstand; community function centre etc.						
Statement of significance	<p>The George S. Grimley Pavilion, Woollahra Park, Rose Bay, has historic and aesthetic significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46. The 1926 section of the building (south-western half) provides an example of an Inter-War period grandstand that was used not only for spectating, but also for varied community and private activities and functions. Significance resides only in the 1926 building and eastern single storey 1930s extension, including the interiors, which is substantially intact. The north-eastern side and the 1930s south-western extension (now used as the entrance to the pro shop) of the building demonstrates low integrity.</p>						
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION						
Designer	E.A. Scott and Green (original building)					
Builder/ maker	A.R. Hinwood (original building)					
Physical Description	<p>The George S. Grimley Pavilion is one and two storeys in height. The walls are rendered and painted masonry. The principal roof is hipped and clad in terracotta tile. The roof of the single storey wing on the north-western side is similarly hipped and clad in terracotta tile. The eaves are wide and timber lined. The change rooms on the north-eastern side have a flat concrete deck roof.</p> <p>The principal building form is two storeys in height. A projecting band delineates the ground and first floors. The principal elevation is the south-western elevation. A single storey portico projects outwards from this elevation. The portico is wide and flat roofed. The roof is supported by square profiled and Doric columns and bears the words 'George S. Grimley Pavilion.' Within the portico there is a pair of framed and glazed doors with toplight, to either side of which is a timber framed double hung window with a single pane to the lower sash and multiple panes to the upper sash. There are two similarly detailed windows at ground floor level to either side of the portico. At first floor level, there are a series of highlight metal framed awning sash windows.</p> <p>There is a single storey wing on the north-western side of the principal building form. It has a hipped roof and multiple paned doors and windows.</p> <p>The original pavilion has been extended on the north-eastern side to provide dressing rooms with a flat roofed deck accessed via concrete stairs on either side. The original seating has been removed and the top section, beneath the principal roof, infilled to house a gym.</p> <p>The pavilion is connected to the golf club via a single storey arcade on the south-eastern side.</p>					
Physical condition and Archaeological potential	<p>Appears to be well-maintained.</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	1927	Finish year	1927	Circa	<input type="checkbox"/>
Modifications and dates	<p>1937-8: Alterations and additions (M.E.V Woodforde, architect).</p> <p>1972: Removal of seating in the grandstand and extension on the north-eastern side of the dressing rooms (David Brindley and Vickery, architect).</p> <p>1983: Alterations to the pro-shop.</p> <p>1996: Internal refurbishment.</p> <p>2008: Alterations to the gym.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>The Building:</p> <p>Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of 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 1926, architects E.A. Scott and Green were commissioned to prepare sketch plans of a pavilion it was proposed to call the George S. Grimley Pavilion in honour of the long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46. In late 1926, the tender of A.R. Hinwood for the construction of the pavilion was accepted and, on 22 January 1927, Alderman Grimley laid the foundation stone.</p> <p>The pavilion was officially opened on 25 October 1927 by the Mayor. At the time, it was described as providing seating accommodation for 1,000 people, a social hall, four dressing rooms and a kitchen. The original plans have not been located. In addition to providing a grandstand for the oval, the completed pavilion played an important role in the social life of Woollahra. Local organisations used the pavilion for meetings and events; private functions were also regularly held.</p> <p>The building has a long history of alterations and additions, dating from the early-to mid 1930s. The most significant alterations were carried out in 1972 when the Eastern Suburbs District Rugby Union Club, who were now using the pavilion, removed seating on the north-eastern side and extended the building outwards to accommodate dressing rooms. At a later date, the remaining seating was removed and a gym constructed at the first floor level beneath the original roof form.</p> <p>The Architects:</p> <p>Ernest Alfred Scott (1863-1947) was born in South Australia, the son of a grazier. During the early 1880s, he was articled to Adelaide architects Bayer and Withall (c.1880-4), before commencing practice in 1886. Scott is said to have worked on the Jubilee Exhibition Building in Adelaide (c.1886). By 1887, he had moved to Sydney and opened a practice. Around 1911, he entered in a partnership with Edward Rodwell Green (1885-1974). The partnership practiced as Ernest A. Scott & Green. Scott's son, Thomas Maxwell, joined the partnership in 1923, which then became Scott, Green & Scott. Scott was president of the Institute of Architects in 1932. After World War II, the partnership became known as E.A. and T.M Scott. The partnership's work was varied and included residential and commercial commissions.</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>

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The George S. Grimley Pavilion has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The pavilion was built in the mid-1920s at time when Council were beginning to demonstrate a strong interest in the provision of public recreational facilities. This interest continues today. Although the north-eastern elevation has been altered, the building, particularly when viewed from the south-west, is readily recognisable as the building erected by Council in the mid 1920s. The pavilion has been continually used for community purposes since this time.
Historical association significance SHR criteria (b)	<p>The George S. Grimley Pavilion has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> It is named for George S. Grimley, long time alderman and Mayor in 1930-31, 1938-29 and 1945-46. Grimley's name is displayed above the entrance. The south-western half of the building is identifiable as the building designed by architects E.A. Scott and Green. It is a modest example of their work and one that, unlike private residences, is publicly accessible.
Aesthetic significance SHR criteria (c)	<p>The George S. Grimley Pavilion has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> It is an example of an Inter-War period grandstand. This applies to the south-western part of the building only. The north-eastern side of the building, which originally provided seating, has been substantially altered. The primary function significance of a grandstand is to accommodate people for a sporting event. Whilst the loss of the integrity of the north-eastern side of the building has impacted upon significance under this criterion, this grandstand was designed with a dual purpose, as is reflected in the care with which the south-western elevation was designed, and was equally used by the community for social functions. These functions occurred within the south-western part of the building, which is substantially intact.
Social significance SHR criteria (d)	<p>A survey of the local community has not been carried out to ascertain if the buildings have local significance or are valued only because of the amenity they provide.</p>
Technical/Research significance SHR criteria (e)	<p>An archaeological investigation has not been carried out. It is not known if the site has archaeological potential.</p> <p>The building does not provide information about rare construction techniques.</p>
Rarity SHR criteria (f)	<p>The George S. Grimley Pavilion is not significant under this criterion. There are other more intact examples of Inter-War period grandstands within the Woollahra Municipality and within New South Wales.</p>
Representativeness SHR criteria (g)	<p>The George S. Grimley Pavilion has significance under this criterion for similar reasons to that given under criterion (c):</p> <ul style="list-style-type: none"> It is a good example of an Inter-War period grandstand. This applies to the south-western part of the building only. The north-eastern side of the building, which originally provided seating, has been substantially altered. The primary function significance of a grandstand is to accommodate people for a sporting event. Whilst the loss of the integrity of the north-eastern side of the building

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	has impacted upon significance under this criterion, this grandstand was designed with a dual purpose and was equally used by the community for social functions. These functions occurred within the south-western part of the building, which is substantially intact.
Integrity	The integrity of the building is mixed. The north-eastern side has low integrity. The south-eastern side, while known to have been altered over time, remains readily identifiable as the building designed by E.A. Scott and Green and as an Inter-War period building.

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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>Woollahra Golf Clubhouse and the George S. Grimley Pavilion, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	2020	Woollahra Council.
Written	-	'Park Markers. Woollahra Alderman. New Pavilion Opened,' The Sun, 26 October, 1927.	1927	TROVE
Photographic		(Grimley Pavilion)	c.1920s/1930a	Woollahra Library
Plans	Davey, Brindley & Vickery	<i>Proposed Alterations to 'Grimley Hall', Woollahra Oval for the Eastern Suburbs District Rugby Union Football Club</i>	1959	Woollahra Council Archives
Photographic	-	<i>The Grimley Pavilion- series of photographs</i>	1978	Woollahra Library.

RECOMMENDATIONS	
Recommendations	It is recommended that the Grimley Pavilion, and interiors, be listed as a heritage item on Schedule 5 Part 1 of the <i>Woollahra LEP 2014</i> , with the notation that the listing applies to the south-western half of the building only.

SOURCE OF THIS INFORMATION			
Name of study or report	<i>Woollahra Golf Clubhouse and the Grimley Pavilion, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	Year of study or report	2020
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 and Shona Lindsay	Date	February 2020

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IMAGES - 1 per page

Image caption	South-western elevation				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	North-western elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Heritage Data Form

Image caption	North- western elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Heritage Data Form

Image caption	North-eastern elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Heritage Data Form

Image caption	North-eastern elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



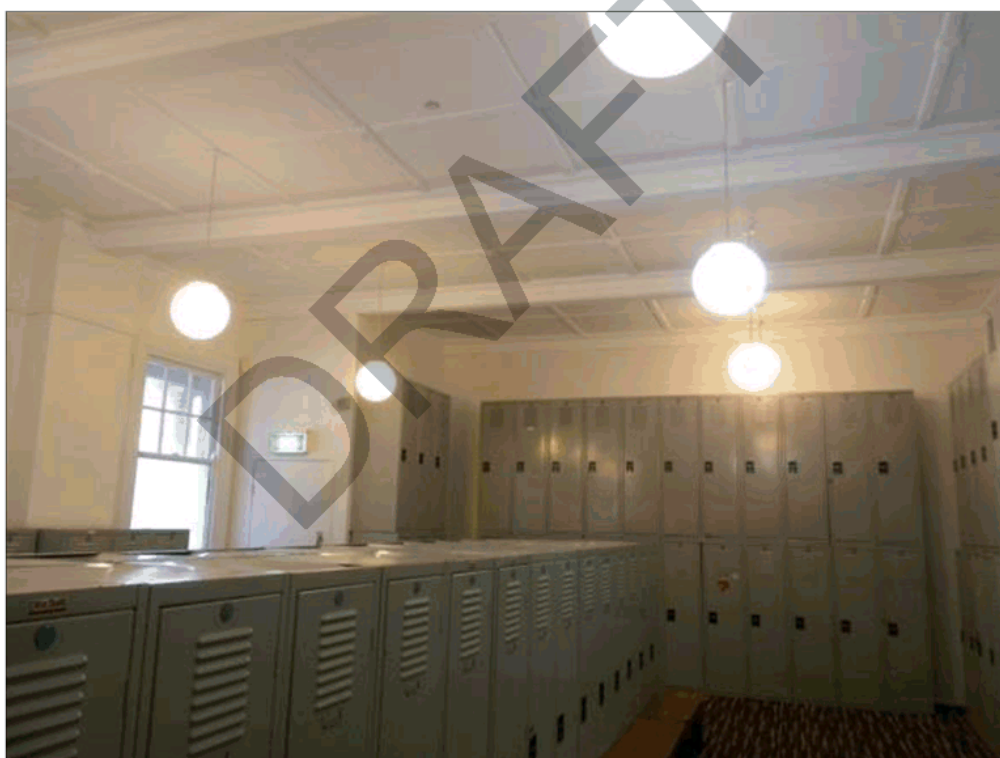
Heritage Data Form

Image caption	South-eastern elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



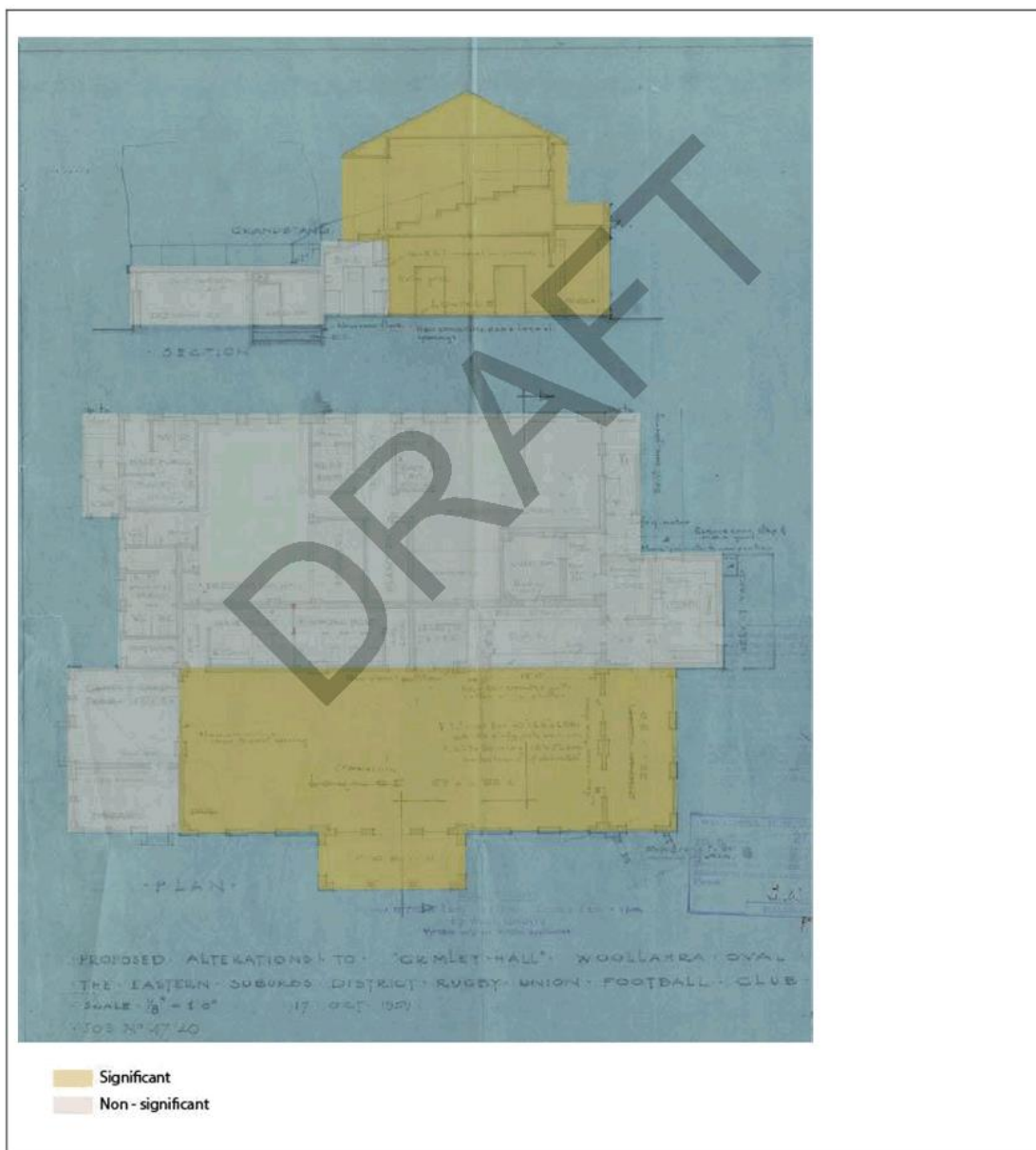
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Image caption	Main assembly room (ground floor)				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	Significant elements of the George S. Grimley Pavilion				
Image year	2020	Image by	Shona Lindsay	Image copyright holder	Woollahra Council





Annexure 2

ACN 000 182 436 ABN 18 000 182 436
O'Sullivan Rd, Bellevue Hill NSW 2023
Phone: Office 9327 5404 Fax 9363 3101

2nd December 2019

Shona Lindsay
Heritage Officer
Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028
Shona.Lindsay@woollahra.nsw.gov.au

Dear Shona,

Thank you for your email on 1st November advising of the determination of the heritage status of the Grimley Pavilion and inviting submissions.

We understand that the listing will include the façade and the ceilings in the interior room which we currently use as a locker room. We would like to make a submission regarding the 'wet areas' and the portion of the locker rooms not including the ceiling which, we understand, is part of the original building.

The shower, toilet and wash basin area does not contain any apparent vestiges of the original structure and we would anticipate refurbishing that area at some point to keep the facilities in good order. Similarly, the Club anticipates replacing the lockers in the main locker room with modern lockers as the current lockers reach the end of their usable lives. This would not involve any contact with the ceiling but may involve attaching the lockers to the wall surfaces to ensure their stability or possibly creating a framework in the centre of the room for the same purpose. We would like to have this kind of refitting exempted from any requirement to lodge a heritage assessment for this internal renewal on the understanding that we would not in any way affect the ceiling or external portion of the pavilion and that the fit out would be simply to renew existing installations in the room.

Thank you for your consideration of our submission.

Kind regards,

Guy Gibson
General Manager

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

