

Environmental Planning Committee



Agenda

Monday 1 June 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.

In line with social distancing requirements to limit the spread of the COVID-19 virus Woollahra Council will be holding Council and Committee meetings (i.e. Environmental Planning (EP), Finance, Community & Services (FC&S) and Strategic & Corporate (S&C) remotely using conferencing technology (until further notice).

The Mayor, Councillors and staff will be participating in meetings by an audio-visual link instead of attending in person. Meetings will be webcast and member of the public can watch and listen to meetings live (via YouTube) or dial in to listen to the meetings using a telephone.

Members of the public are invited to listen to meetings by either using conferencing technology or by teleconference. Public participation online or by phone will be managed in accordance with meeting procedures.

A link will be available on Council's website:

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

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

A audio 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 using conferencing technology or by teleconference, listening and/or speaking at 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. Councillors, staff and members of the public are advised that meeting are being lived streamed, accessible via a link from Council's website.

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

Woollahra Council does not accept any liability for statements, comments or actions taken by individuals during a Council or Committee meeting.

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For further information please visit www.woollahra.nsw.gov.au

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:
Quorum:

7 Councillors
The quorum for Committee meeting is 4 Councillors

Woollahra Municipal Council

Notice of Meeting

27 May 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 – 1 June 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 remotely using conferencing technology, **on Monday 1 June 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).

Watch and listen to the meeting live via Council's website

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

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

The safety of our community, Councillors 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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1.	Leave of Absence and Apologies	
2.	Late Correspondence	
3.	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 11 May 2020 - 20/88123	7
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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, Woollahra Park, Rose Bay - 20/86529.....	9
R2	Proposed amendments to the Woollahra Community Participation Plan - 20/82769.....	121

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 11 MAY 2020**
Author: Sue O'Connor, Governance Officer
File No: 20/88123
Reason for Report: The Minutes of the Environmental Planning Committee of 11 May 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 11 May 2020 be taken as read and confirmed.

Item No: R1 Recommendation to Council

Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF GEORGE S. GRIMLEY PAVILION, WOOLLAHRA PARK, ROSE BAY**

Author: Shona Lindsay, Heritage Officer

Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development

File No: 20/86529

Reason for Report: To report on the advice made to Council by the Woollahra Local Planning in regard to the planning proposal for the local heritage listing of the George S. Grimley Pavilion

Recommendation:

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

1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

In response to Council's decision the heritage consultant firm Weir Phillips Heritage and Planning was engaged to prepare an assessment of heritage significance for the *George S. Grimley Pavilion*. A copy of the assessment is provided as **Annexure 1**.

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

1. *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.*
2. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
3. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

2. Planning proposal

A planning proposal was prepared to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a heritage item in Woollahra LEP 2014 (see **Annexure 2**).

The planning proposal was prepared in accordance with section 3.33 of the Act and the two documents prepared by the NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide it with a statutory heritage protection.

3. Woollahra Local Planning Panel meeting and advice

On 21 May 2020 the *Woollahra Local Planning Panel* (LPP) considered a report on the planning proposal (see **Annexure 3**).

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

- A. *Proceed with the planning proposal to list the George S. Grimley Pavilion at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014 subject to -*
 - (i) *The description of the proposed item being revised to ensure that it sufficiently recognises the heritage significance of the building and its setting. In regard to this, consideration should be given to the remaining elements and spaces of the original 1926 building that may be located in the north-eastern part of the building, the golf pro-shop and other altered areas.*
 - (ii) *Providing a diagram in the assessment of heritage significance and the heritage data form to identify the area of land in Woollahra Park which encompasses the elements comprising the local heritage listing.*
- B. *Subject to Part A, forward the planning proposal to the Department of Planning, Industry and Environment, requesting a gateway determination to allow public exhibition.*

- C. *Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- D. *THAT the planning proposals for the Sydney Croquet Club and the George S. Grimley Pavilion be combined into a single planning proposal.*

4. Consideration of LPP advice

The proposed item is described as *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*. The original 1926 pavilion has been altered in a number of ways:

- 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. 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.
- 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 (application 328/72). The work also included new internal openings between the George S. Grimley Pavilion and what is now the pro-shop and the installation of a sauna room for the Eastern Suburbs Rugby Union Club within the dressing rooms beneath the seating.
- Alterations to the pro-shop to the side of the building were approved in 1983 (application 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 (application 96/642).
- Alterations to the gym for the football club (application 08/111).




It is reasonable to conclude that the listing would only apply to the remaining parts of the 1926 building, plus the eastern single storey 1930s extension, including interiors. However, the Panel was concerned that the remaining parts of the 1926 building were not clearly identified in the assessment of heritage significance and the heritage data form. In fact it was considered possible that elements of the 1926 building could lie within areas which were labelled non-significant in the diagrams in both the assessment of heritage significance (pg. 60) and the heritage data form (pg. 14). As such, there may be an inconsistency between aspects of the supporting documents and the described item.

It is recommended that the assessment of heritage significance and heritage data form be reviewed to take into consideration the advice of the Panel and to establish the best option for defining the heritage item. This will require further discussion with the heritage consultant and additional investigation of the building and its setting.

5. Conclusion

The advice of the Woollahra LPP has raised several pertinent matters regarding the significance of the George S. Grimley Pavilion and its setting and the listing of the building as a local heritage item. These are matters which should be resolved before the planning proposal is advanced. They are also matters which will assist with the future management of the building, including any proposed development works.

Annexures

1. Heritage Significance Assessment for George. S. Grimley Pavilion [↓](#) 
2. Planning Proposal for George S. Grimley Pavilion [↓](#) 
3. Report to the Woollahra Local Planning Panel 21 May 2020 (annexures removed) [↓](#) 

HERITAGE ASSESSMENT



Woollahra Golf Clubhouse and the George S. Grimley Pavilion

Woollahra Park, off O'Sullivan Road, Rose Bay

May 2020 | J3657

**Weir
Phillips**
Heritage
and Planning

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

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment for the 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.

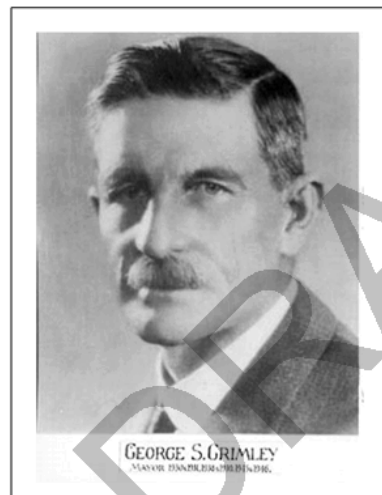


Figure 4:
G.S. Grimley.
Woollahra Library.

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

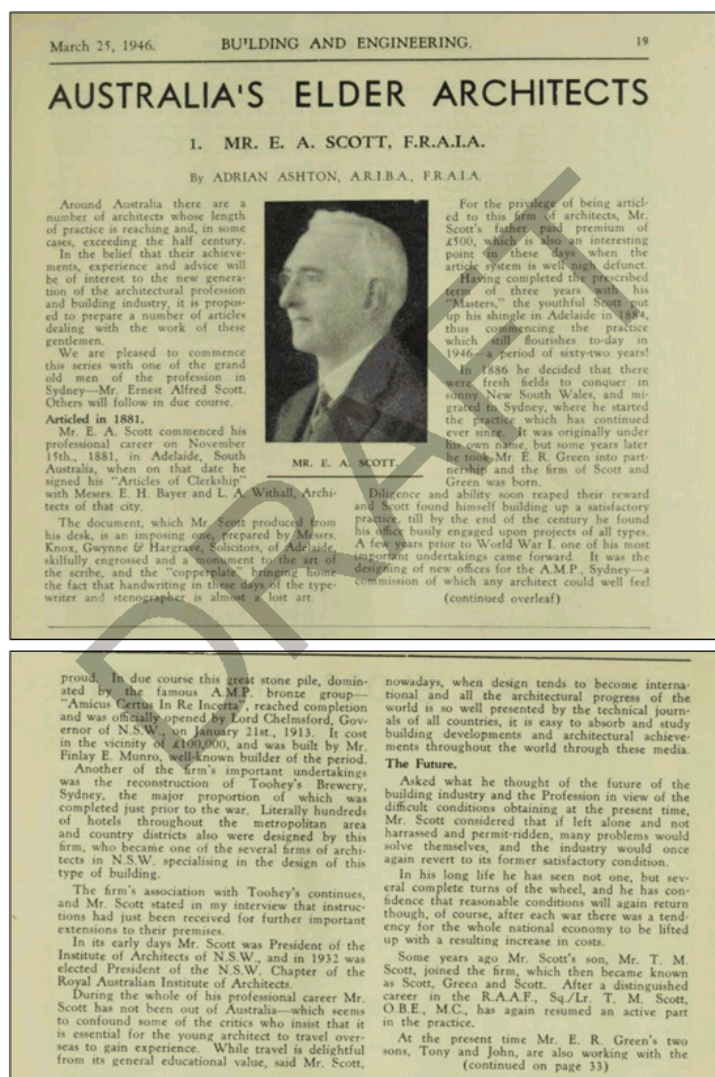


Figure 5: E.A. Scott.
Building and Engineering, 25 March, 1946.

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.

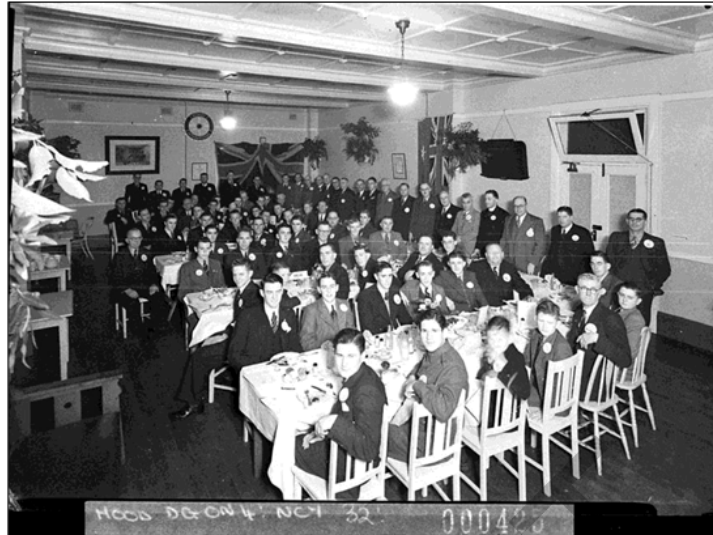


Figure 12: Rotary Club Dinner at the Woollahra Golf Club, 1945. This appear to be in the Grimley Pavilion.

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.

now the pro-shop and the installation of a sauna room for the Eastern Suburbs Rugby Union Club within the dressing rooms beneath the seating. Refer to Figure 13.

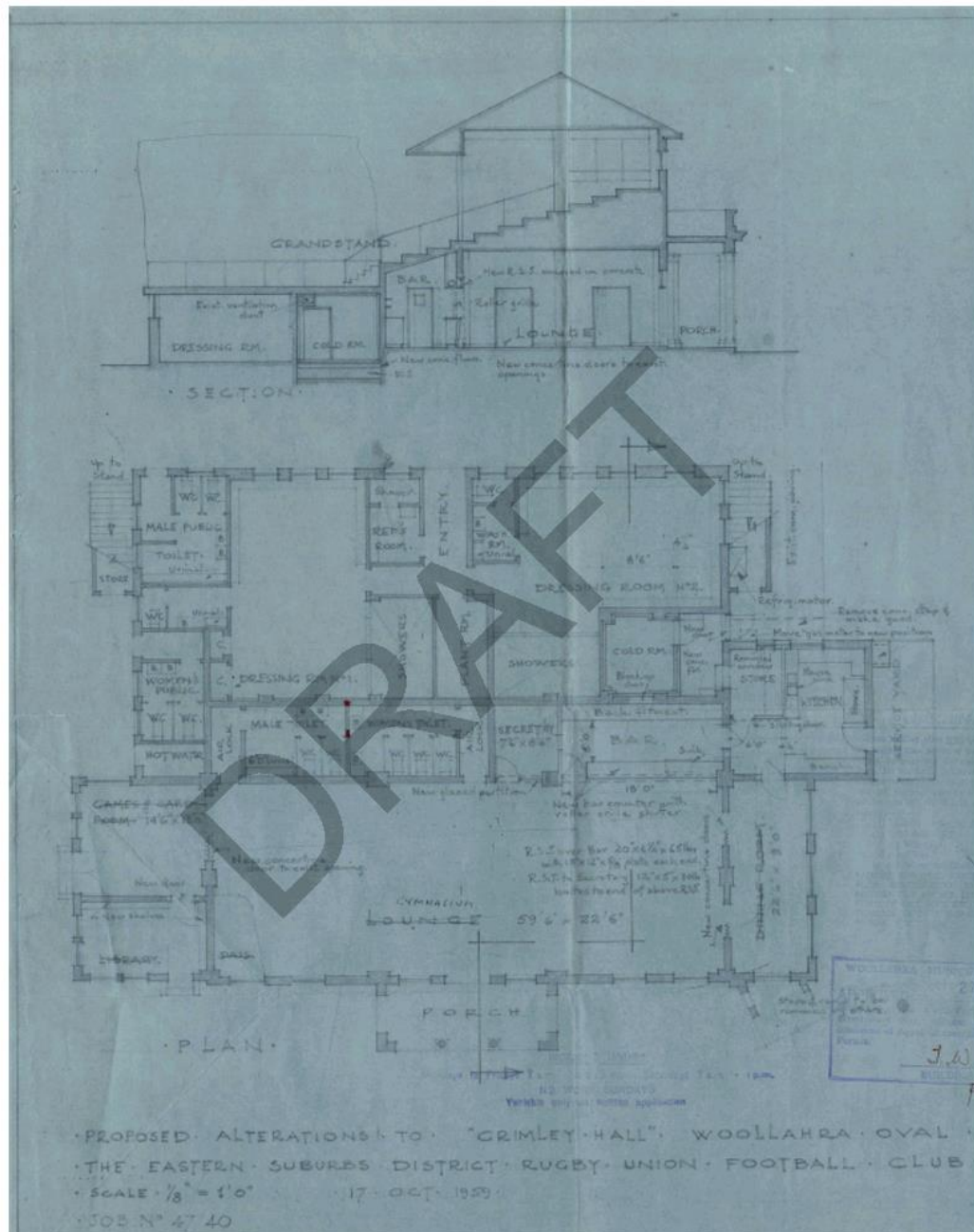


Figure 13: Davey, Brindley & Vickery, Proposed Alterations to 'Grimley Hall', Woollahra Oval for the Eastern Suburbs District Rugby Union Football Club, 1959 (Detail only).
Woollahra Local Studies Collection.

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.

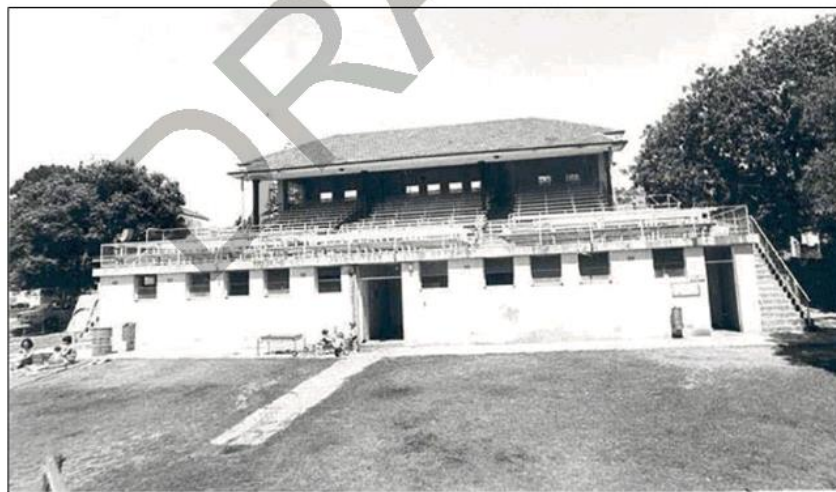


Figure 15: The north-eastern elevation of the George S. Grimley Pavilion in 1978. Note seating, since replaced with a flat deck and a gymnasium.

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.

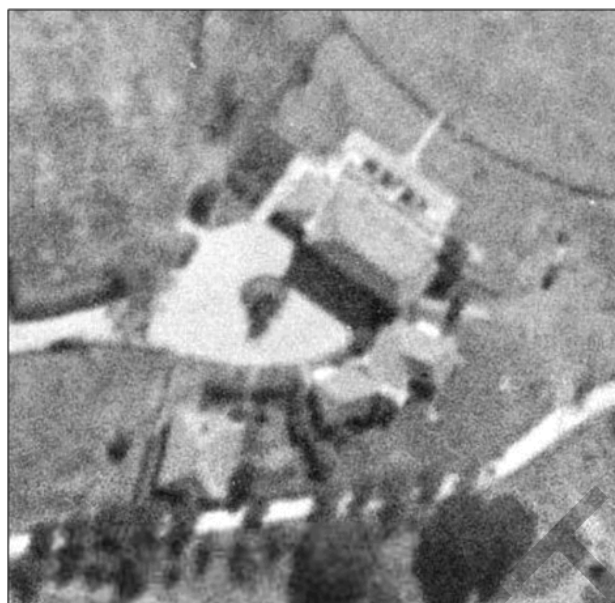


Figure 28:
NSW Lands
Department, (*Aerial
Photograph over the
site*), 1943.
SIX Maps.

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.

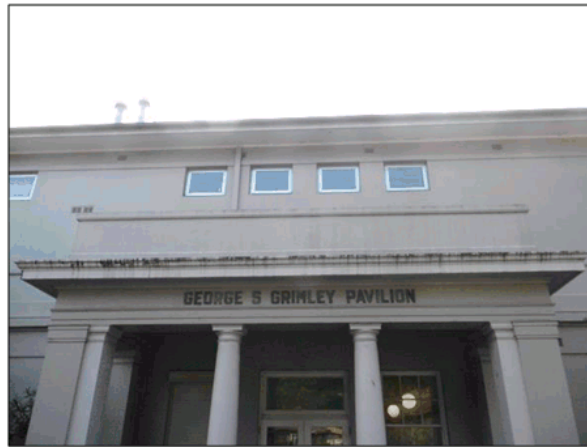


Figure 30:
Detail of the metal framed
highlight windows at first
floor level.



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.

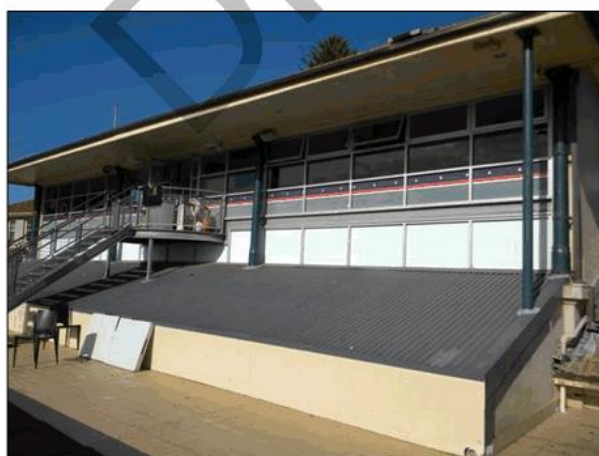


Figure 37:
Enclosed space under the originally open pavilion on the north-eastern side.



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.

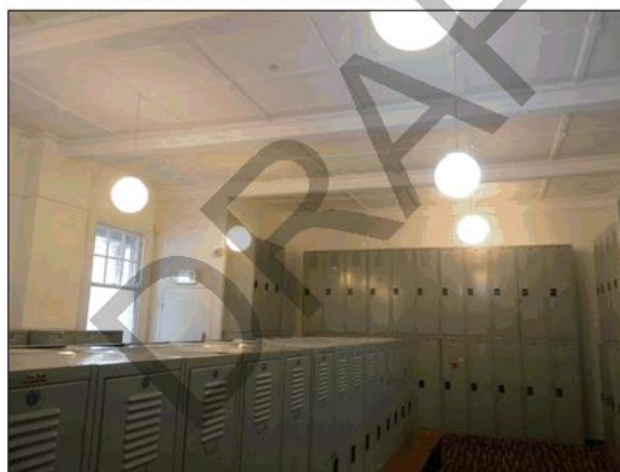


Figure 42:
The principal assembly room on the south-western side.



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

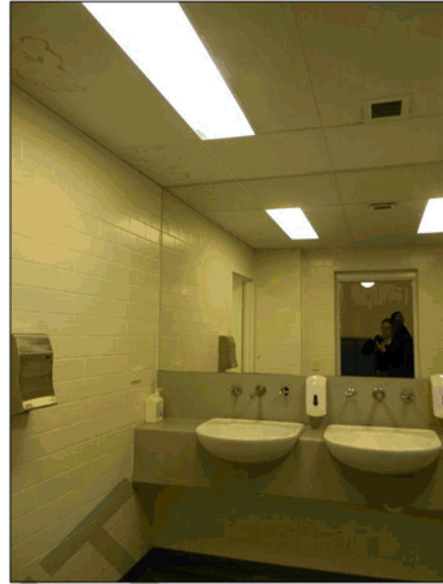


Figure 44: Refurbished bathrooms at ground floor level.

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.

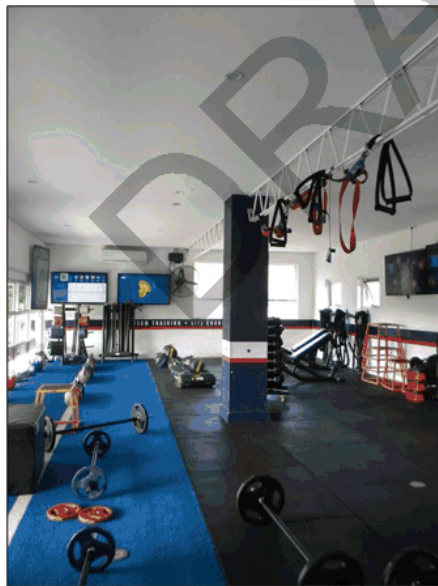


Figure 45: First floor level.

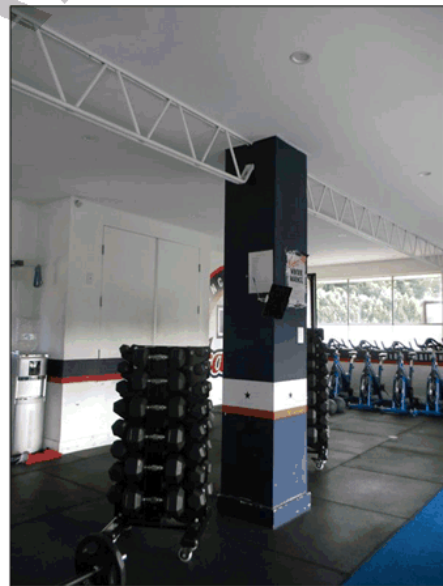


Figure 46: First floor level.

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.

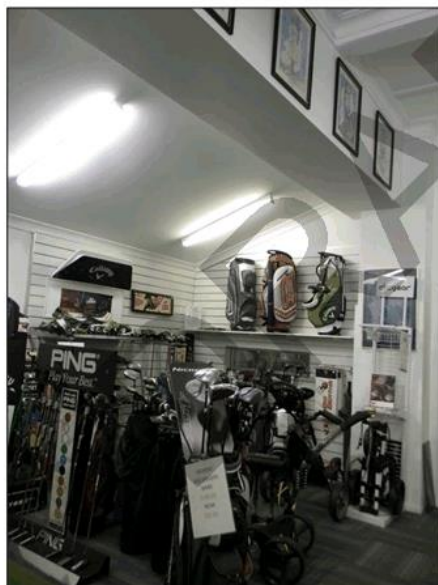


Figure 48: Side wing with later opening and ceiling.

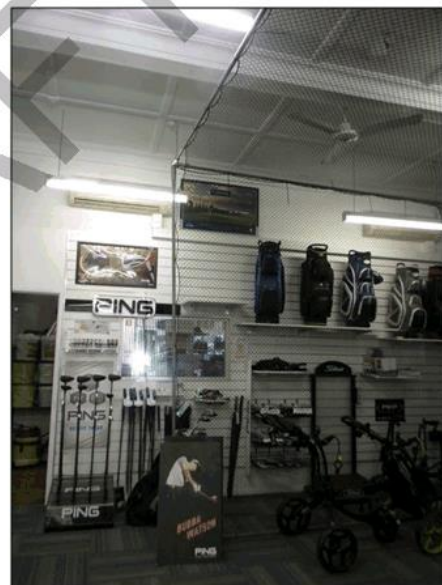


Figure 49: Side wing with original sections of ceiling.

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.

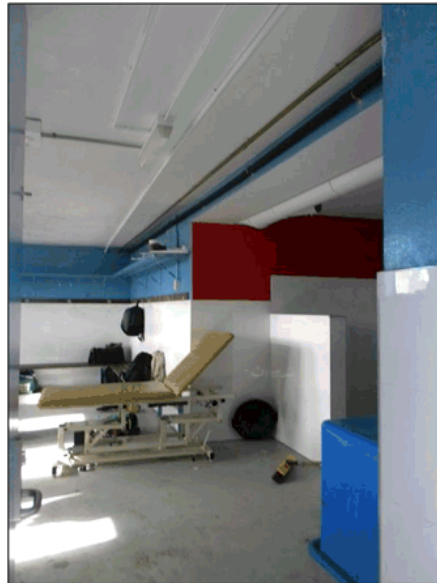


Figure 50: Dressing rooms.

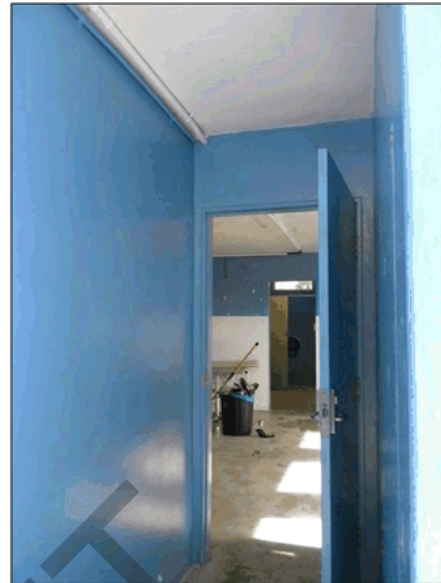


Figure 51: Dressing rooms.

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.

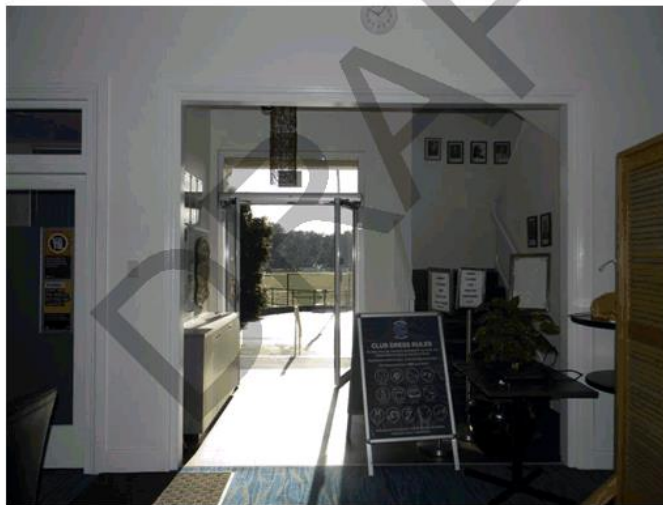


Figure 67: Looking towards the entrance to the 1956 addition from the original section of the building.

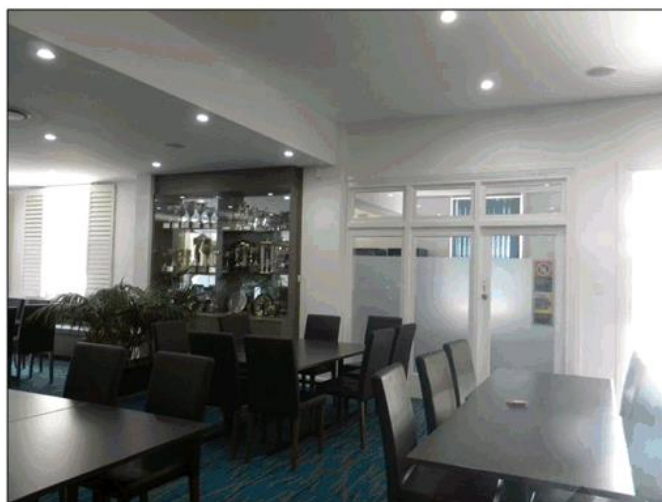


Figure 68:
Within the
refurbished 1934
section of the
building.



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.

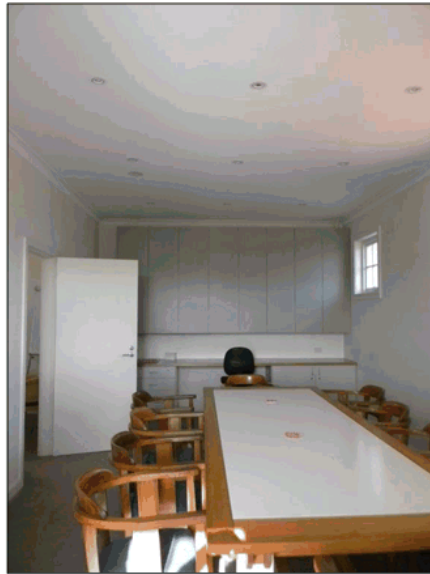


Figure 73: Board room at first floor level with modern cabinetry to one end.



Figure 74: Moveable heritage.

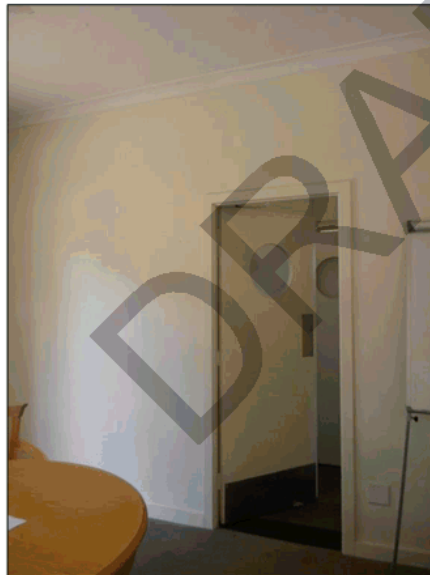


Figure 75: Door with porthole window leading into the first floor bathroom.



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.

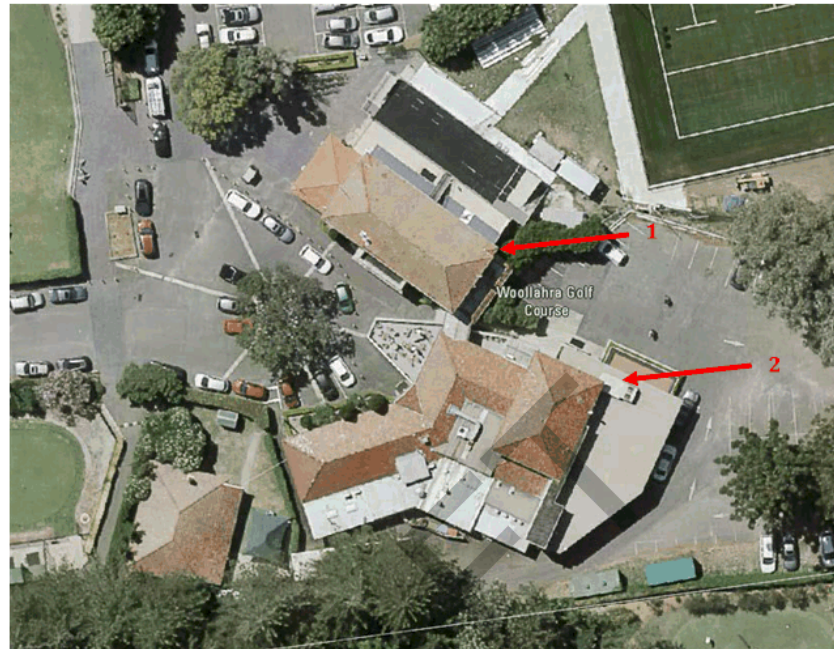


Figure 77: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse
Woollahra Council GIS.

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.	 <p>Google Maps. Includes facilities below.</p>
The Grandstand c.1927	Cross Street, Rawson Park, Mosman	Demonstrates high community values; important place of recreation in the social history of the suburb	 <p>SHI Inventory. Upper part converted into a Clubhouse but some grandstand seating retained.</p>
Pratten Park Grandstand, Ashfield c.1920	Pratten Park, Ashfield	None given by listing sheet.	 <p>Google Images</p>
Nowra Showground Federation Brick Pavilion c.1905	West Street, Nowra	Historic, aesthetic, social.	 <p>SHI.</p>



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.

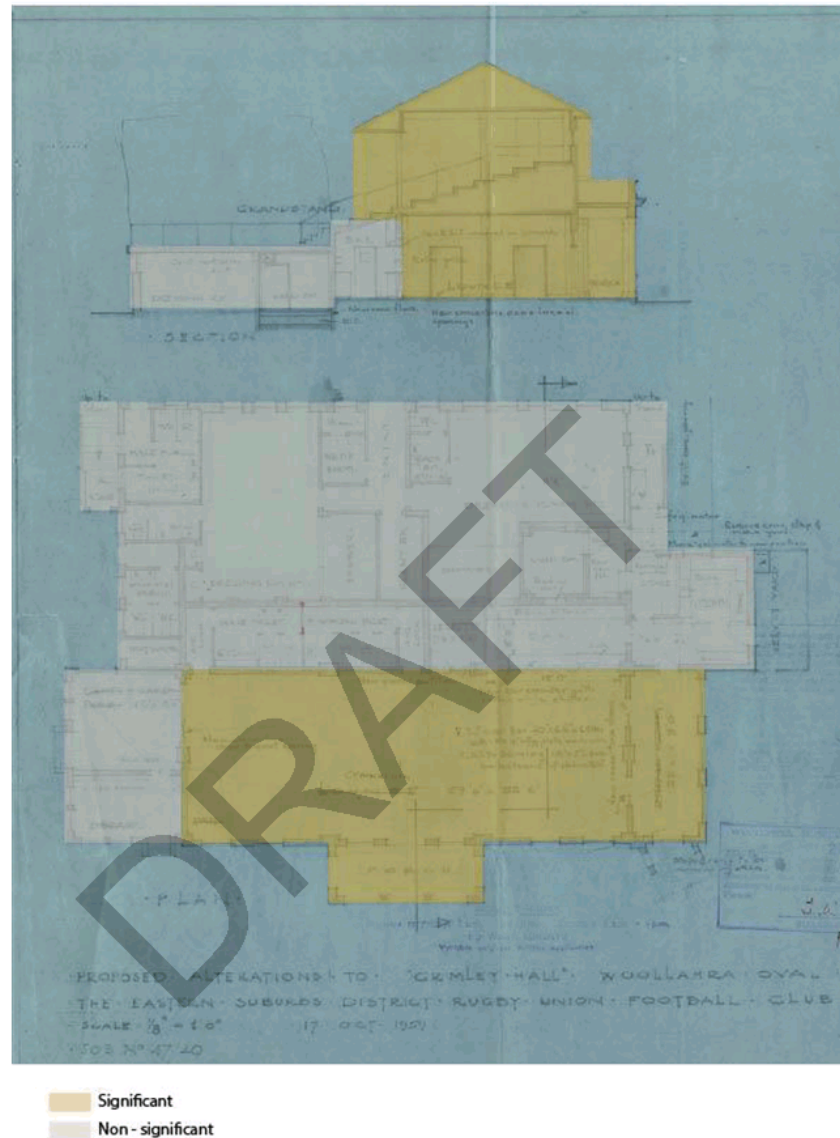


Figure 84: Significant elements of the George S. Grimley Pavilion

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.
- A conservation management document should be prepared for the George S. Grimley Pavilion in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.

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	Creative Endeavour. Leisure Social institutions. Sport

Heritage Data Form

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

Heritage Data Form

	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.

DRAFT

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	Woollahra Golf Clubhouse and the George S. Grimley Pavilion, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	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	Proposed Alterations to 'Grimley Hall', Woollahra Oval for the Eastern Suburbs District Rugby Union Football Club	1959	Woollahra Council Archives
Photographic	-	The Grimley Pavilion- series of photographs	1978	Woollahra Library.

RECOMMENDATIONS	
Recommendations	<p>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.</p> <p>A conservation management document should be prepared for the George S. Grimley Pavilion in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.</p>

SOURCE OF THIS INFORMATION			
report	Woollahra Golf Clubhouse and the Grimley Pavilion, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	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	May 2020

Heritage Data Form

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



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- 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



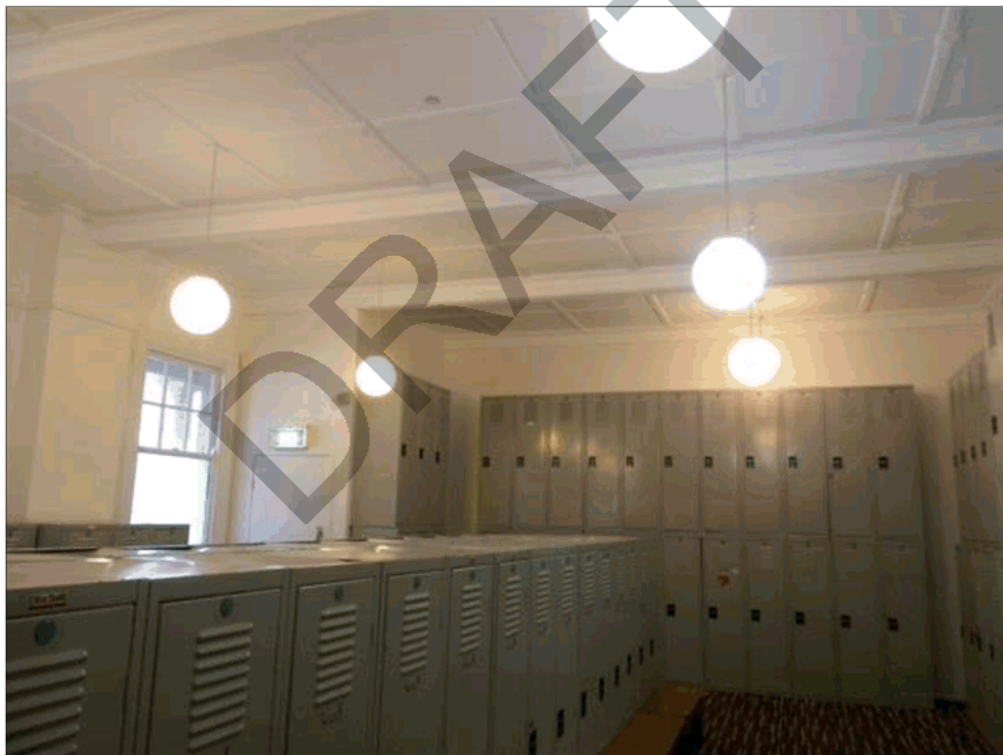
Heritage Data Form

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



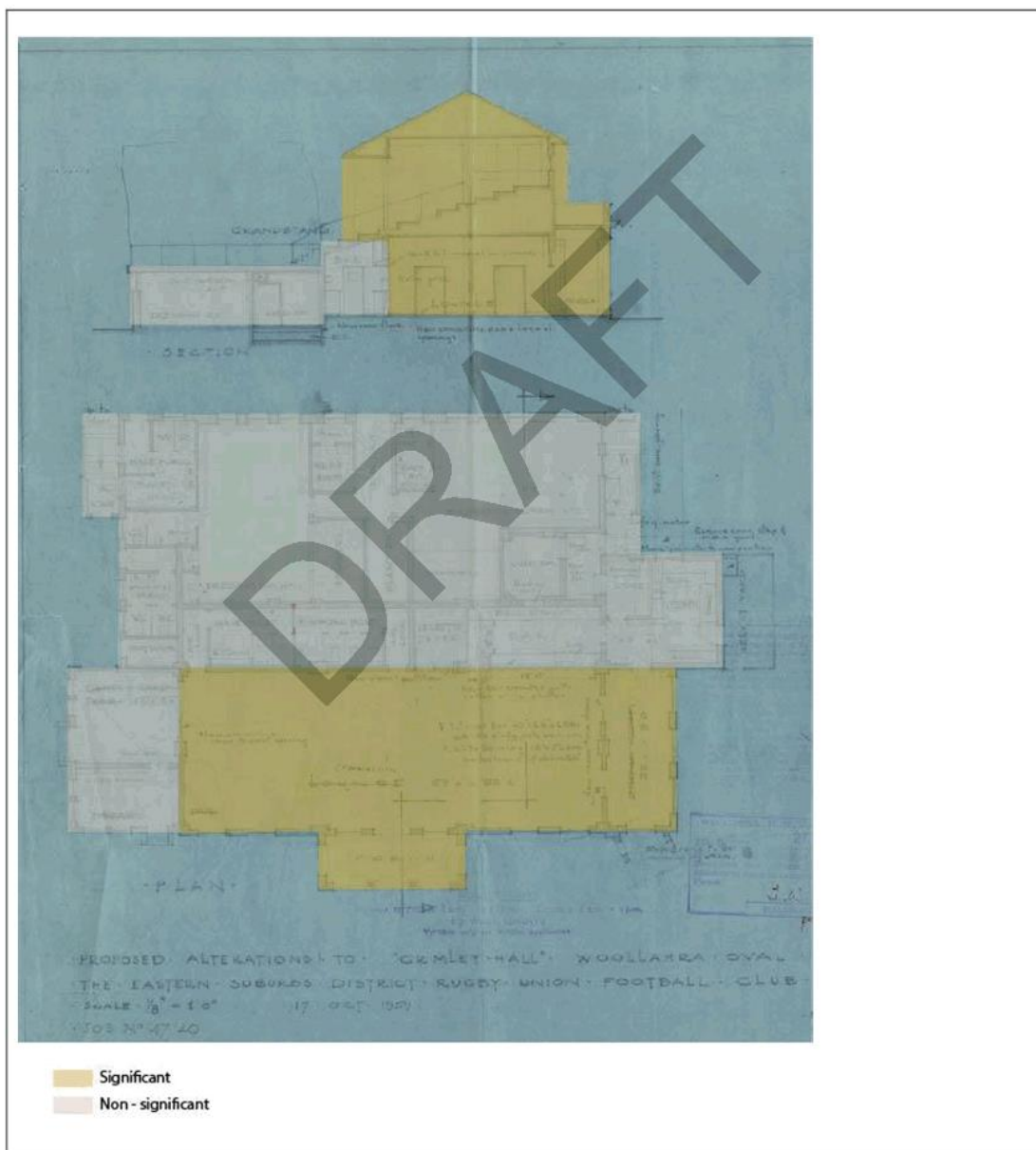
Heritage Data Form

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



Heritage Data Form

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



Planning Proposal



Local Heritage Listing

George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)

Woollahra Park, off O'Sullivan Road, Rose Bay

Prepared May 2020



HPE: 20/76669

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Part 1 – Introduction

1.1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

In response to Council's decision the heritage consultant firm Weir Phillips Heritage and Planning was engaged to prepare an assessment of heritage significance for the *George S. Grimley Pavilion*

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

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

1.2. Description of this planning proposal

This planning proposal is made in relation to the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay. This planning proposal explains the intended effect of an amendment to Woollahra LEP 2014. The amendment to Woollahra LEP 2014 involves listing *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the building and interiors.

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

Preparing Planning Proposals (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

This planning proposal includes:

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

1.3. Assessment of heritage significance

In response to Council's decision, an assessment of heritage significance of the *George S. Grimley Pavilion* was prepared by Weir Phillips Heritage and Planning. The assessment was completed in October 2019 and is attached separately.

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

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

Table 1 below provides a summary of the assessment of the heritage significance of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* 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)	✓	✗

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

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

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

1.4. Statement of heritage significance

The following statement of heritage significance is extracted from the Heritage Assessment report by Weir Phillips Heritage and Planning:

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.

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

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.

1.5. Heritage significance assessment report

The heritage significance assessment report contains the following 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.*
- *A conservation management document should be prepared for the George S. Grimley Pavilion in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.*

Part 2 – Existing site and context

2.1. The site

The George S. Grimley Pavilion (Figure 1) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 2 shows the location of the pavilion within the park and Figure 3 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: Location of building within Woollahra Park. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS)



Figure 3: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS).

Part 3 – Existing planning controls

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

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

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

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

The George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) is not currently listed as a State or local heritage item and Clause 5.10 (Heritage Conservation) of the Woollahra LEP 2014 does not currently apply.

Part 4 – Objectives of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide it with statutory heritage protection.

Part 5 – Explanation of provisions

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

- Insert a listing for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Map (Sheet HER_006) to identify a heritage item on the site of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay.

Part 6 – Justification

The planning proposal has strategic merit. The heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* has been established. Heritage listing will provide ongoing protection and recognition of the heritage significance of the item.

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

6.1. Need for planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of the recommendations of the heritage assessment/ inventory sheet, prepared by Weir Phillips Heritage and Planning. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* meets the criteria for listing as a local heritage item. The report recommended that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* be listed as a heritage item in Woollahra LEP 2014.

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

Yes. The objective is to recognise the heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide it with statutory protection. The best and only means of achieving this objective is through the planning proposal process.

Other options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a

development consent for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy or district plan or strategy (including exhibited draft plans or strategies)?

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

Greater Sydney Regional Plan: A Metropolis of Three Cities

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

Heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* will provide ongoing protection and recognition of the heritage significance of the item.

Eastern City District Plan

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

- 'A city of great places' direction
- Planning Priority E6 'Creating and renewing great places and local centres, and respecting the District's heritage'
- Objective 13 'environmental heritage is identified, conserved and enhanced'
- Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:
 - a. engaging with the community early to understand heritage values'
- Action 54 'Consider the following issues when preparing plans for tourism and visitation:
 - e. protecting heritage and biodiversity to enhance cultural and eco-tourism'
- Action 63 'Identify and protect scenic and cultural landscapes'.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

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

4.3 *Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.*

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement* (approved by Council on 24 February 2020). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

Planning Proposal - Local heritage listing George S. Grimley Pavilion, Rose Bay - Version May 2020

8

HPE: 20/76669

Planning Priority 5 Conserving our rich and diverse heritage

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

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

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

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

6.3. Environmental, social and economic impact

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

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

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

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the item, will be required when development is proposed for the building or where development is proposed in the vicinity of the site. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

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

Yes. The heritage assessment / inventory sheet measured the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* is of heritage significance at the local level.

6.4. State and Commonwealth interests

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

Yes. The planning proposal involves the local heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*. It does not involve amendments to the planning controls that will facilitate intensified development.

The *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* has access to adequate public infrastructure such as water, sewer, electricity and telephone services. The site is in proximity to regular and frequent public transport services.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the site are suitable for the proposal and appropriate for the requirements of a local centre.

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

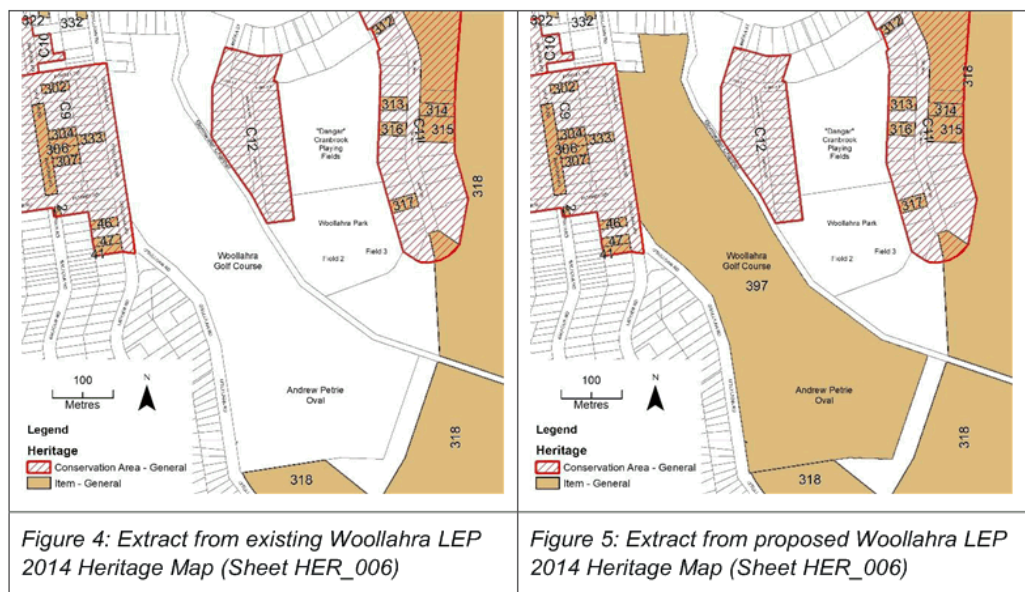
During the public exhibition, Heritage NSW, Department of Premier and Cabinet will be notified.

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

Part 7 – Mapping

The planning proposal amends the Woollahra LEP 2014 Heritage Map (Sheet HER_006) by applying an “Item – General” classification to the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*.

Extracts of the existing and proposed heritage maps are shown in Figure 4 and Figure 5.



Part 8 – Community consultation

8.1. Consultation with landowner

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

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

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

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

8.2. Public exhibition

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

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

Public notification of the exhibition will comprise:

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

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

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

Part 9 – Project timeline

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

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

Schedules

Schedule 1 – Consistency with state environmental planning policies

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

State environmental planning policy	Comment on consistency
SEPP No 70 Affordable Housing (Revised Schemes)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Affordable Rental Housing) 2009	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences and Consents) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Koala Habitat Protection) 2019	Not applicable
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.

State environmental planning policy	Comment on consistency
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Schedule 2 – Compliance with section 9.1 directions

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1	Business and industrial zones	Not applicable. The land is not zoned for business or industry.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)</i> will provide ongoing protection and recognition of the heritage significance of the item.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
2.6	Remediation of contaminated land	Not applicable.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.10	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)</i> will provide ongoing protection and recognition of the heritage significance of the item. Refer to Section 6.2 of this report and direction 7.1 of this table.
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
7	Metropolitan Planning	
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)</i> will provide ongoing protection and recognition of the heritage significance of the item. Refer to section 6.2 of this report and direction 5.10 of this table.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.9	Implementation of Bayside West Precincts 2036 Plan	Not applicable.
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.

Supplementary material (separately attached)

- **Heritage Significance Assessment for the George S. Grimley Pavilion – Weir**
Phillips Heritage and Planning – May 2020
- **Environmental Planning Committee Report 20 April 2020 (Annexures removed)**
- **Submission from lease holder for George S. Grimley Pavilion**

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Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF GEORGE S. GRIMLEY PAVILION, ROSE BAY**
Author: Shona Lindsay, Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/76138
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to the preparation of a planning proposal to list the George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Woollahra Local Environmental Plan 2014.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*.
- B. Forward the planning proposal to the Department of Planning, Industry and Environment to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*, requesting a gateway determination to allow public exhibition.
- C. Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Reason for report to the Woollahra Local Planning Panel (Woollahra LPP)

This report seeks the advice of the Woollahra LPP on the planning proposal to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a heritage item in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). A copy of the planning proposal is attached as **Annexure 1**.

On 27 September 2018, the Minister for Planning issued a Local Planning Panel Direction – Planning Proposals:

- 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.

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- When a planning proposal is referred to the local planning panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed.
- A proposal is to be referred to the local planning panel before it is forwarded to the Minister of the Greater Sydney Commission under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act).

Items (a) and (b) are not relevant to the planning proposal. 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 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 has been referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice.

2. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

In response to Council's decision the heritage consultant firm Weir Phillips Heritage and Planning was engaged to prepare an assessment of heritage significance for the *George S. Grimley Pavilion*. A copy of the assessment is provided as **Annexure 2**.

On 20 April 2020 a report on the assessment of heritage significance for the *George S. Grimley Pavilion* was presented to a meeting of the Environmental Planning Committee (EPC) (**Annexure 3**). On 4 May 2020 Council resolved:

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

- C. THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

3. The site

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



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



Figure 2: Location of building within Woollahra Park. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS)



Figure 3: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS).

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4. Assessment of heritage significance

The assessment of heritage significance (**Annexure 2**) 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.

The heritage assessment concludes that *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* satisfies the criteria for historical significance, historical association significance, aesthetic significance and representativeness at a local level. *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* does not satisfy any criteria at a State level.

Parts of the building which have been altered and added over time were not considered to be significant. This is reflected in the proposed description of the item which restricts the listing to the 1926 building, the eastern single storey 1930s extension and the interiors to those elements.

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 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.

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

5. Planning proposal

A planning proposal has been prepared to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a heritage item in the Woollahra LEP 2014 (**Annexure 1**).

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5.1 Planning proposal structure

The planning proposal has been prepared in accordance with section 3.33 of the Act and the two documents prepared by the NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

5.2. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide it with a statutory heritage protection.

5.3. Explanation of provisions

The planning proposal outlines the following amendments to Woollahra LEP 2014:

- Insert a listing for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Map (Sheet HER_006) to identify a heritage item on the site at Woollahra Park, off O'Sullivan Road, Rose Bay.

6.4. Relationship to strategic planning framework

The planning proposal is consistent with the relevant objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018), (refer to section 6.2 of the planning proposal).

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

4.3 Protect local heritage and residential amenity, including significant architecture and the natural environment.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement* (approved by Council on 24 February 2020). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

Planning Priority 5 Conserving our rich and diverse heritage

The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State environmental planning policies (refer to Schedule 1 of the planning proposal).

The planning proposal is consistent with applicable section 9.1 directions (refer to Schedule 2 of the planning proposal).

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6. Conclusion




This report seeks the advice of the Woollahra LPP on a planning proposal to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a heritage item in the Woollahra LEP 2014.

The planning proposal satisfies the requirements of section 3.33 of the Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Advice from the WLPP will be provided to Council.

Annexures

1. Planning Proposal for George S. Grimley Pavilion [↓](#) 
2. Heritage Significance Assessment for George. S. Grimley Pavilion [↓](#) 
3. Environmental Planning Committee Agenda 20 April 2020 (Annexures removed) [↓](#) 

Item No:	R2 Recommendation to Council
Subject:	PROPOSED AMENDMENTS TO THE WOOLLAHRA COMMUNITY PARTICIPATION PLAN
Author:	Jacquelyne Della Bosca, Executive Planner
Approvers:	Allan Coker, Director - Planning & Development Chris Bluett, Manager - Strategic Planning
File No:	20/82769
Reason for Report:	To identify recent changes to the Environmental Planning and Assessment Regulation 2000 regarding online public notification requirements and propose amendments to the Woollahra Community Participation to reflect these changes.

Recommendation:

- A. THAT the report on proposed amendments to the Woollahra Community Participation Plan be received and noted.
- B. THAT Council adopt the amendments to the Woollahra Community Participation Plan as contained in **Annexure 2** of the report to the Environmental Planning Committee meeting of 1 June 2020.

1. Background

The NSW Government has changed the requirements regarding where public notifications for certain planning matters are published. On 17 April 2020 the *Environmental Planning and Assessment Regulation 2000* (the Regulation) was amended to remove the requirement for councils to notify development applications (DAs) and some planning matters including development control plans (DCPs) and contributions plans in a local newspaper. Instead these matters are to be published online on the council's website.

The changes better align the Regulation with the digital government agenda and support the Department's established ePlanning program which is increasing the use of technology in planning. The changes also respond to the short term Covid -19 impacts and longer-term structural changes to the news media industry.

As a consequence of the amendment to the Regulation, the Woollahra Community Participation Plan (the Woollahra CPP), which sets out how and when Council will engage with the community on planning matters, requires some administrative amendments so that it is consistent with the Regulation.

Whilst not specifically linked to the Regulation amendment, a minor administrative amendment is also required to the Woollahra CPP to address the advertising of planning proposals in local newspapers. Planning proposals were not covered in the recent legislative amendment because the Regulation does not contain community consultation requirements for those documents.

The minor amendment in regard to the advertising of planning proposals has arisen from our current experience with the Covid -19 situation. The local newspaper, the Wentworth Courier, has ceased its hardcopy publication. The Woollahra CPP contains provisions for advertising of planning proposal and planning strategies in a local newspaper. This needs to be adjusted to reflect circumstances where a hardcopy newspaper may not be published for various reasons.

2. Overview of *Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020*

The explanatory notes to the EP&A Amendment (Public Exhibition) Regulation state that:

The object of this Regulation is to require various notices and other documents under the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 to be published online instead of in a local newspaper. Online publication will be on the relevant council's website and if the consent authority is the Minister for Planning and Public Spaces, the Independent Planning Commission or a public authority, online publication will be on the NSW planning portal.

The amendments relate to the following notices and documents—

- a) draft and approved development control plans and the amendment or repeal of development control plans,*
- b) draft and approved contributions plans and the amendment or repeal of contributions plans,*
- c) development applications and applications for modifications of development consents for designated development, State significant development, nominated integrated development, threatened species development and Class 1 aquaculture development,*
- d) notice of the granting of a development consent or the issue of a complying development certificate,*
- e) environmental impact statements and related environmental assessment requirements,*
- f) draft and adopted development plans and the amendment of development plans (in relation to paper subdivisions)*

Of particular relevance to Woollahra Council's planning and public notice responsibilities are the amendments regarding the public exhibition and notification of DCPs, contributions plans, DAs, and modifications to development consents. The Woollahra CPP sets out how Council will notify the public about these plans and applications.

The changes to the Regulation commenced on 17 April 2020, the day it was published on the NSW legislation website. Existing DAs and other planning processes which already met the notification requirements of the Regulation prior to the changes commencing will continue unaffected, unless additional notification is required in future, such as in the case of a modification to a DA.

The NSW Government provides the following reasons for the change to online publication of public notices:

- supports a modern and efficient planning system,
- makes use of advancements in technology and changing consumer communication preferences to access information online,
- reduces costs and administrative burdens for planning authorities such as councils,
- reflects a broader industry trend away from hardcopy to digital media. Local newspapers have recently been transitioning to online only delivery, often with a paywall, or suspending publication entirely. Planning authorities such as councils can therefore no longer effectively or efficiently comply with this regulatory requirement.

3. Public notices on Council's website

In response to these changes the Council's website has been updated to include a new webpage titled "Notification of DAs (Notice of proposed development)". We have been publishing new DAs and applications to modify development consents on that webpage since 29 April 2020.

www.woollahra.nsw.gov.au/building_and_development/assessing_and_determining_das/notification_of_das

All new draft DCPs and contributions plans and other planning matters as nominated in the Regulation will now also be notified on Council's website to comply with the requirement to provide online public notification.

We note, however, that the Woollahra CPP should be amended so that it is consistent with the Regulation.

4. Woollahra Community Participation Plan

The Woollahra CPP applies to Council's planning functions under the *Environmental Planning and Assessment Act 1979* (the Act). It sets out how and when Council will undertake community engagement for DAs, amendments to planning controls in the Woollahra LEP and DCP and other planning matters such as strategic plans.

The Woollahra CPP was adopted by Council on 25 November 2019 and was prepared under the legislative requirements that applied at the time.

There are provisions in the Woollahra CPP that identify requirements for giving public notices in the local newspaper regarding DCPs, contributions plans and DAs. These are in the following parts of the CPP:

- Part 5 How will we engage on different types of planning matters?:
Table - Potential participation methods based on planning function type
- Part 6 Minimum public exhibition timeframes and requirements:
 - Section 6.3 Advertising of public exhibitions
 - Section 6.8 Where to view public exhibition documents
 - Section 6.14 Notification of determination for a development application or planning matter

We propose that these parts of the Woollahra CPP are amended to reflect the changes to the Regulation which require that public notices for these matters be published on the Council's website instead of the local newspaper.

We also propose minor administrative changes to the Woollahra CPP to address notification of planning proposals and other strategic planning documents in a local newspaper. These changes address situations where a hardcopy version of a local newspaper is not published for various reasons. This has occurred during the current Covid-19 situation.

Annexure 1 contains a summary of the draft amendments to the Woollahra CPP with explanations. The amended Woollahra CPP is provided at **Annexure 2**.

5. Public exhibition of amendments to Woollahra CPP

The Act or Regulation do not specify requirements for exhibiting an amendment to an adopted CPP. We have contacted the Department of Planning, Industry and Environment for direction and their legislative team advises that *“amendments that result in significant changes or changes in policy should be re-exhibited and endorsed by council, but if the amendments are more administrative in nature or fixing an error then further exhibition would not be required.”*

Based on this advice, the proposed amendments to the Woollahra CPP do not require public exhibition as the changes are administrative in nature to ensure that the Woollahra CPP is consistent with recent changes to the EP&A Regulation. The changes in regard to planning proposals are also administrative. They do not alter the Council’s current advertising and notification practices for planning proposals.

We are not proposing any other changes to the existing notification processes or requirements set out in the Woollahra CPP. For example, there is no change to the information that must be included in the public notices, and we will continue to notify owners of properties which may be impacted by a DA and require site notices to be erected on proposed development sites.



6. Conclusion

The changes proposed to the Woollahra CPP are brought about by recent amendments to the Regulation and also address changes to the publication arrangements of local newspapers which can occur due to circumstances such as the current Covid-19 situation.

The NSW Government has introduced the changes to the Regulation as part of its broader digital transformation agenda. The NSW Government identifies that the changes are consistent with consumer preferences to access information online and will also reduce costs to council.

The amendments to the Woollahra CPP are administrative in nature and do not require public exhibition. We recommend that Council adopt amendments to the Woollahra CPP contained in **Annexure 2** and that these changes take effect immediately.

Annexures

1. Summary of proposed amendments to Woollahra Community Participation Plan [↓](#) 
2. Amended Woollahra Community Participation Plan [↓](#) 

Proposed amendments to the Woollahra CPP to reflect Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020

The various sections of the Woollahra CPP that are proposed to be amended are identified and discussed below. The following formatting has been used to highlight the amendments:

- Underlined font = new text
- ~~Strikethrough font~~ = delete existing text.

1. Part 5 - How will we engage on different types of planning matters?

Amend the table in Part 5

The table outlines the opportunities and some methods we may use to engage with the community. The methods listed are potential methods and not prescriptive or exhaustive. The table identifies “advertising in the local newspaper” as a method of participation for development assessment. We propose that this is replaced with the text “public notice on Council’s website” to be consistent with the EP&A Amendment (Public Exhibition) Regulation 2020.

Note that in the case of planning proposals and other strategic planning documents, a selection of engagement options may be used. The type of engagement method will depend on the nature of the planning proposal and strategy.

Table: Potential participation methods based on planning function type

	Development assessment	Planning proposals (such as applications to rezone land)	Strategic planning
Participation opportunity	Notification and public exhibition inviting written submissions	Notification and public exhibition inviting written submissions	Opportunities for community input to shape the preparation of strategies or written submissions in response to exhibition of Council led projects.
When?	Public exhibition, panel meetings, and post determination notification	Public exhibitions, public hearings, panel and committee meetings, determination notification	Public exhibitions, engagement activities in the early stages of strategic planning processes, committee meetings, determination notification
How?	Notification letters, advertising in the local newspaper <u>notice on the Council’s website</u> , site signs, Council’s DA Tracking website.	Notification letters, emails, advertising in the local newspaper, Your Say Woollahra , website notices , <u>notice on the Council’s website</u> , <u>notice on other websites</u> , online surveys, open days, drop-in sessions, walking tours, social media, e-newsletters, public notices and advertisements, public hearings, workshops and interactive sessions.	Notification letters, emails, advertising in the local newspaper, Your Say Woollahra , website notices , <u>notice on the Council’s website</u> , <u>notice on other websites</u> , online surveys, open days, drop-in sessions, walking tours, social media, e-newsletters, public notices and advertisements, public hearings, workshops and interactive sessions.

2. Part 6 – Minimum public exhibition timeframes and requirements

Amend section 6.3 – Advertising of public exhibitions

Section 6.3 sets out advertising requirements for DAs and other planning matters stating that advertising “must occur in a newspaper that circulates at least once weekly in the area of the Woollahra Municipality.”

Changes are proposed to section 6.3 to reflect the EP&A Amendment (Public Exhibition) Regulation. The changes will provide for advertising of the public exhibition of DCPs, contributions plans, DAs and modification of development consents to be published on the Council’s website instead of in a local newspaper. The public exhibition of DCPs and contributions plans will relate to draft plans and decisions to approve or repeal the plans.

For any other planning matter, such as a planning proposal, there is no change to the existing provisions in the CPP. Advertising of the public exhibition of those matters may still occur in a local newspaper that circulates at least once weekly in the area of the Woollahra Municipality. Notwithstanding, we have also included an exception to allow for online public notification in the event of unforeseen or emergency circumstances which affect the hardcopy publication of a local newspaper.

The proposed amendments to section 6.3 are shown below.

6.3 Advertising of public exhibitions

~~The advertising of a draft plan, planning proposal, draft policy, development application or other document to which this strategy applies must occur in a newspaper that circulates at least once weekly in the area of the Woollahra Municipality.~~

~~For the purpose of fulfilling the requirement for development applications, the advertisement need only occur once in the newspaper during the period of public inspection.~~

The notice advertising the public exhibition of development applications, applications to modify a development consent, development control plans, contributions plans and other planning matters to which this plan applies, such as planning proposals, will be published on the Council’s website.

In the case of other planning matters to which this plan applies, such as planning proposals, a notice advertising the public exhibition may also be published in a local newspaper that circulates at least once weekly in the area of the Woollahra Municipality. In the event that the hardcopy local newspaper is not in publication, publication is suspended or otherwise not reasonably publicly available, the public notice on the Council’s website will suffice.

For the purpose of fulfilling these requirements, the notice need only occur during the specified advertising period.

Amend section 6.8 - Where to view public exhibition documents

Section 6.8 sets out where relevant exhibition documents for DAs and planning matters can be viewed during the public exhibition period.

We propose to amend this section to include reference to the Council's webpage

"Notification of DAs (Notice of proposed development)"

www.woollahra.nsw.gov.au/building_and_development/assessing_and_determining_das/notification_of_das

This page was created in response to the EP&A Amendment Regulation and we have been publishing new DAs and applications to modify development consents on that webpage since 29 April 2020.

The proposed amendment to section 6.8 is shown below

6.8 Where to view public exhibition documents

All documents, studies, plans and information lodged with a development application or supporting a planning matter will be available for inspection during the public exhibition period.

Public exhibition documents can be viewed on our website:

- [Notification of DAs \(Notice of proposed development\) page and DA Tracking page](#) for development applications
- ~~Your Say Woollahra or in the public notices on~~ [Notice on](#) Council's website for other planning matters.

Documents can also be viewed in person during business hours at Council's customer service centre, 536 New South Head Road, Double Bay.

Amend section 6.14 - Notification of determination for a development application or planning matter

Section 6.14 currently states that Council will publish a notice in the local paper of the determination of a DA, a modification of a development consent or a planning matter.

Changes are proposed to section 6.14 to reflect the EP&A Amendment Regulation which provides for decisions to be published on Council's website for a DCP, contributions plan, DA or modification of a development consent.

For any other planning matter, such as a planning proposal, the way decisions are notified will not change. Notwithstanding, we have also included an exception to allow for online public notification in the event of unforeseen or emergency circumstances that affect the hardcopy publication of a local newspaper.

The proposed amendments to section 6.14 are shown below.

6.14 Notification of determination for a development application or planning matter

~~Council will publish a notice in the local paper of the determination and send a notification to each person who made a written submission in relation to a development application, an application to modify a development consent, or a planning matter.~~

[The Council will publish a notice on its website of the determination of a development application and an application to modify a development consent. The Council will publish a notice on its website regarding decisions on a development control plan, contributions plan and any other planning matter to which this plan applies such as a planning proposal.](#)

In the case of other planning matters to which this plan applies, such as a planning proposal, the Council may also publish a notice of its decisions in a local newspaper that circulates at least once weekly in the area of the Woollahra Municipality. In the event that the hardcopy local newspaper is not in publication, publication is suspended or otherwise not reasonably publicly available, the public notice on the Council's website will suffice.

Council will ~~publish a notice in the local paper of the determination and~~ send a notification to each person who made a written submission in relation to a development application, an application to modify a development consent or a planning matter.

This notification must include (directly or by reference to another document):

- the decision
- the date of the decision
- the reasons for the decision
- how submissions were considered.

Where a petition has been submitted, notification will sent to the Head Petitioner unless Council is formally advised otherwise.



WOOLLAHRA COMMUNITY PARTICIPATION PLAN

Adopted 25 November 2019

Acknowledgement of Country

Woollahra Council acknowledges the Gadigal and Birrabirragal people who are the traditional custodians of this land and pay respects to elders both past and present and leaders emerging.



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1. Introduction

Decisions about planning and development matters affect the lives of residents, businesses, and people who visit and work in our area.

Community participation is vital to support transparent and appropriate planning and development outcomes that are informed by an engaged community.

Woollahra Council is guided by:

Woollahra 2030

Our organisational values and commitment to engagement

Principles of social justice

The IAP2 principles for community engagement

The Environmental Planning and Assessment Act 1979 (the EP&A Act).

Community participation is a priority for Council

Woollahra 2030 is our community strategic plan that sets out community values, goals and strategies. These guide all of Council's business operations, plans, and activities. It has two goals related to community participation:

Goal 10: Working together

Woollahra will be a place where residents are well informed and able to contribute to their community. Council will listen and respond to requests and concerns through open communication and engagement.

Goal 11: A Well Managed Council

Woollahra Council will be open and accountable to all stakeholders, encourage participation in decision making and make decisions that are in the public interest. Through effective long-term planning, we will develop and implement strategies and ensure ongoing resources to fulfil long-term community goals.



Community Services pop up stall

What is community engagement?

Community engagement can be defined as a two-way process by which:

- the aspirations, concerns, needs and values of citizens and communities are incorporated at all levels and in all sectors in policy development, planning, decision-making, service delivery and assessment
- governments and other business and civil society organisations involve citizens, clients, communities and other stakeholders in these processes¹.

Why community engagement is important

Community engagement plays an important role in helping to make our area a great place for residents and the people who work in and visit the area.

Council actively seeks out and listens to the views, concerns and aspirations of our community, to help us make decisions that are informed, representative and in the best interest of the whole community.

1. United Nations Brisbane Declaration on Community Engagement
(International Conference on Engaging Communities, 2005)

Why does Council engage with the community?

Council engages with the community for a range of reasons, including to:

- identify and understand the values, needs, priorities and aspirations of our community
- ensure that Council best meets the changing needs of our community
- hear from a range of voices so that everyone has the opportunity to express their views
- enhance community ownership and acceptance of planning decisions and outcomes
- facilitate ongoing two-way communication between Council and the community
- ensure community feedback informs Council's decision making.

Our community wants to be involved

Our community has told us that engaging with Council is important to them. In the *Community Satisfaction Survey 2018* our community said:

- 80% are somewhat satisfied with Council's level of consultation
- opportunities for community involvement in decision making are a top indicator for overall satisfaction
- letters and emails are preferred for communication, followed by social media and newspapers.

Our community also told us that long-term planning and vision are areas of high importance and they would like more engagement in this area.

Woollahra Library at Double Bay



2. About this plan

What is a community participation plan?

A community participation plan sets out how and when Council will engage with our community on planning matters.

It provides guidance to our community on how and when they can have a say on different types of planning matters or make a submission on a development application.

Examples of planning functions under the EP&A Act that this plan applies to include:

- assessment of development applications
- proposals to rezone land under the *Woollahra Local Environmental Plan 2014*
- amendments to the *Woollahra Local Strategic Planning Statement*
- amendments to the *Woollahra Development Control Plan 2015*
- a development contributions plan
- a local housing strategy.

This plan also explains how community feedback will inform decisions about development applications and strategic planning functions.

Where does this plan apply?

This *Woollahra Community Participation Plan* is prepared under division 2.6 of *Environmental Planning and Assessment Act 1979* (the EP&A Act).

It applies to the Woollahra local government area and only to the exercise of Council's planning functions under the EP&A Act.

Public exhibition of this plan

This community participation plan was publicly exhibited from 2 October to 1 November 2019 in accordance with Schedule 1 of the EP&A Act.

This plan only applies to Council's planning functions under the EP&A Act

This Plan does not apply to:

- the community strategic plan or documents in Council's IP&R framework
- delivery of Council services, functions, or infrastructure
- planning matters under the EP&A Act which are not within the jurisdiction of Council
- general communications between Council and the community
- routine administrative and operational duties.

3. Our approach to community engagement

Council's approach to community engagement is guided by our values, the principles of social justice, the IAP2 spectrum, and the community participation principles of the EP&A Act.

Woollahra Council proactively engages the community using appropriate, effective and inclusive methods to facilitate public participation in decision making that affects residents and the people who work in and visit Woollahra².

Council decisions affect the lives of residents and the people who visit and work in the area.

We value our community as a source of local expertise and actively seek feedback and input to help shape Council decisions.

Council's values are:

- respect for people
- integrity and excellent performance
- professional, quality services
- open, accountable communication.

Principles of social justice

Social justice is the political and philosophical concept that all people should have equal access to wealth, health, well-being, justice, and opportunity.

In the context of community engagement, in the exercise of Council's planning functions, social justice is based on the following four principles as taken from the *Integrated Planning and Reporting Manual for local government in NSW*, consistent with the *NSW Government's social justice strategy*.

These social justice principles underpin the community engagement principles set out in section 4 of this plan.

Social Justice in an Engagement Context

Principle	Meaning
Equity	Inclusive and representative views from the community
Access	Appropriate methods for engagement selected
Participation	The community has a clear understanding of how they can get involved
Rights	People have a right for their views and voices to be heard

2. Woollahra Community Engagement Policy 2019

IAP2 Spectrum

The International Association for Public Participation (IAP2) is an international peak body that seeks to promote and improve the practice of public participation or community and stakeholder engagement.

The IAP2 Public Participation Spectrum is a best practice tool that helps identify appropriate levels of engagement. It also sets out the promise being made to the public at each participation level. The spectrum is widely used in local government community engagement strategies across Australia.

Not all Council decisions require the same level of community engagement. The spectrum guides our selection of the most appropriate level of engagement for a particular project depending on the goals, time frames, resources and levels of concern in the decision to be made.

Not all spectrum levels are achieved on every engagement project. The spectrum is non-linear, and Council selects the most appropriate technique/s are used on a case-by-case basis, based on objectives, timing and resources.



Community workshop about Woollahra Libraries



Dillon Street Reserve community engagement

**Council's approach to engagement and examples of engagement techniques
based on the IAP2 public participation spectrum**

	Inform	Consult	Involve	Collaborate	Empower
Goal	To provide the community with balanced and objective information to help them understand the planning matter.	To obtain community feedback on a planning matter or development application.	To work directly with the public through a strategic planning process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the community in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the community.
Promise to the community	We will keep you informed.	We will keep you informed, listen to and acknowledge your views, concerns and aspirations, and provide feedback on how community input influenced the decision.	We will work with you to ensure that your views, concerns and aspirations are directly reflected in strategic planning matters and provide feedback on how community input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	Note: this level of engagement is difficult to achieve under the current planning system decision making framework. It is more applicable in other Council service areas.
Examples of engagement techniques	Media releases, letters, emails, Council's website, social media announcements, videos, e-newsletters, public notices and advertisements, information sessions	Public exhibition, online forums and surveys, open days, drop-in sessions, walking tours, surveys, mapping, online polls.	Public meetings and hearings, feedback sessions, workshops, interactive online activities, prioritisation/ trade-off exercises, mapping.	Public meetings, workshops and interactive sessions, community reference groups.	N/A

4. Our community participation principles and objectives

Community participation principles

Community participation is an important object of the EP&A Act:

- (j) to provide increased opportunity for community participation in environmental planning and assessment.

The Act sets out the following principles for community engagement for planning functions. This plan adopts these principles. Below we have identified the consistency of the principles in the Act with the principles of Social Justice in part 3 of this plan:

- a) The community has a right to be informed about planning matters that affect it.

Rights	People have a right for their views and voices to be heard
---------------	--

- b) Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.

Equity	Inclusive and representative views from the community
---------------	---

- c) Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.

Participation	The community has a clear understanding of how they can get involved
----------------------	--

- d) The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.

Rights	People have a right for their views and voices to be heard
---------------	--

- e) Community participation should be inclusive and planning authorities should actively seek views that are representative of the community.

Equity	Inclusive and representative views from the community
---------------	---

Access	Appropriate methods for engagement selected
---------------	---

- f) Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.

Rights	People have a right for their views and voices to be heard
---------------	--

- g) Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account).

Participation	The community has a clear understanding of how they can get involved
----------------------	--

- h) Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development.

Access	Appropriate methods for engagement selected
---------------	---

Consistent with these principles the EP&A Act requires that matters raised in submissions must be considered before a decision is made about a development application or planning matter. For development applications this is part of the matters for consideration for assessment under Section 4.15 of the EP&A Act.

Community participation objectives

Council's community engagement aims to be open, inclusive, timely and meaningful. Our objectives for community engagement are to:

- ensure Council decisions reflect the whole community by incorporating the community's views, concerns and aspirations into the decision-making process
- increase community confidence and trust in Council by building or improving relationships with the community through on-going, open and meaningful two-way conversations
- encourage the community to actively participate in civic life and to take responsibility for identifying and providing solutions to their concerns
- strengthen community capacity to increase knowledge and awareness and/or change behaviours.

Council's scalable community engagement approach aims to ensure people:

- are well informed about issues, strategies or plans that may affect them directly or indirectly
- understand how and when Council will consult them, and when Council will make decisions on their behalf (without consultation)
- are engaged in an effective, appropriate and relevant manner by Councillors, Council employees or agents of Council
- are offered genuine opportunities to participate in Council's decision-making process
- understand how their contributions affect the decision-making process and are informed of outcomes of the engagement process
- are connected, active, informed and engaged.

Volunteers at Woollahra Library, Double Bay



5. How will we engage on different types of planning matters?

To achieve effective and meaningful community engagement, Council will select suitable methods and timeframes appropriate to the type and scale of the planning function.

The table below outlines the opportunities and some methods **we may use** to engage with the community.

It is important to note that the planning process is only one part of an overall project lifecycle in which our community can participate. Outside of this process, in some circumstances we also undertake post-determination, compliance and enforcement activities to ensure that planning laws and decisions are implemented correctly.

Potential participation methods based on planning function type

	Development assessment	Planning proposals (such as applications to rezone land)	Strategic planning
Participation opportunity	Notification and public exhibition inviting written submissions	Notification and public exhibition inviting written submissions	Opportunities for community input to shape the preparation of strategies or written submissions in response to exhibition of Council led projects.
When?	Public exhibition, panel meetings, and post determination notification	Public exhibitions, public hearings, panel and committee meetings, determination notification	Public exhibitions, engagement activities in the early stages of strategic planning processes, committee meetings, determination notification
How?	Notification letters, advertising in the local newspaper notice on the Council's website, site signs, Council's DA Tracking website.	Notification letters, emails, advertising in the local newspaper, Your Say Woollahra , website notices , notice on the Council's website, notice on other websites, online surveys, open days, drop-in sessions, walking tours, social media, e-newsletters, public notices and advertisements, public hearings, workshops and interactive sessions.	Notification letters, emails, advertising in the local newspaper, Your Say Woollahra , website notices , notice on the Council's website, notice on other websites, online surveys, open days, drop-in sessions, walking tours, social media, e-newsletters, public notices and advertisements, public hearings, workshops and interactive sessions.



“Your say Woollahra”

Your Say Woollahra is Council's online engagement platform where we publicly exhibit draft planning strategies, planning proposals, and other Council projects.

After completing a one-time registration process, residents and other people in the community can give feedback on any open consultation published on the site. To keep our community up-to-date on consultations Council sends a bi-monthly e-newsletter to all registered participants.

Engagement activities on Your Say Woollahra may include taking a survey, joining a discussion forum, registering for a workshop or making a submission. Some engagement activities, particularly those that involve Woollahra's young people, may not require registration. The site is moderated to ensure inappropriate content is removed.

Council records all feedback, which is reviewed and reported to the project decision makers. This might be Council, a Committee or an independent local planning panel.

To find out what projects have open consultations, or follow the progress of engagement projects visit **yoursay.woollahra.nsw.gov.au**.

6. Minimum public exhibition timeframes and requirements

Section 2.21(2) and Schedule 1 of the EP&A Act set out minimum exhibition timeframes for certain types of planning functions. These have informed the tables on the following pages.

Council may consider exhibiting for an extended timeframe based on the scale and nature of the matter being exhibited.

Information to note about public exhibitions:

- Timeframes include weekends.
- An exhibition that closes on a weekend or a public holiday may be extended to finish on the first available work day.
- The days between 20 December and 10 January (inclusive) are not counted in the public exhibition period.
- A public authority is not required to make available for public inspection any part of a document whose publication would, in the opinion of the public authority, be contrary to the public interest because of its confidential nature or for any other reason.

6.1 Public exhibition of other planning matters

Several of Council's planning functions and other proposals do not have minimum exhibition timeframes. Consistent with our community participation principles and objectives, we typically exhibit documents related to the exercise of these functions and proposals for the timeframes described in the following tables.

6.2 When public exhibition is not required

Public exhibition is not required for complying development. Notification requirements are set out by the NSW Government under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and are not regulated by Council.

Additionally, there may be some occasions where a government priority or administrative requirement demands immediate action on proposals that prevents the implementation of our usual community participation process. For example this may occur with emergency works.

Plan Making, Planning Policy and Planning Agreement Mandatory Exhibition Timeframes	
Plan	Minimum Timeframe
Draft community participation plan	28 days
Draft local strategic planning statement	28 days
Planning proposal for local environmental plans (subject to a gateway determination)	28 days or: <ul style="list-style-type: none"> the period specified in the gateway determination, or no public exhibition, if the gateway specifies no public exhibition is required.
Draft development controls plans	28 days
Draft contribution plans	28 days
Planning agreement	28 days

Development Assessment Mandatory Exhibition Timeframes	
Application type	Minimum Timeframe
Application for development consent (other than for complying development certificate, for designated development or for State significant development)	15 days
Application for development consent for designated development	28 days
Application for modification of development consent that is required	15 days

Non-mandatory Exhibition Timeframes	
Matter	Minimum Timeframe
Draft local housing strategy	28 days
Council's draft guides, policies and strategies	Discretionary based on the urgency, scale and nature of the proposal.
Pre-engagement on strategic planning documents	Discretionary based on the urgency, scale and nature of the proposal.

6.3 Advertising of public exhibitions

~~The advertising of a draft plan, planning proposal, draft policy, development application or other document to which this strategy applies must occur in a newspaper that circulates at least once weekly in the area of the Woollahra Municipality.~~

~~For the purpose of fulfilling the requirement for development applications, the advertisement need only occur once in the newspaper during the period of public inspection.~~

The notice advertising the public exhibition of development applications, applications to modify a development consent, development control plans, contributions plans and other planning matters to which this plan applies, such as planning proposals, will be published on the Council's website.

In the case of other planning matters to which this plan applies, such as planning proposals, a notice advertising the public exhibition may also be published in a local newspaper that circulates at least once weekly in the area of the Woollahra Municipality. In the event that the hardcopy local newspaper is not in publication, publication is suspended or otherwise not reasonably publicly available, the public notice on the Council's website will suffice.

For the purpose of fulfilling these requirements, the notice need only occur during the specified advertising period.

6.4 Notification of public exhibitions Notification of a development application or other planning matter must occur by one or more of the following methods at Council's discretion by:

- a) letter
- b) email
- c) a brochure, leaflet or similar notice
- d) a site notice (for development applications only).

6.5 Who will be notified?

Notifications must be sent to:

- a) the owners of land to which a draft plan, planning proposal, draft policy or other document applies
- b) the owners of land adjoining a site subject to a site-specific planning proposal or a development application (including each owner in a Strata scheme or community land development)
- c) the owners of neighbouring land
- d) any public authority that in the opinion of the responsible Council officer may have an interest in, or may be affected by, the draft strategy, planning proposal, draft policy or development application.

Notifications will also be sent to relevant community organisations and other groups who have registered an interest.

Details regarding the owners of adjoining land and neighbouring land are taken from Council's records at the time the notice is produced.

6.6 Will Council notify properties in neighbouring LGAs?

For proposals where the subject site adjoins the boundary of a neighbouring council, we will liaise with the neighbouring council to send notification letters to the impacted properties. Alternatively a letterbox drop to the affected occupiers may be undertaken

6.7 Additional exhibition and notification requirements for development applications

Additional requirements for the exhibition and notification of development applications, amendments to development application, and applications for modification of a development consent are detailed in Schedule 1, including:

- re-exhibition of amended development applications
- notification of applications for modification of development consent
- information to accompany public exhibitions for development applications
- forming an opinion on whether the enjoyment of land may be detrimentally affected
- requirements for site notices.

6.8 Where to view public exhibition documents

All documents, studies, plans and information lodged with a development application or supporting a planning matter will be available for inspection during the public exhibition period.

Public exhibition documents can be viewed on our website:

- [Notification of DAs \(Notice of proposed development\) page and DA Tracking page](#) for development applications
- ~~Your Say Woollahra~~ or [in the public notices on Notice on Council's website](#) for other planning matters.

Documents can also be viewed in person during business hours at Council's customer service centre, 536 New South Head Road, Double Bay.



Woollahra Council customer service centre

6.9 Making a submission to a public exhibition

We encourage written submissions on a development application or planning matter during the public exhibition period.

A written submission may be in the form of a letter, email or other like form. It must include the following information:

- reference to the development application or planning matter
- your comments including a statement of the reasons for objection or support
- your contact details such as an email or postal address so we can keep you up to date on the matter.

Council may, depending on the circumstances of the case, accept and consider written submissions that are lodged after the close of the public exhibition.

Subject to the Privacy and Personal Information Protection Act 1998, the names and addresses of the persons making written submissions will be indicated in the assessment report for the development application or planning matter.

6.10 Petitions

Where a petition has been submitted the Head Petitioner will be the only point of contact for ongoing communication with Council staff unless Council is formally advised otherwise.

If the petition does not identify a Head Petitioner, Council will assume the first signatory is the Head Petitioner.

6.11 How will submissions be considered?

A report summarising the submissions made must be prepared and given consideration before a development application or planning matter is determined. Council is not required to adopt or support a submission in making its determination.

6.12 Determination by a panel or committee

Planning matters and development applications may be reported to a Council committee or planning panel for a determination:

- **Woollahra Local Planning Panel** – determines certain development applications and applications to modify a development consent. The Panel also provides advice on strategic planning matters.
- **Sydney Eastern City Planning Panel** – determines certain development applications and applications to modify a development consent that are 'regionally significant' or have a capital investment value over \$30 million.
- **Environmental Planning Committee** – makes recommendations to Council about decisions on planning matters such as planning proposals, strategies, draft policies and other planning documents.

Note that under section 4.8 of the EP&A Act development applications may only be determined by the Woollahra Local Planning Panel, Sydney Eastern City Planning Panel, Council's Application Assessment Panel or under staff delegation.

6.13 Notification of committee and panel agendas and reports

Council will provide a minimum of three days' notice to the applicant and anyone who has made written submission of the date and time of the meeting at which the matter will be considered and a link to our website where a copy of the meeting agenda is available (containing the report on the assessment of the matter, a summary of submissions and a recommendation as well as any annexures).

Access to a report in whole or in part does not apply where material is to remain confidential or privileged in accordance with Council's policy on such matters.

Failure to strictly comply with this section will not render any determination of a development application or planning matter invalid.

Council's website provides more information about Council's committee and panel agendas: **woollahra.nsw.gov.au/council/meetings_and_committees**

6.14 Notification of determination for a development application or planning matter

~~Council will publish a notice in the local paper of the determination and send a notification to each person who made a written submission in relation to a development application, an application to modify a development consent, or a planning matter.~~

The Council will publish a notice on its website of the determination of a development application and an application to modify a development consent. The Council will publish a notice on its website regarding decisions on a development control plan, contributions plan and any other planning matter to which this plan applies such as a planning proposal.

In the case of other planning matters to which this plan applies, such as a planning proposal, the Council may also publish a notice of its decisions in a local newspaper that circulates at least once weekly in the area of the Woollahra Municipality. In the event that the hardcopy local newspaper is not in publication, publication is suspended or otherwise not reasonably publicly available, the public notice on the Council's website will suffice.

Council will ~~publish a notice in the local paper of the determination and~~ send a notification to each person who made a written submission in relation to a development application, an application to modify a development consent, or a planning matter.

This notification must include (directly or by reference to another document):

- the decision
- the date of the decision
- the reasons for the decision
- how submissions were considered.

Where a petition has been submitted, notification will sent to the Head Petitioner unless Council is formally advised otherwise.

7. Summary

This Community Participation Plan outlines our community engagement approach for Council's planning functions under the EP&A Act. Our plan:

- reaffirms our commitment to involving the community in the development of our shared vision and long-term planning matters
- clearly states our statutory engagement requirements and voluntary exhibition timeframes, so our community knows what to expect and when
- explains how the community can have their say on development applications and other planning matters
- explains how Council will keep the community informed of engagement outcomes and how community feedback informed decisions.

Community engagement plays an important role in making our area a great place for people to live, work and visit. For Council, it is the foundation of good decision-making. For our community it is the opportunity to exercise their right to have their views and voices heard in the planning process.

Council looks forward to working with our community to deliver planning outcomes that benefit our community now and for future generations.

Sign up

Sign up to Your Say Woollahra to stay up-to-date and have your say on strategic planning projects at yoursay.woollahra.nsw.gov.au

“Your say
Woollahra”

Glossary

For the purposes of this community participation plan the following definitions apply unless otherwise defined under the legislation:

Term	Meaning
Contribution plans	A plan developed by councils for the purpose of gaining financial contributions from new development towards the cost of new and upgraded public amenities and/or services required to accommodate the new development
Designated development	Designated development refers to developments that are high impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)
Development control plans	A plan that provides detailed planning and design guidelines to support the planning controls in a LEP
Environmental Planning and Assessment Act 1979 (the EP&A Act)	Legislation that establishes the NSW planning and development system. This Community Participation Plan has been prepared under section 2.23 of the Act.
Gateway determination	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
Local environmental plan (LEP)	An environmental planning instrument developed by a local planning authority, generally a council. An LEP sets the planning framework for a Local Government Area
Local strategic planning statement	20-year plans that address the community's needs and the requirements of the regional strategic plan that applies to all of Metropolitan Sydney
Responsible Council officer	Any one or a combination of the Council officers who is or are responsible for the processing and assessment of a development application, or an application to modify a development consent, or any other planning matter, and the recommendation of a report regarding that application or planning matter. The responsible Council officers include the Assessment Officer, Team Leader, Manager or Director.
State Environmental Planning Policy (SEPP)	An environmental planning instrument developed by the Department, that relates to planning matters that are state significant or are applicable across the state

Schedule 1

Additional exhibition and notification requirements for development applications

1. Instances where public exhibition is not required

Public exhibition is not required for development applications where in the opinion of the responsible Council officer, the owners and occupiers of adjoining land and neighbouring land (whether in or outside of the Woollahra LGA) would not be detrimentally affected if the development proposal was carried out.

Additionally, public exhibition is not required for any development application where insufficient information has been provided with the application to enable a proper assessment of that application under the provisions of the Act and the application is to be determined by refusal for that reason.

There may be some occasions where a government priority or administrative requirement demands immediate action on proposals that prevents the implementation of our usual community participation process, such as emergency works.

2. Forming an opinion on whether the enjoyment of land may be detrimentally affected

In forming an opinion on whether the enjoyment of land may be detrimentally affected by a development application, an amendment to a development application or an application to modify a development application, the responsible Council officer must take into consideration the following criteria:

- a) the views to and from the land
- b) overshadowing
- c) privacy
- d) noise
- e) the design and appearance of the proposal in relation to the streetscape
- f) the scale and bulk of the proposed building or works
- g) the siting of the proposed building or works, including changes to an existing building involving relocation of external walls and other elements that expand the building envelope
- h) excavation, particularly excavation for the purpose of car parking areas, storage areas, plant rooms and voids
- i) the structural integrity of common or party walls where demolition of floors, ceilings and internal walls is proposed
- j) the heritage significance of the land and any building, work or feature on the land
- k) stormwater drainage.

The opinion formed by the responsible Council officer on whether the enjoyment of land may be detrimentally affected is not to be taken as an assessment of the merits of the development application.

Note: Land means an area of ground together with vegetation, landscaping and buildings erected on the land.

3. Re-exhibition of amended development applications

Where an applicant makes an amendment to a development application prior to the application being determined, re-advertising will only occur where the responsible Council officer is of the opinion that the proposal as amended (replacement) will have no greater impacts than the previously advertised application.

Where a development application is being re-exhibited, notifications must be sent to anyone who:

- made a submission
- was notified of the original public exhibition
- may be impacted by the amendments or modifications, including any public authorities.

Submitters may request to be notified of any amendments to a proposal regardless of whether or not re-exhibition is required.

When re-advertising does not occur, the assessment report on the application must include a statement of the reasons why re-advertising was not considered necessary.

4. Public exhibition of applications for modification of development consent

Where an applicant or any other person entitled to act on a development consent makes an application to the Council to modify a development consent in accordance with the provisions of section 4.55 of the Act, notification must be sent to anyone who may be impacted by the modifications, including:

- a) individuals and organisations that made a written submission previously
- b) owners of adjoining or neighbouring land who, in the opinion of the responsible Council officer, may be detrimentally affected by the modification proposal
- c) relevant public authorities.

Notification need not occur for an application to modify a development consent in order to correct a minor error, misdescription or miscalculation.

When notification does not occur, the assessment report on the application must include a statement of the reasons why notification was not considered necessary.

5. Information to accompany public exhibitions for development applications

Advertisements notifications and site notices for a public exhibition must contain, but may not be limited to, the following information:

- a) the address of the application site, including where available the name of the building and the name of the business conducted from the building
- b) the application number or Council reference number
- c) a brief description of the development proposal, planning proposal, or document
- d) the name of the Council and the Council's postal address
- e) the place where the application may be freely inspected
- f) the times of the day and the overall period during which the application may be inspected
- g) the period during which written submissions may be lodged with the Council
- h) an invitation to make written submissions on the application during the exhibition period
- i) a statement to the effect that the name and address of any person making a written submission will be included in an assessment report relating to the application and that the report will be publicly accessible
- j) a statement to the effect that the supply of personal information is voluntary. If personal information is not provided, Council may be limited in dealing with a submission. Submissions, summaries of submissions, and/or names and addresses of people making submissions will be included in publicly available reports to Council or Committee meetings

- k) a statement to the effect that in accordance with section 18(1)(b) of the *Privacy and Personal Information Protection Act 1998* (NSW), you are advised that all submissions received by Council in relation to any matter will be placed on the appropriate Council file, may be available on our web site and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. In accordance with the *Government Information (Public Access) Act 2009* (GIPA Act) Council is obliged to disclose inspection of its documents, including any submission you may make. Under the GIPA Act, people may also make an application for access to all submissions received.

In addition public exhibitions notices for re-notification of applications or applications to modify a development contents must contain the following information:

- a) a statement to the effect that an amendment to the development application or for modification of a development consent has been lodged
- b) a brief description of the amendment to the development proposal or modification to the development consent
- c) the public exhibition period during which the application can be inspected and submissions lodged with Council.

6. Site notices for development application public exhibitions

Site notices must be displayed for public exhibitions for development applications, amendments to applications and applications for modification of a development consent. The site notice must:

- a) be exhibited on the land to which the development application relates
- b) must be displayed on a signpost or board
- c) must be clear and legible
- d) must be headed in capital letters and bold type "DEVELOPMENT PROPOSAL"
- e) must, if practicable, be capable of being read from a public place
- f) must be in the form provided by Council.

Council is responsible for preparing the site notice and making the site notices available to the applicant prior to the commencement of the notification period. The applicant is responsible for erecting the site notice and for ensuring that it is displayed during the notification period. The applicant is responsible for removing the notice and returning it to Council after the notification period.

The applicant must provide to Council, prior to determination of any application a Statutory Declaration made under Part 4 of the *Oaths Act 1900* stating under oath, words to the effect that:

"In accordance the Community Engagement Strategy with clause 2.3.5 of the Woollahra DCP 2014, the site notice was erected and maintained during the notification period under this DCP"

OR

"In the event that the site notice was damaged, defaced or removed by a third party that the notice was removed on and replaced on [DATE]"

Appendix

A. Related Council plans, strategies and policies

This Community Participation Plan is informed and supported by a number of strategies and plans including, but not limited to, the following:

- Aged and Disability Study 2016
- Asset Management Strategy 2011-2021
- Delivery Program 2018-2021 & Operational Plan 2019-2020
- Disability Inclusion Action Plan 2017
- Reconciliation Statement- Action Plan 2012
- Woollahra 2030- Community Strategic Plan- Adopted 18 June 2018
- Woollahra Social and Cultural Plan 2013-2023
- Woollahra Development Control Plan 2015
- Woollahra Local Environmental Plan 2014.

B. Relevant legislation

Further State and Federal legislation and guidelines relating to when Council must initiate community consultation:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Environmental Planning and Assessment (Savings, Transitional and other Provisions) Regulation 2017 (Part 2 Clause 16)*
- *Privacy and Personal Information Protection Act 1998*
- *Crown Lands Act 1989*
- *Roads Act 1993*
- *Local Government Act 1993*
- *Local Government Act Amendment (Governance and Planning) 2016*
- *Local Government Act Amendment (Planning & Reporting) Act 2009.*

Perry Lane, Paddington mural



Woollahra
Municipal
Council



536 New South Head Road,
Double Bay NSW 2028
woollahra.nsw.gov.au
T: 02 9391 7000
F: 02 9391 7044
E: records@woollahra.nsw.gov.au

Adopted 25 November 2019

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

