



Environmental Planning Committee



Agenda

Monday 3 August 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.

An 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:

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

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

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

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Any other matters 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

30 July 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 – 3 August 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 3 August 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.

Craig Swift-McNair
General Manager

Meeting Agenda

Item	Subject	Page
1.	Leave of Absence and Apologies An apology was received and accepted from Councillor Mary-Lou Jarvis and leave of absence granted.	
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 6 July 2020 - 20/106942	9
D2	Delivery Program 2018 to 2022 and Operational Plan 2019/20 (DPOP) Quarterly Progress Report June 2020 against Goal 4 - Well planned neighbourhoods, Goal 7-Protecting our environment, Goal 8 - Sustainable use of resources and Goal 9 - Community focused economic development - 20/117847.....	11

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

R1	Planning Proposal - heritage listing of the George S. Grimley Pavilion and the Sydney Croquet Club, Rose Bay - 20/126417	151
R2	NSW Fire and Rescue Inspection Reports Follow-up Report - 20/122925	401

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 6 JULY 2020**
Author: Sue O'Connor, Governance Officer
File No: 20/106942
Reason for Report: The Minutes of the Environmental Planning Committee of 6 July 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 6 July 2020 be taken as read and confirmed.

Item No: D2 Delegated to Committee
DELIVERY PROGRAM 2018 TO 2022 AND OPERATIONAL PLAN 2019/20 (DPOP) QUARTERLY PROGRESS REPORT JUNE 2020 AGAINST GOAL 4 - WELL PLANNED

Subject: **NEIGHBOURHOODS, GOAL 7-PROTECTING OUR ENVIRONMENT, GOAL 8 - SUSTAINABLE USE OF RESOURCES AND GOAL 9 - COMMUNITY FOCUSED ECONOMIC DEVELOPMENT**

Authors: Petrina Duffy, Coordinator Integrated Planning & Reporting
Helen Tola, Manager - Governance & Council Support

Approvers: Allan Coker, Director - Planning & Development
Tom O'Hanlon, Director - Technical Services

File No: 20/117847

Reason for Report: To review the status of the Priorities and Actions in Council's Delivery Program 2018 to 2022 and Operational Plan 2019/20 for the six months ending 30 June 2020.

Recommendation:

THAT the June 2020 Progress Report on Goal 4 - Well planned neighbourhoods, Goal 7 - Protecting our environment, Goal - 8 Sustainable use of resources and Goal 9 - Community focused economic development of Council's Delivery Program 2018 to 2022 and Operational Plan 2019/20 be received and noted.

1. Background

Council adopted its Delivery Program 2018 to 2022 and Operational Plan 2019/20 (DPOP) in June 2019 in accordance with the Integrated Planning and Reporting (IP&R) Legislation for NSW Local Government. The Delivery Program and Operational Plan are two of the key strategic planning documents that comprise Council's IP&R framework. On 25 March 2020, the NSW Minister for Local Government announced amendments to the Local Government Act 1993 (NSW), adding one year to the term of the sitting Councillors and extending the current Delivery Program to 2022.

It is a requirement under the IP&R legislation that Council report on the progress of its Delivery Program at least every six months. In response to this requirement, and in order to ensure that Council's reporting to the community is transparent, timely and manageable under the legislation, progress reports on the DPOP are presented to Council quarterly for the periods ending 30 September, 31 December, 31 March and 30 June each year. To free up staff resources to respond the immediate needs of the COVID-19 pandemic, the 31 March quarterly update was postponed, and so this final update is for the six months from January – June 2020.

The framework for quarterly progress reports is consistent with the structure of the Delivery Program and Operational Plan developed around the following interrelated themes and supporting goals:

Theme: Community well-being

Goal 1: A connected, engaged and harmonious community for all ages and abilities
Goal 2: A supported, enabled and resilient community
Goal 3: A creative and vibrant community

Theme: A healthy environment

Goal 7: Protecting our environment
Goal 8: Sustainable use of resources

Theme: Local prosperity

Theme: Quality places and spaces
Goal 4: Well-planned neighbourhoods
Goal 5: Liveable places
Goal 6: Getting around

Goal 9: Community focused economic development
Theme: Community leadership & participation
Goal 10: Working together
Goal 11: A well-managed Council

Council's DPOP Progress Report, as at 30 June 2020, for Goal 4, Goal 7, Goal 8 and Goal 9, being the goals most relevant to the Environmental Planning Committee, is provided as **Annexure 1**.

Progress comments for all DPOP actions are provided in the tables of **Annexure 1**. Council officers provide updates on these comments on an on-going basis for internal management purposes, with the comments collated at the end of the quarter for reporting to Council and the community.

A tick in the final column of the table in **Annexure 1** headed "Updated Comments" indicates the comments relating to that action have been updated since the previous quarterly report to Council. The purpose of the tick is to enable Councillors and other readers of the report to easily identify where an action status has been updated.

2. Adopted notices of motion (NOM)

As previously reported to Council, adopted notices of motion (NOM) which are strategic and/or project based are included as additional actions in the DPOP and reported on through the Quarterly Progress Report.

Goals 1, 2, 3, 5, 6, 10 and 11 are reported to the Finance, Community & Services Committee, and Goals 4, 7, 8 and 9 are reported to the Environmental Planning Committee.

During the period 1 January 2020 to 30 June 2020, nine new NOM were adopted by Council which align with the Environmental Planning Committee:

- 12.2.1.45 Compliance - Arrange a Councillor briefing on all aspects of Council's Compliance Division. [NOM 10/02/2020]
- 12.2.1.46 Cadry's Building - Research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing. [NOM 10/02/2020]
- 12.2.1.47 Bus Privatisation - Council to resolve its strong support for affordable, efficient, safe, adequately resourced and funded public transport systems, essential for a sustainable global city, as referenced in Council's Community Strategic Plan - Woollahra 2030, draft and draft Integrated Transport Strategy and draft Local Strategic Planning Statement. [NOM 10/02/2020]
- 12.2.1.48 Paddington Greenway - Immediately commence work on a planning proposal to amend the Woollahra Local Environmental Plan 2014 to insert a further local provision in the form of an environment overlay or similar. [NOM 10/02/2020]
- 12.2.1.49 Air conditioning units and other plant on rooftop dwellings - Prepare report to Council to prevent installation of air conditioners and other mechanical infrastructure on the rooftops of dwellings in the municipality. [NOM 24/02/2020]
- 12.2.1.50 Street Inlay Audit and Not progressed. Rectification - Undertake an audit of all 493 street inlays (set out in Annexure 1 of report to Urban Planning Committee on 23/02/2015). [NOM 25/05/2020]

- 12.2.1.51 Paddington Bowling Club - Staff provide an update on exploring opportunities with officers of Crown Lands and the lessee taking over the lease and returning the dormant site to public lands. [NOM 25/05/2020]
- 12.2.1.52 Rose Bay Centre Improvements and Place Plan - Develop a Place Plan having regard to the planning proposal for Wilberforce Council carpark site. [NOM 22/06/2020]
- 12.2.1.53 Street Tree Management Plan for Figs in the Municipality - Prepare a report setting out a detailed plan of management for the proper preservation, care and management of Council owned/public Fig trees. [NOM 22/06/2020]

Annexure 2 provides progress comments for each NOM which relates to the Environmental Planning Committee.

The following planning and development-related projects arising from a NOM were completed during the two quarters:

- Woollahra Voluntary Planning Agreement Policy.
- Review of planning and development controls for surveillance cameras on private property in residential R2 and R3 zones.
- Assessment of heritage significance for the Sydney Croquet Club, Rose Bay Golf Clubhouse and the George S. Grimley Pavilion. Planning proposals to list the Sydney Croquet Club and George S. Grimley Pavilion as heritage items are now underway– see below.
- Assessment of heritage significance for 46 Vacluse Road, Vacluse. A planning proposal is to list the property as a heritage item is now underway – see below.
- Review of existing controls for outdoor lighting in residential zones.
- Shopping trolley management - measures that can be taken to control and manage abandoned shopping trolleys.
- Creative Hoardings Policy.

During the two quarters work also progressed on the following planning-related actions that have arisen from a NOM:

- Planning proposals for the heritage listing of the Rose Bay Scout Hall, Sydney Croquet Clubhouse and George Grimley Pavilion.
- Assessment of heritage significance for 3 Trelawney Street, Woollahra.
- Assessment of heritage significance for places of public worship.
- Assessment of heritage significance for certain schools in Rose Bay.
- Planning proposal to heritage list Paddington pubs.
- Planning proposal to heritage list part of Cooper Park, Bellevue Hill.
- Planning proposal to heritage list the Rose Bay Sewage Pumping Station, gates and gateposts.
- Planning proposal to heritage list 30 Wyuna Road, Point Piper.
- Planning proposal to heritage list 46 Vacluse Road, Vacluse.
- Planning proposal for the 800m² minimum lot size for dual occupancy (attached) development.

Annexure 2 (Notices of Motion) lists 53 actions. Of these twenty-two have been completed, twenty-five are in progress and six have not been commenced.

3. Goal 4 – well planned neighbourhoods

3.1 Strategic Planning

3.1.1 Projects and services

During the two quarters the strategic planning team focussed on the following matters:

- Working on the planning proposal to introduce FSRs for dwelling houses, dual occupancies and semi-detached dwellings.
- Progressing the tree canopy controls.
- Finalising the Woollahra Local Strategic Planning Statement in response to comments from the Greater Sydney Commission, councillors and public submissions.
- Progressing the housing strategy project.
- Working on the review of planning controls for the Double Bay Commercial Centre.
- Working on the review of planning controls for the Edgecliff Commercial Corridor.
- Progressing Council-initiated planning proposals for minimum lot sizes for attached dual occupancy development.
- Finalising the Woollahra Voluntary Planning Agreement Policy.
- Processing requests for planning proposals initiated by property owners and developers.
- Coordinating and carrying out assessments of heritage significance for private and public properties.
- Progressing planning proposals for the heritage listing of private and public properties.
- Carrying out a further stage in the review of controls for courtyard housing and other building types in the Paddington HCA.
- Carrying out research in relation to adopted notices of motion and other resolutions of the Council and reporting results to Council.
- Continuing our service of providing heritage and urban design advice on DAs and applicant enquiries.

Reports were presented to the Environmental Planning Committee on the following matters:

Date	Subject
3/02/2020	Report on the public exhibition of the Draft Woollahra Voluntary Planning Agreement Policy 2019 – for adoption of Policy
3/02/2020	Planning proposal - heritage listing of 30 Wyuna Road, Point Piper – report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
3/02/2020	Progress report on the planning proposal to introduction of an FSR control for low density residential development and an update on the proposed tree canopy controls
3/02/2020	Planning proposal - Paddington Floodplain Risk Management Study and Plan 2019 - report advice of the Woollahra Local Planning Panel – to proceed to Department Planning, Industry and Environment
3/02/2020	Surveillance cameras on private property
17/02/2020	Report on the public exhibition of the Draft Local Strategic Planning Statement 2019 – for approval of LSPS
17/02/2020	Planning proposal - heritage listing of Sydney Croquet Club and Rose Bay Scout Hall, Rose Bay – for decision to prepare planning proposal
17/02/2020	Planning proposal - 46 Vacluse Road, Vacluse –for decision to prepare planning proposal
17/02/2020	Planning proposal - heritage listing of seven pubs in Paddington (Paddington Pubs Study) – report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
17/02/2020	Planning proposal - heritage listing of Cooper Park, Bellevue Hill – report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
17/02/2020	Public art in major developments - draft DCP and supporting guidelines - post exhibition report – for adopting draft DCP
2/03/2020	Review of Paddington Heritage Conservation Area controls: introducing numerical controls to clause 1.3.1 and definition of courtyard housing – for decision to prepare draft DCP

Date	Subject
2/03/2020	Outdoor lighting controls in residential zones – to report on investigations
2/03/2020	Planning proposal - minimum lot size for dual occupancy (attached) development – report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
2/03/2020	Creative hoardings policy - post exhibition report – approval of policy
16/03/2020	Planning proposal – heritage listing of the Sydney Croquet Club – for decision to prepare planning proposal
16/03/2020	Shopping trolley management - measures that can be taken to control and manage abandoned shopping trolleys.
20/04/2020	Planning proposal - heritage listing of George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors), Rose Bay – for decision to prepare planning proposal
11/05/2020	Planning proposal – heritage listing of 46 Vaucluse Road, Vaucluse – report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
11/05/2020	Planning proposal - heritage listing of Rose Bay Scout Hall, Rose Bay - report advice of Woollahra LPP – to proceed to Department Planning, Industry and Environment
1/06/2020	Planning proposal - heritage listing of George S. Grimley Pavilion, Woollahra Park, Rose Bay - report advice of Woollahra LPP – to prepare further report
1/06/2020	Proposed amendments to the Woollahra Community Participation Plan – to adopt amendments

3.1.2 District and regional planning - major projects in 2018-2020

We have previously reported to the Environmental Planning Committee on requirements for councils to carry out a number of significant strategic planning actions. These actions are set by provisions in the *Environmental Planning and Assessment Act 1979* and the District Plans. The following table lists these actions. Timelines are set by the Department of Planning Industry and Environment or by legislation.

	Action	Timeframe	Status
1	Woollahra Plan Review – compliance with the Eastern City District Plan	31 December 2018	Completed
2	Local strategic planning statement	31 March 2020	Completed
3	Community participation plan	1 December 2019	Completed
4	Housing strategy	2 years	In progress
5	Local environmental plan amendment	December 2020 submission of planning proposal	Not commenced

Actions 1, 2 and 3 have been completed. Action 4 is underway and progress comments are provided in **Annexure 1** – refer to action 4.1.1.11. Action 5 is required to give effect to the Eastern City District Plan. One of the major aspects to be addressed is provision of additional housing. This matter is largely dependent on conclusions and recommendations arising from the housing strategy.

3.1.3 Strategic planning overview

The following table provides a summarised list of our strategic planning and heritage conservation projects. Twenty-three projects have been completed. Thirty-one projects are in progress. Six projects have not commenced. Projects 2, 3, 4, 5 and 6, which have not commenced, were projects added in 2019. The rezoning of Riddell Street will need to be considered as part of the Council's housing strategy. The Affordable Housing Policy will also be informed by the housing strategy, which has commenced.

Strategic Planning and Heritage Projects – Summary

No.	DPOP Action No.	Project
Projects which have been completed		
1	4.1.1.9	Review planning controls for building envelopes, lot widths, residential parking rates and excavation.
2	4.1.1.12	Prepare VPA Policy
3	4.1.1.14	Prepare Local Strategic Planning Statement
4	4.1.1.15	Community Participation Plan
5	4.1.1.18	Report on the obtrusive effects of outdoor lighting
6	4.1.1.21	DCP controls for artwork in major developments
7	4.1.1.22	Approvals policy for creative hoardings
8	4.1.1.24	DCP for electric vehicle chargers
9	4.1.1.25	Review minimum lot sizes for dual occupancies
10	4.1.1.26	Measures to manage and control abandoned shopping trolleys
11	4.1.1.28	Planning controls for security cameras
12	4.3.1.1	Paddington Hotels Study – assessment of significance
13	4.3.1.5	Carry out a heritage assessment of the Rose Bay scout hall
14	4.3.1.6	Carry out a heritage assessment of the Sydney Croquet Club building and Woollahra Golf Club and George Grimley Pavillion
15	4.3.1.7	Planning proposal for the Rose Bay Uniting Church and Wesley Hall
16	4.3.1.8	Heritage assessment of the Rose Bay Sewerage pumping station
17	4.3.1.12	Paddington infill controls
18	4.3.1.13	Controls for pavilion extensions
19	4.3.1.14	Heritage listing of the Four in Hand hotel
20	4.3.1.15	Carry out a heritage assessment of Cooper Park
21	4.3.1.16	Carry out a heritage assessment of Gaden House
22	4.3.1.18	Carry out a heritage assessment of 46 Vaucluse Road
23	4.3.1.21	Carry out a heritage assessment of 3 Trelawney Street, Woollahra
Strategic Planning Projects which are in progress		
1	4.1.1.8	Review all matters which were deferred from inclusion in Woollahra LEP 2014.
2	4.1.1.10	Review planning controls for the Edgecliff Commercial Corridor
3	4.1.1.11	Prepare new housing strategy
4	4.1.1.13	Review landscaping controls in DCP 2015 regarding tree canopy
5	4.1.1.16	A new public high school in the Edgecliff commercial corridor
6	4.1.1.19	Report on excavation and subterranean building in Double Bay
7	4.1.1.20	Planning proposal and DCP for minimum allotment sizes for manor houses and multi-dwelling housing (terraces)
8	4.1.1.23	FSRs for low rise medium density residential
9	4.1.1.29	Planning proposal to amend Flood Planning Map for Paddington
10	4.1.1.30	Identify special local character areas
11	4.1.1.31	Planning proposal to increase minimum lot size for dual occupancy development
12	4.1.1.32	Report on installation of air conditioners and other mechanical infrastructure on the rooftops of dwellings
13	To be allocated	Paddington Greenway – planning proposal to amend Woollahra LEP to insert a further local provision in the form of an environment overlay or similar
Heritage Projects which are in progress		
14	4.3.1.2	Review heritage significance of Wilkinson buildings
15	4.3.1.3	Heritage listing of Arts and Crafts and inter-war residential flat buildings
16	4.3.1.4	Update heritage inventory sheets for existing items
17	4.3.1.9	Review planning controls in the Neighbourhood Heritage Conservation Areas
18	4.3.1.10	Carry out a heritage assessment of St Andrews Presbyterian Church, Rose Bay old school hall and McAuley Catholic School outbuildings
19	4.3.1.11	Carry out a heritage assessment of places of worship
20	4.3.1.17	Planning proposal for the Rose Bay Sewerage Pumping Station
21	4.3.1.19	Planning proposal to heritage list 30 Wyuna Road, Point Piper including interiors
22	4.3.1.20	Numerical controls of pavilions and linking structures in the Paddington HCA
23	4.3.1.23	Report on Arts and Crafts buildings – see also 4.3.1.3

No.	DPOP Action No.	Project
24	4.2.1.25	Planning proposal to list as local heritage items 7 Paddington hotels
25	4.3.1.26	Planning proposal to list part of Cooper Park as a local heritage item
26	4.3.1.27	Undertake a heritage gap analysis
27	To be allocated	Planning proposal – list the Rose Bay Scout Hall in Vickery Avenue, Rose Bay, as a local heritage item
28	To be allocated	Planning proposal – list 46 Vacluse Road, Vacluse, including its interiors, as a local heritage item
29	To be allocated	Planning proposal – list Trelawney Court at 3 Trelawney Street, Woollahra, including its interiors, as a local heritage item
30	To be allocated	Planning proposal – list part of Grimley Pavilion, including interiors, and Sydney Croquet Club, interiors, moveable heritage, lawns and trees as local heritage items
31	To be allocated	Cadry's Building – 133 New South Head Road Edgecliff – report on the heritage significance of the building
Strategic Project in the Placemaking Program		
32	4.4.1.1	Double Bay Review of Planning Controls
Projects which have not commenced		
1	4.1.1.17	Affordable Housing Policy
2	4.1.1.27	Rezoning of Riddell Street, Bellevue Hill
3	4.1.1.33	Paddington Greenway – planning proposal to amend the Woollahra LEP 2014 to insert a further local provision in the form of an environment overlay
4	4.3.1.22	Report on Californian Bungalows
5	4.3.1.24	Controls for inter-war flats in Paddington and Watsons Bay
6	4.3.1.28	Assess heritage significance of buildings designed by significant architects

The 32 projects which are in progress comprise both strategic planning projects which apply to significant areas and precincts as well as site-specific projects such as site-specific heritage assessments. These 32 projects represent a significant body of work. It should be noted that certain projects such as those involving planning proposals involve input from other government agencies, particularly the Department of Planning, Industry and Environment. Delivery of these projects through stages to completion is influenced by deliberations by those agencies.

On 12 August 2019 the Council determined its planning priorities. The three major strategic projects it identified as urgent were the Double Bay Review of Planning Controls, the Edgecliff Commercial Centre review and new landscape controls, including tree canopy controls in the Woollahra DCP 2015. In response to these priorities significant resources are being directed to the completion of these projects.

3.2 Development Control

3.2.1 Workload and Productivity

The following table shows the number of DAs and s.4.55 applications lodged compared to the number of DAs determined during the past four (4) quarters.

Quarter	No. DAs Lodged	No. DAs Determined	No. s.4.55 Lodged	No. s.4.55 Determined
1 st 19/20	129	167	102	97
2 nd 19/20	158	141	99	90
3 rd 19/20	78	97	92	94
4 th 19/20	146	120	100	114
Total	511	525	393	395

The following table shows both DAs and modification applications lodged and determined during the past four (4) quarters.

Quarter	Total applications Received	Total applications Determined
1st 19/20	231	264
2nd 19/20	257	231
3rd 19/20	170	191
4th 19/20	246	234
Total	904	920

3.2.2 Who made the decisions?

The following table shows where decisions on DAs were made during the third and fourth quarters of 19/20.

Level of Delegation	Total No of DAs		% of total		Approved		Refused	
	3rd Qtr	4th Qtr	3rd Qtr	4th Qtr	3rd Qtr	4th Qtr	3rd Qtr	4th Qtr
Staff	64	67	71.9%	55.8%	59	63	5	4
Application Review Panel	15	22	16.9%	18.3%	15	22	0	0
Application Assessment Panel	5	8	5.6%	6.7%	5	8	0	0
Local Planning Panel	5	23	5.6%	19.2%	3	19	2	4
Sydney Eastern City Planning Panel	0	0	0	0	0	0	0	0
Total	89	120	100%	100%	82	112	7	8

Note: The above figures do not include DAs which were rejected within 7 days of lodgement or withdrawn. In total 17 DAs were rejected or withdrawn.

3.2.3 Appeals

The following table shows the number of appeals lodged and determined during the 3rd and 4th quarters. Specific details of all appeals will be tabled and reported in the next Legal Register quarterly report to the EPC.

	3rd Qtr	4th Qtr
No. of Appeals lodged	8	8
No. of Appeals determined	4	8
No. of Appeals upheld	4	7
No. of Appeals dismissed	0	1
No of Appeals discontinued	1	3

3.2.4 Turnaround times

Annexure 3 provides graphical presentations of development activity turnaround times for the March and June quarters supporting the Progress Comments relevant to Priority 4.1.2 – Deliver high quality and timely development assessment.

The following table provides a summary of the net and gross mean processing times in days for all determinations (**3rd and 4th quarters**):

	1st Qtr 17/18	2nd Qtr 17/18	3rd Qtr 17/18	4th Qtr 17/18	1st Qtr 18/19	2nd Qtr 18/19	3rd Qtr 18/19	4th Qtr 18/19	1st Qtr 19/20	2nd Qtr 19/20	3rd Qtr 19/20	4th Qtr 19/20	18/19 FY
Overall													
Net Mean	106	121	99	112	104	113	118	124	109	98	89	104	115
Gross Mean	137	152	124	141	123	131	133	149	131	129	115	133	134
Staff Delegated													
Net Mean	82	79	79	78	67	65	89	63	62	60	66	69	71
Gross Mean	115	99	100	106	85	84	104	103	92	89	93	91	94

	1 st Qtr 17/18	2 nd Qtr 17/18	3 rd Qtr 17/18	4 th Qtr 17/18	1 st Qtr 18/19	2 nd Qtr 18/19	3 rd Qtr 18/19	4 th Qtr 18/19	1 st Qtr 19/20	2 nd Qtr 19/20	3 rd Qtr 19/20	4 th Qtr 19/20	18/19 FY
ARP													
Net Mean	151	213	174	137	164	209	233	165	102	165	115	121	193
Gross Mean	179	271	205	182	196	233	268	202	140	205	140	178	225
AAP													
Net Mean	339	248	254	246	236	290	229	217	200	179	90	205	243
Gross Mean	420	281	277	296	242	304	278	243	251	225	195	275	267
LPP													
Net Mean	NA	NA	133	195	185	192	149	266	210	143	270	156	198
Gross Mean	NA	NA	198	236	200	228	183	330	259	239	290	220	236

Note: Net Mean - is the total processing time which excludes the number of days the applicant is given to provide further information (Stop the Clock letter). Gross Mean - is the overall processing time with no deductions.

The overall net and gross mean processing times in the 3rd quarter decreased when compared to the processing time in the 2nd quarter. The processing times in the 4th quarter increased when compared to the 3rd quarter however, this can be attributed to:

1. The processing times in the 3rd quarter were heavily skewed by the volume of applications being determined under staff delegation and the low number of applications determined via the Local Planning Panel.
2. Operational changes as a consequence of Covid-19; these included:
 - A delay and disruption to the Application Assessment Panel (AAP) and Local Planning Panel (LPP) meetings i.e. AAP recommenced in May and LPP recommenced in mid-April.
 - The need to establish 'new business/operational rules' to enable the function of Development Control to work remotely.

Positive Outcomes

- The ability to transition Development Control staff to working remotely without any significant disruption to the core function of processing applications. This involved the establishment of new operational/business rules relating to the processing of applications, the operation of ARP and LPP meetings, notification/advertising of applications, amending standardised Council letters and updating Council's website to reflect Covid-19 operational changes to Development Control.
- The number of applications processed in terms of lodgement and determinations in the 4th quarter increased when compared to the 3rd quarter.
- The frequency of LPP meetings was increased (weekly for two months).
- Applications determined under staff delegation in both quarters met Council's delivery service standard of 70 days.
- An improvement in the processing times for applications determined via the LPP when compared to the 3rd quarter.
- Successful planning outcomes have been achieved in Class 1 Appeals.

The focus of Development Control in the next quarter will be to:

- Continue to adapt to performing its key functions from a 'working from home' environment and maintaining an acceptable service.
- Improve the overall processing times for all tiers of delegation and to reduce the number of outstanding applications.

4. Goal 7 – protecting our environment

During the quarter, some key highlights achieved included:

- A series of webinars about organic gardening were held for the community, facilitated by organic gardening expert Steve Batley.
- Upgrades were completed for all raingardens across the LGA, to improve capture of pollutants from stormwater before it travels to Sydney Harbour.
- An audit of all Council's gross pollutant traps was completed and improvement works undertaken, to ensure that they are operating at optimum capacity.
- A new gross pollutant trap was installed at Caledonian Road, Rose Bay, to improve capture of pollution before it enters Rose Bay.
- An environmental and biodiversity monitoring program was rolled out across all Council bushland areas.

5. Goal 8 – Sustainable use of resources

During the quarter, some key highlights include:

- The 3-Council EV public charging network program won a Local Government Excellence Award. Installation of a second public charger at Rose Bay has commenced.
- A community webinar was held about electric vehicles, with over 100 people attending.
- There was a substantial increase in compost bins and work farms purchased by the community through the Compost Revolution Program, following a number of community workshops.
- Contractors were engaged to install a large roof-top solar PV system on the Kiaora Lands building.
- Council's carbon emissions were audited and offsets purchased as we completed the first steps to obtaining carbon neutral certification against the Climate Active Carbon Neutral Standard.
- The Environment & Sustainability Team was selected to participate in the University of Melbourne SDG Cities Lab *SDG Cities Program* (SDG is the acronym for 'Sustainable Development Goals').
- A program of works was developed in response to Council's declaration of a climate emergency.

6. Goal 9 – Community focused economic development

6.1 Double Bay Place Plan

Annexure 4 – Double Bay Place Plan includes Actions under Priority 9.1.4 *Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan*. Council's actions are generally found in themes 1, 2 and 3 relating to *Governance, People* (things to do) and *Planning and Place*.

The following actions were undertaken in the past two quarters:

- Assistance and advice provided to the Sydney East Business Chamber in relation to its annual Council funding.

- The membership and terms of reference of the Double Bay working party reviewed and adopted by Council.
- Rent relief provided to Council's tenants.
- Footway dining fees waived.
- Draft commercial waste strategy prepared.
- Substantial compliance follow up in relation to licensed premises.
- Consultants appointed to investigate opportunities for pedestrianised precincts.
- A lantern implementation strategy was prepared.
- The placemaking grants program opened. Submissions are being assessed.
- Arrangements have been made for Christmas decorations.

6.2 Oxford Street & Paddington Place Plan

Annexure 4 also includes actions under 9.1.5 of the DPOP to revitalise that shopping strip. We continued to work with the Paddington Business Partnership, the City of Sydney and other stakeholders through the Oxford Street Working Party to implement the Place Plan. The Actions are now included in the DPOP. Key action undertaken in the past two quarters included:

- Financial and in-kind assistance provided to the Paddington Business Partnership.
- The membership and terms of reference of the Oxford Street and Paddington Working Party reviewed and adopted by Council.
- The placemaking grants program opened and submissions are being assessed.
- The Sparrowly Group has been commissioned to prepare a comprehensive marketing strategy for Oxford Street.
- Arrangements have been made for Christmas decorations.

7. Conclusion

Good progress has been maintained on our Strategic Planning program during the past two quarters. Projects which have been completed and which are in progress are set out in section 3.1.3 of this report. It is pleasing to note the completion of 23 projects, including the completion of major projects like:

- Council's 20 year planning vision as contained in the Woollahra Local Strategic Planning Statement
- Council's Voluntary Agreement Policy
- Preparation and adoption of the Community Participation Plan
- Report on the obtrusive effects of outdoor lighting, and
- The assessment of heritage significance for a number of properties.





In addition to the completion of 32 projects there are 13 strategic projects and 18 heritage projects in progress. This is a challenging and significant body of work to be completed.

The focus for our placemaking program in the next quarter will be on re-establishing the working parties for Oxford Street Paddington and Double Bay, managing the placemaking grants program, developing and implementing the marketing strategy for Oxford Street and assisting small business recovery due to the COVID-19 Pandemic.

The focus of Development Control in the next quarter will be to continue to adapt to performing its key functions from a 'working from home' environment whilst still maintaining an acceptable

service, to improve the overall processing times for all tiers of delegation and to reduce the number of outstanding applications.

Annexures

1. Delivery Program & Operational Plan (DPOP) Quarterly report - June 2020 (Environmental Planning Committee) [↓](#) 
2. Notices of Motion (NOM) Quarterly Report - June 2020 (Environmental Planning Committee) [↓](#) 
3. Development Control (DC) Charts - June 2020 (Environmental Planning Committee) [↓](#) 
4. Delivery Program & Operational Plan (DPOP) Double Bay and Oxford Street & Paddington Placemaking Quarterly report - June 2020 (Environmental Planning Committee) [↓](#) 

Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

Environmental Planning Committee – 3 August 2020

Item - ANNEXURE 1



Quarterly Progress Report (June 2020)

Link to Community Strategic Plan – Woollahra 2030

Goal 4 : Well planned neighbourhoods
Goal 7 : Protecting our environment
Goal 8 : Sustainable use of resources

Goal 9 : Community focused economic development

Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

What is our Delivery Program & Operational Plan?

The Delivery Program 2018 to 2022 and Operational Plan 2019/20 is structured on the Community Strategic Plan – Themes and Goals.

Each broad theme is supported by a number of Goals, Strategies, Priorities and Actions.

Progress reports for each of the five (5) Themes and eleven (11) Goals from our Delivery Program and Operational Plan are reported to the most appropriate Standing Committees on a quarterly basis, being to the Finance, Community & Services Committee or the Environmental Planning Committee. The Priorities and Actions contained in the Delivery Program and Operational Plan are presented by Theme, Goal and Strategy.

What are Quarterly Progress Reports and what is our reporting structure?

Our Quarterly Progress reports are designed to provide a snapshot to the Council and the community on the progress against the Priorities outlined in our Delivery Program and annual Actions contained in our adopted *Delivery Program 2018 to 2022 and Operational Plan 2019/20*.

Planning hierarchy definitions



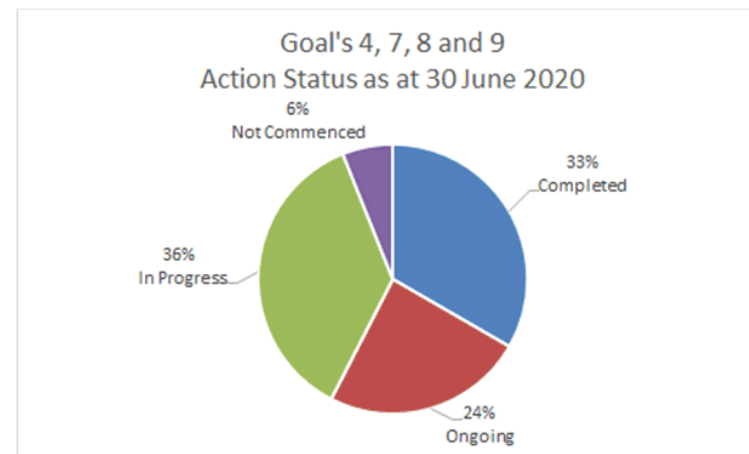
Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

Quarterly Progress Report Status to end of June 2020

This report includes Actions included under Goal 4: Well planned neighbourhoods, Goal 7: Protecting our environment and Goal 8: Sustainable use of resources, Goal 9: Community focused economic development.

A snapshot of the Action status by quarter is provided below:

Status	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
Completed	1	16	-	26
In Progress ¹	34	37	-	28
Ongoing	20	19	-	19
Deferred	0	0	-	0
Not Commenced	5	5	-	5
Total Number of Actions	60	77	-	78



1. Status of 'In Progress' also includes: 'Preliminary Investigation', 'Works Commenced', 'Tenders or Quotations Called' and 'Design/Scope of Works'. Status of 'Deferred' also includes: 'Works Delayed'.

Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

TABLE OF CONTENTS			PAGE
THEME : Goal 4	QUALITY PLACES AND SPACES : Well planned neighbourhoods		1
Strategy 2030	4.1	Encourage and ensure high quality planning and urban design outcomes	1
	4.2	Promote sustainable design in future private and public development	21
	4.3	Protect local heritage and residential amenity, including protection of significant architecture and the natural environment	22
	4.4	Encourage diversity in housing choice to suit a changing population	32
	4.5	Enhance the form and function of the local village atmosphere	33
	4.6	Ensure that planning and building requirements are complied with	34
THEME : Goal 7	A HEALTHY ENVIRONMENT: Protecting our environment		35
Strategy 2030	7.1	Protect natural landscapes, systems and biodiversity	35
	7.2	Preserve and restore bushland areas and create wildlife corridor paintings	36
	7.3	Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbor	37
	7.4	Ensure that premises which have the potential to impact on human health and safety are operated in accordance with relevant standards and statutory requirements	39
THEME : Goal 8	A HEALTHY ENVIRONMENT : Sustainable use of resources		40
Strategy 2030	8.1	Reduce greenhouse gas emissions and ecological footprint	40
	8.2	Monitor and strategically manage environmental risks and impacts of climate change	42
	8.3	Encourage and assist our community to be leaders in waste management and resource recycling	43
	8.4	Reduce local water usage by Council and on private property	46
	8.5	Promote and carry out water sensitive urban design	47

Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

THEME : Goal 9	LOCAL PROSPERITY : Community focused economic development		48
Strategy 2030	9.1	Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy	48
	9.2	Balance tourism demands with impacts on the community	51
	9.3	Maintain a high quality public domain to support and promote local business	52

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Quarterly Progress Report

THEME : Goal 4 QUALITY PLACES AND SPACES: Well planned neighbourhoods.

Strategy 2030: 4.1 Encourage and ensure high quality planning and urban design outcomes.

Priority: 4.1.1 Ensure that Council's strategic planning framework, Local Environmental Plans and Development Control Plans are regularly reviewed, are consistent with the Eastern City District Plan and provide a planning and compliance framework which will result in appropriate high quality development.

Priority Progress Comments :

In regard to this priority our focus during the quarters was on (1) Work on the planning proposal to introduce FSRs for dwelling houses, dual occupancies and semi-detached dwellings. (2) Further work on FSR, height and envelope controls for the Double Bay Commercial Centre. (3) Progressing the tree canopy controls. (3) Finalising the LSPS in response to comments from the Greater Sydney Commission, councillors and public submissions. (4) Progressing the housing strategy. (5) Finalising the Voluntary Planning Agreement Policy. (6) Further work on the review of planning controls for the Edgecliff Commercial Corridor. (7) Processing planning proposals. (7) Working on various notices of motion.

Responsible Person :
Manager Strategic Planning

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.1.1.8 Review all matters which were deferred from inclusion in Woollahra LEP 2014.	In Progress	Numerous matters were deferred from the Draft Woollahra LEP 2014 following public exhibition to enable further investigation and consideration. The majority of these relate to changes to planning controls to allow higher density development. Consideration of those matters has been included as part of the housing strategy. The target date is revised to 31 December 2020 which is in line with the date for the housing strategy.	Manager Strategic Planning	30/06/2020	31/12/2020	✓
4.1.1.9 Review planning controls for building envelopes, minimum lot widths, residential car parking rates and excavation. (CM 27/04/2015 and NOM 10/08/2015)	Completed	Minimum lot widths and residential car parking rates were addressed in a report to the Urban Planning Committee meeting on 29 April 2016. The Council did not resolve to amend the lot widths or car parking rates. This part of the action has been completed. In regard to building envelopes and excavation, considerable work has been undertaken which has included: (1) The establishment of a councillor and practitioner working party. (2) Preparation and approval (10 April 2017) of an amending DCP to include new and amended controls for design excellence, building setbacks, wall heights, acoustic and visual privacy, on-site parking, landscaping and outbuildings. (3) Research and analysis into the use	Manager Strategic Planning	30/06/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		<p>of FSRs for dwelling houses, dual occupancies and semi-detached dwellings in the R2 and R3 residential zones (excluding the heritage conservation areas of Paddington, Watsons Bay and Woollahra). (4) Decision of Council to prepare a planning proposal and draft DCP (29 April 2019). With the decision to prepare the planning proposal and draft DCP, this action is complete. A new action for the planning proposal and draft DCP has been created (see 4.1.1.23)</p> <p>(5) Preparation of a planning proposal and a draft DCP to introduce the FSRs into Woollahra LEP 2014 and make associated changes to Woollahra DCP 2015. (6) Advice from the Woollahra LPP on the planning proposal and draft DCP. (7) Request to DPIE for a gateway determination for the planning proposal (30 June 2019). (8) Request by DPIE for further information (2 September 2019). (9) Report to EPC on 28 October 2019. (10) Decision of Council on 11 November 2019 to provide information to DPIE. (11) Progress report to EPC on 3 February 2020. (12) Councillor briefing on proposed FSR controls and urban greening provisions.</p>				
4.1.1.10 Review planning controls for the Edgecliff Commercial Centre. (UPC delegated 16/11/2015)	In Progress	<p>The consultant firm SJB Planning was commissioned to undertake the study. Material was presented to the Strategic Planning Working Party on 4 April 2017. The consultants have finalised a draft report which has been reviewed by staff. Refinement of the study, including additional transport investigations, is being carried out before presentation to the Strategic Planning Working Party. Additional work on the transport investigations has been required. This included consultation with the Roads and Maritime Services. On 10 September 2019, a presentation was given to the Strategic Planning Working Party on the Draft Edgecliff</p>	Manager Strategic Planning	30/06/2020	31/12/2020	✓

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Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		Commercial Centre Study. A report on the Study will be presented to a meeting of a Council Committee in the last quarter of 2020.				
4.1.1.11 Prepare new housing strategy consistent with the guidelines to be issued by the Greater Sydney Commission. (UPC delegated 13/11/2017)	In Progress	This project has commenced. Work on the strategy will progress using the Department's guidelines. Consultants were engaged in December 2019 to undertake market and economic research. The consultants have provided a first draft of their research for staff to review. In preparing the strategy, investigations will include research into delivering opportunities for affordable rental housing in the Woollahra LGA. The affordable housing research will address a decision of Council made on 18 December 2017 to investigate and report on opportunities to deliver affordable rental housing, including opportunities on Council-owned land.	Manager Strategic Planning	30/06/2020	31/12/2020	✓
4.1.1.12 Prepare a draft voluntary planning agreement policy. (NOM 30/10/2017 and CM 23/04/2018)	Completed	A Draft VPA policy was presented to the Environmental Planning Committee on 2 September 2019. On 9 September 2019 Council resolved to publicly exhibit the Draft Woollahra VPA Policy 2019. Public exhibition occurred between 25 September 2019 and 8 November 2019. A report on submissions was presented to the EPC on 3 February 2019, and the policy was adopted on 10 February 2020 by Council Resolution.	Manager Strategic Planning	30/06/2020		✓
4.1.1.13 Review landscaping controls in Woollahra DCP 2015 regarding enhancing the tree canopy and requiring additional trees where sites are redeveloped. (NOM 21/05/2018)	In Progress	Work commenced. It is being integrated with the review of controls for land in the R2 Low Density Residential Zone and R3 Medium Density Residential Zone. Progress includes: (1) Reporting to the Environmental Planning Committee on 11 March 2019. (2) Council decision on 25 March 2019 to defer the matter and seek a report on tree canopy provisions. (3) Report on tree canopy controls presented to the EPC on 15 April 2019.	Manager Strategic Planning	30/06/2020	31/12/2020	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		<p>(4) Council decision on 29 April 2019 to have a Councillor workshop on landscaping controls.</p> <p>(5) Workshop held with Councillors, staff and consultants on 27 May 2019.</p> <p>(6) Further work on tree canopy controls was carried out with the assistance of consultants.</p> <p>(7) On 28 October 2019 report to EPC</p> <p>(8) Decision of Council on 11 November 2019 to provide information to DPIE and combine the FSR review with the proposed tree canopy controls.</p> <p>(9) Workshop held with Councillors, staff and consultants on 2 December 2019.</p> <p>(10) Progress report to EPC on 3 February 2020.</p> <p>(11) 10 February 2020, Council noted progress.</p> <p>(12) On 15 June 2020 Councillor briefing on proposed FSR controls and urban greening provisions.</p> <p>(13) Report to EPC on 6 July 2020.</p> <p>(14) Deferred by Council on 27 July 2020 for further workshop to address Council concerns and report to the EPC on 7 September 2020.</p> <p>A report on the proposed FSR and urban greening provisions will be presented to EPC in the next quarter.</p>				
4.1.1.14 Prepare Local Strategic Planning Statement (CM 21/05/2018 and EPC delegated 06/08/2018)	Completed	<p>A community engagement process was undertaken between the end of January 2019 and 29 March 2019. Workshops with Councillors were conducted on 25 February and 25 March 2019. A report on the Draft Woollahra LSPS was presented to the Strategic and Corporate Committee on 26 August 2019 and on 9 September 2019 Council resolved to place the Draft LSPS on public exhibition. Public exhibition occurred between 25 September and 8 November 2019.</p> <p>A post exhibition report went to the EPC meeting on 17 February 2020, and on 24 February 2020 Council approved the Woollahra LSPS 2020. After receiving</p>	Manager Strategic Planning	30/06/2020	31/03/2020	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		a letter of support from the GSC, the Woollahra LSPS came into effect on 31 March 2020.				
4.1.1.15 Prepare Community Participation Plan (CM21/05/2018 and EPC delegated 06/08/2018)	Completed	The Draft Community Participation Plan (CPP) was reported to the Environmental Planning Committee on 16 September 2019 and on 23 September 2019 Council resolved to exhibit the Draft CPP. Public exhibition of the Draft CPP occurred between 2 October and 1 November 2019. A post exhibition report was presented to the EPC meeting on 18 November 2019. Council adopted the CCP on 25 November 2019. This project has been completed.	Manager Strategic Planning	30/06/2020		
4.1.1.16 Report to the Urban Planning Committee on attracting a public high school to the Edgecliff Commercial Centre Corridor (NOM 27/11/2017).	In Progress	Discussions have occurred with representatives from the Department of Education, School Infrastructure, and Waverley Council. The advice from the Department of School Education indicates that due to cost, new schools are generally considered a last resort if other acceptable options are available. Edgecliff falls within the catchment for Rose Bay Secondary College. This catchment will be reassessed when the new Inner Sydney High School opens in 2020. This action will be integrated with the Edgecliff Commercial Centre Study.	Manager Strategic Planning	30/06/2020	31/12/2020	
4.1.1.17 Prepare a draft affordable housing policy (NOM 26/2/2018)	Not commenced	It is preferable that an affordable housing policy is considered as part of the work being undertaken on four major projects: 1. Woollahra Housing Strategy 2. Edgecliff Commercial Centre Corridor 3. Double Bay Commercial Centre review 4. Review of Woollahra LEP 2014 The review of Woollahra LEP 2014 is a mandatory requirement of the Environmental Planning and Assessment Act 1979. The review is required to ensure that the LEP implements the relevant aspects of the Eastern City District Plan. The District Plan discusses the provision of affordable housing in the context of providing housing diversity and choice. It indicates that housing strategies can inform a	Manager Strategic Planning	30/06/2020	31/12/2020	

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		council's delivery of affordable housing. The inclusionary provisions within SEPP 70 are associated with areas that have been identified for upzoning and increased residential density. The Edgecliff Commercial Centre Corridor project and the Double Bay Centre planning review have potential to provide increased residential density. However, there has been no decision of Council to change the planning controls in these centres. The delivery of an affordable housing policy for Woollahra needs to be considered in conjunction with the four major projects listed above. The revised timeframe of 30 June 2020 is set for delivering this project. However, that timeframe is linked to the delivery of other projects and will therefore need to be reviewed at a later date.				
4.1.1.18 Review Council's existing controls regarding obtrusive effects of outdoor lighting in residential zones and controls for display of lighting on houses, bed and breakfast accommodation, childcare centres, office premises, information and education facilities. (NOM 10/12/2018)	Completed	A report on this matter was considered at the EPC meeting of 2 March 2020, and on 9 March 2020 Council considered this matter and agreed to amend Council's standard conditions of consent to ensure outdoor lighting complies with the relevant Australian standards.	Manager Strategic Planning	30/06/2020		✓
4.1.1.19 Investigate the need for amendments to planning controls as a consequence of excavation, subterranean building and dewatering in Double Bay (Council resolution of 25/2/19).	In Progress	Consultants GHD appointed. Preliminary findings presented to staff on 28 November 2019. Final stage 3 report submitted in July 2020 and currently under review by staff. Stage 4 report containing recommendations in relation to our LEP and DCP to be completed by GHD. A councillor briefing will be organised on submission of the stage 4 report.	Director Planning & Development	30/06/2020	31/12/2020	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.1.1.20 Planning proposal and draft DCP – Report on the public consultation in relation to the Planning Proposal to introduce minimum allotment sizes for manor houses and terrace houses with associated DCP amendments (arises from Council resolution of 25/3/19).	In Progress	The planning proposal and draft DCP have been prepared. The planning proposal was submitted to DPIE on 16 May 2019 for a gateway determination. The DPIE advised that it couldn't issue a gateway determination until the land uses of 'manor house' and 'multi dwelling housing (terrace)' apply to the Woollahra LEP 2014. The Low Rise Housing Diversity Code (formerly known as the Low Rise Medium Density Housing Code) commenced on 1 July 2020. In response to our planning proposal, the introduction of the Code was accompanied by an amendment to the Woollahra LEP 2014. This amendment introduced a 700m2 minimum lot size for manor houses and multi dwelling housing (terraces). Consistent with this new control, Council staff have prepared a draft amendment to Woollahra DCP 2015. The draft DCP will be on public exhibition from 22 July 2020 – 21 August 2020.	Manager Strategic Planning	30/06/2020	31/12/2020	✓
4.1.1.21 Prepare DCP controls and supporting guidelines for public artwork in major developments (Council resolution of 25/2/19).	Completed	A set of Draft DCP controls, and the Draft Woollahra Public Art Guidelines for Developers was reported to the Environmental Planning Committee on 19 August 2019. On 26 August 2019, Council resolved to place both documents on public exhibition. Public exhibition occurred over the period 25 September to 8 November 2019. A post exhibition report was considered by EPC on 17 February 2020, and on 24 February 2020 Council resolved to approve the controls. The amendment commenced on 16 March 2020.	Manager Strategic Planning	30/06/2020		✓
4.1.1.22 Prepare a Local Approvals Policy for the purpose of facilitating creative hoardings (Council resolution of 25/2/19).	Completed	The Draft Creative Hoardings Policy was reported to the Environmental Planning Committee on 19 August 2019. On 26 August 2019, Council resolved to place the Draft Policy on public exhibition. Public exhibition occurred over the period 9 October to 15 November 2019. A post exhibition report was considered by EPC on 2 March 2020, and on 9 March 2020,	Manager Strategic Planning	30/06/2020		✓

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Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		Council resolved to approve the Woollahra Creative Hoardings Policy.				
4.1.1.23 Planning proposal and draft DCP – introduction of FSRs for low density residential development in the R2 Low Density Residential and R3 Medium Density Residential zones (CM 29/04/2019)	In Progress	This project has commenced. The following steps have occurred: (1) Preparation of a planning proposal and a draft DCP to introduce the FSRs into Woollahra LEP 2014 and make associated changes to Woollahra DCP 2015. (2) Advice from the Woollahra LPP on the planning proposal and draft DCP (27 June 2019). (3) Report to EPC with Panel's advice (15 July 2019). (4) Decision of Council to proceed with planning proposal and draft DCP (27 July 2019). (5) Request to DPIE for a gateway determination for the planning proposal (31 July 2019). (6) Request by DPIE for further information (2 September 2019). (7) Report to EPC on 28 October 2019. (10) Decision of Council on 11 November 2019 to provide information to DPIE. (11) Progress report to EPC on 3 February 2020. (12) 10 February 2020, Council noted progress. (13) 15 June 2020, Councillor briefing on proposed FSR controls and urban greening provisions. A report on the proposed FSR and urban greening provisions will be presented to EPC in the next quarter.	Manager Strategic Planning	30/06/2020	30/09/2020	✓
4.1.1.24 Prepare a draft DCP to amend Woollahra DCP 2015 to provide provisions for electric circuitry in buildings to facilitate the introduction of electric vehicles (NOM 26/11/2018 and CM 11/6/2019).	Completed	Options and suggested controls were reported to the Environmental Planning Committee on 3 June 2019. On 11 June 2019, Council resolved to prepare and exhibit a draft development control plan to amend Chapter E1 Parking and Access of Woollahra Development Control Plan 2015. Public exhibition occurred from 14 August to 13 September 2019. A post exhibition report was presented to the EPC on 28 October 2019. Council approved the draft DCP on 11 November 2019. The amendment commenced on 2 January 2020.	Manager Strategic Planning	31/12/2019		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comments Updated
4.1.1.25 Minimum lot sizes for dual occupancies in the R2 Low Density Residential Zone (NOM 8/07/19)	Completed	<p>A report on the NOM was presented to the Environmental Planning Committee meeting on 4 November 2019. The report also included discussion on the Low Rise Medium Density Housing Code, the Woollahra Housing Strategy and special local character areas. On 11 November 2019 the Council decided to: prepare a local character statement to inform the creation of special local character areas (a new action has been created); prepare a planning proposal to increase the minimum lot size of attached dual occupancy development in the R2 zone to 800m2 (a new action has been created).</p> <p>On 5 July 2018 Woollahra Council and 45 other Councils across NSW were granted a deferral from the Code until 1 July 2019. The deferral was extended until 31 October 2019 to enable a review of the Code to be carried out by Professor Roberta Ryan. That review is now complete and has resulted in a further deferral of the Code until 1 July 2020. A report on minimum lot sizes for dual occupancies was presented to the EPC on 4 November 2019. On 11 November 2019 the Council decided to prepare a planning proposal to increase the minimum lot size for attached dual occupancy development in the R2 Low Density Residential zone. The planning proposal has been prepared and was presented to the Woollahra LPP for advice on 30 January 2020. The planning proposal was prepared and referred to the Local Planning Panel on 30 January 2020. Council decided to proceed with the planning proposal which was submitted to DPIE on 12 March 2020. Despite follow up a gateway determination has not been issued to enable the proposal to be publicly exhibited.</p>	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.1.1.27 Report on amending Woollahra LEP 2014 to rezone that part of Riddell Street, Bellevue Hill (currently zoned R3 Medium Density Residential) back to an R2 Low Density Residential zone. (NOM 12.8.2019)	Not commenced	This project will be integrated with the Woollahra Housing Strategy.	Manager Strategic Planning	30/06/2020	31/12/2020	
4.1.1.28 Assess current planning controls for security cameras in the R2 and R3 zones and report on measures to minimise intrusion on the privacy of neighbours in those areas. (NOM 23.9.2019)	Completed	A report was presented to EPC of 3 February 2020 and on 10 February 2020 Council resolved to update Council's website to provide useful information to residents on the installation and use of surveillance cameras and drones, and to write to the Attorney General for NSW to express concerns raised re surveillance cameras.	Director Planning & Development	30/06/2020		✓
4.1.1.29 Planning proposal – Flood Planning Map amendment bases on Paddington Floodplain Risk Management Study and Plan 2019 (CM 11.11.2019)	In Progress	The Paddington FRMSP 2019 was reported to EPC 2 September 2019, and adopted by Council on 9 September 2019. A planning proposal was prepared. This was reported to WLPP on 5 December 2019. The advice from the WLPP was reported to EPC on 3 February 2020, and Council resolved to exhibit on 10 February 2020. Public exhibition will occur from 29 June 2020 to 14 August 2020.	Manager Strategic Planning	31/10/2020		✓
4.1.1.30 Identify special local character areas and prepare local character statements. (NOM 11.11.2019; CM 11.11.2019)	In Progress	Background research and review has commenced. The Council decision on 11 November 2019 required completion of the local character statements by the end of April 2020. It is anticipated that this project will not progress further until other priority commitments are completed. In particular, work on the housing strategy will involve some preparatory steps in the preparation of local character statements. This is consistent with the approach suggested in the Local Character Overlay Discussion Paper published by the Department of Planning, Industry and	Manager Strategic Planning	30/04/2020	31/12/2020	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		Environment. The Discussion Paper recommends that a local character overlay should follow a strategic planning process which includes a local strategic planning statement and a local housing strategy. Our approach is to work through the preparation of the local housing strategy which will include a local character fact sheet or discussion paper. These documents will be placed on public exhibition.				
4.1.1.31 Planning proposal – increase the minimum lot size to construct an attached dual occupancy development in the R2 Low Density Residential Zone to 800m2.	In Progress	On 4 November 2019 EPC considered a report to increase the lot size for dual occupancy, and on 11 November 2019 Council resolved to prepare a planning proposal. This was presented to the WLPP meeting on 30 January 2020 who supported the planning proposal. This advice was reported to EPC on 2 March 2020 and on 9 March 2020 Council resolved to forward the planning proposal to the DPIE requesting a gateway determination. Staff are in regular contact with staff at the DPIE to track and chase this planning proposal.	Manager Strategic Planning	30/09/2020		✓
4.1.1.32 Prepare report to Council to prevent installation of air conditioners and other mechanical infrastructure on the rooftops of dwellings in the municipality (NOM 24/02/2020)	In Progress	Report completed for presentation to the EPC on 7 September 2020.	Manager Strategic Planning	30/06/2021		✓

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Priority: 4.1.2 Deliver high quality and timely development assessment.

Priority Progress Comments :

1.0 Introduction – 3rd Quarter

The principal performance indicator for the Development Control Department is that we continue to provide an effective and efficient development control service to all.

Although we report on both the 'net mean' and the 'gross mean' processing times, it is considered that the key performance indicator to rely on is the net mean processing time. This is because the net mean excludes that time which Council waits for information from applicants, that being a variable we have limited control over.

Our business service standard is to process all development applications (DAs) within a net mean of 70 (calendar) days, averaged over all determination levels and measured over the whole of the financial year.

Turnaround performance for the 3rd Quarter 2019-2020 (current quarter) is discussed under the following headings. The analysis is conducted by comparing turnaround times for all levels of DA determination and then individual levels of determination against the performance in the 2nd Quarter of 2019-2020 (previous quarter). As part of that analysis, we also consider general workflow, accumulated matters on hand, productivity and any trends in legal activity.

2.0 Processing Times – 3rd Quarter

2.1 Overall Turnaround Time Outcomes

Overall turnaround times for the current quarter (3rd Qtr 2019-20) have decreased when compared to the turnaround times for the 2nd quarter of 2019-20 in terms of overall net mean and gross mean turnaround times.

2.1.1 Net Mean

The net mean determination time for processing all DAs in the current quarter was 89 days. That is a decrease to the 98 days recorded in the previous quarter and lower than the previous financial year outcome of 115 days.

2.1.2 Gross Mean

The gross mean time for processing all DAs in the current quarter was 115 days. That is a decrease from the 129 days recorded in the previous quarter and lower than the 134 days recorded for the previous financial year.

2.2 Staff Delegated Determination Outcomes

2.2.1 Net Mean

The net mean determination time for DAs resolved under delegated authority in the current quarter was 66 days. That is slightly higher than the 60 days recorded in the previous quarter but still lower than the previous financial year outcome of 71 days.

Responsible Person :
Manager Development
Control

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2.2.2 Gross Mean

The gross mean determination times for DAs resolved under delegated authority in the current quarter was 93 days. That is slightly lower than the 89 days recorded in the previous quarter but still lower than the 94 days recorded in the last financial year.

2.3 Staff delegation subject to Application Review Panel (ARP) Outcomes

2.3.1 Net Mean

The net mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 115 days which is significantly lower than the 165 days for the previous quarter but still lower than the 193 days recorded in the previous financial year.

2.3.2 Gross Mean

The gross mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 140 days which is significantly lower than the 205 days recorded in the previous quarter and lower than the 225 days recorded for the previous financial year.

2.4 Application Assessment Panel (AAP) Outcomes

2.4.1 Net Mean

The net mean determination time for DAs resolved by the AAP in the current quarter was 90 days which is significantly lower than the 179 days in the previous quarter and lower than the 243 days recorded for the previous financial year.

2.4.2 Gross Mean

The gross mean determination time for DAs resolved by the AAP in the current quarter was 195 days which is lower than the 225 days recorded in the previous quarter, and lower than the 267 days recorded for the previous financial year.

2.5 Local Planning Panel (LPP) Outcomes

2.5.1 Net Mean

The net mean determination time DAs resolved by the LPP in the current quarter was 270 days which is significantly higher than the 143 days recorded in the previous quarter, and higher than the 198 days recorded for the previous financial year.

2.5.2 Gross Mean

The gross mean determination time for DAs resolved by the LPP in the current quarter was 290 days which is higher than the 239 days recorded in the previous quarter, and higher than the 236 days recorded in the previous financial year.

3.0 Conclusion

3.1 Work flows

In the 3rd Quarter of 2019-20 the total number of applications lodged with Development Control was 78 which is significantly lower than the 158

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applications lodged in the 2nd Quarter 2019-2020.

Determined development applications decreased from 141 applications in the 2nd Quarter 2019-2020 to 97 in the 3rd Quarter 2019-2020. In terms of outstanding applications, the total number of outstanding development applications decreased from 189 in the 2nd Quarter 2019-2020 to 172 in the current quarter.

3.2 Turnaround Times

Overall net and gross mean processing times in the 3rd Quarter of 2019-2020 have decreased when compared to the processing times of the previous quarter (2nd Qtr of 2019-2020).

In terms of processing times at each tier of delegation, a decrease has occurred for applications determined via the Application Review Panel (ARP) and Assessment Application Panel (AAP) whereas an increase occurred for applications determined under staff delegation and via the Local Planning Panel (LPP).

The decrease in overall processing times can be attributed to the following key factor:

1. The volume of applications determined in the 3rd quarter were relatively low and heavily skewed by the number of applications being determined under staff delegation (71.9%) and the low number of applications determined via the LPP (5.6%).

3.2.1 Positive Outcomes

1. Improvement in overall processing times including a significant improvement in applications determined via ARP and AAP .
2. Applications determined under staff delegation met Council's delivery service standard of 70 days. This accounted for 71.9% of all applications determined in this quarter.
3. Successful planning outcomes have been achieved in Class 1 Appeals.

3.3 Legal Activity

Council was served eight (8) appeals in the 3rd Quarter 2019-20, which is lower than the 11 appeals served in the 2nd Quarter 2019-2020. One (1) of the appeals directly related to matters determined by the LPP.

Given the current number of appeals being dealt with is still relatively high, the level of legal activity and staff resourcing (preparation of Statement of Facts and Contentions, Statements of Evidence and Court attendance) is also high.

This has a direct influence on Council's processing times .

1.0 Introduction – 4th quarter

The principal performance indicator for the Development Control Department is that we continue to provide an effective and efficient development

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control service to all.

Although we report on both the 'net mean' and the 'gross mean' processing times, it is considered that the key performance indicator to rely on is the net mean processing time. This is because the net mean excludes that time which Council waits for information from applicants, that being a variable we have limited control over.

Our business service standard is to process all development applications (DAs) within a net mean of 70 (calendar) days, averaged over all determination levels and measured over the whole of the financial year.

Turnaround performance for the 4th Quarter 2019-2020 (current quarter) is discussed under the following headings. The analysis is conducted by comparing turnaround times for all levels of DA determination and then individual levels of determination against the performance in the 3rd Quarter of 2019-2020 (previous quarter). As part of that analysis, we also consider general workflow, accumulated matters on hand, productivity and any trends in legal activity.

2.0 Processing Times – 4th Quarter

2.1 Overall Turnaround Time Outcomes

Overall turnaround times for the current quarter (4th Qtr 2019-20) have increased when compared to the turnaround times for the 3rd quarter of 2019-20 in terms of overall net mean and gross mean turnaround times.

2.1.1 Net Mean

The net mean determination time for processing all DAs in the current quarter was 104 days. That is an increase to the 89 days recorded in the previous quarter but still lower than the previous financial year outcome of 115 days.

2.1.2 Gross Mean

The gross mean time for processing all DAs in the current quarter was 133 days. That is an increase from the 115 days recorded in the previous quarter but still lower than the 134 days recorded for the previous financial year.

2.2 Staff Delegated Determination Outcomes

2.2.1 Net Mean

The net mean determination time for DAs resolved under delegated authority in the current quarter was 69 days. That is slightly higher than the 66 days recorded in the previous quarter but still lower than the previous financial year outcome of 71 days.

2.2.2 Gross Mean

The gross mean determination times for DAs resolved under delegated authority in the current quarter was 91 days. That is slightly lower than the 93 days recorded in the previous quarter and lower than the 94 days recorded in the last financial year.

2.3 Staff delegation subject to Application Review Panel (ARP) Outcomes

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2.3.1 Net Mean

The net mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 121 days which is slightly higher than the 115 days for the previous quarter but still lower than the 193 days recorded in the previous financial year.

2.3.2 Gross Mean

The gross mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 178 days which is higher than the 140 days recorded in the previous quarter but still lower than the 225 days recorded for the previous financial year.

2.4 Application Assessment Panel (AAP) Outcomes

2.4.1 Net Mean

The net mean determination time for DAs resolved by the AAP in the current quarter was 205 days which is significantly higher than the 90 days in the previous quarter but still lower than the 243 days recorded for the previous financial year.

2.4.2 Gross Mean

The gross mean determination time for DAs resolved by the AAP in the current quarter was 275 days which is higher than the 195 days recorded in the previous quarter, and higher than the 267 days recorded for the previous financial year.

2.5 Woollahra Local Planning Panel (LPP) Outcomes

2.5.1 Net Mean

The net mean determination time DAs resolved by the LPP in the current quarter was 156 days which is significantly lower than the 270 days recorded in the previous quarter, and lower than the 198 days recorded for the previous financial year.

2.5.2 Gross Mean

The gross mean determination time for DAs resolved by the LPP in the current quarter was 220 days which is significantly lower than the 290 days recorded in the previous quarter, and lower than the 236 days recorded in the previous financial year.

3.0 Conclusion

3.1 Work flows

In the 4th Quarter of 2019-20 the total number of applications lodged with Development Control was 146 which is significantly higher than the 78 applications lodged in the 3rd Quarter 2019-2020.

Determined development applications increased from 97 applications in the 3rd Quarter 2019-2020 to 120 in the 4th Quarter 2019-2020. In terms of outstanding applications, the total number of outstanding development applications increased from 172 in the 3rd Quarter 2019-2020 to 198 in the current quarter.

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3.2 Turnaround Times

Overall net and gross mean processing times increased in the 4th Quarter of 2019-2020 have decreased when compared to the processing times of the previous quarter (3rd Qtr of 2019-2020).

In terms of processing times at each tier of delegation, an increase occurred at each level with the only exception being applications determined by the Local Planning Panel.

The increase in overall processing times can be attributed to the following key factors:

1. The processing times in the 3rd quarter were heavily skewed by the volume of applications being determined under staff delegation and the low number of applications determined via the LPP.
2. Operational changes as a consequence of Covid-19. These included:

- A delay and disruption to the Application Assessment Panel (AAP) and Local Planning Panel (LPP) meetings i.e. AAP recommenced in May and LPP recommenced in mid-April.
- The need to establish 'new business/operational rules' to enable the function of Development Control to work remotely.

Positive Outcomes

1. The ability to transition Development Control staff to working remotely without any significant disruption to the core function of processing applications. This involved the establishment of new operational/business rules relating to the processing of applications, the operation of ARP and LPP meetings, notification/advertising of applications, amending standardised Council letters and updating Council's website to reflect Covid -19 operational changes to Development Control.
2. The number of applications processed in terms of lodgement and determinations in the 4th quarter increased when compared to the 3rd quarter.
3. The frequency of LPP meetings was increased (weekly for two months).
4. A significant improvement in processing times for applications determined via the Local Planning Panel.
5. Applications determined under staff delegation in both quarters met Council's delivery service standard of 70 days.
6. Successful planning outcomes have been achieved in Class 1 Appeals.

The focus of Development Control in the next quarter will be to:

- Continue to adapt to performing its key functions from a "working from home" environment and maintaining an acceptable service.
- Improve the overall processing times for all tiers of delegation and to reduce the number of outstanding applications.

3.3 Legal Activity

Council was served eight (8) appeals in the 4th Quarter 2019-20, which is equal to the eight (8) appeals served in the 3rd Quarter 2019-2020. Two (2) of the appeals directly related to matters determined by the LPP.

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Given the current number of appeals being dealt with is still relatively high, the level of legal activity and staff resourcing (preparation of Statement of Facts and Contentions, Statements of Evidence and Court attendance) is also high.

This has a direct influence on Council's processing times.

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.1.2.1 Ensure that all planning applications are thoroughly assessed taking into consideration the heads of consideration set out under the EPA Act, including relevant LEPS and DCPs.	Ongoing	<p>The following work practices and procedures are currently in place which have ensured all applications are assessed taking into account the relevant heads of consideration set out under Section 4.15 of the EPA Act including relevant LEPS and DCPs:</p> <ul style="list-style-type: none"> • Standardised report templates which include and identify all the relevant matters for consideration to be taken into account in the assessment of the subject application. • All assessment reports being vetted and signed off by either the Team Leader, Manager Development Control or Director of Planning & Development prior to the finalisation and/or determination of any application. • The ongoing review of Development Control procedures including any new legislation changes and requirements. • The implementation of quality control checksheets. • Ongoing training to all Planning Officers. • Updates on planning legislation from Council's legal panel. 	Manager Development Control	30/06/2020		
4.1.2.2 The overall nett mean time for the processing of applications does not exceed 70 days.	Ongoing	<p>Council's adopted delivery service standard of 70 days is not currently being met.</p> <p>Development Control engaged an external consultant, Abraxa Management Consulting, to review the Development Application process with the key objective being to reduce the processing times for the determination of DAs so we can meet Council's adopted target of 70 days. The review was required to:</p>	Manager Development Control	30/06/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		<p>1. Carry out an overview of Council's development assessment process, including an overview of the following stages:</p> <ul style="list-style-type: none"> • Pre-Lodgement • Lodgement • Notification and Referrals • Assessment • Determination • Post Determination <p>2. Examine workloads, resources and turnaround times for each stage.</p> <p>3. Determine Council's performance against the best practice guidelines published by the Department of Planning.</p> <p>4. Determine where the future focus should be to improve turnaround times.</p> <p>A draft report was tabled by Abraxa Management Consulting in late December 2018, and a workshop with key staff including senior management, was held in early February 2019 to discuss its key findings. The key findings, including its recommendations, have been implemented and the backlog of DAs with long outstanding referrals have been cleared and overall referral processing times are within acceptable parameters. This has resulted in improved overall DA processing times being achieved in the 1st, 2nd and 3rd quarters of 2019/20. The increase in the 4th quarter processing times can be attributed to Covid-19 operational changes.</p> <p>Council's Manager of Development Control will further review its internal DA processes and procedures in order to improve the DA processing times and meet the adopted service standard.</p>				

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.1.2.3 Appeals to the Land and Environment Court are well managed and results carefully monitored and reported to Council.	Ongoing	All Appeals are: <ul style="list-style-type: none"> Managed by the respective Team Leaders and Manager of Development Control. Reported on a quarterly basis to the Environmental Planning Committee. Accompanied by a Case Outcome report at the completion of the appeal. 	Manager Development Control	30/06/2020		
4.1.2.4 Provide support for the effective operation of Council's Application Assessment Panel and independent panels which determine applications.	Ongoing	Council's AAP and independent panels are provided and supported via: <ul style="list-style-type: none"> Specialist planning reports. Attendance by relevant planning officers (AAP). Attendance by Team Leaders and Manager. Governance support. Note: Council will be reviewing and updating its AAP policy and procedures and meeting practice.	Manager Development Control	30/06/2020		

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Strategy 2030: **4.2** **Promote sustainable design in future private and public development.**

Priority: **4.2.1** **Ensure that new development is assessed against the relevant sustainability requirements of our DCPs.**

Priority Progress Comments :

As required under relevant planning legislation (LEP and Woollahra DCP 2015).

Responsible Person :
Manager Development
Control

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Strategy 2030: 4.3 Protect our heritage, including significant architecture and the natural environment.

Priority: 4.3.1 Maintain a program of heritage research and review of existing and potential conservation areas and heritage items.

Priority Progress Comments :

During the quarters our work relating to this priority involved (1) Preparing further numerical controls for courtyard housing in the Paddington HCA. (2) Undertaking assessments of heritage significance and preparing planning proposals to list heritage items in Vaucluse, Rose Bay, Point Piper and Bellevue Hill in response to adopted notices of motion. (3) Work on the planning proposal for the Paddington pubs heritage listing.

Responsible Person :
Manager Strategic
Planning

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.1 Carry out a study of hotels in Paddington to determine and establish more specific conservation controls and update the Paddington HCA DCP controls.	Completed	Substantial work has been completed on this project. (1) A heritage consultant has been engaged. (2) Delivery of the work has occurred in two stages; the Four in Hand Hotel (as a priority) followed by the remaining hotels. Progress on the Four in Hand Hotel is provided in Action 4.3.1.14. (3) Assessment of significance for the ten other hotels has been completed. (4) A report was presented to the Environmental Planning Committee meeting on 18 November 2019. (5) On 25 November 2019 Council resolved to prepare a planning proposal to list the seven hotels and their interiors which are not currently heritage items. This action has been completed. A new action has been created for the planning proposal.	Manager Strategic Planning	30/06/2020		
4.3.1.2 Review Wilkinson buildings and determine if they meet the threshold for heritage listing.	In Progress	Research completed at Mitchell Library. Further review of Council's archives required to identify changes to buildings. Project delayed due to commitment to other projects and redirection of resources to other activities in the Division. Council resolved on 24 November 2014 to "defer the study until Council and staff have the capacity to prioritise the study."	Manager Strategic Planning	30/06/2020	30/06/2021	
4.3.1.3 Prepare a report on future heritage listing of Arts and Crafts buildings and inter-war residential flat buildings.	In Progress	This project has commenced. Research on Arts and Crafts buildings and inter war residential flat buildings has been undertaken. Completion of the project has been deferred due to redirection of resources to other projects and services.	Manager Strategic Planning	30/06/2020	30/06/2021	

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.4 Update heritage inventory sheets for existing heritage items.	In Progress	This is an ongoing project which is being undertaken in conjunction with other actions and projects. 50 heritage inventory sheets have been updated this quarter.	Manager Strategic Planning	30/06/2020		✓
4.3.1.5 Carry out an assessment of heritage significance for Rose Bay Scout Hall (former RAAF Officer's Canteen) in Vickery Avenue, Rose Bay. (NOM 18/06/2018)	Completed	An assessment of heritage significance has been prepared by a consultant engaged by Council. A report on the assessment was presented to EPC on 17 February 2020. On 24 February 2020, Council supported the preparation of a planning proposal to list the property as a heritage item. Work on this NOM has been completed. A new action has been created for the planning proposal.	Manager Strategic Planning	30/06/2020	30/09/2020	✓
4.3.1.6 Carry out an assessment of heritage significance for the Sydney Croquet Club building and greens, Woollahra Golf Club clubhouse and George Grimley Pavilion. (NOM 23/04/2018)	Completed	A consultant was commissioned to undertake the assessment of heritage significance for each property. A draft report was submitted to staff. The draft report has been circulated to the tenants for information and comment. A report on the assessment for the Sydney Croquet Club and Rose Bay Scout Hall was presented to the EPC on 17 February 2020. On 24 February 2020 the Council resolved to prepare a planning proposal to list the Rose Bay Scout Hall and interiors as a local heritage item. The Croquet Club was deferred. A further report on the Croquet Club was presented to the EPC on 16 March 2020. On 6 April 2020 Council resolved to prepare a planning proposal to list the building and interiors as a local heritage item. A report on the assessment for the George S. Grimley Pavilion and Woollahra Golf Club clubhouse was presented to the EPC on 20 April 2020. On 4 May 2020 the Council resolved to prepare a planning proposal to list part of the George S. Grimley Pavilion and interiors as a local heritage item. The Council decided not to list the Woollahra Golf clubhouse. Work on this notice of motion has been completed. The planning proposals are being carried out as new actions.	Manager Strategic Planning	30/06/2020	30/09/2020	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.7 Prepare planning proposal to list as a heritage item the Rose Bay Uniting Church and Wesley Hall – 518a Old South Head Road Rose Bay (CM 21/05/2018 and CM 16/07/2018)	Completed	The planning proposal was endorsed by the Council on 16 July 2018 and referred to the Department of Planning and Environment for a gateway determination. A conditional gateway determination was issued by the DPE on 16 August 2018. Condition 1 of the determination requires the planning proposal to be amended to include a savings provision whereby development applications lodged but not determined before the LEP amendment commences are not subject to the LEP amendments. Such DAs would not be considered and determined under the heritage item provisions of the LEP. A formal request was made by Council to review the condition. This request was considered by the Independent Planning Commission. The IPC advised the DPE that it did not support the removal of condition 1. The DPE has now informed the Council that condition 1 on the planning proposal will be retained. Public exhibition of the planning proposal was carried out over the period 10 April to 10 May 2019. Re-exhibition occurred from 12 June to 12 July 2019. A report on submissions was presented to EPC on 5 August 2019, and on 12 August 2019 Council resolved to request the finalisation of the LEP. On 16 August 2018, a request for finalisation was submitted to the DPIE. The property was listed in the NSW gazette on 28 February 2020.	Manager Strategic Planning	30/06/2020		✓
4.3.1.8 Carry out an assessment of heritage significance for the sewerage pumping station and gates at Percival Park, Rose Bay (NOM 12/11/2018).	Completed	On 23 September 2019, Council supported the preparation of a planning proposal to list the pumping station, gates and gateposts as a local heritage item in Woollahra LEP 2014. The planning proposal is being carried out as new action 4.3.1.17.	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.9 Review current planning controls in Neighbourhood Heritage Conservation Areas in Darling Point, Bellevue Hill, Rose Bay and Vaucluse. (NOM 10/12/2018)	In Progress	This project has commenced using internal resources. Council staff have prepared draft amendments, which are being circulated to internal staff for comment. A report on the proposed amendments is anticipated for a meeting of EPC in the fourth quarter of 2020.	Manager Strategic Planning	30/06/2020	31/12/2020	✓
4.3.1.10 Undertake an assessment of heritage significance for St Andrews Scots Presbyterian Church, corner Dover Rd and Carlisle Street, Rose Bay, Old School Hall, Rose Bay Public School, Albemarle Ave, Rose Bay, and McAuley Catholic School and outbuildings (formerly Christian Brothers College Rose Bay). (NOM 8/04/19)	In Progress	Work has commenced. Owners have been notified and background research is underway. The review of St Andrews Scots Presbyterian Church has been incorporated into the Places of Worship heritage significance project (4.3.1.11). A report to the Environmental Planning Committee is anticipated for the first quarter of 2021.	Manager Strategic Planning	30/06/2020	31/03/2021	✓
4.3.1.11 Investigate the potential heritage significance of places of worship in the Woollahra Local Government Area in order to identify items of heritage significance at either a local or State level. (NOM 8/04/19)	In Progress	This project has commenced using internal resources. There are 27 places of worship in the Woollahra LGA. Eighteen of the 27 places of worship are listed in Woollahra LEP 2014 as heritage items and one of those eighteen is also listed on the State Heritage Register (Wentworth Memorial Church, Vaucluse). Most recently, the Rose Bay Uniting Church and Wesley Hall Group was listed in Woollahra LEP 2014 as a heritage item. Nine of the 27 places of worship in the Woollahra LGA are not listed as heritage items. The potential heritage significance of the remaining nine unlisted places of worship is being assessed. Background research has been completed. Site inspections have been undertaken for eight of the places of worship, including the interiors and exteriors. One of the places of worship, the St George Greek Orthodox Church in Rose Bay, still requires a site inspection subject to COVID-19 restrictions. Completion of the	Manager Strategic Planning	30/06/2020	31/03/2021	✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		assessments of significance for the places of worship is contingent on the reopening of the Sydney Jewish Museum, State Library NSW and ANU Archives Library, which were closed due to COVID-19 restrictions. A report to EPC is anticipated for the first quarter of 2021 subject to the lifting of COVID-19 restrictions and the availability of comments on draft assessments from landowners.				
4.3.1.12 Review the infill controls in the Paddington HCA chapter in Woollahra DCP 2015. (NOM 10/04/2017)	Completed	This project has been completed. Steps involved: (1) Meetings with the Paddington HCA Working Party. (2) Preparing draft amendments to Chapter C1 of Woollahra DCP 2015. (3) Presentation to the Environmental Planning Committee on 15 April 2019. (4) Council decision on 29 April 2019 to prepare a draft DCP and refer it to the Woollahra LPP for advice. (5) Presentation to the Woollahra LPP meeting on 27 June 2019. (6) Reporting the Panel's advice the EPC meeting on 5 August 2019. (7) Decision of Council on 12 August 2019 to publicly exhibit the draft DCP. (8) Public exhibition over the period 4 September to 4 October 2019. (9) Post exhibition report to EPC meeting on 4 November 2019. (10) Approval of DCP on 11 November 2019. DCP commenced on 2 January 2020.	Manager Strategic Planning	31/12/2019		
4.3.1.13 Prepare a report reviewing the pavilion extension controls in the Paddington HCA Chapter in Woollahra DCP 2015 (NOM 26/04/2016).	Completed	This project has been completed. Steps involved: (1) Meetings with the Paddington HCA Working Party. (2) Preparing draft amendments to Chapter C1 of Woollahra DCP 2015. (3) Presentation to the Environmental Planning Committee on 15 April 2019. (4) Council decision on 29 April 2019 to prepare a draft DCP and refer it to the Woollahra LPP for advice. (5) Presentation to the Woollahra LPP meeting on 27 June 2019. (6) Reporting the Panel's advice the EPC meeting on 5 August 2019. (7) Decision of Council on 12 August 2019 to publicly exhibit the draft DCP. (8) Public exhibition over the period 4 September to 4 October 2019. (9) Post	Manager Strategic Planning	31/12/2019		

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		exhibition report to EPC meeting on 4 November 2019. (10) Approval of DCP on 11 November 2019. DCP commenced on 2 January 2020. Council also resolved to require a report on numerical controls for pavilions and linking structures. This work will be carried out as a new action.				
4.3.1.14 Carry out an assessment of heritage significance for the Four in Hand Hotel - 105 Sutherland Street Paddington (NOM 21/05/2018)	Completed	The project has commenced. A heritage consultant was engaged to carry out an assessment of heritage significance. The project has progress through numerous stages: (1) The completion of the assessment. (2) Referral to the land owner for input. (3) Reporting to the Environmental Planning Committee (4 February 2019). (4). Decision of Council to prepare a planning proposal (11 February 2019). (5) Preparation of a planning proposal. (6) Obtaining advice from the Woollahra Local Planning Panel (7 March 2019). (7) Further report to the EPC (1 April 2019). (8) Decision of Council on 8 April 2019. (9) Gateway determination. (10) Public exhibition of planning proposal. (11) Post exhibition report to ECP (15 July 2019). (12) Decision of Council to prepare draft LEP (22 July 2019). (13) Request to the Department of Planning, Industry and Environment for the preparation of a draft LEP (29 July 2019). LEP gazetted on 17 January 2020.	Manager Strategic Planning	30/09/2019		
4.3.1.15 Prepare a report to the Urban Planning Committee on a heritage assessment of Cooper Park to determine heritage listing in Woollahra LEP and listing on the NSW State Heritage Register (NOM 27/11/2017).	Completed	A consultant was engaged to undertake an assessment of heritage significance, which was reported to EPC on 18 November 2019. Council decided on 25 November 2019 to prepare a planning proposal to list Cooper Park as a local heritage item. The WLPP provided advice on 30 January 2020, which was reported to EPC on 17 February 2020 and endorsed by Council on 24 February 2020. The planning proposal is being carried out as new action 4.3.1.26.	Manager Strategic Planning	30/09/2019		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.16 Undertake a heritage assessment of 24 26 Bay Street Double Bay (aka 2A Cooper Street) - Gaden House (NOM 12/02/2018).	Completed	<p>This project has been completed. The project involved numerous steps. (1) A heritage consultant was engaged by Council to undertake an assessment of the heritage significance at local and state levels. (2) Consultation occurred with the land owner. (3) The Woollahra Local Planning Panel considered a planning proposal on 13 September 2018. (4) The advice of the Panel was presented to the EPC on 15 October 2018. (5) On 29 October 2018 the Council resolved to (a) prepare a planning proposal to list Gaden House as a local heritage item, and (b) make a nomination to list Gaden House on the State Heritage Register.</p> <p>(6) A gateway determination was issued. (7) The planning proposal was exhibited over the period 27 February to 29 March 2019. (8) A post exhibition report was presented to the EPC on 15 April 2019. (9) Council decided on 29 April 2019 to proceed with the planning proposal and request the Department of Planning and Environment to prepare and approve the amending LEP. (10) On 6 September 2019, Gaden House was gazetted as a local heritage item number 681, in Schedule 5 of the Woollahra LEP 2014.</p> <p>The nomination for the State Heritage Register was submitted to the Office of Environment and Heritage on 13 November 2018. On 2 October 2019 the State Heritage Register Committee concluded that Gaden House is likely to be of state significance, but at this time the Committee has asked Heritage NSW not to proceed with the process to list the building on the SHR.</p>	Manager Strategic Planning	31/08/2019		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.17 Planning proposal to list the Rose Bay Sewerage Pumping Station, gates and gateposts as a local heritage item in Woollahra LEP 2014. (CM 23.9.2019)	In Progress	Council supported the preparation of the planning proposal to list the site as a heritage item on 23 September 2019. A report went to the WLPP on 3 October 2019, and their advice was reported to EPC of 28 October 2019. Council supported the submission of the planning proposal to the DPIE on 11 November 2019. A gateway determination was granted on 23 March 2020. The planning proposal is on public exhibition from 29 June 2020 – 14 August 2020.	Manager Strategic Planning	31/07/2020	30/09/2020	✓
4.3.1.18 Undertake assessment of heritage significance for 46 Vacluse Road Vacluse. (NOM 26/08/2019)	Completed	A report on the heritage significance was presented to EPC on 3 February 2020. On 24 February 2020 Council resolved to prepare a planning proposal to listing the building and interiors as a local heritage item. The action relating to this NOM has been completed. A new action for the planning proposal has been created.	Manager Strategic Planning	31/03/2020		✓
4.3.1.19 Planning proposal – list 30 Wyuna Road as a local heritage item. (CM 11.11.2019)	In Progress	A planning proposal has been prepared. This was reported to the Woollahra LPP on 5 December 2019. The Panel's advice was presented to the EPC on 3 February 2020. On 10 February 2020 the Council resolved to proceed with the planning proposal and obtain a gateway determination from the Department of Planning, Industry and Environment. A gateway determination was granted on 21 May 2020. The planning proposal is on public exhibition from 6 July - 21 August 2020.	Manager Strategic Planning	31/10/2020		✓
4.3.1.20 Numerical controls for pavilions and linking structures in the Paddington HCA (CM 11.11.2019; CM 9.12.2019)	In Progress	Report presented to EPC on 2 December 2019 and on 9 December 2019 Council resolved to convene a meeting of the Paddington HCA Working party. A meeting of the Paddington HCA Working Party was convened on 11 February 2020. A report on the meeting and a proposed DCP amendment was presented to EPC on 2 March 2020 and endorsed by Council on 9 March 2020. The DPC Amendment will be on public exhibition from 10 July - 21 August 2020.	Manager Strategic Planning	31/10/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.3.1.21 3 Trelawney Street Woollahra – assessment of heritage significance (NOM 11.11.2019)	Completed	A heritage consultant was engaged to prepare an assessment of heritage significance. The completed assessment was presented to the EPC on 6 July 2020. On 27 July 2020 the Council resolved to prepare a planning proposal to list 3 Trelawney Street, Woollahra, including its interiors, as a local heritage item. A separate action has been created for the planning proposal. The action relating to the NOM is complete. A new action has been created for the planning proposal.	Manager Strategic Planning	30/04/2020	30/09/2020	✓
4.3.1.22 Report on Californian Bungalows presented to the Urban Planning Committee meeting on 22 June 2015 with a review of the recommendation to the Committee. (NOM 11.11.2019)	Not commenced	Further field work is required to re-assess the significance of the items originally recommended for listing. This is because some items have since been altered and in one case demolished.	Manager Strategic Planning	30/06/2020		✓
4.3.1.23 Report on arts and crafts buildings, including examples of outstanding significance recommended for listing in Schedule 5 of Woollahra LEP 2014. (NOM 11.11.2019)	In Progress	This project is similar to action 4.3.1.3 which also deals with arts and crafts buildings. Preliminary work was undertaken. That action was deferred due to redirection of resources to other prioritised actions and services.	Manager Strategic Planning	30/06/2020		
4.3.1.24 Report on how controls for Inter-War residential flat buildings in B3.8.7 of Woollahra DCP 2015 can be applied to the Paddington and Watsons Bay HCAs. (NOM 11.11.2019)	Not commenced	This action has not commenced due to work on other prioritised projects.	Manager Strategic Planning	30/06/2020	30/06/2021	✓
4.3.1.25 Planning proposal – list seven hotels, including their interiors, in the Paddington HCA as local heritage items. (CM 25 November 2019)	In Progress	Assessment of heritage significance was reported to the EPC on 18 November 2019 and on 25 November 2019 Council resolved to prepare a planning proposal. This was reported to the WLPP on 30 January 2020 and the advice of the WLPP was reported to EPC on 17 February 2020 and endorsed by Council on 24 February 2020. On 31 March 2020	Manager Strategic Planning	31/12/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		the planning proposal was sent to DPIE but a gateway determination has not been issued.				
4.3.1.26 Planning proposal – list Cooper Park (excluding Cooper Park North) as a local heritage item. (CM 25.11.2019)	In Progress	Assessment of heritage significance was reported to EPC on 18 November 2019 and on 25 November 2019 Council resolved to prepare a planning proposal. This was reported to Woollahra LPP on 30 January 2020. The advice of the Panel was reported to EPC of 17 February 2020. On 24 February 2020 the Council resolved to proceed with the planning proposal and request a gateway determination from the Department of Planning, Industry and Environment. A gateway determination was granted on 29 May 2020 and the planning proposal is on public exhibition from 29 June 2020 – 14 August 2020.	Manager Strategic Planning	31/12/2020		✓
4.3.1.27 Undertake a heritage gap analysis (NOM 9.12.2019)	In Progress	Preliminary investigations of Council's studies and listings has commenced and a methodology for progressing the analysis is being prepared. This will include allocation of resources. A progress report will be required in order to properly inform Council of the time period and resources required for the project.	Manager Strategic Planning	30/06/2020	30/09/2020	✓
4.3.1.28 Develop an approach and assessment criteria to allow Woollahra DCP 2015 to be amended to include houses and buildings designed by architects of significance and importance. (NOM 9.12.2019)	Not commenced	This action has not commenced due to work on other prioritised projects.	Manager Strategic Planning	30/06/2020		✓

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Strategy 2030: 4.4 Encourage diversity in housing choice to suit a changing population.

Priority: 4.4.1 Ensure Council's planning documents support housing diversity.

Priority Progress Comments :

During the quarters this priority was addressed through work refining the planning controls for the Double Bay Commercial Centre and the Edgcliff Commercial Corridor.

Responsible Person :
Manager Strategic Planning

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
4.4.1.1 Double Bay Place Plan - review Woollahra LEP 2014 and Woollahra DCP 2015 in regard to recommendations from Double Bay Centre Housing Economic Study.	In Progress	This project has commenced. Substantial field work and a review of controls has been carried out together with 3D modelling. The project has been informed by the Hill PDA Economic Study. Public comment on the Study occurred in 2016. Traffic and transport issues associated with development options have been considered. An independent transport study for the Double Bay Centre was commissioned and a final report has been submitted. The draft planning options have been considered by the Strategic Planning Working Party. The draft planning and urban design strategy was presented to a combined meeting of the Double Bay Working Party and the Strategic Planning Working Party on 29 October 2019. A report on the recommended changes to floor space ratio and height controls will be presented to the EPC in the third quarter of 2020. The report will include a public engagement strategy.	Manager Strategic Planning	30/06/2020	30/09/2020	✓
4.4.1.3 Support adaptable housing for people with a disability.	Ongoing	As required under relevant planning legislation (Senior's Living, and Affordable Housing SEPPs, Chapter E8 of Woollahra DCP 2015).	Manager Development Control	30/06/2020		

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Strategy 2030:	4.5	Enhance the form and function of the local business centres.
Priority:	4.5.1	Ensure Council's planning strategies and controls support and promote appropriate development and activities in business centres.
Priority Progress Comments : Progress comments on the implementation of the Double Bay Place Plan and the Oxford Street Placemaking Roadmap report are reported separately under Goal 9. The Edgecliff Centre corridor study and strategy has been completed by consultants but further work has been commissioned to better understand the transport implications of permitting additional housing. The project has been delayed due to the need to undertake the further transport work. It is anticipated that the strategy will be presented in the 1st quarter of 2020/21.		Responsible Person : Director Planning & Development
Priority:	4.5.2	Carry out urban design studies for areas, precincts and sites.
Priority Progress Comments : NA		Responsible Person : Director Planning & Development
Priority:	4.5.3	Ensure that upgrades to infrastructure reinforce the distinctive character of business centres.
Priority Progress Comments : All infrastructure works which have the potential to affect the appearance of the public domain are subject to a rigorous design process that includes consultation with the local community and community representatives.		Responsible Person : Director Technical Services

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Strategy 2030: 4.6 Ensure that planning and building requirements are complied with.

Priority: 4.6.1 Buildings are constructed in accordance with approval requirements.

Priority Progress Comments :

The certifying authority and Principal Certifier (PC) are responsible for ensuring building work meets public safety and regulatory requirements by; - ensuring proposed works comply with development consents and BCA requirements; - inspecting building work at specific stages to check it is consistent with the consent or complying development certificate and national building standards; and - conducting a final inspection and issuing the occupation certificate if satisfied the building is suitable for occupation or use. Council provides these services, however as reported elsewhere, the majority of this work is undertaken by private accredited certifiers in the Woollahra LGA.

Responsible Person :
Manager Compliance

Priority: 4.6.2 Statutory requirements in relation to the certification of buildings under construction are complied with.

Priority Progress Comments :

The certifying authority and Principal Certifier (PC) are responsible for ensuring building work meets public safety and regulatory requirements by; - ensuring proposed works comply with development consents and BCA requirements; - inspecting building work at specific stages to check it is consistent with the consent or complying development certificate and national building standards; and - conducting a final inspection and issuing the occupation certificate if satisfied the building is suitable for occupation or use. Council provides these services, however as reported elsewhere, the majority of this work is undertaken by private accredited certifiers in the Woollahra LGA.

Responsible Person :
Manager Compliance

Priority: 4.6.3 Council provides cost effective and timely building certification services.

Priority Progress Comments :

Council provided the following building certification services for the year; - 19 construction certificate applications (CCs) were received with 13 being determined, representing a market share of 2.8%; - 6 complying development certificate applications (CDC) were received with 5 being determined, representing a market share of 2.7%; - Council was appointed the Principal Certifier for 17 projects, representing a market share of 3.9%; and - 8 occupation certificate certificates (OCs) were received with 6 being determined, representing a market share of 1.6%.

Responsible Person :
Manager Compliance

Priority: 4.6.4 Council provides a timely and effective response to unauthorised uses and works.

Priority Progress Comments :

For the year Council's Building Control staff; - received 480 customer requests and finalised 427, representing an increase of over 11% on the previous year results; - served 65 'Notices of intention to give an Order'; - served 39 Orders; - issued 3 penalty infringement notices

Responsible Person :
Manager Compliance

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THEME : Goal	7	A HEALTHY ENVIRONMENT: Protecting our environment.
Strategy 2030:	7.1	Protect natural landscapes, systems and biodiversity.
Priority:	7.1.1	Plan and implement strategies and initiatives to enhance natural landscapes and systems.
Priority Progress Comments : Actions from Council's Biodiversity Strategy are implemented into the workflow of our Bush Regeneration team. The sustainability team and bush team now work closely to achieve results in this area. Examples of this collaboration includes the review of the existing water management systems within and above Cooper Park.		Responsible Person : Manager Open Space and Trees
Priority:	7.1.2	Implement a prioritised program of capital improvements to natural areas.
Priority Progress Comments : Capital improvements throughout our natural areas are implemented with the guidance of our asset register and Biodiversity Strategy. Upcoming projects include improvements to the Gap Park tram pathway.		Responsible Person : Manager Open Space and Trees
Priority:	7.1.3	Educate and partner with the community on the protection of natural areas and waterways, including Bushcare.
Priority Progress Comments : Councils Bushcare program is currently on-hold due to COVID-19. We will look to recommence at the following locations; Cooper Park, Gap Park, Harbour View Park, Parsley Bay, Trumper Park, Paddington Community Nursery. Councils Harbourcare program continues, which invites Community and business groups to help remove litter from our beaches. We have continued our community education program via webinars and Council's Environmental E-News. Topics have included: - helping to keep our harbour clean. - bird identification. - gardening workshops.		Responsible Person : Manager Open Space and Trees
Priority:	7.1.4	Provide scheduled tree maintenance programs and services and respond to customer needs.
Priority Progress Comments : Council has a new tree assets inspection officer who is undertaking an inspection of all public trees . Once an area of the municipality has been inspected our maintenance crew will follow up to undertake the necessary work. We are continuing to assess customer requests and provide the required service delivery.		Responsible Person : Manager Open Space and Trees
Priority:	7.1.5	Implement actions from the Biodiversity Conservation Strategy.
Priority Progress Comments : The Environment and Sustainability Team and Bushland Management Team continue to implement actions from the Biodiversity Conservation Strategy. An Environmental and Biodiversity Monitoring Program was completed this quarter, and included development of some additional biodiversity actions. Support for some small community biodiversity initiatives has been provided this quarter, including small bird attracting gardens and native community garden areas.		Responsible Person : Team Leader Environment and Sustainability

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Strategy 2030: 7.2 Preserve and restore bushland areas and create wildlife corridor plantings.

Priority: 7.2.1 Continue the implementation of the Greenweb Street Tree Strategy.

Priority Progress Comments :

The strategy principles continue to be implemented via our street tree planting program (over 250 street trees planted annually), bushcare groups (have planted over 5000 plants) and tree planting days.

Responsible Person :
Manager Open Space
and Trees

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
7.2.1.1 Implement street tree planting projects in line with Council's Conservation Biodiversity Strategy and Greenweb.	Ongoing	Our planting projects refer to our Biodiversity Plan and the principles of Greenweb. We also follow Council's Tree Management Policy and Street Tree Masterplan. We have been successful in our grant application of \$100K from the Five Million Trees for Greater Sydney Grant Program for the purchase of new trees and maintenance.	Manager Open Space and Trees	30/06/2020		

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Strategy 2030: 7.3 Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.

Priority: 7.3.1 Implement a five year Capital Renewal Program for stormwater drainage infrastructure and Environmental Works Program for water quality improvement.

Priority Progress Comments :
Capital Projects Implement annual projects requested by Asset Management

Responsible Person :
Manager Capital Projects

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
7.3.1.1 Implement the funded Environmental Works Program as approved by Council in the 2019/20 Capital Budget. Significant projects in 2019/20 include: • Stormwater Harvesting • Cooper Park Rehabilitation • Energy Conservation Projects • Water Sensitive Urban Design Projects.	Ongoing	For details on individual projects, please refer to specific project updates in the Capital Works Program Quarterly Progress Report.	Manager Open Space and Trees	30/06/2020		

Priority: 7.3.2 Undertake water quality monitoring for public waterways.

Priority Progress Comments :
Council has undertaken water quality monitoring as part of the Biodiversity and Environmental Monitoring Program. Beachwatch continues to collect water quality samples at Recreational swimming locations such as Redleaf Pool, Rose Bay Beach, Neilson Park Pool and Watson Bay pool.

Responsible Person :
Manager Open Space and Trees

Priority: 7.3.3 Provide street cleaning services to prevent litter and dirt entering the stormwater drainage system.

Priority Progress Comments :
Maintenance and service program for street cleaning continues on a monthly basis in residential streets.

High traffic areas and known 'hot spots' are cleaned on a fortnightly or weekly basis.

708 tonnes of street litter has been collected over the 4 quarters.

Responsible Person :
Manager Civil Operations

Priority: 7.3.4 Implement the Stormwater Asset Management Plan.

Priority Progress Comments :
Capital Projects Implement annual projects requested by Asset Management

Responsible Person :
Manager Capital Projects

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Priority:	7.3.5	Ensure that erosion and sedimentation controls are in place for new development where there is potential for the escape of sediment into the drainage system.	
Priority Progress Comments : During the year Council's Rangers investigated the following customer requests; - 45 for dust and sediment control - 36 for building site discharges, wash-downs and spills.			Responsible Person : Manager Compliance
Priority:	7.3.6	Take appropriate and timely action in response to pollution incidents.	
Priority Progress Comments : During the year 89 customer requests were investigated by Council's Rangers and Environmental Health Officers relating to potential water pollution.			Responsible Person : Manager Compliance

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Strategy 2030: 7.4 Ensure that premises which have the potential to impact on human health and safety are operated in accordance with relevant standards and statutory requirements.

Priority: 7.4.1	Inspect food premises twice per year to ensure compliance with food safety standards.	
Priority Progress Comments : At the end of the year there were 364 recorded food premises in the LGA. The following food control activities were completed to the end of the fourth quarter; - 168 primary inspections were carried out; - 105 re-inspections were carried out; - 7 food notices/orders were issued; - 53 customer requests were investigated; and - 3 penalty infringement notice was issued.		Responsible Person : Manager Compliance
Priority: 7.4.2	The necessary certificates are submitted to Council and registers maintained in relation to fire safety, regulated air conditioning systems, hair dressers, mortuaries and skin piercing premises.	
Priority Progress Comments : At the end of the year Council's Health Premises and Fire Safety registers confirmed the following; - 111 health premises were recorded; - 57 health premises inspections were carried out; - 61 regulated cooling tower/warm-water systems were recorded; and - 1310 completed annual fire safety statements were lodged with Council.		Responsible Person : Manager Compliance
Priority: 7.4.3	Operate an effective swimming pool safety program.	
Priority Progress Comments : For the year the following activities were carried out pursuant to Council's swimming pool safety program; - 71 swimming pool inspection requests were determined; - 9 swimming pool exemption applications were determined; - 7 swimming pool fencing customer requests were logged; and - 19 swimming pool fencing notices/orders were issued.		Responsible Person : Manager Compliance

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THEME : Goal 8 A HEALTHY ENVIRONMENT: Sustainable use of resources.

Strategy 2030: 8.1 Reduce greenhouse gas emissions and ecological footprint.

Priority: 8.1.1 Provide policy and planning initiatives based on the principles of Ecologically Sustainable Development (ESD).

Priority Progress Comments :

During the quarters the planning projects addressing this priority were: (1) Completion of the Local Strategic Planning Statement. (2) Progression of the Tree Canopy project.

Responsible Person :
Manager Strategic
Planning

Priority: 8.1.2 Provide programs and projects to reduce local greenhouse gas emissions and ecological footprint.

Priority Progress Comments :

Council has commenced a program to achieve accredited carbon neutral status. Investigations are underway to install solar panels on the Double Bay Library roof.
Council is working in partnership with Waverley Council and Randwick Council on the regional low carbon future plan . The regional partnership has measured regional emissions and has developed strategies to reduce our regional emissions. Projects include -
-Performance standards for new developments and increased BASIX targets
-Community renewable energy
-Apartment building energy reduction programs
-Solar My School Program
-Infrastructure for Electric Vehicles
-Waste strategies such as Compost Revolution and commercial green waste collection .

In November 2019 Council was awarded a Green Globe Award for Public Sector Leadership for the Solar My School Program . Council was also awarded a LGNSW Environmental Excellence Award for the 3 Councils Public Electric Vehicle Charging Network.

Responsible Person :
Manager Open Space
and Trees

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
8.1.2.1 Provide programs and projects to reduce local greenhouse gas emissions and ecological footprint.	Ongoing	Council continues to promote methods to reduce greenhouse gas emissions to our residents. A number of webinars were held covering the topics of energy saving, solar and battery installation, electric vehicles, and strata / apartment energy conservation. An energy reduction program aimed at apartment owners and strata managers is underway. After an expression of interest process, ten apartment blocks were selected to trial the program, which involves an assessment of their energy use and development of an action plan to reduce energy use in common areas.	Team Leader Environment and Sustainability	30/06/2020		✓

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8.1.2.2 Participate in and implement projects arising from the Three Council Ecological Footprint Project.	Ongoing	Installation of a second public electric vehicle charging station is underway at Rose Bay. This program was recently awarded the 'Innovative Leadership and Management Award' at the 2020 Local Government Excellence Awards. Solar My School continues to be a highly successful program, with 58 out of 64 eastern suburbs schools participating. Recent installations in the Woollahra area include Holy Cross Woollahra, Double Bay Public School and Glenmore Road Public School. A number of schools are at tender stage. The 'Solar My Club' program recently commenced, with the first installation at Vaucluse Amateur Sailing Club. With the support of the program, they installed a 14KW roof top solar system and two batteries. Compost Revolution and Grow it Local are two other key initiatives run by the 3 Councils. They have run a number of online webinars and workshops over the Covid-19 period, with both initiatives recording greatly increased interest during this time.	Team Leader Environment and Sustainability	30/06/2020		✓
Priority: 8.1.3 Coordinate Council's Environmental Grants Program.						
Priority Progress Comments : In June 2019 Council awarded 9 projects Environmental Grants, the majority of which have now been completed. These include grants to local schools, childcare centres, a community garden, residential aged care and a local beach cleaning group. Applications for the 2020/21 Environmental Grants program have been assessed and will be reported to Council in the next month.					Responsible Person : Manager Open Space and Trees	

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Strategy 2030: 8.2 Monitor and strategically manage environmental risks and impacts of climate change.

Priority: 8.2.1 Participate in projects that respond to the effects of climate change, including the effects of sea level rise.

Priority Progress Comments :

Council is continuing work on the Sydney Harbour Estuary Coastal Management Program and the Eastern Beaches Coastal Management Program. These programs take a risk management approach towards sea level rise and coastal inundation. Stage 1 of the Eastern Beaches Coastal Management Program has recently been completed and planning is underway to move to Stage 2.

Responsible Person :
Manager Open Space
and Trees

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
8.2.1.1 Develop Stage 2 of the Coastal Zone Management Plan.	Ongoing	In line with the Coastal Management Act, Council must prepare a 'Coastal Management Program'. Work on a Coastal Management Program for the Sydney Harbour Estuary is underway. The first phase of this is complete, and Council has been working with other harbour councils to progress to Stage 2. Council is also working with Waverley and Randwick Councils to develop the Eastern Beaches Coastal Management Program, which will address Council's area of open coast from South Head to Christison Park. The first stage of the CMP is complete and the three Councils will now progress to the second stage.	Team Leader Environment and Sustainability	30/06/2020		✓
8.2.1.2 Implement actions from the Biodiversity Conservation Strategy.	Ongoing	Consultants have developed a Biodiversity and Environmental Monitoring Program for Woollahra. They have completed a literature review, developed a monitoring program and undertaken training for Council staff, and completed the first round of monitoring. This quarter, the program was finalised and completed. Biodiversity related community education initiatives in the last quarter largely moved to an online format and included gardening workshops, education about native plants and small bird habitat. The Environment and Sustainability Team continued to liaise with and provide support for community gardens.	Team Leader Environment and Sustainability	30/06/2020		✓

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Strategy 2030: 8.3 Encourage and assist our community to be leaders in waste management and resource recycling.

Priority: 8.3.1 Encourage greater community participation in waste reduction, recycling and composting initiatives.

Priority Progress Comments :

Councils website is regularly updated with detailed information on re-use and recycling options for all waste categories. Participation with SSROC in providing regional education campaigns to provide generic communication to all residents and visitors. Waste magnets provided to every household outlining clean-up collection dates and providing further re-use/recycling options. New E-waste collection service commenced in November with 1,400 items collected

Responsible Person :
Manager Civil Operations

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
8.3.1.1 Carry out the household clean-up collection service.	Completed	601 tonnes of hard waste was collected during the 3rd quarter. 1st schedule clean up for 2020 completed 2nd clean up under way started 22-6-2020 112 tonnes of hard waste collected during first two weeks of second clean up.	Business Centres & Street Cleaning Coordinator	30/06/2020		✓
8.3.1.2 Participate in regional waste avoidance/reduction recycling projects.	Completed	The EPA chemical cleanout collection took place at the end of this quarter at Heffron Park in Maroubra. This was advertised through social media channels.	Waste Projects Coordinator	30/06/2020		✓
8.3.1.4 Implement the new residential household e-waste collection service.	Completed	472 bookings have been received to date E waste collections have been suspended during COVID-19 E-waste Collections resumed on 22-6-2020	Business Centres & Street Cleaning Coordinator	31/10/2019		✓
8.3.1.5 Encourage the recycling of E-Waste through our joint collections days with Waverley Council.	In Progress	Due to the COVID-19 pandemic, E-waste event scheduled for 24 May 2020 at Lyne Park, Rose Bay has been cancelled. This was also due to be our last event contracted with Tech Collect. The contract will be reviewed in partnership with Waverley Council in order to tender for the next schedule of e-waste collection events.	Waste Projects Coordinator	30/11/2019		✓
8.3.1.6 Participate in National recycling week and Clean Up Australia Day.	Completed	Nothing to report this quarter.	Waste Projects Coordinator	30/03/2020		✓
8.3.1.7 Encourage the recycling of organics through the 3 Council Compost Revolution.	Ongoing	The compost revolution program is on-going. An online composting workshop was held in May in celebration of International composting awareness week.	Waste Projects Coordinator	30/06/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
8.3.1.8 Encourage the reduction of waste disposal through events such as Second Hand Sunday and The Garage Sale Trail.	In Progress	Given the pandemic, there has been little opportunity to run waste reduction events. We will continue to promote the Bower as our partner for collection of pre-loved goods as well as other organisations and opportunities as they arise. The garage sale trail has been scheduled for 21-22 November 2020. This is a little later than usual due to COVID-19. Virtual garage sales may take place as a new feature.	Waste Projects Coordinator	30/06/2020		✓

Priority: 8.3.2 **Implement programs to educate the community including schools, residents, community groups, businesses and staff on reducing waste and litter and increasing re-use and recycling.**

Priority Progress Comments :

Council carries out educational programs for schools, residents and businesses as required. These programs are designed to target specific areas of concern for the community using the waste avoidance hierarchy and are aligned to national events, such as Clean Up Australia and local events such as Second Hand Sunday.

Responsible Person :
Manager Civil Operations

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
8.3.2.1 Carry out education programs to relevant stakeholders.	Ongoing	The e-waste collection service has resumed mid June since restrictions have been relaxed. A rates insert notice has been designed and will be sent out to all residents receiving the first rates notice of the financial year. Adverts have also been taken out in local media and our own social media/website. Our battery bin stationed at the Woollahra library continues to be a success and will continue to be operational. We are also hoping to give our food organics service a boost with a new community engagement campaign. Initial investigations have taken place looking into grant funding available in this space. Visits to schools and preschools has not occurred since the lockdown, but a recycling education powerpoint presentation is available for all schools to view and engage with in the classroom.	Waste Projects Coordinator	30/06/2020		✓

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Priority: 8.3.3 Conduct cost effective and efficient waste collection and recycling to residents and businesses.

Priority Progress Comments :

Full waste collection services to all residents continue on a weekly basis.
11,115 tonnes of domestic waste and 2,313 tonnes of trade waste have been collected over the 4 quarters

Responsible Person :
Manager Civil Operations

Priority: 8.3.4 Conduct organics recycling services.

Priority Progress Comments :

Organics service provided to all residents
4,026 tonnes of organics have been collected in the 4 quarters.

Responsible Person :
Manager Civil Operations

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Strategy 2030: 8.4 Reduce local water usage by Council and on private property.

Priority: 8.4.1 Encourage greater community participation in water savings initiatives.

Priority Progress Comments :

Council's Environmental Education Officer manages up to 12 community workshops per year on a range of topics including reducing potable water use. A water wise gardening workshop was held in conjunction with Rose Bay Community Garden. This quarter, Council has increased focus on informing the local community about Level 2 water restrictions.

Responsible Person :
Manager Open Space
and Trees

Priority: 8.4.2 Implement the Environmental Education Program for each year.

Priority Progress Comments :

The Environmental Education Program is complete for 19/20. A series of sustainability workshops and events were held both in person and, more recently, via zoom, targeted at community groups, schools, local business and Council staff. This quarter's events included webinars about electric vehicles, composting and worm farming, organic gardening, saving energy and installing solar panels. Council has been implementing a litter reduction education program with a \$59,800 grant from the NSW EPA. Rose Bay and Watsons Bay as part of this grant program.

Responsible Person :
Manager Open Space
and Trees

Priority: 8.4.3 Educate the community to reduce use of potable water.

Priority Progress Comments :

This quarter, educational articles were included in Council's Environment e-newsletters and information regarding water restrictions and water conservation was updated on Council's website. Water saving methods were included in our organic gardening webinar series.

Responsible Person :
Manager Open Space
and Trees

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Strategy 2030: 8.5 Promote and carry out water sensitive urban design.

Priority: 8.5.1 Integrate water sensitive urban design into local infrastructure and development.

Priority Progress Comments :

Water Sensitive Urban design infrastructure is integrated into Councils Capital works program and infrastructure plans . A new Stormwater harvesting tank has been designed for Christison Park and a new Gross Pollutant Trap is proposed for the Military Road upgrade project at Watson Bay.

Responsible Person :
Manager Open Space
and Trees

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THEME : Goal 9 LOCAL PROSPERITY: Community focused economic development.

Strategy 2030: 9.1 Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy.

Priority: 9.1.1 Plan and implement strategies and initiatives to enhance natural landscapes and systems.

Priority Progress Comments :

Councils' Environment & Sustainability team continue to implement strategies such as the Biodiversity Plan to enhance natural landscapes and systems. They work closely with Councils' operations team to implement many of these actions. This quarter has seen the finalisation of our Biodiversity and Environmental Monitoring Program, which will give further guidance for managing our natural areas.

Responsible Person :
Manager Open Space
and Trees

Priority: 9.1.2 Encourage economic development in business and retail centres.

Priority Progress Comments :

Council's placemaking program continues with the implementation of the Double Bay Place Plan and the Oxford Street and Paddington Place Plan. Council is also well advanced with the review of planning controls for both the Edgecliff and Double Bay commercial centres .

Responsible Person :
Director Planning &
Development

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
9.1.2.1 Participate in and support the operation of the Sydney East Business Chamber.	Ongoing	This is an ongoing process. Council provides ongoing financial and in kind assistance to the Chamber on a regular basis.	Director Planning & Development	30/06/2020		✓
9.1.2.2 Undertake Oxford Street Paddington business management.	Ongoing	This is an ongoing process. Council provides ongoing financial and in kind assistance to the Paddington Business Partnership on a regular basis.	Director Planning & Development	30/06/2020		
9.1.2.3 Support the operation of the Paddington Business Partnership.	Ongoing	This is an ongoing process. Council provides ongoing financial and in kind assistance to the Paddington Business Partnership on a regular basis.	Director Planning & Development	30/06/2020		
9.1.2.4 Participate in and support the Small Business Friendly Councils Program	Ongoing	Our participation in the Small Business Friendly Council's program is continuing. Three business forums were formally registered through Service NSW as part of Small Business Month, October 2019. These were aimed at building the capacity of small business to deal with issues relating to accounting, taxation and payroll and were conducted at Woollahra Library. Also during Small Business Month we conducted the Fashion Your Home promotion, a social media campaign focusing on fashion and lifestyle businesses.	Manager Placemaking	30/06/2020		✓

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		Updated information was provided to Service NSW on our DA processing to assist with their Easy to do Business (EtdB) program. Service NSW provided its 'health check' on participation in EtdB and a Woollahra dashboard is now available. Information was disseminated to businesses on assistance available through Business Connect.				
9.1.2.5 Maintain an active placemaking program of events, activities and support for businesses.	Ongoing	An active placemaking program of events, activities and support for business is being maintained mainly through our partnership with Business Chambers. Funding arrangements for the Sydney East Business Chamber for 2019/2020 and 2020/2021 includes events and activities (e.g. the Rose Bay Summer Carnival, Dog Day, Sunday Markets Double Bay (trial), educational and professional development events and community networking events). Similarly funding for the Paddington Business Partnership supports events and activities such as the William Street Festival, Sunday produce market, Christmas grotto and social networking. Support was provided to the Queen Street and West Woollahra Association for 2019/2020 FY for their major annual Christmas event and administration support. Placemaking Grants for 2019/2020 cover a range of activities and community and cultural events aimed to support business including markets, networking, music, murals, art competition and Christmas decorations.	Manager Placemaking	30/06/2020		
9.1.2.6 Support the operation of the Sydney East Business Chamber.	Ongoing	Funding for the Sydney East Business Chamber is on hold pending the submission of updated financial statements.	Manager Placemaking	30/06/2020		✓

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Priority:	9.1.3	Manage and promote open space and foreshore areas with high visitation rates.	
Priority Progress Comments : The Council website is our major promotional means for Council's open space and foreshore areas. We manage these bookings through a centralised system whereby we balance the community needs against formalised bookings.			Responsible Person : Manager Open Space and Trees
Priority:	9.1.4	Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.	
Priority Progress Comments : Priority 9.1.4 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Double Bay Place Plan. The Actions are updated quarterly under the Double Bay Place Plan Quarterly Progress Reports . Reporting on the implementation of the Double Bay Place Plan will also be through the Double Bay Working Party .			Responsible Person : Manager Placemaking
Priority:	9.1.5	Implement the quick wins and priority initiatives for Oxford Street.	
Priority Progress Comments : Priority 9.1.5 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Oxford Street & Paddington Place Plan. The Actions are updated quarterly under the Oxford Street & Paddington Place Plan Quarterly Progress Reports. Reporting on the implementation of the Oxford Street & Paddington Place Plan will also be through the Oxford Street Working Party.			Responsible Person : Manager Placemaking

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Strategy 2030: 9.2 Balance tourism demands with impacts on the community.

Priority: 9.2.1 Ensure planning for high profile tourism areas considers and protects residential amenity.

Priority Progress Comments :

During the quarters this priority was address through the completion of the Local Strategic Planning Statement which contains actions relating to tourism.

Responsible Person :

Manager Strategic
Planning

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Strategy 2030: 9.3 Maintain a high quality public domain to support and promote local business.

Priority: 9.3.1 *Provide services to meet community expectations in relation to the presentation of business centres and high profile areas.*

Priority Progress Comments :

Capital upgrades and maintenance work carried out to schedules and approved budgets.

Horticultural elements of business centres are continually improving with a rollout of planter boxes with seasonal flowers and vegetation included.

Responsible Person :

Manager Civil Operations

Priority: 9.3.2 *Provide street furniture maintenance services.*

Priority Progress Comments :

Street furniture maintenance carried out to a high standard

Responsible Person :

Manager Property &
Projects

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THEME : Goal 12 NOTICES OF MOTION
Strategy 2030: 12.2 Environmental Planning Committee

Priority: 12.2.1 NoMs for Goals 4, 7, 8, 9

Priority Progress Comments :

Notices of Motion are requests for action adopted by Council during the financial year. The following NOMs fall under the responsibility of the Environmental Planning Committee and progress monitored via the quarterly reporting process.

Responsible Person :
Manager Governance &
Council Support

Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.1 Sir David Martin Reserve - Review existing Plan of Management for Sir David Martin Reserve considering: 1. Use of the Sayonara slipway 2. Use of the hardstand area 3. Use of the buildings 4. Use of the Olympic Legacy wharfs. [NOM 22/06/2015]	In Progress	Council officers are currently preparing a Plan of Management document for all Crown Land Reserves within the LGA, as part of the changes to the Crown Land Management Act. The information and details collected to date for the Sir David Martin Reserve Plan of Management will be incorporated into this document and form part of this project. It will also be updated with the recent Heritage Listing status. Community engagement is taking place for this project from 8 May - 31 July 2020. The draft document is expected towards the end of the year.	Manager Open Space and Trees	30/06/2020		✓
12.2.1.2 Paddington HCA rear pavilion additions - Prepare a report reviewing council's controls specifically: C1.3.1 and C1.4.3 of the Woollahra DCP2015. (a) Consult with the Paddington DCP Working Party in preparing the review. (b) Provide recommendations, where necessary, to improve how the DCP can be applied to best meet its heritage conservation objectives for Paddington. [NOM 26/04/2016]	Completed	This NOM was addressed through action 4.3.1.13. The action has been completed.	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.3 Dillon Street Reserve – Prepare a report detailing a landscaping plan for the newly enlarged Dillon Street Reserve and council owned land on the nature strip adjacent to Neild Avenue. [NOM 31/10/2016]	In Progress	<p>Council presented the concept plan for Dillon Street Reserve Upgrade for community engagement between the dates 11 March and 14 April 2020. The majority of feedback was supportive of the plans. A report was prepared for the Finance, Community and Services Committee on 9 June, and subsequently referred to full Council due to heritage concerns. The Council on 22 June 2020 resolved;</p> <p>A. THAT the concept plan presented for the Dillon Street Upgrade is endorsed and progressed to construction, subject to the following being incorporated in the detailed design:</p> <p>i. the inclusion of a Port Jackson fig to replace T18 in the following location: 11meters west of the Stephen St boundary of the Reserve and set in 2meters from the southern boundary of the Reserve.</p> <p>ii. the relocation of the proposed three Jacarandas from the south eastern corner of the Reserve to a more central location as determined by staff in consultation with Council's landscape design consultants.</p> <p>iii. the deletion of the proposed Angophoras on the southern boundary.</p> <p>iv. the inclusion of all proposed seating along the southern boundary fence, adjusted to suit point (i) above.</p> <p>v. inclusion of additional 'interfacing opportunity seating areas' around the open grass area and greater modulation of landscaping to achieve a better representation of the original garden character of the site.</p> <p>vi. the retention of the two mature celtis specimens to the north of the existing playground.</p> <p>vii. addition of appropriate heritage interpretive signage, including signage to indicate the history of T18.</p>	Manager Open Space and Trees	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.4 Transport Feasibility Study – Undertake a Transport Feasibility Study for the Woollahra Municipality. [NOM 12/12/2016]	In Progress	<p>viii. any recommendations arising from the Heritage Impact Statement currently being prepared.</p> <p>ix. inclusion of public art installation as a long term priority.</p> <p>B. THAT consideration be given to ensuring all-ability access to the park.</p> <p>C. THAT Council notes its resolution of 31 October 2016 to recognise the enlarged Dillon Street Reserve as an official park of the Woollahra municipality and undertake a process to select a suitable name, and request staff to now commence this process.</p> <p>Following on from a Councillor Briefing which was held on 26 August 2019, Council considered the Draft Integrated Transport Strategy and resolved to defer adoption of the ITS to allow for a further Councillor Briefing to discuss potential key transport projects to include in the ITS. Council also resolved to progress the Active Transport Plan concurrently with the development of the draft Integrated Transport Strategy.</p> <p>The ITS Councillor Briefing was put on hold due to Covid19 and will be rescheduled for first quarter 2020/21.</p> <p>The Active Transport Plan is in procurement phase and consultants are scheduled to be engaged in first quarter 2020/21.</p> <p>Once consultants have been engaged, a Councillor Briefing/Workshop on the Active Transport Plan will be organised to discuss the project scope, consultation plan and deliverables.</p> <p>Councillor Briefing will be scheduled for first quarter</p>	Manager Engineering Services	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.8 Cooper Park Bellevue Hill assessment of heritage significance – Prepare a report (including a heritage assessment and draft heritage inventory sheet for Cooper Park. [NOM 27/11/2017]	Completed	This NOM was addressed through action 4.3.1.15. The action has been completed.	Manager Strategic Planning	30/06/2020		
12.2.1.9 Urban Tree Canopy Mapping Study - Prepare a report on Council undertaking an urban tree canopy mapping study. [NOM 18/12/2017]	In Progress	A progress report on the proposed Tree Canopy provisions was reported to a meeting of the Environmental Planning Committee on 3 February 2020, and on 10 February 2020 Council noted our progress. On 15 June 2020 a combined Councillor briefing was held on the proposed FSR controls and urban greening provisions. It is anticipated that a report on this matter will be considered by EPC in the next quarter.	Manager Open Space and Trees	30/06/2020		
12.2.1.10 Gaden House – 2A Cooper Street Double Bay (AKA 24-26 Bay Street) – Undertake a Heritage Assessment of the property and report whether the property qualifies for s listing as a Heritage Item. [NOM 12/02/2018]	Completed	This NOM was addressed through action 4.3.1.16. The action has been completed.	Manager Strategic Planning	30/06/2020		
12.2.1.11 Euroka Reserve - Undertake repair, maintenance and capital works improvements to elements in the Euroka Reserve including but not limited to the fountain and pond. [NOM 26/02/2018]	In Progress	The Euroka Reserve upgrade is nearing completion with the new pond and fountain functional. We have also installed lighting on the piece of the Berlin Wall and laid new turf. In Spring we will continue to plant out the pond with plants. We have been receiving very positive comments about the upgrade.	Manager Open Space and Trees	30/06/2020		✓
12.2.1.12 Affordable Housing – Prepare a report on a draft affordable housing policy together with a draft planning proposal. [NOM 26/02/2018]	In Progress	This NOM is being addressed through action 4.1.1.17. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.13 Sydney Croquet Club Building and Greens Woollahra Golf Club Clubhouse and George Grimley Pavilion – Prepare a report (including a heritage assessment and draft heritage inventory sheet for each of the Sydney Croquet Club buildings and greens, the Woollahra Golf Club clubhouse and George Grimley Pavilion assessment of heritage significance. [NOM 23/04/2018]	Completed	This NOM was addressed through action 4.3.1.6. The action has been completed.	Manager Strategic Planning	30/06/2020		
12.2.1.14 Outdoor Dining - Develop a mechanism to streamline the process for businesses in Double Bay and Rose Bay to facilitate footway dining and undertake a review of its fee for hiring of public footpaths. [NOM 23/04/2018]	Completed	<p>The current practice has been reviewed in order to streamline the footway dining applications. A policy and guidelines were adopted by Council in November 2019 in conjunction with the draft policy for Nighttime Economy in commercial centers prepared by the Planning Division.</p> <p>Based on the Council resolution a report was to be submitted to the FC&S Committee in early 2020 proposing a streamlined process for applying for footway approvals including set area-based rates. This has been delayed due to COVID-19 rental abatement to tenants until December 2020.</p>	Manager Property & Projects	30/06/2020		
12.2.1.15 Four In Hand Hotel – 105 Sutherland Street Paddington – Undertake assessment of heritage significance and report on whether the property has sufficient heritage significance to be listed as a local item and an item on the State Heritage Register under the Heritage Act 1977. [NOM 21/05/2018]	Completed	This NOM was addressed through action 4.3.1.14. The action has been completed.	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.16 Low Rise and Medium Density Housing – Undertaken a review of the Woollahra LEP to consider where medium density dwelling provisions in the Code could adversely affect the community, and in circumstances where those impacts are adverse, remove medium types of dwellings from R2 zones; and R3 zones, it being understood that the reference to medium density dwellings includes dual occupancies, semi-detached dwellings, multi-dwelling housing, manor houses and terrace. [NOM 21/05/2018]	Completed	On 25 March 2019 the Council resolved to prepare a planning proposal and draft DCP to introduce minimum site area requirements for manor houses and requirements for multi-dwelling houses (terrace). Work on the NOM has been completed. A new action has been created for the planning proposal and draft DCP. Progress on the planning proposal and draft DCP is addressed through action 4.1.1.20.	Manager Strategic Planning	30/06/2020		
12.2.1.17 Landscape controls to enhance tree canopy – Prepare a report reviewing Council's DCP Landscaping Controls. [NOM 21/05/2018]	In Progress	This NOM is being addressed through action 4.3.1.13. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.18 Rose Bay Scout Hall (Former RAAF Officers' Canteen) - Proposed Heritage Listing and Upgrade – Undertake assessment of heritage significance and report on whether the property has sufficient heritage significance to be listed as a local item and an item on the State Heritage Register under the Heritage Act 1977, investigate viability of Council owning and managing the Rose Bay Scout Hall and investigate upgrading and refurbishing the building). [NOM 18/06/2018]	In Progress	Part A - This part of the NOM is This NOM is being addressed through action 4.3.1.5. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		
		Parts B, C and D - A feasibility study for community facilities is being undertaken and this property will be included. The outcome will be presented to the appropriate committee of Council for consideration and adoption. NSW Government has advised that they are not in a position to discuss the future of this site until closer to 2021 when the current Scouts lease expires. This will provide adequate time for Council to formulate its position and approach the NSW Government.	Manager Property & Projects			
		NSW Government has advised that they are not in a position to discuss the future of this site until closer to 2021 when the current Scouts lease expires. This will provide adequate time for Council to formulate its position and approach the NSW Government.	Manager Property & Projects			
12.2.1.19 Creative Hoardings – Prepare a report on how Council can introduce requirements for public art on hoardings and scaffolding associated within building and construction work within our commercial centres. [NOM 20/08/2018]	Completed	This NOM was addressed through action 4.3.1.22. The action has been completed.	Director Planning & Development	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comments Updated
12.2.1.20 Sewerage Pumping Station, Percival Park and Gates - Proposed heritage listing (Upgrade and refurbishment of Percival Park) – Undertake assessment of heritage significance of the Sewage Pumping Station and sandstone gates and liaise with Sydney Water to refurbish Percival Park and landscaping for better community and recreational use. [NOM 12/11/2018]	Completed	Part 1 - This part of the NOM has been completed. An assessment of heritage significance was carried out and was considered by the EPC on 16 September 2019. On 23 September 2019 the Council resolved to prepare a planning proposal to list the pumping station, gates and gateposts as a local heritage item in Woollahra LEP 2014. This planning proposal is now listed as action 4.3.1.17. Part 2 – the Sydney Water works to upgrade the turf and provide a pathway have been completed.	Manager Strategic Planning	30/06/2020		
12.2.1.21 Electric Circuitry – Review the current DCP and LEP provisions to ascertain what changes, if any, are necessary to ensure that car parks in new residential, mixed use and commercial developments have adequate circuitry to allow for the introduction of electric vehicle charging points including Cross Street, the Ian Street and the Wilberforce Ave car park developments. [NOM 26/11/2018]	Completed	Part A - A report was presented to the Environmental Planning Committee on 3 June 2019 in response to Part A of this resolution. Council decision on 11 June 2019 to prepare and exhibit a Draft DCP. Progress on the draft DCP is provided in action 4.1.1.24. Part B - As no plans have been prepared we are unable to confirm the circuitry. However we will ensure that there is adequate capacity allowed for this in the new car parks.	Manager Strategic Planning Manager Property & Projects	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.22 Policy for the Night-time Economy of Double Bay and Our Other Commercial Hubs – Develop a formal policy which includes plans of management, renewable conditions and enforcement mechanisms. [NOM 26/11/2018]	Completed	<p>A report and draft policy on the Night Time Economy was submitted to the Environmental Planning Committee of 6/5/19. On 29/4/19 Council deferred the report to the EPC on 6/5/19. The report was resubmitted to the EPC on 6/5/19 and on 13/5/19 Council, among other things, resolved to concurrently exhibit the Draft Night Time Economy Policy and Draft Footway Dining Guidelines.</p> <p>The documents were placed on public exhibition from 17 July to 30 August 2019. Over 400 submissions were received. On 26 November 2019 the Strategic and Corporate Committee considered a report on the public exhibition and on 9 December 2019 Council adopted a suite of documents including a Night Time Economy Policy, Footway Dining Policy and Footway Dining Guidelines.</p>	Director Planning & Development	30/06/2020		
12.2.1.23 Outdoor Lighting Control in Residential Zones. [NOM 10/12/2018]	Completed	This NOM was addressed through action 4.1.1.18. The action has been completed.	Manager Strategic Planning	30/06/2020		
12.2.1.24 Neighbourhood Heritage Conservation Areas – Review current planning controls in NHCAs in Darling Point, Bellevue Hill, Rose Bay and Vacluse to determine and establish more stringent conservation controls to maintain the cultural and heritage value of these areas. [NOM 10/12/2018]	In Progress	This NOM is being addressed through action 4.3.1.9. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		
12.2.1.25 Hydro geological report on Double Bay dewatering. [NOM 25/02/2019]	In Progress	<p>In response to Part A, a meeting was held with concerned residents on 28/2/19.</p> <p>In response to Part B, despite numerous communications with the relevant agencies, Water NSW and the Natural Resources Access Regulator</p>	Director Planning & Development	30/06/2020		

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Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.26 Strategic Planning Division. [NOM 11/03/2019]	Completed	<p>(NRAR), Council staff have not been successful in obtaining information which will enable us to determine if de-watering conditions on the development at 4-8 Patterson Street were complied with. In these circumstances Council's solicitors have written to Water NSW seeking their co-operation in assisting Council with information and advice.</p> <p>That part of the NOM relating to obtaining a Hydro-geological report on Double Bay dewatering is being addressed through action 4.1.1.19. Progress on the NOM can be viewed through the status comments for that action.</p> <p>Part A A report on projects and staff resourcing was presented to the EPC meeting on 1 April 2019. On 8 April 2019 Council resolved to defer the matter. A further report was prepared for the EPC on 5 August 2019. On 12 August Council requested the list of outstanding projects be resubmitted to the EPC and that the General Manager approve additional strategic planning staff resources.</p> <p>On 19 August 2019 a further report on Urban Planning Project Priorities was presented to the EPC on. On 26 August 2019 Council resolved to adopt (with some changes) the urban planning project priorities as set out in annexure 2 of the report to the EPC on 19 August 2019 and that the following major strategic planning projects be prioritised as most urgent:</p> <ul style="list-style-type: none">- Double Bay Review of Planning Controls,- Edgecliff Commercial Centre Review- Landscaping Controls in Woollahra DCP 2015. <p>Additional heritage staff have been employed increasing full time equivalents from 2.2 to 4. We</p>	Manager Strategic Planning	30/06/2020		

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Woollahra Municipal Council

June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
		<p>now have four full time heritage officers working across development control and strategic heritage planning. We have conducted several rounds of advertising for two new strategic planning positions. We appointed a Strategic Planning in December 2019. Prior to that, we employed a student planner from the UNSW in October 2019. We are continuing with our recruitment for additional strategic planning staff.</p> <p>Part B</p> <p>A report on the night time economy was presented to the EPC on 15 April 2019. Council, on 29 April, deferred the report to the EPC of 6 May 2019.</p> <p>The report was resubmitted to the EPC on 6 May and on 13 May Council resolved to, among other things, concurrently exhibit the Draft Night Time Economy Policy and Draft Footway Dining Guidelines.</p> <p>The public exhibition took place between 17 July 2019 and 30 August 2019. A report on submissions was presented to the Strategic and Corporate Committee meeting on 26 November 2019. The Council resolved on 9 December 2019 to adopt the following documents: Draft Footway Dining Policy, as amended; Draft Footway Dining Guidelines, as amended; Draft Night-time Economy Policy, as amended; Draft Woollahra DCP 2015 (Amendment NO.8), as amended. The Council also made decisions about ongoing enforcement of development consents.</p>				

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Woollahra Municipal Council

June 2020

Working in a Municipal Council

June 2019

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comments Updated
12.2.1.29 Riparian Corridors on Rushcutters Creek - Consult with the Department of Primary Industries and Sydney Water in relation to the appropriateness of allowing development to the edge of the water channel given the above, and options for public access and report outcomes of the consultation. [NOM 11/06/2019]	In Progress	Letters sent to the Director General, Department of Primary Industries (Water) and Sydney Water on 11/7/19. (Part F Completed). No reply from DPI.	Manager Development Control	30/06/2020		
12.2.1.30 Shopping Trolley Management – Prepare a report on measures taken to control and manage abandoned shopping trolleys in public streets in the Municipality. [NOM 24/6/2019]	Completed	This NOM was addressed through action 4.1.1.26. The action has been completed.	Director Planning & Development	30/06/2020		
12.2.1.31 Minimum Lot Sizes Dual Occupancies – Prepare a report on amending its current Local Environmental Plan 2014 ("LEP") to provide a minimum lot size of 800 square metres or other for dual occupancy (attached) developments in R2 Low Density Residential zones within the municipality. [NOM 08/07/2019]	Completed	This NOM was addressed through action 4.1.1.25. The action has been completed.	Manager Strategic Planning	30/06/2020		

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Woollahra Municipal Council

June 2020

Council of the City of Sydney
 June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comments Updated
12.2.1.32 Rushcutters Bay Park Interim Heritage Order – Write to the Hon. Don Harwin and CEO of the Office of Environment and Heritage requested the Interim Heritage Order be lifted on the grounds that the heritage impact of the proposed Youth Recreation Facility in Rushcutters Bay Park will be address in the review of Environmental Factors under Part 5 of the EP&A Act 1979. [NOM 08/07/2019]	Completed	A letter was sent from the Mayor to the Minister dated 6 August 2019.	Manager Open Space and Trees	30/06/2020		
12.2.1.33 Paddington Greenway - Write to Minister for Planning and Public Space seeking support and funding to create a Paddington Greenway. [NOM 08/07/2019]	Completed	Letter sent from the Mayor to Minister for Planning and Public Spaces, the Hon. Rob Stokes on 7 August 2019. Letter sent to the City of Sydney's CEO Monica Barone on 12 August 2019. A consultant has been engaged to prepare the brief for the Greenway proposal and a Steering Group has been established. The first meeting of the Steering Group scheduled for 22 July 2020.	Manager Engineering Services	30/06/2020		
12.2.1.34 Rezoning of Riddell Street – Prepare a report on amending its current Local Environmental Plan 2014 to rezone part of Riddell Street, Bellevue Hill (currently zoned R3 Medium Density Residential) back to R2 Low Denisty Residential zone. [NOM 12/08/2019]	Not commenced	This project has not commenced due to priority given to other projects. This project has been placed in the DPOP as action4.1.1.27	Manager Strategic Planning	30/06/2020		

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Woollahra Municipal Council

June 2020

Woollahra Municipal Council

June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.35 Woollahra Tree Management Policy – Brief Councillors on how Council's current policy was derived and implemented and undertake a review of Woollahra Tree Management Policy in relation to view pruning for trees in both the public domain and on private property. [NOM 12/08/2019]	In Progress	A briefing session for Councillors was undertaken on 2 September 2019. A further briefing of the regulations of the tree controls is required.	Manager Open Space and Trees	30/06/2020		
12.2.1.36 Heritage protection of two F. Glynn Gillings properties. [NOM 26/08/2019]	Completed	This NOM relates to 46 Vaucluse Road, Vaucluse, and 30 Wyuna Road, Point Piper. The assessment for 46 Vaucluse Road was completed and presented to the EPC on 17 February 2020. On 24 February 2020 Council resolved to prepare a planning proposal to list the building and its interiors as a local heritage item. The assessment for 30 Wyuna Road, Point Piper, was completed and presented to the EPC on 4 November 2019. On 11 November 2019 the Council resolved to prepare a planning proposal to list the building and interiors as a local heritage item. The response to this NOM has been completed.	Manager Strategic Planning	30/06/2020		✓

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June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.38 Security Cameras – Undertake an assessment of current planning and development controls operating in the municipality that deal with installation of surveillance cameras on private property in residential R2 and R3 zones. [NOM 23/09/2019]	Completed	is sourced from fracking. C. THAT a further report be brought back to Environment Planning Committee by February 2021 tracking the progress. This NOM was dealt with as action 4.1.1.28 in the DPOP and has been completed.	Director Planning & Development	30/06/2020		
12.2.1.39 Special Local Character Areas - Undertake assessment of land areas in the municipality that are important to local character, natural and visual environment and prepare a report to Council on measures that can be taken through Council's planning powers to regulate development in such areas. [NOM 11/11/2019]	In Progress	This NOM is being addressed through action 4.1.1.30. Progress on the NOM can be viewed through the comments for that action.	Director Planning & Development	30/06/2020		
12.2.1.40 Trelawney Court at Number 3 Trelawney Street Woollahra (Proposed Local Heritage Listing) - Proceed urgently to assess Trelawney Court at number 3 Trelawney Street, Woollahra with a view to a local heritage listing. [NOM 11/11/2019].	Completed	The assessment of heritage significance has been completed. The Council has resolved to prepare a planning proposal to list the building and interiors as a local heritage item. A response to the NOM has been completed. A new action for the planning proposal will be created. A planning proposal has been prepared and will be presented to the Woollahra LPP for advice at its meeting on 6 August 2020. The Panel's advice will be reported to the EPC meeting in September 2020.	Manager Strategic Planning	30/06/2020		

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Woollahra Municipal Council

June 2020

Woollahra Municipal Council

June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.41 Heritage Listing Properties - Review the recommendations relating to the report on Californian Bungalows and prepares a report on arts and craft building, including any examples of outstanding significance recommended for listing in Schedule 5 of the Woollahra LEP. [NOM 11/11/2019].	Not commenced	This NOM is being addressed through action 4.3.1.22. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		
12.2.1.42 Interwar Residential Flat Buildings - Prepare a report on how the detailed controls for Inter-War residential flat buildings found in B3.8.7 of the Woollahra DCP 2015 can be applied to the Paddington, Woollahra and Watsons Bay Heritage Conservation Areas. [NOM 11/11/2019].	Not commenced	This NOM is being addressed through action 4.3.1.24. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		
12.2.1.43 Heritage Gap Analysis - Undertake a Heritage GAP analysis to review existing heritage items and architectural typologies, develop a strategy for new heritage listings, identify priorities and items or areas at risk and develop an action plan to address gaps. [NOM 09/12/2019]	In Progress	This NOM is being addressed through action 4.3.1.27. Progress on the NOM can be viewed through the status comments for that action.	Manager Strategic Planning	30/06/2020		

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Woollahra Municipal Council

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Woollahra Municipal Council

June 2020

Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.47 Bus Privatisation - Council to resolve its strong support for affordable, efficient, safe, adequately resourced and funded public transport systems, essential for a sustainable global city, as referenced in Council's Community Strategic Plan - Woollahra 2030, draft and draft Integrated Transport Strategy and draft Local Strategic Planning Statement. [NOM 10/02/2020]	Completed	Letter outlining Council's position sent from the Mayor on 4 March 2020 to the NSW Premier, Minister for Transport and Roads, Leader of the Opposition and the relevant spokespersons for the Shooters and Fishers, Christian Democrats and the Greens NSW, and Woollahra's State Representatives the Hon. Gabrielle Upton MP, Member for Vaucluse and the Hon. Alex Greenwich MR, Member for Sydney.	Manager Engineering Services	30/06/2020		

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Woollahra Municipal Council

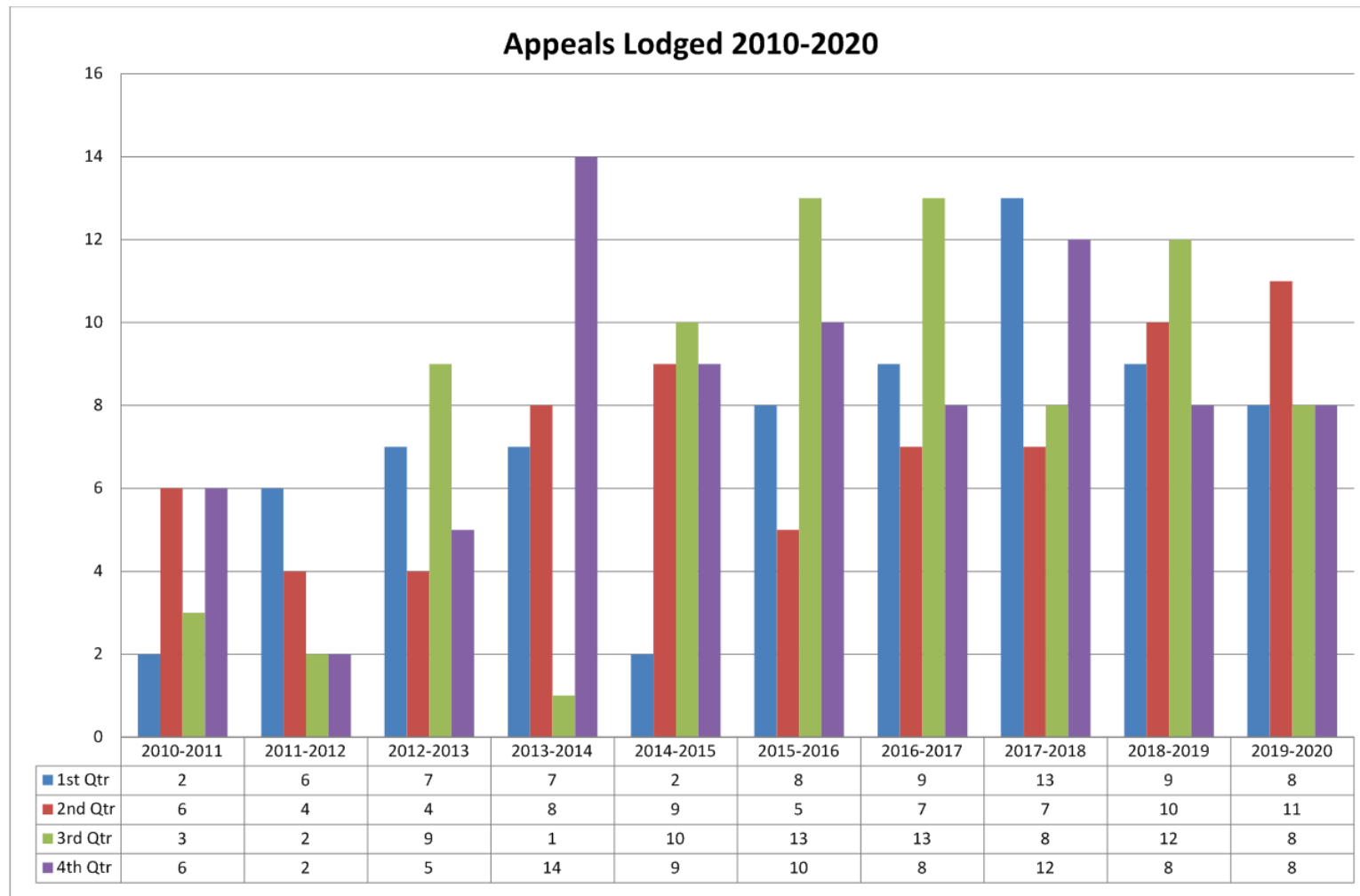
June 2020

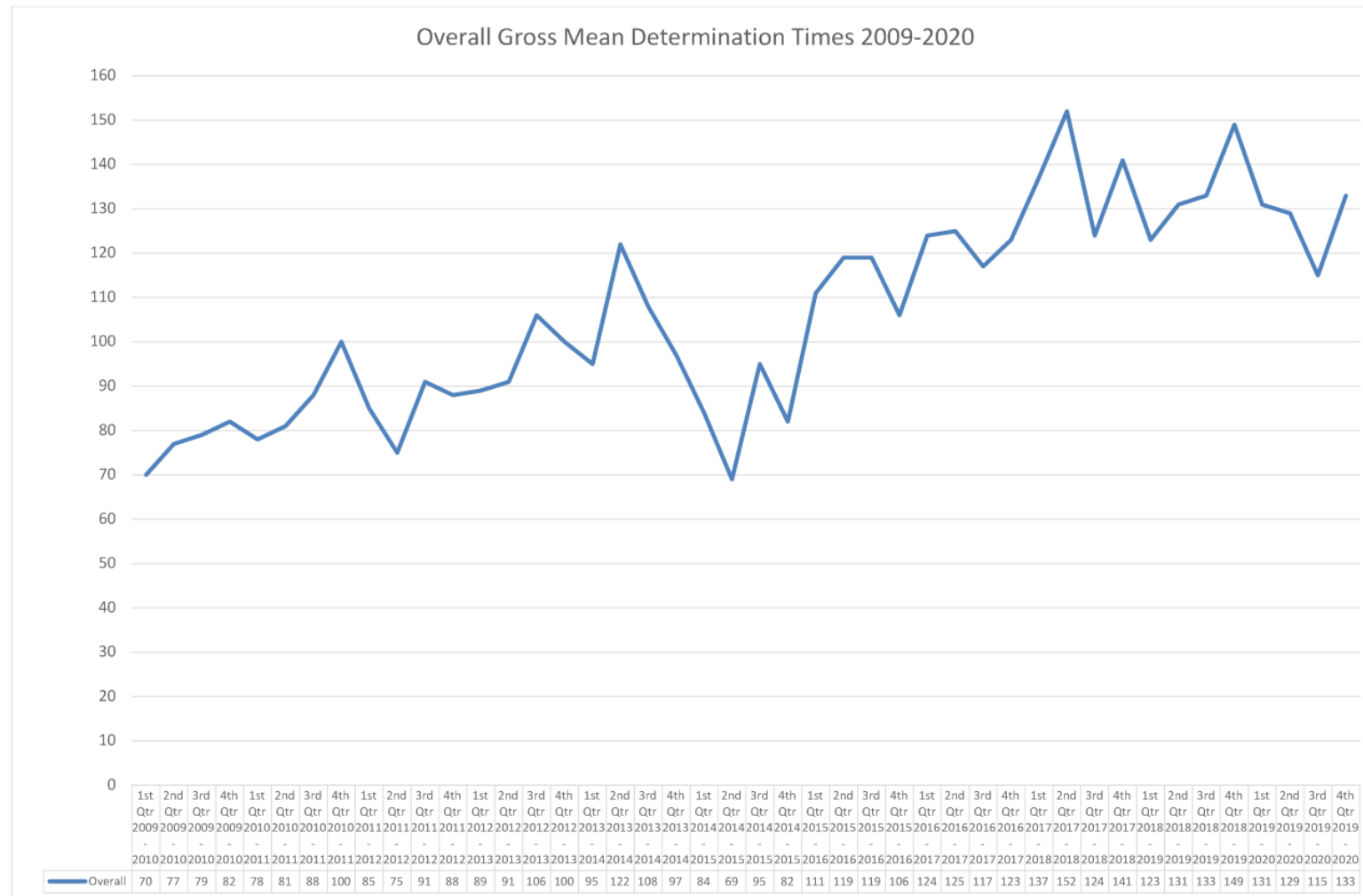
Quarterly Progress Report						
Actions	Status	Progress Comments	Responsible Person	Original Target Date	Revised Target Date	Comment Updated
12.2.1.52 Rose Bay Centre Improvements and Place Plan - Develop a Place Plan having regard to the planning proposal for Wilberforce Council carpark site. [NOM 22/06/2020]	In Progress	Staff are currently reviewing the Notice of Motion. The Director of Planning & Development will be responsible for the Rose Bay Place Plan.	Director Technical Services	30/06/2020		
12.2.1.53 Street Tree Management Plan for Figs in the Municipality - Prepare a report setting out a detailed plan of management for the proper preservation, care and management of Council owned/public Fig trees. [NOM 22/06/2020]	In progress	Staff are currently reviewing the Notice of Motion.	Manager Open Space and Trees	30/06/2020		✓

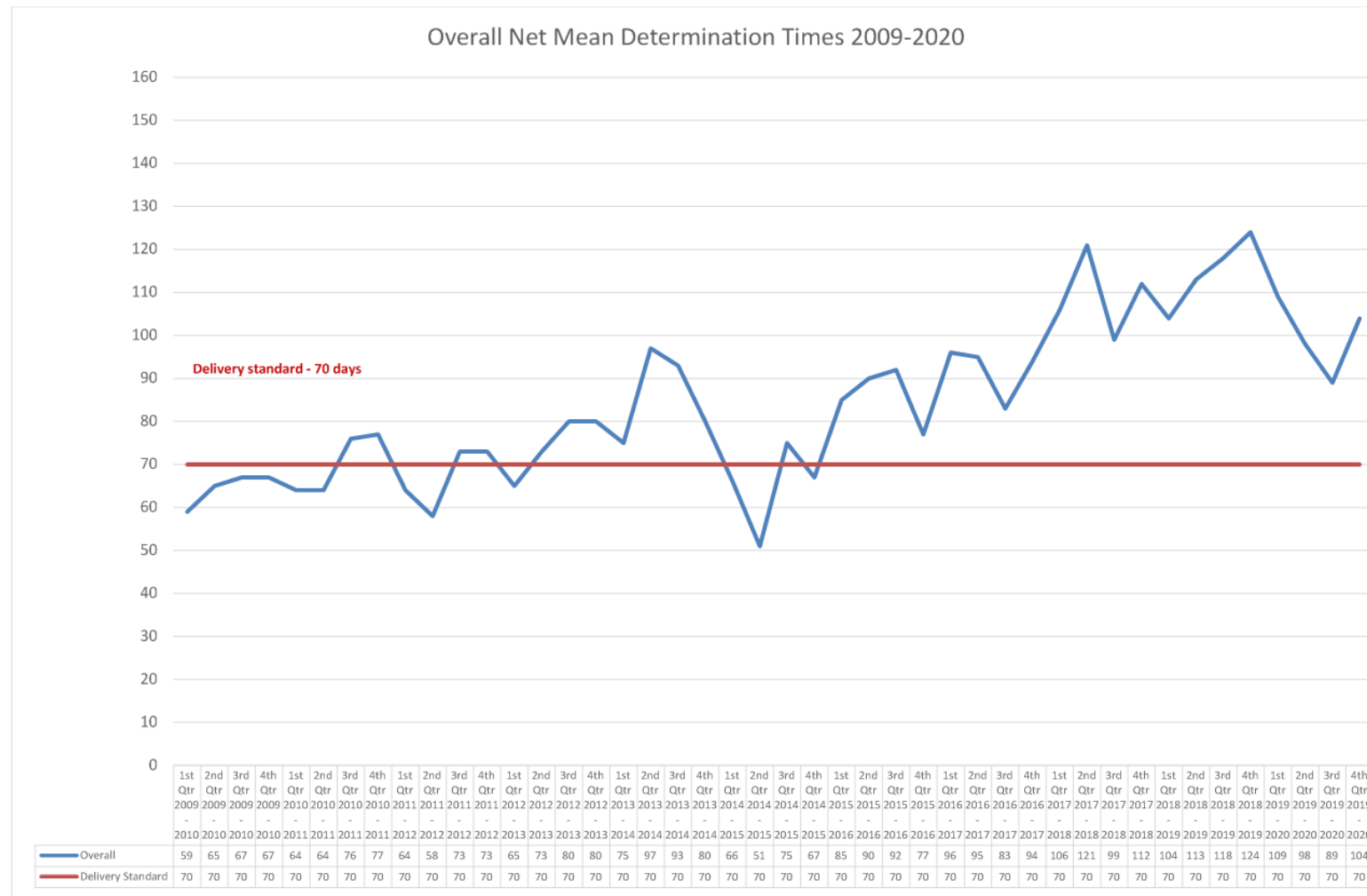
30 July, 2020



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Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

Environmental Planning Committee – 3 August 2020

Item - ANNEXURE 4



Double Bay Place Plan & Oxford Street and Paddington Place Plan Quarterly Progress Report (June 2020)

Link to Community Strategic Plan – Woollahra 2030

Goal 9 : Community focused economic development

Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

What is our Delivery Program & Operational Plan?

The Delivery Program 2018 to 2022 and Operational Plan 2019/20 is structured on the Community Strategic Plan – Themes and Goals.

Each broad theme is supported by a number of Goals, Strategies, Priorities and Actions.

Progress reports for each of the five (5) Themes and eleven (11) Goals from our Delivery Program and Operational Plan are reported to the most appropriate Standing Committees on a quarterly basis, being to the Finance, Community & Services Committee and/or the Environmental Planning Committee. The Priorities and Actions contained in the Delivery Program and Operational Plan are presented by Theme, Goal and Strategy.

What are Quarterly Progress Reports and what is our reporting structure?

Our Quarterly Progress reports are designed to provide a snapshot to the Council and the community on the progress against the Priorities outlined in our Delivery Program and annual Actions contained in our adopted *Delivery Program 2018 to 2022 and Operational Plan 2019/20*.

Planning hierarchy definitions



Delivery Program 2018 – 2022 & Operational Plan 2019 - 2020

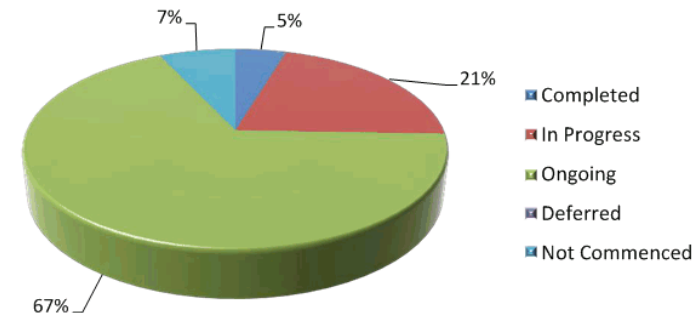
Quarterly Progress Report Status to end of June 2020

This report includes Actions included under Goal 9: Community focused economic development and Priority 9.1.4: Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan, Priority 9.1.5: Implement the strategies, priorities and actions for which the Council is responsible for in the Oxford Street & Paddington Place Plan and Priority.

Status	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
Completed	1	3	-	2
In Progress ¹	8	6	-	9
Ongoing	30	30	-	29
Deferred	0	0	-	0
Not Commenced	3	3	-	3
Total Number of Actions	42	42	-	43

A snapshot of the Action status by quarter is provided below:

Goal 9 Priorities 9.1.4 and 9.1.5 Action Status as at 30 June 2020



1. Status of 'In Progress' also includes: 'Preliminary Investigation', 'Works Commenced', 'Tenders or Quotations Called' and 'Design/Scope of Works'. Status of 'Deferred' also includes: 'Works Delayed'.

Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.1 - [DBPP Priority 1.1.2] Determine how the activities of other business representative groups in Double Bay can be better aligned with the delivery of strategies and actions in this plan.	Ongoing	N/A		<p>The Sydney East Business Chamber is the main business representative group for the delivery of strategies and actions under the Double Bay Place Plan.</p> <p>The Double Bay Residents Association, the Double Bay Networking Group and the Bay Street Precinct Group are aligned through representation on the Double Bay Working Party to have input into delivery of strategies and actions. Membership of the Working Party is representative of the community and also includes State Local Member, Double Bay Residents Association, resident and property owner representatives.</p> <p>In what has been a challenging quarter for all, we are proud to have helped ease the economic impact of COVID-19 through relief measures for small businesses in our area valued in excess of \$5 million, launched in March.</p> <p>Measures introduced have included:</p> <ul style="list-style-type: none"> Rent relief for 6 months for all small business tenants of Council-owned businesses For the same period, no fees charged to any small business in the local government area for health, hygiene, licensing and fire safety inspections. A waiver on all outdoor and footpath dining fees 6 months – now extended until 	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
				<p>December</p> <ul style="list-style-type: none"> Parking meters were switched off to provide relief for both customers in local commercial centres and to assist with overflow caused by extra demand being experienced as a result of working from home practices <p>Under the Placemaking Grants Program business representative groups may apply for funding to undertake projects.</p> <p>The 2020/21 Placemaking Grants Program opened for applications on 1 June 2020. While the priority strategies for the Placemaking Grants Program remain, we welcome applications for innovative programs that will assist businesses during this crisis. The applicants must demonstrate how the project and/or activity can be delivered in a COVID-19 environment. The winners of the Placemaking Grants Program will be announced next quarter.</p>		

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.2 - [DBPP Priority 1.2.2] - Ensure that the priorities and actions contained in the business plans of the Sydney East Business Chamber are consistent with and support the Double Bay Place Plan.	In Progress	100%	80%	<p>The Sydney East Business Chamber's business plan was evaluated under the Double Bay Place Plan as part of a request for funding for FY's 2018/2019, 2019/2020 and 2020/2021. The business plan was considered to be consistent with and support the Place Plan and funding for these periods was subsequently approved, subject to certain criteria being met.</p> <p>The threat of the spread of COVID-19 has resulted in unprecedented impacts on businesses and our commercial centres. This has included knock on effects to the Sydney East Business Chamber's business plan, including the cancellation of the Double Bay Festival 2020. The Double Bay Street Festival is the major fund raising event for the Chamber. Its cancellation will have a significant financial impact on the Chamber.</p> <p>In light of the COVID-19 impacts, it is anticipated that an amended business plan will be considered by FCS in the next quarter.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.3 - [DBPP Priority 1.3.1] - Develop specific KPIs such as foot traffic measures, trends in business turnover, levels of customer satisfaction, economic impact of events, business sentiments, cleanliness/tidiness, and residential amenity.	In Progress	100%	80%	<p>Council is building a data base of activity levels through the analysis of data collected by the Double Bay free Wi-Fi service. Upgrades of the Wi-Fi network are being negotiated with the service provider which will improve the reliability of the data.</p> <p>Also, maintenance of the mobile wayfinding application will give an indication of business turnover levels.</p> <p>Place Score have evaluated four (4) locations in Double Bay in terms of place experience. It involves an evaluation based against 50 visitor values. The results are being used to inform future initiatives and priorities.</p> <p>We are finalising negotiations with SpendMapp, an on-line platform that will allow us to measure economic activity across the LGA. This is of particular importance currently, as we assess how the COVID-19 pandemic has impacted economic activity.</p> <p>We are finalising negotiations with SpendMapp, an on-line platform that will allow us to measure economic activity across the LGA. We also continue to use the Economy id platform to measure a broad range of economic indicators.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.4 - [DBPP Priority 2.2.1] - Conduct an annual program of arts and cultural activities from Council's library in Double Bay in a manner which will engage with both library users and the broader community.	Ongoing	100%		<p>The following arts and cultural programs were held at Woollahra Library at Double Bay during the quarter:</p> <p>* The Writers & Readers program saw authors Charlotte Wood and Vicki Hastrich in conversation with local writer and performer Ailsa Piper on 22 November, 2019 with 56 people attending.</p> <p>* Tech Bites have continued to be held on Saturdays. The monthly workshops covered a variety of topics including 'Photo Editing for Social Media', 'Optimising Your Smart Phone's Performance' and 'Travelling with Technology'. Total attendance at Double Bay was 31.</p> <p>* Monthly 3D Printing workshops continued to support Woollahra Library at Double Bay's service of providing a 3D printer for public use. Across the 3 workshops there were 43 bookings with 29 people attending. A local architect attended the 3D Printing workshop and went on to print multiple 3D models to help his clients visualise his work using the Woollahra Libraries 3D printer.</p> <p>*In November, a collaboration with The Big Anxiety Festival saw people given the opportunity to engage with artist Laura Jade's interactive brain installation which lights up with the power of the mind as well as hear from Dr Gail Kenning from UNSW's Ageing</p>	Manager Library & Information Services	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
				<p>Futures Institute on emotions, the brain and healthy ageing.</p> <p>* Woollahra Libraries supported the local writing community through involvement in National Novel Writing Month (NaNoWriMo) in November 2019 with the continuation of a series of writing workshops with industry professionals and the provision of 'Come Write In' writing spaces across all Woollahra Libraries throughout November 2019. The final writing workshop was held on the topic of 'Demystifying the Editing Process' facilitated by Editor Kate O'Donnell of Line Creative Services. The workshop was fully booked with 16 attendees. A panel discussion and Q&A session was held on 28 November 2019 addressing 'Common Challenges Facing Writers' with 23 attendees. Panellists included filmmaker and poet Miro Bilbrough, Australian Writers' Centre CEO and co-host of popular weekly podcast 'So You Want to be a Writer' Valerie Khoo and Chinese-Australian writer and translator, Isabelle Li. Nicole Abadee, former senior editor at Penguin Random House moderated the discussion. Over the entire NaNoWriMo program, 101 people attended the various programs and events.</p> <p>*The Woollahra School of Philosophy sessions have had continued success. These events contribute to Council's goal of creating a connected, harmonious and engaged</p>		

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
				<p>community for all ages as the topics discussed cover world issues that are interesting and thought provoking and attract a wide audience ranging from high school students to seniors.</p> <p>The final edition of the Woollahra School of Philosophy for 2019 was held on World Philosophy Day, 21 November, 2019 exploring the topic of 'Freedom of Speech'. Facilitated by Michaela Kalowski who also co-produces the event, panellists included Georgia-Kate Schubert, Head of Policy and Government Affairs at News Corp Australia who also leads Australia's Right to Know coalition of media organisations and Dr Matt Beard, an Australian philosopher at The Ethics Centre, Adjunct Lecturer at UNSW and resident philosopher on kids' ethics podcast 'Short & Curly'. A total of 40 people attended this session.</p>		

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.5 - [DBPP Priority 2.3.1] - Activate streets with footway dining and attractive, vibrant displays.	In Progress	100%	75%	Consultants have been engaged on a number of projects aimed at activating the streets. These include formulation of a plan for turning more of the Double Bay commercial centre into pedestrian only precincts (SCT Consulting have been engaged through Engineering Services and finalisation of their report is expected in September 2020); and, the development of a commercial waste management strategy to make the laneways more appealing for outdoor dining and trading (Talis Consulting have been engaged – it is anticipated that their draft report will be presented to the next meeting of the Double Bay Working Party. A night time economy policy was adopted by Council on 9 December 2019 along with related changes to footway dining policies, the DA Guide and amendments to our DCP.	Manager Placemaking	30/06/2020
9.1.4.6 - [DBPP Priority 3.1.1] - Subject to gateway determination, exhibit Planning Proposal which aims to retain employment space in Double Bay.	In Progress	100%	50%	Planning Proposal was submitted to the Dept. Planning Industry & Environment (DPIE) on 7 November 2018 requesting a gateway determination. The DPIE have requested further information. This will be done in conjunction with the work associated with 9.1.4.7 [DBPP Priority 3.2.1].	Manager Strategic Planning	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.7 - [DBPP Priority 3.2.1] - Present proposals for revised planning controls, including revised building envelopes to Council together with a draft Community Impact Statement, transport report and supporting economic analysis.	In Progress	100%	50%	This project has commenced. Substantial field work and a review of controls has been carried out together with 3D modelling. The project has been informed by the Hill PDA Economic Study. Public comment on the Study occurred in 2016. Traffic and transport issues associated with development options have been considered. An independent transport study for the Double Bay Centre was commissioned and a final report has been submitted. The draft planning options have been considered by the Strategic Planning Working Party. The latest iteration of the review of controls was presented to a combined meeting of the Strategic Planning Working Party and Double Bay Working Party on 29 October 2019. It is anticipated that this review will be placed on community engagement in 2020.	Manager Strategic Planning	30/06/2020
9.1.4.8 - [DBPP Priority 3.3.1] - Review Council's Section 94 and Section 94A Plans. Ensure that contributions for car parking are consistent with any decisions made in relation to the Cross Street car park site.	In Progress	100%	50%	This project has commenced. A review of the Section 7.12 (previously Section 94A) Contributions Plan is being undertaken. It is anticipated that a draft Section 7.12 Contributions Plan will be reported in the next quarter prior to public exhibition. A Voluntary Planning Agreement (VPA) policy relating to Section 7.11 (previously Section 94) was adopted by Council on 10 February 2020.	Manager Strategic Planning	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.9 - [DBPP Priority 3.4.2] - Ensure that complaints about the operation of licensed premises are responded to within adopted service standards.	Ongoing	100%		<p>Council is actively working with the Licensing Police and the local licensed premises to ensure compliance with all relevant development consent conditions.</p> <p>Council's website updated to include the agreed procedure for 'Licensed premises - disturbance complaints' and the contact numbers of the key licensed premises.</p> <p>The adoption of the Council's Night-Time Economy Policy and Footway Dining Policy & Guidelines by Council on 09/12/2019 included a resolution to instigate regular uniformed night-time patrols on Friday & Saturday evenings over summer until midnight, by Council staff or contractors. Night time patrols were carried out during summer to address resident concerns about the amenity impacts of licensed premises.</p>	Manager Compliance	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.10 - [DBPP Priority 3.4.2] - Work closely with the NSW Police to address complaints and issues arising from licensed premises and to ensure safety and security.	Ongoing	100%		<p>Council is actively working with the Licensing Police who are endeavouring to form a 'Double Bay Liquor Industry Focus Group' as part of the Eastern Suburbs Liquor Accord.</p> <p>The inaugural meeting of this group was held on 14 August 2019 and an initial strategy was to consider the introduction of Community Security Patrols, which will operate separately to the security provided at individual venues and will follow an agreed patrol path through the Double Bay commercial zone each week.</p> <p>A trial of the Community Security Patrols commenced on Saturday 17 August 2019, between 10.30pm and 2.30am and it is likely some adjustment to the timing and path of the patrols will need to be made following feedback from the venues and licensing police.</p> <p>In accordance with Council's resolution of 09/12/2019 with regard to the adoption of the Night Time Economy Policy and Footway Dining Guidelines regular night time patrols were undertaken by Council's Rangers on Friday and Saturday evenings.</p>	Manager Compliance	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.11 - [DBPP Priority 3.5.2] - Improve building quality and presentation.	Ongoing	100%		<p>Refer to 9.1.4.6 regarding the building quality audit.</p> <p>Talis Consulting have been engaged to prepare a commercial waste management strategy with the object of improving the quality and presentation of laneways. It is anticipated that their draft report will be presented to the next meeting of the Double Bay Working Party.</p> <p>A draft Creative Hoardings Policy was prepared to promote art, artists and cultural development in the community. Community consultation occurred and a report went to the Environmental Planning Committee in February 2020. On 9 March 2020, Council resolved to approve the Woollahra Creative Hoardings Policy. Next quarter, our cultural development team will seek Expressions of Interest for vibrant and engaging design concepts to be used as printed artwork on hoardings.</p> <p>On 24 February 2020, Council resolved to approve Woollahra Development Control Plan 2015 (Amendment 11) and Woollahra Public Art Guidelines for Developers. This package of controls requires the integration of public art into large scale development in Edgecliff, Double Bay and Rose Bay.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.12 - [DBPP Priority 3.5.2] - Subject to completion of the building quality audit, initiate owner consultation to encourage implementation of audit recommendations.	Not Started	100%	0%	<p>This relates to the building quality audit.</p> <p>Due to the number of recent major DAs the area is going through a redevelopment phase. A renewal of building stock in numerous situations is occurring/proposed. The building audit project is on hold because of the priority given to other projects within the strategic planning work program.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.13 - [DBPP Priority 3.5.3] - Make New South Head Road a more appealing and attractive place.	Ongoing	100%		<p>A program of banners on light poles in New South Head Road was implemented with additional decorations during the festive season.</p> <p>An implementation strategy to replace the lanterns, including along New South Head Road, has been developed. However, funding for this project has not been included in the 2020/21 capital works budget.</p> <p>GTA Consulting have been engaged, through our Engineering Services, to investigate the impacts of extending the free parking time limit for metered kerbside parking spaces in the commercial centre, including New South Head Road. A report on the findings was considered by the FC&S Committee on 16th March 2020 and on 6 April 2020 Council resolve to:</p> <ul style="list-style-type: none"> defer consideration of the 30 minute free ticket on-street parking at Double Bay parking meters (to a future meeting of Council post COVID-19), noting the decision to turn off parking meters in commercial centres including Double Bay has already been made in response to COVID-19. Investigate parking technologies including exploration of number plate recognition infrastructure at Cross Street and Cosmopolitan car parks. <p>SCT Consulting have been engaged, through our Engineering Services, to investigate and</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
				formulate a plan for turning more of the Double Bay commercial centre into pedestrianised only precincts with the aim of making the commercial centre more appealing and attractive. SCT are expected to finalise their report in September 2020 following which it will be reported to FC&S.		
9.1.4.14 - [DBPP Priority 3.5.4] - Implement the Lighting Strategy as funds permit.	In Progress	100%	30%	<p>Priority projects under the Lighting Strategy have now been completed to the extent possible under the initial budget allocation. Completion of other projects will be subject to future budget allocations.</p> <p>Investigation of options for replacement of lanterns has been finalised and an implementation plan has been prepared by ADP Consultants. Funding of replacement lanterns has not been included in the 2020/21 capital works budget.</p> <p>Bud lighting of trees in Cross Street, in front of the InterContinental Hotel has been installed.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.15 - [DBPP Priority 3.5.5] - Decorate Double Bay with vibrant and colourful decorations during the festive season.	Completed	100%	100%	<p>Christmas decorations for the Double Bay commercial centre were displayed for Christmas 2019. These included a tree in Guilfoyle Park, decorations (wreaths) on the light poles throughout the commercial centre, lit decorations on New South Head Road (increased in number) light poles along with banners.</p> <p>In this quarter, staff have circulated quotation materials in order to appoint a contractor for the Christmas decorations for 2020.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.16 - [DBPP Priority 3.6.1] - Subject to the allocation of funds, implement public domain gateway strategies.	Ongoing	100%		<p>Funding of high priority strategies from the Double Bay Public Domain Strategy were costed for consideration in the capital works program. The high priority strategies include: 'Bay Street link - link the centre to the harbour by upgrading paving, street lighting and crossing points and redesign the cul-de-sac terminus'.</p> <p>No budget funding was included in the capital works budget for this project.</p> <p>Funding was received from RMS for design work on the Bay Street link. Design work has been done by Engineering Services. This project will only proceed, subject to budget funding.</p> <p>Lighting projects in and around the ferry wharf have been carried out including tree bud lighting along Bay Street, tree uplighting in Steyne Park, Marathon Road steps and the Steyne Park cenotaph.</p> <p>Other public domain gateway strategies will need to be the subject of future budget considerations.</p>	Manager Placemaking	30/06/2020
9.1.4.17 - [DBPP Priority 3.6.1] - Conduct a design competition for creative and artistic getaways from land and water.	Not Started	100%	0%	Gateway treatments form part of the Double Bay Public Domain Strategy and the Double Bay Public Domain Lighting Strategy. A design competition is subject to the availability of resources.	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.18 - [DBPP Priority 3.6.2] - Implement distinctive way finding.	Ongoing	100%		<p>Ganda Double Bay has been developed as a distinctive wayfinding application for mobile devices. Promotion of Ganda is continuing and new innovative ways of increasing usage are being formulated with the app developer.</p> <p>Maintenance of the Ganda data base is ongoing - electric motor vehicle charging points, the Bondi to Manly Walk and car sharing spaces have been added.</p> <p>Wayfinding proposals included in the Double Bay Public Domain Strategic Plan will be implemented as funds become available.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.19 - [DBPP Priority 3.7.1] - Implement activities and public domain improvements that will maintain, enhance and activate the laneways of Double Bay.	Ongoing	100%		<p>Talis Consulting are finalising a commercial waste management strategy to improve the aesthetic appearance of the laneways. It is anticipated that their draft report will be presented to the next meeting of the Double Bay Working Party.</p> <p>ADP Consulting have prepared a lantern implementation strategy. Lanterns feature in most laneways and new evocative, functional lanterns will improve and enhance activation of the laneways both after dark and during the day. This project has not been funded in the 2020/21 capital works budget.</p> <p>High priority actions under the Double Bay Public Domain Strategy include: 'Kiaora Lane minor works - encourage tenancies to open up onto the lane and encourage outdoor dining and trading'. This is being achieved by negotiation with applicants for redevelopment of NSH Road properties which extend through to Kiaora Lane as part of the DA process.</p> <p>Funding of other parts of the laneway improvement program will need to be the considered for inclusion in future budget allocations.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.20 - [DBPP Priority 3.7.1] - Engage with owners to implement the Kiaora Lane plan.	Ongoing	100%		High priority actions under the Double Bay Public Domain Strategy include: 'Kiaora Lane minor works - encourage tenancies to open up onto the lane and encourage outdoor dining and trading'. At this stage engagement with owners is principally being achieved by negotiation for redevelopment of NSH Road properties which extend through to Kiaora Lane as part of the DA process. Other resourcing options to engage directly with property owners are being considered.	Manager Placemaking	30/06/2020
9.1.4.21 - [DBPP Priority 3.7.1] - Amend the Double Bay DCP to facilitate the new urban design plan for Kiaora Lane.	In Progress	100%	25%	The consultant firm Aspect Studios was commissioned to prepare a public domain strategy for the Double Bay Commercial Centre. The strategy includes recommendations for Kiaora Lane. The strategy was completed in June 2016 and adopted by Council on 8 August 2016. Certain elements of the strategy are being implemented through the capital works program. Minor changes to the Double Bay Centre chapter in Woollahra DCP 2015 will be made to reflect recommendations for Kiaora Lane. The review of planning controls for the Centre will also address building envelopes and elevations for the Lane. Refer to DPOP action 4.4.1.1.	Manager Strategic Planning	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.22 - [DBPP Priority 3.8.1] - Initiate a program to improve sustainability of existing businesses and ensure Council's Single Use Plastics Policy is implemented.	Ongoing	100%		<p>A consultant has been appointed to incorporate photovoltaic panels into Kiaora Lands (Building 2). These panels will supply electricity to the library and the common property. It is anticipated that the design and implementation will occur in the next quarter.</p> <p>Application of Sustainability Chapter, E6, Woollahra DCP 2015, to new non-residential development proposals at DA stage.</p> <p>Waste minimisation options form part of the brief for the review of commercial waste practices being carried out by Talis Consulting. It is anticipated that their draft report will be presented to the next meeting of the Double Bay Working Party.</p> <p>A charging station for electric vehicles has been installed on the 2nd storey of the Kiaora Place carpark and has been operating since June 2019.</p> <p>Cafés are being encouraged to join the responsible cafés web site where customers who use BYO cups are offered a discount. Businesses were provided the opportunity to comment on sustainability initiatives through the Your Say website page. A sustainable website page is being developed to assist businesses on sustainability issues.</p> <p>Work has been done with the Growers Market operators to discourage the use of</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
				single use plastics. As part of the EPA litter grant Council will be networking with local Sailing Clubs, cafes and tour operators to help reduce litter and single use plastics.		
9.1.4.23 [DBPP Priority 3.9.1] Continue to work with the preferred parties to deliver a high quality cinema, new car park and mixed use development on Council's Cross Street car park site.	In Progress	100%	25%	Following the report to Council in June 2019 regarding the Consortiums' proposal to significantly revise their scheme, Council has been advised that Built was withdrawing from the Consortium. A report on the future of the proposal and a revised design was planned for March 2020, however due to the Covid-19 situation, the report was delayed, pending the ability to schedule a Councillor briefing on the impact of the change to the approved Consortium and the potential future of the project. With the commencement of WMC's new General Manager, it is expected that this will be rescheduled for August.	Director Technical Services	30/06/2020
9.1.4.24 - [DBPP Priority 3.9.2] - Prepare a night time economy strategy that strikes an appropriate balance between creating a vibrant night time economy and local residential amenity.	Completed	100%	100%	A night time economy policy was adopted by Council on 9 December 2019 along with related changes to footway dining policies, the DA Guide and amendments to our DCP.	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.25 - [DBPP Priority 4.2.2] - Complete the production of new Placemaking pages to Council's website and use Council's communication channels, such as the Mayor's column, to keep the community informed about the plan and its implementation.	Ongoing	100%		<p>A Business Development page has been added to our web site which includes Double Bay as well as other commercial centres.</p> <p>Double Bay Working Party has been added to the sub-committee's page of our web site.</p> <p>The Mayor's column continues to be used for informing the community about the implementation of the Double Bay Place Plan.</p> <p>The Your Say page of our web site is being used to inform the community about plan implementation.</p> <p>Maintenance of our placemaking/business development on-line presence is ongoing.</p> <p>Funding provided to the Sydney East Business Chamber includes maintenance and upgrade of its web site.</p> <p>Our social media channels, Facebook and Instagram, are being used to keep the community informed of placemaking initiatives.</p>	Manager Placemaking	30/06/2020

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Double Bay Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.4 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.						
9.1.4.26 - [DBPP Priority 5.1.1] - Conduct quarterly business education forums to assist businesses to improve merchandising, marketing and customer service and respond to new and emerging business issues.	Ongoing	100%		<p>Funding has been allocated for the Sydney East Business Chamber to conduct business forums.</p> <p>We directly facilitated workshops at Woollahra Library aimed at assisting businesses in relation to accounting, payroll and taxation. Plans have been made to continue these workshops online in 2020.</p> <p>With COVID-19 restrictions in place, Council has partnered with Netstripes, Digital Marketing Specialist to support small business. Netstripes have designed two power-packed webinars which will help increase digital knowledge and skills to facilitate business growth.</p>	Manager Placemaking	30/06/2020
9.1.4.27 - [DBPP Priority 5.2.1] - Commission an expert consultant to develop a tourism strategy for Double Bay in consultation with Tourism NSW. This plan is to include new opportunities and strategies to attract cruise ship visitors.	Not Started	100%	0%		Manager Placemaking	30/06/2020

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Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.1 [OS&PPP 1.1] - Harness the combined energies of the City of Sydney, Woollahra Council, the Paddington Business Partnership & other stakeholders to continue with the revitalisation and reinvigoration of Oxford Street & Paddington	Ongoing	100%		<p>The City of Sydney, Woollahra Council, the Paddington Business Partnership and other stakeholders (i.e. business and property owners) are represented on the Oxford Street Working Party which works towards the revitalisation of Oxford Street & Paddington.</p> <p>Stakeholders leverage off one another's initiatives, e.g. free Wi-Fi funded by Woollahra is available on both sides of Oxford Street, the Ganda wayfinding app funded by Woollahra includes businesses within the City of Sydney, the City of Sydney's social media campaigns feature businesses in Woollahra.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.2 [OS&PPP 1.2] - Resources are available to implement Placemaking projects, within the hierarchy of overall budget priorities	Ongoing	100%		<p>Funding has been provided to the Paddington Business Partnership for the 2019/2020 FY to carry out activities under its annual business plan, consistent with the Oxford Street & Paddington Place Plan. Funding was also provided by the City of Sydney. Funding was made available for activities under the Place Plan through our Placemaking Grants program, including Christmas decorations (PBP), musical events (Eastside Music Festival) and murals (Perry Lane Art Project) in Paddington.</p> <p>Council on 27 July 2020 agreed to fund the Paddington Business Partnership to an amount of \$33,500 for the 2020/21 financial year.</p> <p>Unfortunately due to COVID-19 restrictions, the 2020 William Street festival will not be held this year. The funding has been amended accordingly.</p> <p>The 2020/21 Placemaking Grants Program opened for applications on 1 June 2020. While the priority strategies for the Placemaking Grants Program remain, we welcome applications for innovative programs that will assist businesses during this crisis. The applicants must demonstrate how the project and/or activity can be delivered in a COVID-19 environment. The winners of the Placemaking Grants Program will be announced next quarter.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.3 [OS&PPP 1.3] - Activity levels within Oxford Street are monitored using available mechanisms	Ongoing	100%		<p>We are in discussions with Ausgrid about partnering on smart city capabilities, including monitoring of activity levels.</p> <p>Basic data on activity across the free Wi-Fi network is available. The Ganda Wayfinding App will have the capability of measuring activity. We are negotiating arrangements to obtain data on economic activity.</p> <p>Economic monitoring is occurring through the Economy id platform and terms have been agreed to further monitor economic activity based on actual transactions via the SpendMapp platform which is due to commence in the next quarter.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.4 [OS&PPP 2.1] - Create opportunities for the community to celebrate Oxford Street's offerings and attractions in public	Ongoing	100%		<p>Burgeoning furniture and lifestyle offerings along Oxford Street & Paddington were celebrated under the 'Fashion Your Home' theme. This was supported by a highly visible street banner program and on social media platforms. It included profiling of 13 businesses on social media including professional photo shoots and commentary.</p> <p>Perry Lane was closed for a week to allow the creation of murals through the Perry Lane Art Project (PLAP). This culminated with laneway beautification, live musical performance and alfresco café to coincide with the William Street Festival.</p> <p>The William Street Festival was expanded this year to occupy more of Victoria Street.</p> <p>The Paddington Business Partnership has successfully negotiated use of the Telstra showcase windows to promote a variety of events and activities on an on-going basis. The Partnership is also investigating potential use of the Young Street Plaza with the owners.</p> <p>As part of adopting a Night Time Economy Policy on 9 December 2019 related changes were made to footway dining policies. The next review of fees & charges will include simplification of the way footpath dining proposals are processed.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.5 [OS&PPP 2.2] - A place of many and varied things for people to do	Ongoing	100%		<p>The Paddington Business Partnership has an agreement with the SCG for the cross promotion of events and activities.</p> <p>Our promotion through the Official Sydney Guide (English and Mandarin) includes walking tours together with shopper offerings. The PBP's Visit Paddington wayfinding map covers a wide range of things for people to do. The Ganda Paddington wayfinding app is designed to specifically assist people to find what they are looking for in Paddington in addition to other features.</p> <p>The COVID-19 restrictions has had implications to the festivals and activities that could take place in Paddington, which resulted in the Head on Photo festival going virtual in May of this year.</p> <p>1-11 Oxford Street is being activated through occupation by Foxtel as plans for redevelopment are going through the City of Sydney.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.6 [OS&PPP 2.5] - Improve the environment of Oxford Street making it a place for people	Ongoing	100%		<p>Alex Greenwich's office approached both Councils and the Minister for Roads Maritime and Freight about working collaboratively on developing an Oxford Street Plan, to calm traffic, beautify and activate. Woollahra welcomed the opportunity and the Lord Mayor referred to the City's economic development strategies and related action plans, welcoming the opportunity to work with us to improve public amenity along Oxford Street and noting Cr Thalys' (who is on the City's Local Pedestrian, Cycling & Traffic Calming Committee) is also on the Oxford Street Working Party.</p> <p>The response on behalf of the Minister referred to the Road Network Plan for Oxford Street. Roads & Maritime are preparing a Road Action Plan to examine improvements and that they will continue to engage stakeholders.</p> <p>Roads & Maritime advise they are working on the Road Action Plan and are looking at some 'quick wins' for the section of Oxford Street between Centennial Park Gates and Taylor Square, e.g. speed limits and bike lane. Development of the Action Plan will include a 'movement and place' approach. We have provided them with information about our approach through the Place Plan.</p> <p>Transport for NSW will be encouraged to present an update to the next meeting of the</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
				Paddington Working Party. New planter pots have been installed along Oxford Street by our Horticultural staff. They are consistent with other business centres at Double Bay, FiveWays and Vaucluse. They will be planted out in spring with new colour flowers and maintained by staff.		
9.1.5.7 [OS&PPP 3.2] - Oxford Street as a welcoming shopping precinct	Ongoing	100%		Our street banner program is a highly visible means of welcoming visitors, these include the Small Sculpture Prize, Fashion Your Home and Christmas banners. Christmas decorations will also be installed during the Festive Season. The wayfinding app, Ganda Paddington and the Visit Paddington wayfinding map assist visitors to find what they may be looking for and introducing them to the locality's other attractions.	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.8 [OS&PPP 3.3] - Continue to develop Perry Lane as a place of discovery and public art of high quality that is both engaging and accessible to the community	Ongoing	100%		<p>Perry Lane is the main public space on the north side of Oxford Street that is used for community, cultural and artistic expression. The Perry Lane Art Project (PLAP) has been supported, through our Placemaking Grants program, to expand their murals initiative using the side wall of 264 Oxford Street. Two (2) new murals were commissioned in October 2019. Creation of the murals was timed to coincide with the William Street Festival with arrangements for the lane to be closed to vehicular traffic, landscaped and decorated. Live music and outdoor furniture were organised to allow the public to enjoy the work of the artists in an alfresco atmosphere.</p> <p>Due to COVID-19 restrictions the Head On Photo Festival was held virtually in May 2020. Subject to the social distancing restrictions being lifted, it is anticipated that Perry Lane will again be considered as an exhibition space for the Head On Photo Festival 2021 and for other appropriate community, cultural and artistic endeavors.</p>	Manager Placemaking	30/06/2020

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Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.9 [OS&PPP 3.4] - Animation of public spaces	Ongoing	100%		<p>Our street banner program provides animation in the form of ephemeral art along the street to coincide with events and activities.</p> <p>The William Street Festival (expanded this year to include more of Victoria Street) & Perry Lane murals with its related activities again animated these public spaces. Festive season animations happened along the length of Oxford Street and also along William Street (with Placemaking Grant funding).</p> <p>The Eastside Music Festival (supported with Placemaking Grant funded) brought animation to the footways through live musical performance.</p> <p>The Paddington Business Partnership has successfully negotiated use of the Telstra showcase windows to promote a variety of events and activities on an on-going basis. The Partnership is also investigating potential use of the Young Street Plaza with the owners to allow the animation of that space for placemaking related activities.</p> <p>As part of adopting a Night Time Economy Policy on 9 December 2019 related changes were made to footway dining policies. The next review of fees & charges will include simplification of the way footpath dining proposals are processed.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
				The 2020/21 Placemaking Grants Program opened for applications on 1 June 2020. While the priority strategies for the Placemaking Grants Program remain, we welcome applications for innovative programs that will assist businesses during this crisis. The applicants must demonstrate how the project and/or activity can be delivered in a COVID-19 environment. The winners of the Placemaking Grants Program will be announced next quarter.		
9.1.5.10 [OS&PPP 4.1] - Review the 'Visit Paddington' brand so it fits with the Oxford Street & Paddington vision and place story	Ongoing	100%		The Visit Paddington brand is being used consistently in connection with placemaking activities in Oxford Street & Paddington. Funding provided to the Paddington Business Partnership for 2019/2020 FY includes a marketing and communication component. The Partnership is using this allocation to maintain an active social media presence on its web site, Facebook, Instagram and Twitter channels. The Partnership have in place arrangements to keep these social media channels maintained, up-to-date and relevant to its members and the community.	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.11 [OS&PPP 4.2] - Promote Oxford Street as a walkable iconic high street filled with one-of-a-kind global and local destinations. Paddington's authentic day and night meeting place.	Ongoing	100%		<p>The initial stage of developing a comprehensive marketing strategy has been understanding what is currently happening in that space. The City of Sydney are using a variety of social media platforms (e.g. Time Out, Concrete Playground, Broadsheet using its #Sydneylocal). This covers businesses on both sides of Oxford Street & Paddington. The Paddington Business Partnership (PBP) is also active in marketing, see 9.1.5.10. It's important that we leverage off this work and compliment it rather than duplicate it. The PBP have also negotiated cross promotional arrangements with the SCG.</p> <p>We are using our What's On web site page and social media platforms and contributing to The Official Sydney Guide (both English and Mandarin) to promote Oxford Street across a wide demographic. 'Fashion Your Home' is a specific social media promotion utilising all social media platforms supported by street banners and photo shoot of participating businesses.</p> <p>Consultancy Sparrowly Group have been engaged to prepare a comprehensive marketing strategy utilising a variety of media with an emphasis on fashion, furnishings, food and any other trending offerings. Consultation with key stakeholders will commence in the next quarter.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.12 [OS&PPP 5.1] - Keep shopkeepers informed about programs & events	Ongoing	100%		<p>The Paddington Business Partnership distributes regular newsletters to keep businesses informed of programs and events. Shopkeepers are being informed through participation at social networking events.</p> <p>Monitoring of economic activity through the SpendMapp platform will commence in the next quarter and will be a means of providing shopkeepers with feedback on spending levels.</p> <p>This is currently of particular importance, as we assess how the COVID-19 pandemic has impacted economic activity.</p> <p>Counts of vacant shops (vacancy rate currently 3.75%) are being regularly undertaken and data from free public wi-fi and the Ganda Paddington wayfinding app have the potential to assist.</p> <p>Whilst our Events page on our web site is used to promote events including Paddington events, these have been severely limited this quarter due to COVID-19 restrictions.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.13 [OS&PPP 5.2] - Support & increase the capacity of small businesses	Ongoing	100%		<p>Support for small business is provided through our ongoing involvement and partnering with the Small Business Friendly Councils Program (Office of the Small Business Commissioner), Easy to do Business (EtdB, Service NSW) and Business Connect (Department of Industry). The Placemaking Manager is actively involved with these programs.</p> <p>We participated in Small Business Month with facilitation of workshops on accounting, tax and payrolls - these were formally registered events with Service NSW. 'Fashion Your Home' was another promotion we ran during Small Business Month.</p> <p>Terms of reference have been established for Councils Small Business & Start-Ups Group and members to the Group have been appointed by the Mayor.</p> <p>In what has been a challenging quarter for all, we are proud to have helped ease the economic impact of COVID-19 through relief measures for small businesses in our area valued in excess of \$5 million, launched in March.</p> <p>Measures introduced have included:</p> <ul style="list-style-type: none"> Rent relief for 6 months for all small business tenants of Council-owned businesses For the same period, no fees charged to 	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
				<p>any small business in the local government area for health, hygiene, licensing and fire safety inspections.</p> <ul style="list-style-type: none"> A waiver on all outdoor and footpath dining fees 6 months – now extended until December Parking meters were switched off to provide relief for both customers in local commercial centres and to assist with overflow caused by extra demand being experienced as a result of working from home practices <p>The 2020/21 Placemaking Grants Program opened for applications on 1 June 2020. While the priority strategies for the Placemaking Grants Program remain, we welcome applications for innovative programs that will assist businesses during this crisis. The applicants must demonstrate how the project and/or activity can be delivered in a COVID-19 environment. The winners of the Placemaking Grants Program will be announced next quarter.</p> <p>To further support small business, Council has partnered with Netstripes, Digital Marketing Specialist. Netstripes have designed two power-packed webinars which will help increase digital knowledge and skills to facilitate business growth.</p>		

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.14 [OS&PPP 5.3] - Develop a program which encourages creative and attractive shop fronts and window displays	Ongoing	100%		<p>A photographic data base of high quality shopfronts is being assembled.</p> <p>A draft Creative Hoardings Policy was prepared to promote art, artists and cultural development in the community. Community consultation occurred and a report went to the Environmental Planning Committee in February 2020. On 9 March 2020, Council resolved to approve the Woollahra Creative Hoardings Policy. Next quarter, our cultural development team will seek Expressions of Interest for vibrant and engaging design concepts to be used as printed artwork on hoardings.</p> <p>The Paddington Business Partnership has successfully negotiated use of the Telstra building's showcase windows.</p> <p>Under our Placemaking Grants Program grants could be used for improving shop front presentations.</p>	Manager Placemaking	30/06/2020

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Woollahra Municipal Council (June 19/20)

Quarterly Progress Report

Oxford Street & Paddington Place Plan 2019 - 2023

ACTIONS	STATUS	% TARGET	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Priority: 9.1.5 Implement the quick wins and priority initiatives for Oxford Street.						
9.1.5.15 [OS&PPP 5.5] - Paddington Markets	Ongoing	100%		Talks have been held between the operators of the Paddington Markets and the Paddington Business Partnership about a growers market on Sundays. As an alternative the nearby school has been approached as a possible venue. [Note: a new development application DA383/2019 for a weekly produce market at 2A James Street, Woollahra was refused by the Woollahra Local Planning Panel on 5 December 2019].	Manager Placemaking	30/06/2020
9.1.5.16 [OS&PPP 5.6] - Have a variety of promotional aids available for use by businesses and others to showcase Oxford & Paddington Street attractions and offerings	Ongoing	100%		Promotional videos were prepared for businesses participating in Small Business Month and they were made available to businesses for use on their social media platforms, in addition to our own platforms. Professional photo shoots of furniture and lifestyle businesses were commissioned for use in the 'Fashion Your Home' promotion. The photos now also form part of our data base of promotional images. The Partnership has also commissioned professional photos/images of businesses. These resources are being shared between ourselves and the Paddington Business Partnership.	Manager Placemaking	30/06/2020

July 28, 2020



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Item No: R1 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF THE GEORGE S. GRIMLEY PAVILION AND THE SYDNEY CROQUET CLUB, ROSE BAY**
Author: Shona Lindsay, Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/126417
Reason for Report: To report on the amendments to the planning proposal based on the advice from the Woollahra Local Planning Panel.
To obtain Council's approval to proceed with the planning proposal to list the George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Woollahra Local Environmental Plan 2014.

Recommendation:

- A. THAT Council proceed with the planning proposal to list *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014*.
- B. THAT Council forward the planning proposal to the Department of Planning, Industry and Environment to list *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014*, requesting a gateway determination to allow public exhibition.
- C. THAT Council request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

In response to Council's decision the heritage consultant firm Weir Phillips Heritage and Planning was engaged to prepare an assessment of heritage significance for the *George S. Grimley Pavilion, Woollahra Golf Clubhouse* and *Sydney Croquet Club*. The assessment concluded that the *George S. Grimley Pavilion* and *Sydney Croquet Club* have significance at the local level. The *Sydney Croquet Club* also has significance at a State level. *Woollahra Golf Clubhouse* does not have significance at a local or State level and is not recommended for listing as a heritage item.

On 17 February 2020 a report on the assessment of heritage significance for the *Sydney Croquet Club* was presented to a meeting of the Environmental Planning Committee (EPC) (***Annexure 1***).

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

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

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

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

Following discussions between the Club and Council staff, the report was presented to the EPC meeting on 16 March 2020 (***Annexure 2***). On 6 April 2020 Council resolved, in part:

- A. *THAT a planning proposal be prepared to list the Sydney Croquet Club (clubhouse, moveable heritage items and lawns) as a heritage item in Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

- D. *THAT following the progress of the local heritage listing through the public exhibition process, a report be brought to the relevant Council committee addressing submissions received and also the nomination for State heritage listing.*

On 20 April 2020 a report on the assessment of heritage significance for the *George S. Grimley Pavilion* was presented to a meeting of the EPC (**Annexure 3**). That report also included the assessment carried out for the *Woollahra Golf Clubhouse*. The report noted that the *Woollahra Golf Clubhouse* did not reach the threshold of significance to warrant listing as either a local or State heritage item. 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.*

2. Planning proposal

A planning proposal was prepared to list the *George S. Grimley Pavilion* and the *Sydney Croquet Club* as individual heritage items in Woollahra LEP 2014.

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).

3. Woollahra Local Planning Panel advice

On 7 May 2020 the *Woollahra Local Planning Panel* (LPP) considered a report on the planning proposal for the *Sydney Croquet Club* (**Annexure 4**).

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

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

- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns) at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014, requesting a gateway determination to allow public exhibition.*
- C. *Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- D. *Suggest that Council undertake a strategic assessment of parks in Woollahra Local Government area as part of its gap analysis of heritage items.*

On 21 May 2020 the LPP considered a report on the planning proposal for the *George S. Grimley Pavilion* (**Annexure 5**).

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

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

On the 1 June 2020 a progress report for the *George S. Grimley Pavilion* was presented to the EPC following the advice of the Woollahra LPP (**Annexure 6**). On 22 June 2020 Council resolved:

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

Following the advice of the Woollahra LPP on 7 May 2020 and 21 May 2020 Weir Phillips Heritage and Planning were re-engaged to carry out the following:

George S. Grimley Pavilion

Review and update the heritage significance assessment and inventory form in response to the advice from the Woollahra LPP. This would include:

- Carrying out a further site inspection.
- Investigating the phasing of construction through plans and images and providing diagrams to show this.
- Investigating any original 1926 fabric or form in the changing room areas.
- Nominating the areas to be listed by means of a diagram in the assessment report and inventory sheet, wording for the proposed LEP listing and an updated statement of significance.
- Identifying a setting for the Pavilion which might be included in the listing and shown on the inventory sheets.

Croquet Club

Review and update the heritage significance assessment and inventory form in response to the advice from the Woollahra LPP. This would include:

- Carrying out a further site inspection.
- Working with the Council's arborist to nominate what trees are significant and add them to the proposed LEP listing and statement of significance.
- Investigating the significance of shelters and considering whether they warrant adding to the proposed LEP listing and statement of significance.
- Identifying a setting for the croquet club and what elements to include in the proposed listing.
- Investigating the significance of the rustic benches as part of the moveable heritage elements within the proposed LEP listing.
- Providing a curtilage for the State Heritage Register nomination.
- Clarifying the proposed heritage item LEP site and map reference.
- Providing a diagram for elements of significance in the assessment report and inventory form.

Subsequent to the meetings of the Woollahra LPP on 7 May 2020 and 21 May 2020, the planning proposals for the *George S. Grimley Pavilion* and *Sydney Croquet Club* have been combined into one document and the heritage significance assessments and inventory sheets have been updated to refer to the Panel's advice and to reflect the additional work undertaken by the consultants and the Council's staff.

The changes to the planning proposal include:

- Revised description for the proposed heritage items.
- Revised heritage significance assessments and inventory forms for the proposed heritage items.
- The addition of the setting, view corridors, mature trees and timber shelters for the Sydney Croquet Club.
- The addition of a visual curtilage and management measures for George S. Grimley Pavilion.
- The addition of a diagram of significant elements for George S. Grimley Pavilion.

The updated planning proposal is provided in **Annexure 7**. The updated heritage significance assessment, including the heritage data form, is provided in **Annexure 8** for the *George S. Grimley Pavilion* and **Annexure 9** for *Sydney Croquet Club*.

4. Next steps

Subject to the Council's decision, the planning proposal will be referred to the Department of Planning, Industry and Environment (the Department) for a gateway determination. This will allow the planning proposal to be placed on public exhibition.

4.1. Public exhibition

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act), the *Environmental Planning and Assessment Regulation 2000* and the gateway determination issued by the Department as delegate for the Minister. The gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council's standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- a notice in the Wentworth Courier, if a hardcopy is being published
- a notice to the land owner of the site
- a notice to the current lessee
- a letter to land owners in the vicinity of the site
- a letter to local community groups such as the Rose Bay Residents' Association and the Woollahra History and Heritage Society.

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

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

4.2. Making the draft LEP under delegated authority

If Council resolves to proceed with the planning proposal, it will be forwarded to the Department for a gateway determination under section 3.34 of the Act.

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. This request is addressed through Part C of the recommendation, above.

Following public exhibition, if Council resolves to proceed with and finalise the planning proposal, staff will request that the Parliamentary Counsel (PC) prepare a draft LEP. Once the draft LEP has been prepared, PC will issue an opinion that it can be made.










Alternatively, if Council decides not to finalise the planning proposal, it should resolve to request that the Minister, not proceed with the planning proposal, under section 3.35(4) of the Act.

5. Conclusion

The listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Woollahra Local Environmental Plan 2014 is supported by an assessment of the heritage significance prepared by Weir Phillips Heritage and Planning. On 7 May 2020 and 21 May 2020, the WLPP provided advice to Council that it supports the planning proposal (with amendments) and its submission to the Minister.

The Council may now proceed with referring the planning proposal to the Department requesting a gateway determination to allow public exhibition.

Annexures

1. Report to Environmental Planning Committee 17 February 2020 (annexures removed) [↓](#) 
2. Report to Environmental Planning Committee 16 March 2020 (annexures removed) [↓](#) 
3. Report to Environmental Planning Committee 20 April 2020 (annexures removed) [↓](#) 
4. Report to the Woollahra Local Planning Panel 7 May 2020 (annexures removed) [↓](#) 
5. Report to the Woollahra Local Planning Panel 21 May 2020 (annexures removed) [↓](#) 
6. Report to Environmental Planning Committee 1 June 2020 (annexures removed) [↓](#) 
7. Planning Proposal for the George S. Grimley Pavilion and the Sydney Croquet Club, Rose Bay [↓](#) 
8. Heritage Significance Assessment for George S. Grimley Pavilion [↓](#) 
9. Heritage Significance Assessment for Sydney Croquet Club [↓](#) 

Woollahra Municipal Council
Environmental Planning Committee Agenda

17 February 2020

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

Recommendation:

- A. THAT a planning proposal be prepared to list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual heritage items in *Woollahra Local Environmental Plan 2014*.
- B. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- C. THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.

1. Background:

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

On 18 June 2018 Woollahra Council resolved in part:

THAT Council:

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

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

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

2. The sites

Sydney Croquet Club

The Sydney Croquet Club (Figure 1) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 2 shows the location of Woollahra Park within the surrounding area. Figure 3 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

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



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



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



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



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

Rose Bay Scout Hall

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

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



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

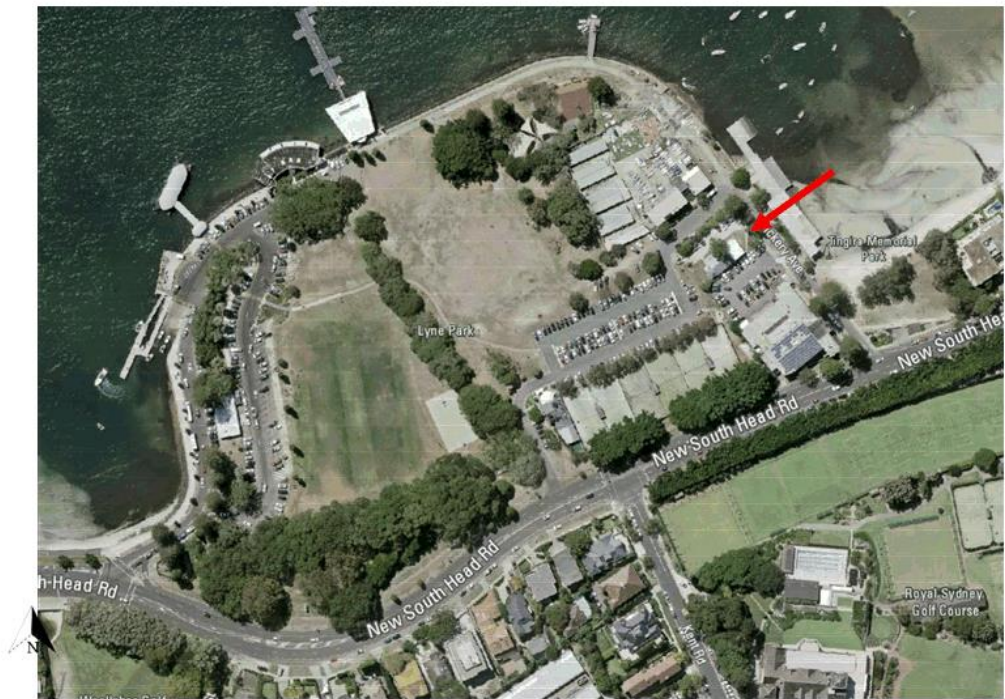


Figure 6: Site location. The arrow points to the site (Woollahra Council GIS)



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

3. Assessment of heritage significance

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

Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b)

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

Criterion (c)

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

Criterion (d)

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

Criterion (e)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g)

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

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

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

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

Sydney Croquet Club

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

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

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

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

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

The Clubhouse has State significance as a rare example of a large Inter-War period split-log building. The Sydney Croquet Club, including the Clubhouse (exterior, interior), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues

today. The Sydney Croquet Club is part of a wider pattern of croquet Clubs throughout New South Wales. The Clubhouse houses a significant collection of Club memorabilia.

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

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

Rose Bay Scout Hall

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

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

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

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

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

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

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

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

4. Consultation with the land owner

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

All land owners and lease holders were provided a copy of the draft heritage significant assessment and draft heritage inventory sheet on 1 November 2019 for the relevant properties. The land owners and lease holders were given until the 2 December 2019 to make a submission. No comments were provided from the relevant land owners and lease holders.

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

5. Woollahra Local Planning Panel advice

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

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

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

6. Next steps

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

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

7. Conclusion

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



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

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

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

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

Annexures

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

Woollahra Municipal Council
Environmental Planning Committee Agenda

16 March 2020

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

Recommendation:

- A. THAT a planning proposal be prepared to list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* as a heritage item in *Woollahra Local Environmental Plan 2014*.
- B. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- C. THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.

1. Background

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

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

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

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

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

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

2. Meeting with Sydney Croquet Club

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

- The Club's plans to upgrade the grounds to meet standards for competitions.
- The Club's issues in regards to trees overshadowing the grounds, tree root problems, the fences, people walking dogs and playing golf on the grounds, a space in the Clubhouse being used by the Golf Club, the grounds not being level.
- The Club's intention to submit a grant application to receive funding for future works
- What heritage listing means – for instance a statement of heritage impact would need to be submitted for DA works. Minor development might proceed under the heritage works without consent procedure. Heritage listing does not prevent upgrades that are sympathetic to the heritage item. Heritage listing also enables the potential to apply for heritage funding through grants.
- A brochure published by Heritage NSW which explains heritage listing was provided to the Club:
<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/HeritageListing2010final.pdf>

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

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

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

3. Conclusion

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

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



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

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

Annexures

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

Woollahra Municipal Council
Environmental Planning Committee Agenda

20 April 2020

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

Recommendation:

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

1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

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

2. The sites

George S. Grimley Pavilion and Woollahra Golf Clubhouse

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

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



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



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



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

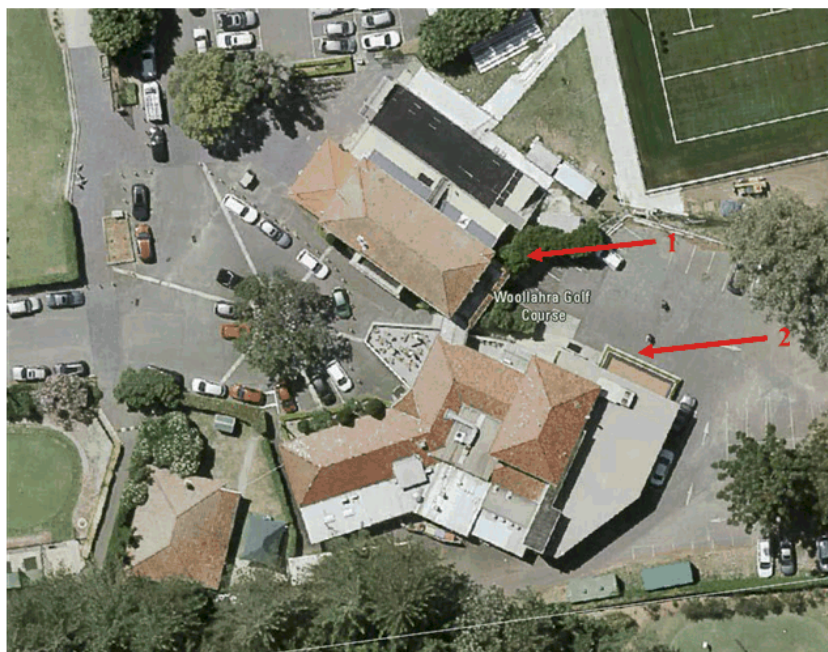


Figure 4: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion; (2) Woollahra Golf Clubhouse (Woollahra Council GIS).

3. Assessment of heritage significance

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

Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b)

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

Criterion (c)

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

Criterion (d)

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

Criterion (e)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g)

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

- cultural or natural places, or
- cultural or natural environments,

(or a class of the local area's

- cultural or natural places, or
- cultural or natural environments.)

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

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

George S. Grimley Pavilion

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

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

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	✗
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	✗
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	✗
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	✗	✗
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	✗	✗
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	✗	✗

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(g)	An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or • cultural or natural environments. or a class of the local area's • cultural or natural places; or • cultural or natural environments.	✓	✗
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The heritage significance assessment provides the following statement of significance for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*:

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

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

Woollahra Golf Clubhouse

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

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

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✗	✗
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✗	✗
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✗	✗
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	✗	✗

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(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	x	x
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	x	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or • cultural or natural environments. or a class of the local area's • cultural or natural places; or • cultural or natural environments.	x	x

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

4. Consultation with the land owner

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

All land owners and lease holders, including Eastern Suburbs Rugby Club and Woollahra Golf Club, were provided a copy of the draft heritage significant assessment and draft heritage inventory sheet on 1 November 2019 for the relevant properties. The land owners and lease holders were given until the 2 December 2019 to make a submission.

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

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

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

5. Woollahra Local Planning Panel advice

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

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

The Direction states in part:

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

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

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

The Director Planning and Development has formed a view that he cannot be completely satisfied that the matter being dealt with by the planning proposal will have no significant adverse impact on the environment or adjoining land. Therefore under the terms of the Direction, the planning proposal to list the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a local heritage item must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice. This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

6. Next steps

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

- Prepare a planning proposal under section 3.33 of the Act to list the property as a heritage item in the Woollahra LEP 2014.
- Report a draft planning proposal to the Woollahra LPP for advice.
- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.
- Further steps will depend on advice from the Woollahra LPP and the decision of the Council following the Environmental Planning Committee meeting.



7. Conclusion

The heritage significance of the *George S. Grimley Pavilion* and *Woollahra Golf Clubhouse* have been assessed in accordance with the NSW heritage best practice guidelines. The assessments of heritage significance prepared by Weir Phillips Heritage and Planning identify that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* is of local heritage significance for historical, associative, aesthetic, representative significance. *Woollahra Golf Clubhouse* does not have significance at a local or State level.

We recommend the listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* as a local heritage item in Schedule 5 of Woollahra LEP 2014. *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* does not meet the threshold for State heritage listing.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

Annexures

1. Heritage Significance Assessment for Woollahra Golf Clubhouse and George S. Grimley Pavilion [↓](#) 
2. Submission from lease holder for Woollahra Golf Clubhouse and George S. Grimley Pavilion [↓](#) 

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7 May 2020

Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF SYDNEY CROQUET CLUB, ROSE BAY**
Author: Shona Lindsay, Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/67933
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 Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns) at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Woollahra Local Environmental Plan 2014.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*.
- B. Forward the planning proposal to the Department of Planning, Industry and Environment to list *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*, requesting a gateway determination to allow public exhibition.
- C. Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

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 *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* 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).

In this case, the planning proposal is required to be referred to the local planning panel because the general manager or his delegate, the Director of Planning, has not made a determination in regard to items 1 (a), (b) or (c), above.

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 *Sydney Croquet Club*. A copy of the assessment is provided as **Annexure 2**.

On 17 February 2020 a report on the assessment of heritage significance for the *Sydney Croquet Club* was presented to a meeting of the Environmental Planning Committee (EPC) (**Annexure 3**).

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

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

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

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

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Following discussions between the Club and Council staff, the report was presented on to the EPC meeting on 16 March 2020 (**Annexure 4**). On 6 April 2020 Council resolved, in part:

A. THAT a planning proposal be prepared to list the Sydney Croquet Club (clubhouse, moveable heritage items and lawns) as a heritage item in Woollahra Local Environmental Plan 2014.

B. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.

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

D. THAT following the progress of the local heritage listing through the public exhibition process, a report be brought to the relevant Council committee addressing submissions received and also the nomination for State heritage listing.

3. The site

The Sydney Croquet Club (Figure 1) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 2 shows the location of Woollahra Park within the surrounding area. Figure 3 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

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



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



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



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

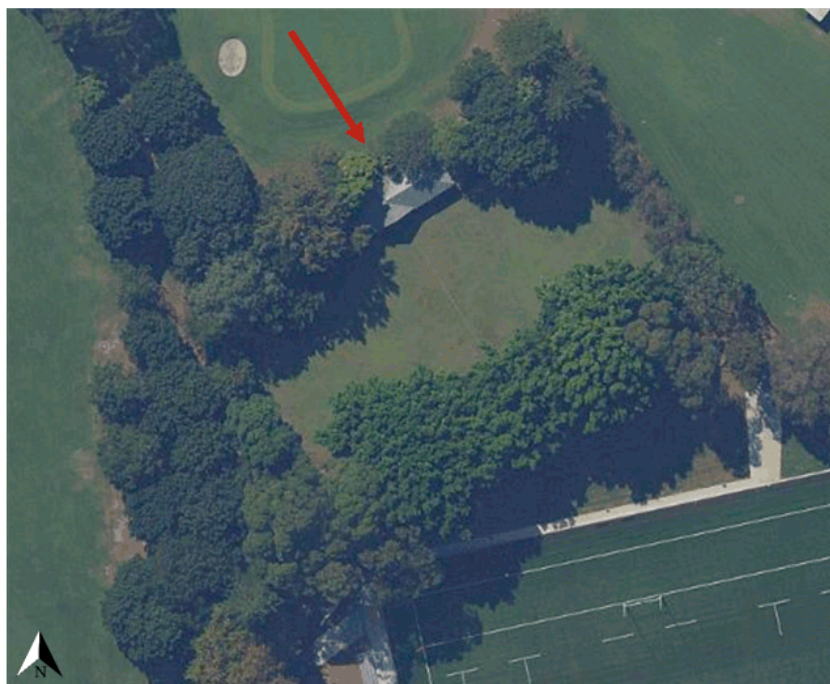


Figure 4: Aerial photograph over the clubhouse and lawns with club house indicated with arrow (SIX Maps)

4. Assessment of heritage significance

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

Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b)

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

Criterion (c)

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

Criterion (d)

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

Criterion (e)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g)

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

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

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

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

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

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

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Criteria	Meets criteria for heritage listing and grading of significance	
	Local	State
or a class of the local area's • cultural or natural places; or • cultural or natural environments.		

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

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

The Clubhouse has State significance as a rare example of a large Inter-War period split-log building. The Sydney Croquet Club, including the Clubhouse (exterior, interior), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet Clubs throughout New South Wales. The Clubhouse houses a significant collection of Club memorabilia.

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

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

The assessment recommends the listing of the *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* as a local heritage items in Schedule 5 of Woollahra LEP 2014. The assessment also recommends the listing of the *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* on the State Heritage Register.

The planning proposal deals only with the local heritage listing under Woollahra LEP 2014. A nomination for listing on the SHR under the *Heritage Act 1977* will be prepared following the listing in Woollahra LEP 2014, should that occur.

5. Consultation with the land owner

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

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

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

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

6. Planning proposal

A planning proposal has been prepared to list the *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* as a heritage item in the Woollahra LEP 2014 (*Annexure I*).

6.1. 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).

6.2. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide it with a statutory heritage protection.

6.3. Explanation of provisions

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

- Insert a listing for the *Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns)* 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).

7. Conclusion





This report seeks the advice of the Woollahra LPP on a planning proposal to list the *Sydney Croquet Club* (clubhouse including interiors, moveable heritage items and lawns) 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 Sydney Croquet Club [↓](#) 
2. Heritage Significance Assessment for Sydney Croquet Club [↓](#) 
3. Environmental Planning Committee Agenda 17 February 2020 (Annexures removed) [↓](#)
4.  Environmental Planning Committee Agenda 16 March 2020 (Annexures removed) [↓](#) 

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21 May 2020

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).

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).

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) [↓](#) 

Woollahra Municipal Council
Environmental Planning Committee Agenda

1 June 2020

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:

Woollahra Municipal Council
Environmental Planning Committee Agenda

1 June 2020

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) [↓](#) 

Planning Proposal



Local Heritage Listing

George S. Grimley Pavilion and the Sydney Croquet Club

Woollahra Park, off O'Sullivan Road, Rose Bay



Version Date:	July 2020
Division/Department:	Planning and Development/Strategic Planning
Responsible Officer:	Shona Lindsay
HPE CM Record Number:	20/127377

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Part 1 – Introduction

1.1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

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

- heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014, requesting a gateway determination to allow public exhibition.*
- C. *Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*
 - D. *Suggest that Council undertake a strategic assessment of parks in Woollahra Local Government area as part of its gap analysis of heritage items.*

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

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

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

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

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

1.2. Description of this planning proposal

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This planning proposal is made in relation to the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay.

This planning proposal explains the intended effect of an amendment to *Woollahra LEP 2014*. The amendment to *Woollahra LEP 2014* involves listing *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay as individual heritage items in *Woollahra LEP 2014*. Heritage listing will provide ongoing protection and recognition of the heritage significance of the items.

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

This planning proposal includes:

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

1.3. Assessment of heritage significance

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

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

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

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

including interiors) and forecourt on the southern side against the seven criteria, at the local and State levels.

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

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

Table 2 below provides a summary of the assessment of the heritage significance of the Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries against the seven criteria, at the local and State levels.

Table 2: NSW Heritage assessment criteria summary – Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries

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

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

The heritage assessment concludes that *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* satisfies criteria (a), (b), (c), (d), (e), (f) and (g) at a local level. *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* satisfies criteria (c), (e) and (f) at a State level.

1.4. Statement of heritage significance

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

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

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

(July 2020: Weir Phillips Heritage and Planning:
Heritage Assessment, Rose Bay Scout Hall p. 62)

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

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

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

The Sydney Croquet Club, including the Clubhouse (exterior, interior), lawns, timber shelters, and mature trees on the southern, northern and western sides, has local significance as a long-standing recreational club with an unbroken association with its premises since 1934. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing

interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet clubs throughout New South Wales. The Clubhouse houses a collection of Club memorabilia and moveable heritage that is significant at a local level.

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

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

The assessment recommends the listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries as individual local heritage items in Schedule 5 of *Woollahra LEP 2014*.

The report concluded that the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries also meets the threshold for State heritage listing. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side does not meet the threshold for State heritage listing.

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

1.5. Heritage significance assessment report

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

It is recommended that:

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

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

- *Part Lot 13 D.P. 1222163, as defined by the yellow in Figure 91.*



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

The following management policies are recommended:

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

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

It is recommended that:

- *The Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries, be listed as a heritage item by Schedule 5 Part 1 of the Woollahra LEP 2014. The site meets the threshold for listing on the LEP 2014 under Heritage NSW under criteria (a), (b), (c), (d), (e), (f) and (g).*
- *The Sydney Croquet Club Clubhouse (exterior and interior) be nominated for listing on the State Heritage Register. The building meets the threshold for listing under criteria (c), (e) and (f).*

The following curtilages are recommended:

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

It is further recommended:

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



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

SIX Maps; annotation by WP Heritage and Planning.

Part 2 – Existing site and context

2.1. The site – George S. Grimley Pavilion

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).

2.2. The site – Sydney Croquet Club

The Sydney Croquet Club (Figure 4) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 5 shows the location of Woollahra Park within the surrounding area. Figure 6 and Figure 7 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

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



Figure 4: Sydney Croquet Club, southern elevation (WP Heritage and Planning)



Figure 5: Location of Woollahra Park within Woollahra (Woollahra Park Plan of Management)



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

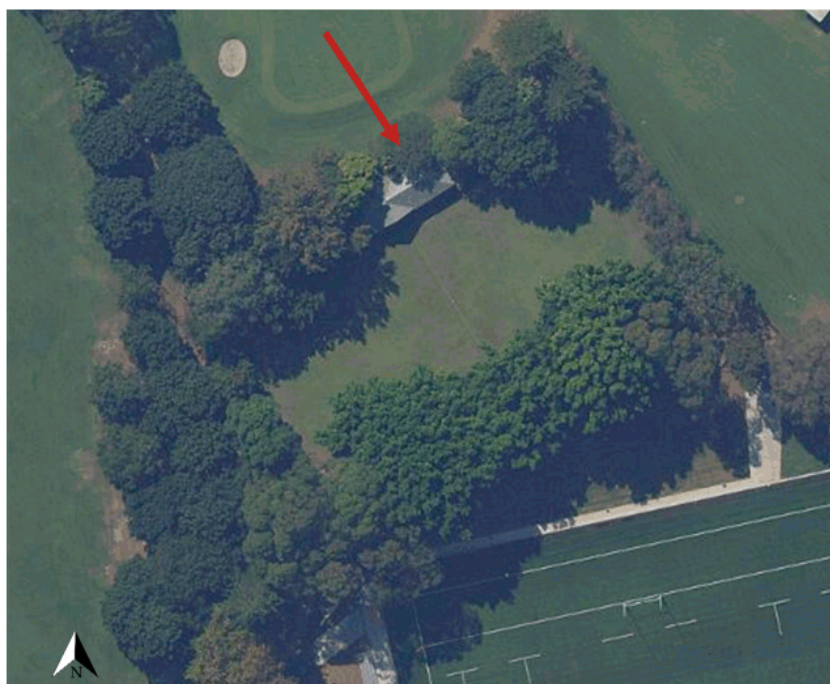


Figure 7: Aerial photograph over the clubhouse and lawns with club house indicated with arrow (SIX Maps)

Part 3 – Existing planning controls

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

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

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

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

The George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries are not currently listed as a State or local heritage item and Clause 5.10 (Heritage Conservation) of the *Woollahra LEP 2014* does not currently apply.

Part 4 – Objectives of planning proposal

The objective of the amendment to *Woollahra LEP 2014* is to recognise the heritage significance of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and *forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide them with statutory heritage protection.

Part 5 – Explanation of provisions

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

- Insert a listing for both the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and *forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* 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 the heritage items on the site of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and *forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay.

Part 6 – Justification

The planning proposal has strategic merit. The heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and *forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* has been established. Heritage listing will provide ongoing protection and recognition of the heritage significance of the items.

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

6.1. Need for planning proposal

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

Yes. The planning proposal is the result of the recommendations of the heritage assessment/ inventory sheet, prepared by Weir Phillips Heritage and Planning. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and *forecourt on the southern side* and the *Sydney*

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Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries meet the criteria for listing as local heritage items. The report recommended that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* be listed as heritage items in Woollahra LEP 2014.

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

Yes. The objective is to recognise the heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide them with statutory protection. The best, and only, means of achieving this objective is through the planning proposal process.

Other options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a development consent for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

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

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

Greater Sydney Regional Plan: A Metropolis of Three Cities

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

Heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* will provide ongoing protection and recognition of the heritage significance of the items.

Eastern City District Plan

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

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

Yes. The planning proposal is consistent with the Woollahra Local Strategic Planning Statement and Council's Community Strategic Plan, Woollahra 2030.

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

Planning Priority 5 Conserving our rich and diverse heritage

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

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

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

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

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

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

Heritage listing of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the Sydney*

Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries) will provide ongoing protection and recognition of the heritage significance of these items consistent with these local strategies

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

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

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

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

6.3. Environmental, social and economic impact

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

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

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

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items, will be required when development is proposed for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* or in the vicinity of the sites. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

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

Yes. The heritage assessment / inventory sheet measured the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* are of heritage significance at the local level. Social significance for the *Sydney Croquet Club* is satisfied at a local level.

6.4. State and Commonwealth interests

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

Yes. The planning proposal involves the local heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries*. It does not involve amendments to the planning controls that will facilitate intensified development.

The *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries* have access to adequate public infrastructure such as water, sewer, electricity and telephone services. The sites are in proximity to regular and frequent public transport services.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the sites 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?

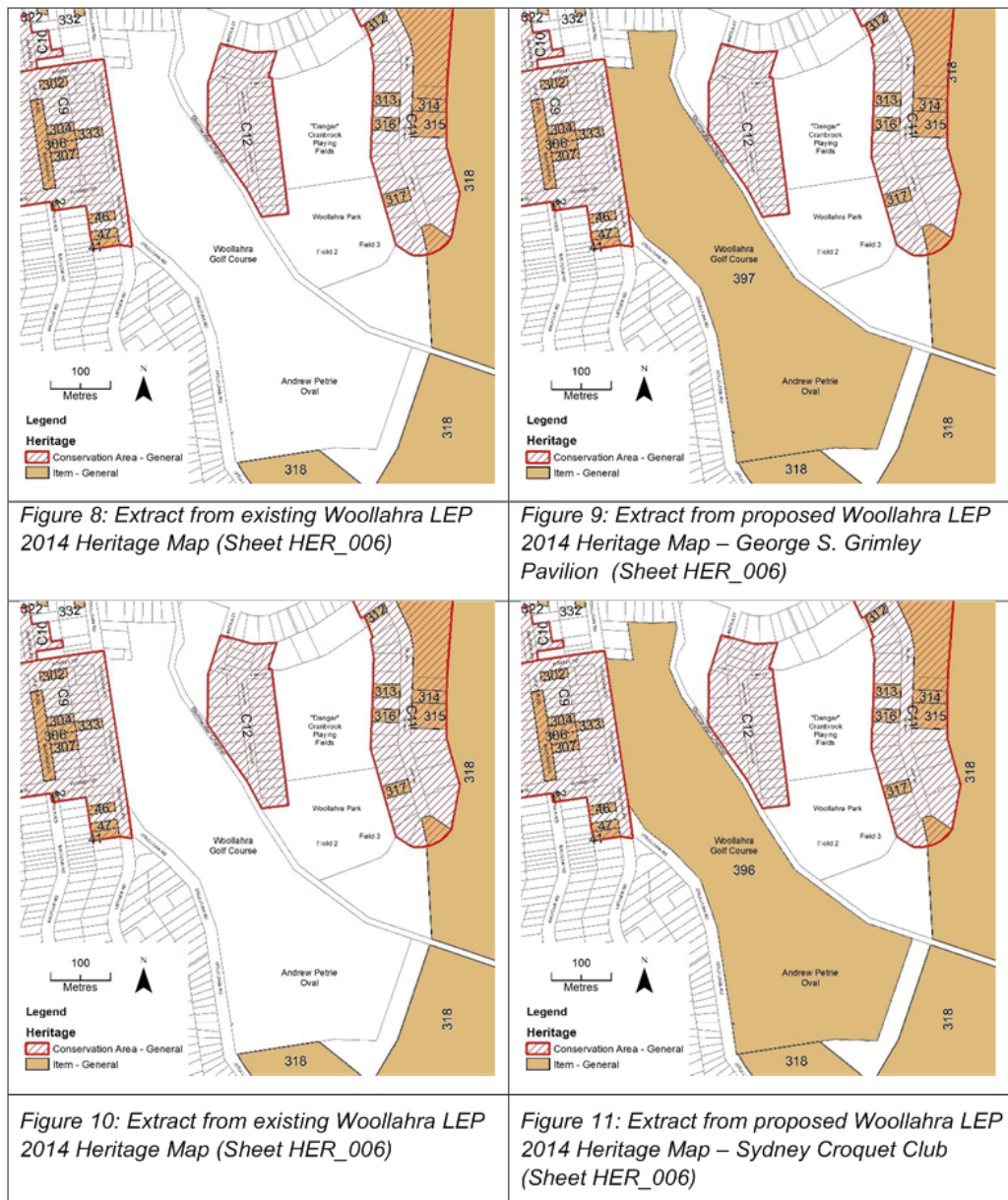
During the public exhibition, Heritage NSW, Department of Premier and Cabinet will be notified.

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)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries*.

Extracts of the existing and proposed heritage maps for both items are shown in *Figure 8* to *Figure 11*.



Part 8 – Community consultation

8.1. Consultation with landowner

George S. Grimley Pavilion

Woollahra Council is the landowner of the site. The leaseholders, Eastern Suburbs Rugby Club and Woollahra Golf Club, were consulted throughout the project. They were provided a

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copy of the draft heritage significant assessment and draft heritage inventory sheet on 1 November 2019 for the relevant properties. The land owner and lease holders were given until the 2 December 2019 to make a submission.

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

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

Sydney Croquet Club

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

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

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

8.2. Public exhibition

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

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

Public notification of the exhibition will comprise:

- a notice on Council's website.

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

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

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

Part 9 – Project timeline

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

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

Schedules

Schedule 1 – Consistency with state environmental planning policies

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

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

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

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

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

Schedule 2 – Compliance with section 9.1 directions

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

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1	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) and forecourt on the southern side</i> and the <i>Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries</i> will provide ongoing protection and recognition of the heritage significance of the items.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
2.6	Remediation of contaminated land	Not applicable.
3	Housing, infrastructure and urban development	

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Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near regulated airports and defence airfields	Not applicable. The planning proposal does not apply to land near a regulated airport or defence airfield.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
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> and <i>forecourt on the southern side</i> and the <i>Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries</i> will provide ongoing protection and recognition of the heritage significance of the items. Refer to Section 6 of this report and direction 7.1 of this table.
5.11	Development of Aboriginal Land Council land	Not applicable. The planning proposal does not apply to land shown on the Land Application Map of SEPP (Aboriginal Land) 2019.
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
7	Metropolitan Planning	

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	<p>Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i>, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.</p> <p>Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side</i> and the <i>Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries</i> will provide ongoing protection and recognition of the heritage significance of the items.</p> <p>Refer to section 6.2 of this report and direction 5.10 of this table.</p>
7.2 – 7.10	Directions 7.2 to 7.10	Not applicable. These directions do not apply to the Woollahra LGA.

Supplementary material (separately attached)

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

HERITAGE ASSESSMENT



Woollahra Golf Clubhouse and the George S. Grimley Pavilion

Woollahra Park, off O'Sullivan Road, Rose Bay

Updated July 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).

An initial site visit was carried out in June 2019. A second site visit, to inform this amended report, was carried out in June 2020. Unless otherwise stated, the photographs in this assessment were taken on these occasions.

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.
SIX Maps; annotations by WP Heritage and Planning.

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 By the early 1900s, nearby Scots College had developed a strong sporting association with the local area, 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, showing the character of the landscape at this time.



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.

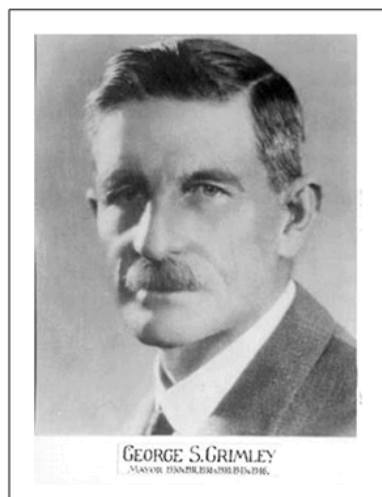


Figure 4:
G.S. Grimley.
Woollahra Library.

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

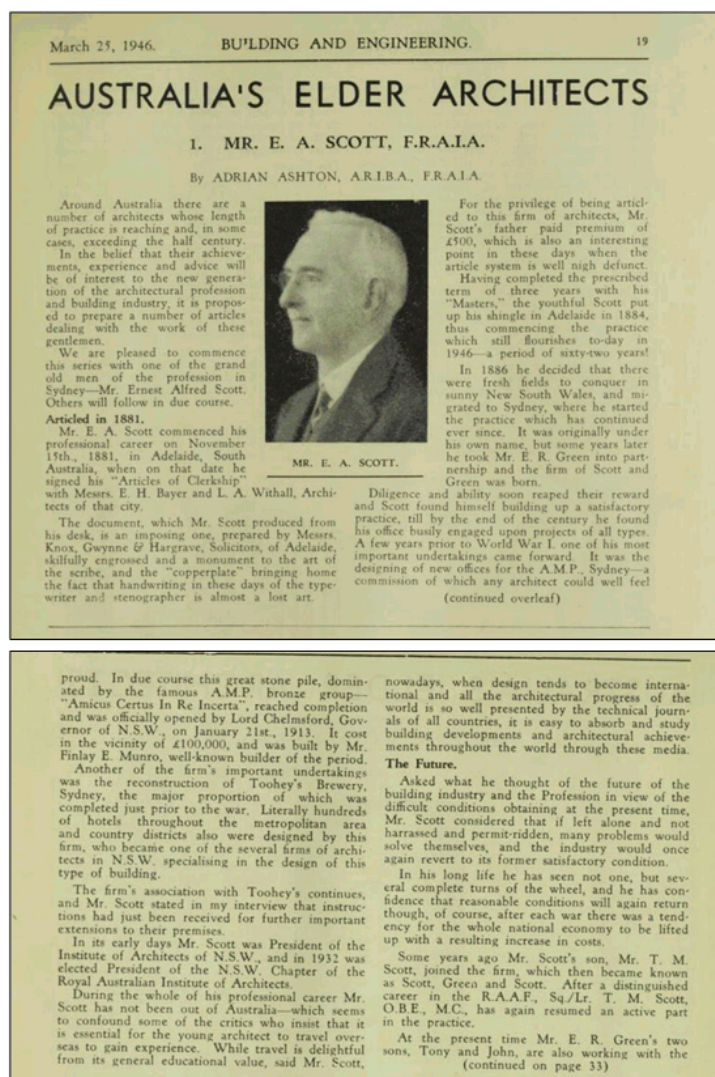


Figure 5: E.A. Scott.
Building and Engineering, 25 March, 1946.

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 The construction of the pavilion was eagerly anticipated. 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 adjoining 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 what may be the down stairs function hall of the George S. Grimley Pavilion. Alternatively, this room may have been located within the Woollahra Golf Course Clubhouse.



Figure 12: Rotary Club Dinner at the Woollahra Golf Club, 1945. This appears to be in the George S. 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

³⁸ Woollahra Park Management Plan.

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

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

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. Refer to Figure 13.

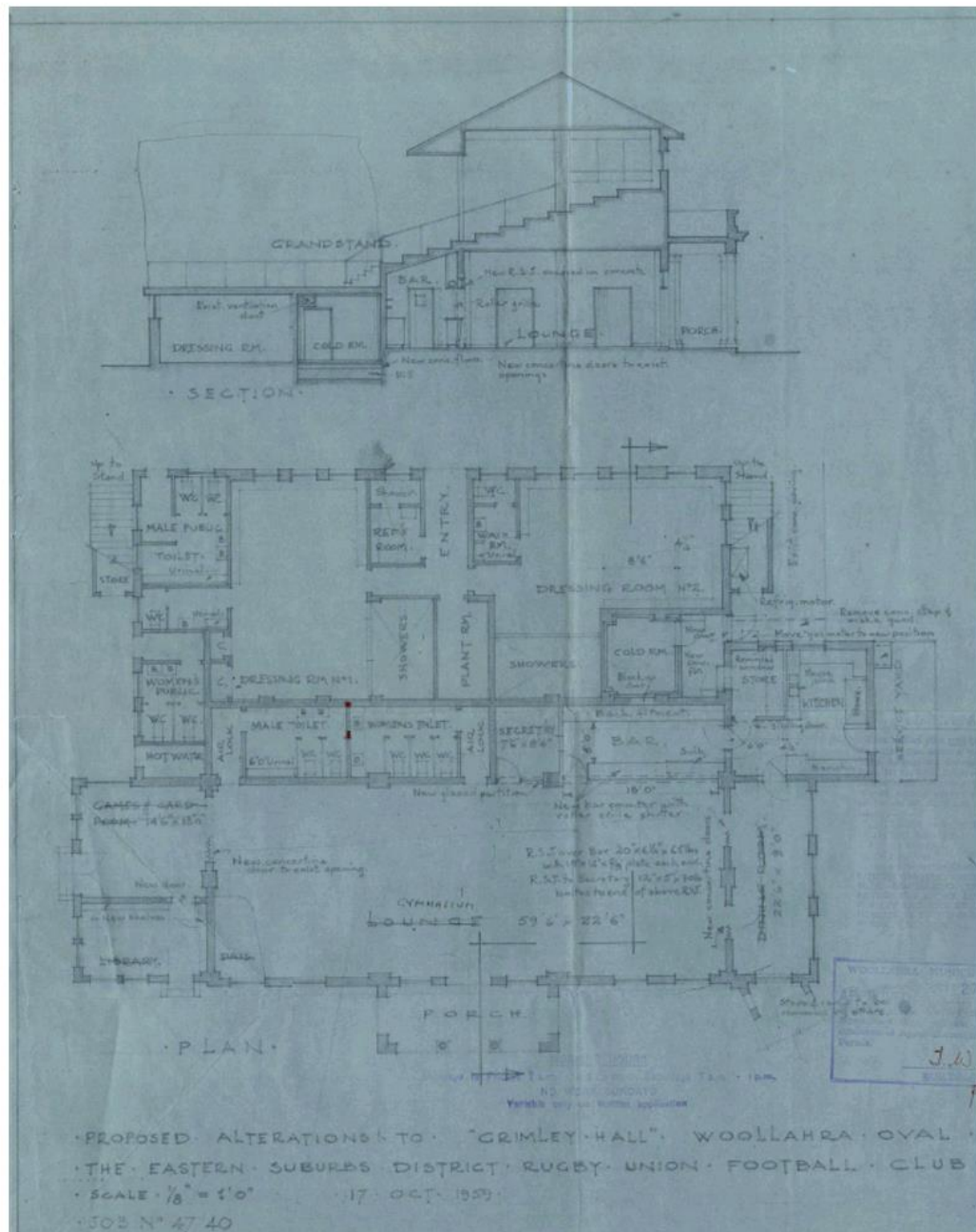


Figure 13: Davey, Brindley & Vickery, Proposed Alterations to 'Grimley Hall', Woollahra Oval for the Eastern Suburbs District Rugby Union Football Club, 1959 (Detail only).
Woollahra Local Studies Collection.

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 appear to have been partially infilled by this time. Compare to Figure 6 above. This is the most significant alteration that has been made 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, at the top of the grandstand, beneath the tiled roof, an enclosed 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 located in the single storey addition on the north western side were approved in 1983 (22/83). The work involved the removal of two 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). These works may relate to the enclosure of the top of the grandstand and the removal/ covering over of the last of the grandstand seats.

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.

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

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.

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

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.

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.

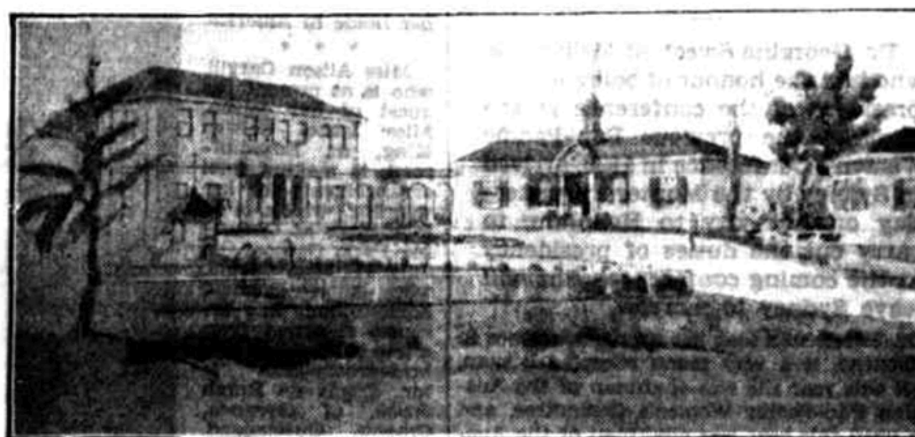


Figure 19: Golf House at Woollahra Park, Rose Bay, as it will appear when completed.
'Woollahra. New Golf House,' *The Sydney Morning Herald*, 26 June, 1934.

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.

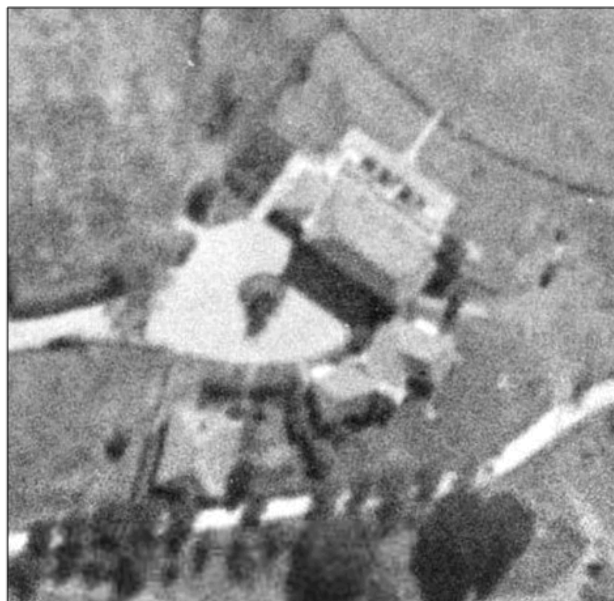


Figure 28:
NSW Lands Department,
(Aerial Photograph over the
site), 1943.
SIX Maps.

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, over the two storey section of the building, is hipped and clad in terracotta tile. The eaves are wide and timber lined. The roof of the single storey wing on the north-western side is similarly hipped and clad in terracotta tile. The single storey 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.

The south-western part of the ground floor of the principal building form houses the original function spaces. There is one large room, with smaller ancillary rooms, including bathrooms with modern fitouts, on the north eastern side. The main room has predominately plastered and painted walls and an f/c sheet (or equivalent) ceiling

divided by exposed bearers. The ceiling panels between are timber battened, forming a squared pattern. On some sections, where the battens cross over, there is a small decorative detail. The floor is concealed by carpet. The profile of skirting boards varies. Doors and windows have profiled timber architraves.

The enclosed arcade on the south-eastern side similarly has rendered and painted walls and a square set ceiling. There are no skirting boards.

Figures 40 to 47 illustrate the general character of the principal room and the enclosed arcade on the south-eastern side.



Figure 40: Enclosed arcade 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, now a locker room.

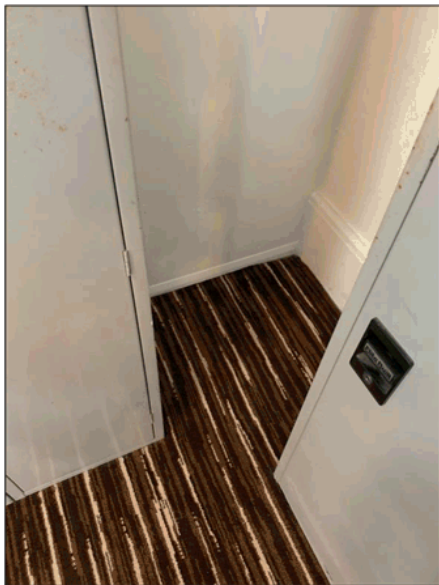


Figure 43: Skirting of the skirting board profiles in the locker room.

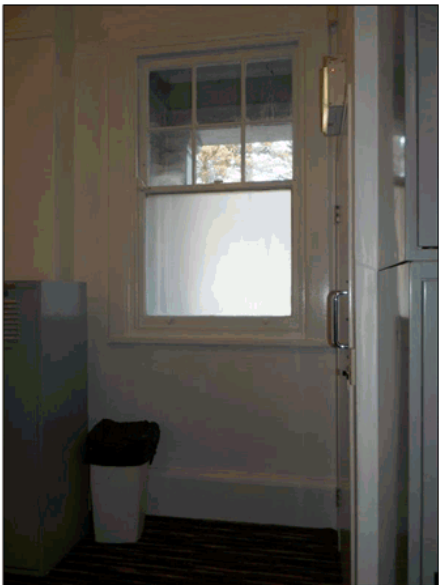


Figure 44: Detail of typical window joinery for original windows. This window is in the south-western wall of the locker room.



Figure 45:
Detail of the ceiling with bearers and battening. One section has a small plaster detail at the point where the battens cross (LHS). This detail is absent on the other section (RHS).



Figure 46: Storeroom to the north-east of the locker room. The batten ceiling remains.

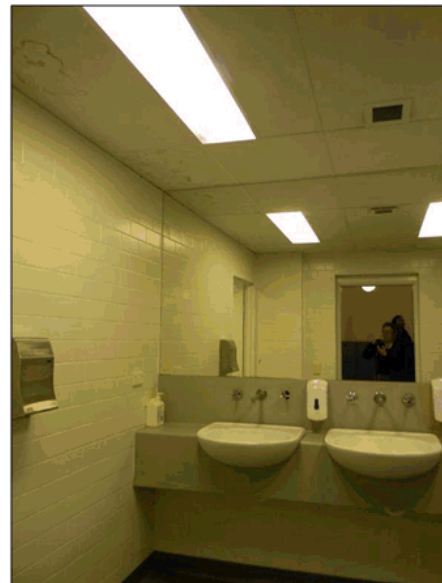


Figure 47: Refurbished bathrooms on the north-eastern side of the locker room.

There is a single room at first floor level within the principal building form. Squared masonry pillars support a central metal girder. The ceiling is plaster board; the floor is concealed. Windows and doors are metal framed. Refer to Figures 48 and 49.

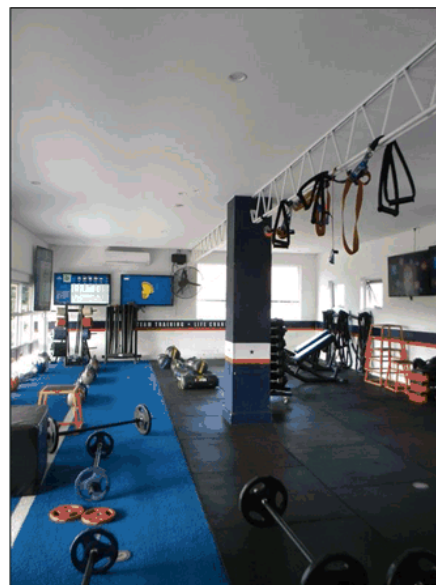


Figure 48: First floor level.

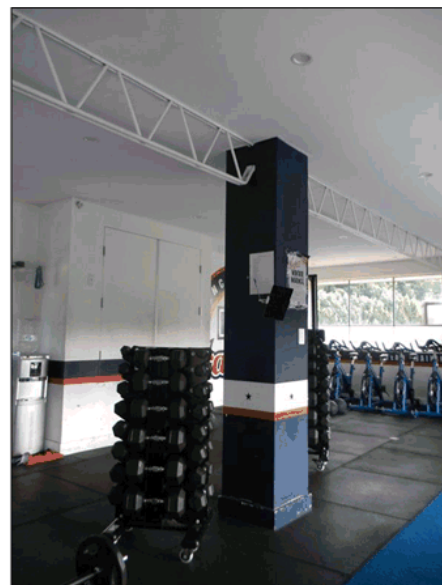


Figure 49: First floor level.

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 50 to 52.



Figure 50:
Side wing showing a later opening and
ceilings with what appears to be original
profiled timber joinery.

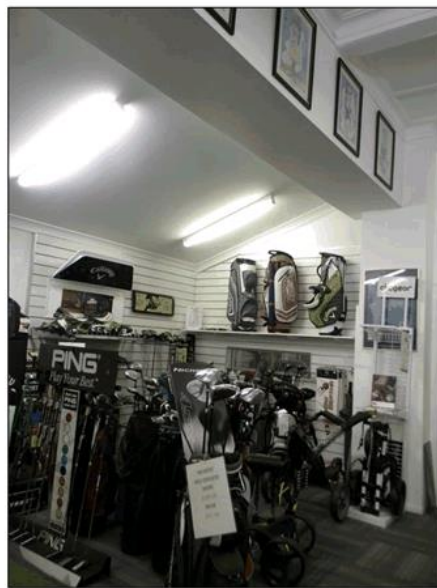


Figure 51: Side wing with later opening and
ceiling.

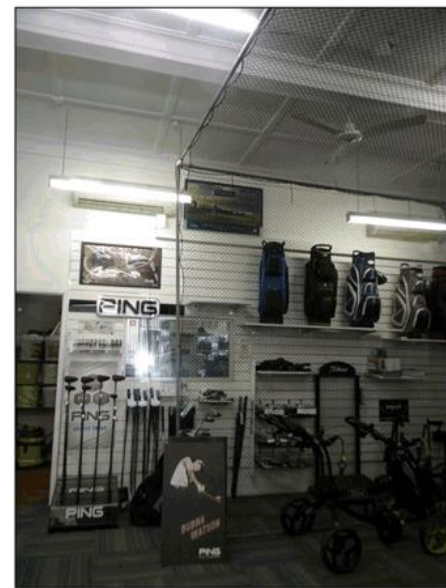


Figure 52: Side wing with original sections of
ceiling.

Dressing Rooms

The dressing rooms on the north-eastern side have concrete floors, walls and ceilings and basic amenity fit-outs. Refer to Figures 53 to 56.



Figure 53: Entrance from the north-eastern side.



Figure 54: Typical shower facilities.



Figure 55: Main dressing room.

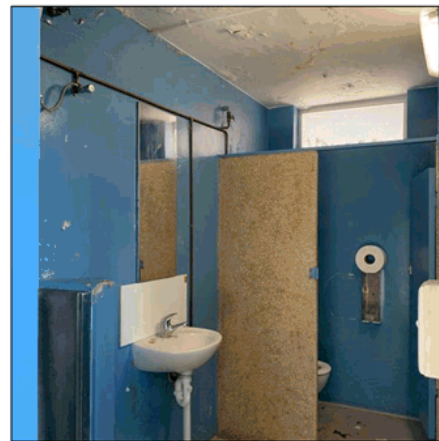


Figure 56: Toilet facilities.

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 57 to 59 illustrate this elevation.



Figure 57:
Front elevation of the 1934
Woollahra Golf Clubhouse.



Figure 58:
Entrance portico.



Figure 59:
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 60 and 61.



Figure 60: The arcade linking the golf clubhouse and George S. Grimley Pavilion.



Figure 61: 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 62 and 63.



Figure 62:
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.

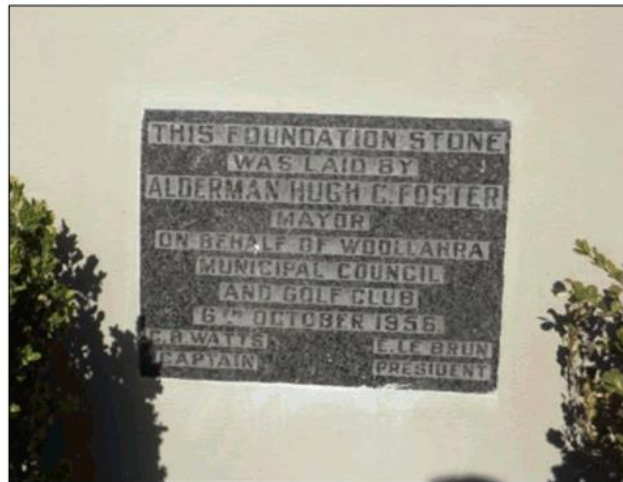


Figure 63:
Foundation stone.

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 64 to 66.



Figure 64:
Ground floor extension on the eastern side.



Figure 65:
Ground floor extension on the eastern side.



Figure 66:
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 67 to 70.



Figure 67:
Service wings on the southern side.



Figure 68:
Service wings on the
southern side.



Figure 69:
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 70 to 75 illustrate typical interiors in this part of the building.



Figure 70: Looking towards the main entrance into the 1934 building, showing possible remnant ceiling.



Figure 71: Room within the southern wing of the 1934 building.



Figure 72: Looking towards the entrance to the 1956 addition from the original section of the building.



Figure 73:
Within the
refurbished 1934
section of the
building.

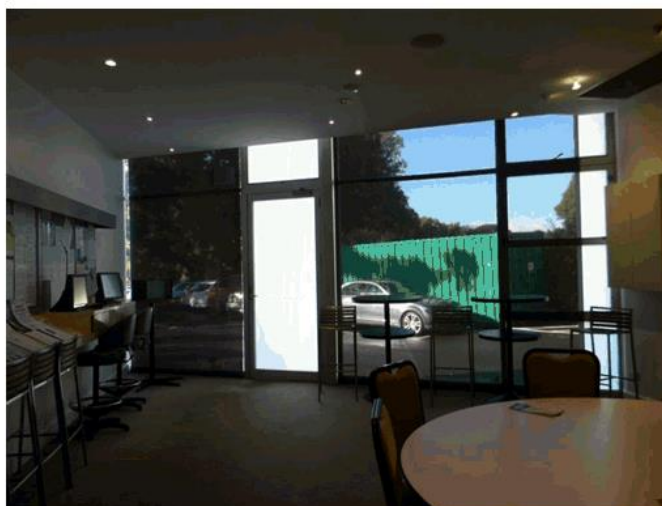


Figure 74:
The extension on
the eastern side of
the 1956 building.



Figure 75:
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 76 to 81



Figure 76: Staircase to first floor level.



Figure 77: Showing simple finishes, typical at this level. Unprofiled skirting boards, simply detailed door and window architraves and single panel doors.

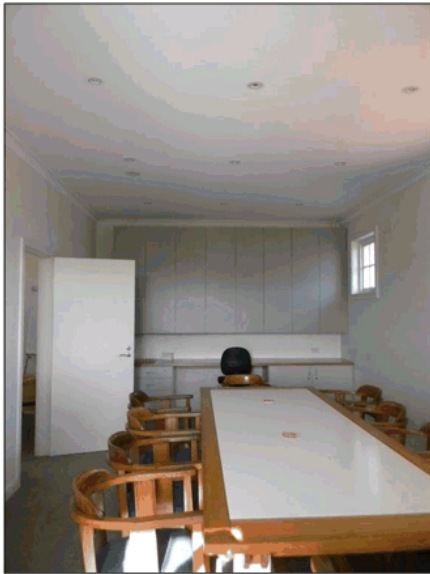


Figure 78: Board room at first floor level with modern cabinetry to one end.



Figure 79: Moveable heritage.

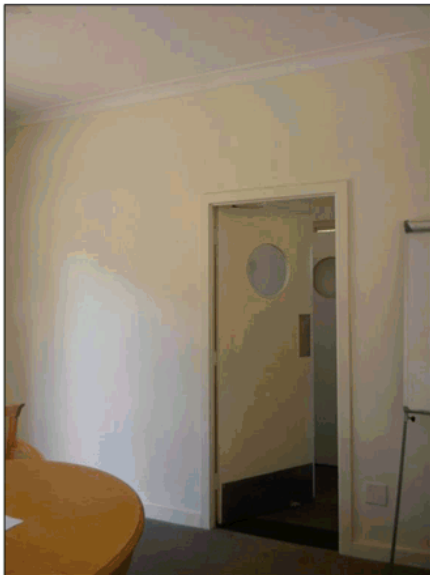


Figure 80: Door with porthole window leading into the first floor bathroom.



Figure 81: Typical finishes in the first floor bathroom.

3.3 The Setting

For the following, refer to Figure 82, an aerial photograph over the site and the surrounding area.



Figure 82: 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 83 to 84 and to the photographs above.



Figure 83:
Main driveway off
O'Sullivan Road into
the site.



Figure 84:
Former main driveway into the
Woollahra Golf Clubhouse.



Figure 85:
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 and the change in shape and surface of the playing field.

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

Figure 86 below identifies the likely phases of construction of the building. This plan relates to the footprint of the ground floor only. The lack of documentary evidence (notably architectural plans) make the construction phases difficult to identify with any degree of certainty. It is equally difficult to interpret these phases from physical fabric. In the south-western half of the building, for example, later phases of construction have generally matched the earlier finishes, with the exception of bathroom fit-outs.

The north-eastern half of the building appears to have remained largely intact until 1978 when the change rooms were constructed, resulting in what appears to be the complete removal of the lower part of the original grandstand. Some form tiered seating remained in the upper part of the grandstand until at least 1996, after which time the upper part of the grandstand, beneath the roof, was enclosed. It is not clear what, if anything, of the tiered seating remains beneath the gym and the Colorbond roofed section immediately below it visible in Figure 37 above.

In addition to the above, the following is noted:

- The south-western elevation of the building is substantially intact. It is noted that one opening has been infilled at ground floor level and that the original first floor window openings have been infilled to become highlight windows and the windows replaced. The modern roller shutters at ground floor level are intrusive.
- The layout and interior of the ground floor of the south-western half of the building has been altered overtime. It, however, remains clearly identifiable as an Inter-War period building.
- The single storey addition on the eastern side, now the pro-shop, is visible in the 1943 aerial photograph and may be part of the works carried out by Woodforde in the 1930s. The interior of this part of the building has been altered over time.
- The columns supporting the roof above the upper part of the original grandstand on the north-eastern half of the building remain, as does the timber lining of the underside of this roof. All evidence of the tiered seating has been removed from forward of the roof line. It is not known if any evidence survives beneath the gym floor and the Colorbond roofed section visible in Figure 37 above.



Figure 86: Identifying the likely phases of construction.

Base plan provided by Woollahra Council; annotations in colour by WP Heritage and Planning.

Key:	Solid red line:	Part of the original footprint, c.1926.
	Dotted red line:	Likely to be part of the original building footprint, c.1926.
	Solid yellow line:	c.1937-1950.
	Dotted yellow line:	Likely to be c.1937-1950.
	Green line:	Part of the addition of 1978.

4.3.2 The Woollahra Golf Clubhouse

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

4.3.3 The Setting

The setting of the Grimley Pavilion and the Golf Clubhouse has undergone some change over time largely as a result of the growth of vegetation and the expansion of the carpark. What is notable in the 1943 aerial photograph and early photographs of the Grimley Pavilion is a forecourt with central tree to the south west in front of the Pavilion. An understanding of this forecourt survives today.

The outlook of the Grimley Pavilion to the north east has been altered by the changes made to the oval. The once circular oval has been replaced by a rectangular synthetic turf field. More significantly, the removal of the tiered grandstand seating has lessened the once strong visual relationships that the north eastern side of the Pavilion once had to the oval. Trees have grown up around the far side of the oval, screening it to some extent from the surrounding golf course. These same trees have also changed the outlook from the golf clubhouse.


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.</p> <p>Includes facilities below the grandstand. Retains its original relationship to its oval.</p>

Item/Date	Address	Reasons For Listing	Photograph
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 below. Retains its original relationship to its oval.</p>
Pratten Park Grandstand, Ashfield c.1920	Pratten Park, Ashfield	None given by listing sheet.	 <p>Google Images Recently restored. Retains its original relationship to its oval.</p>
Nowra Showground Federation Brick Pavilion c.1905	West Street, Nowra	Historic, aesthetic, social.	 <p>SHI. Appears intact. Retains its original relationship to its oval.</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.	 <p>SHL.</p> <p>Appears intact.</p> <p>Appears to retain its original relationship to its oval.</p>
John Slade Memorial Pavilion Date unknown.	124 Mitchell Street, Stockton	Located in prominent park.	 <p>SHL.</p> <p>Appears intact.</p> <p>Retains its original relationship to its oval.</p>

Table 1: Examples of 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 87.
- The Leslie Wilkinson designed grandstand at White City, erected in 1931. This grandstand has had numerous alterations over time. Figure 88.
- 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 87: 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.



Figure 88: 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 89.





Figure 89:
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>
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>



Item/Date	Address	Reasons For Listing	Photograph
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>
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.

The building was constructed to perform two functions: as a grandstand for the adjoining oval and as function rooms for community uses. The grandstand comprising the north-eastern section of the original building has been altered. All evidence of the lower sections of the tiered seating has been removed. How much of the fabric of the grandstand survives beneath the existing gym at the top of the structure is not known. Whilst the loss of the integrity within the north-eastern side of the building has impacted upon significance under this criterion, the south-western part of the building, which was designed for community functions, is substantially intact and readily identifiable as the building erected by Council in the early 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 local significance under this criterion for the following reasons:

- It is an example of an Inter-War period pavilion. This applies primarily to the south-western part of the building. The grandstand on the north-eastern side of

the building has been altered. There is no readily visible section of the original tiered seating. There may, however, be evidence of the tiered seating beneath the gym floor.

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 	

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

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

- It is a good example of an Inter-War period pavilion. This applies primarily to the south-western part of the building. The north-eastern side of the building, which originally provided seating, has been substantially altered. Whilst the loss of the integrity of the north-eastern side of the building has impacted upon significance under this criterion, this building 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, associative, aesthetic and representative significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The building was designed to serve a dual function: as a grandstand for the adjoining oval and as a place where community and private activities and functions could be held. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46.

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

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 90, based on the 1996 plans for the building, define the relative significance of elements of different parts of the Grimley Pavilion. This is intended as a guide only. Further information about the history of the building may come to light. Equally, more exhaustive investigations into fabric (particularly if fabric should be removed) may provide further insight into the date of construction of particular elements.



Figure 90: Significant elements of the George S. Grimley Pavilion.

Base plan provided by Woollahra Council; annotations in colour by WP Heritage and Planning.

Key: Red: high significance; yellow: moderate significance; green: low significance.

5.0 CONCLUSIONS

The George S. Grimley Pavilion was designed by E.A. Scott and Green in 1926 and has local historic, associative, aesthetic and representative 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. There may be evidence of the original tiered seating concealed beneath the existing gym.

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

6.2 The George S. Grimley Pavilion

It is recommended that:

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

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

- Part Lot 13 D.P. 1222163, as defined by the yellow in Figure 91.



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

The following management policies are recommended:

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

6.1 The Woollahra Golf Clubhouse

It is recommended that:

- The Woollahra Golf Clubhouse should not be listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- 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.

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ITEM DETAILS							
Name of Item	George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side.						
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, associative, aesthetic and representative significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The building was designed to serve a dual function: as a grandstand for the adjoining oval and as a place where community and private activities and functions could be held. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46.</p> <p>The south-western half of the original building is readily recognisable as the building designed by E.A. Scott and Green and has high significance. This part of the building contains the original function rooms. While the upper part of the original grandstand above the function rooms has been enclosed and the tiered seating removed or concealed, the original tiled roof form above and the pillars supporting the roof remain. Any remnants of the tiered form of the grandstand that survives beneath the existing gym and the Colorbond roof immediately below are significant. The remainder of the north-eastern part of the building, comprising the 1978 addition, is not significant. The early addition on the north-eastern side has moderate significance.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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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						

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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. Sometime after 1996, the remaining seating was removed and a gym constructed at the first floor level beneath the original roof form.</p> <p>The Architects:</p> <p>Ernest Alfred Scott (1863-1947) was born in South Australia, the son of a grazier. During the early 1880s, he was articled to Adelaide architects Bayer and Withall (c.1880-4), before commencing practice in 1886. Scott is said to have worked on the Jubilee Exhibition Building in Adelaide (c.1886). By 1887, he had moved to Sydney and opened a practice. Around 1911, he entered in a partnership with Edward Rodwell Green (1885-1974). The partnership practiced as Ernest A. Scott & Green. Scott's son, Thomas Maxwell, joined the partnership in 1923, which then became Scott, Green & Scott. Scott was president of the Institute of Architects in 1932. After World War II, the partnership became known as E.A. and T.M Scott. The partnership's work was varied and included residential and commercial commissions.</p>

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

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The George S. Grimley Pavilion has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The pavilion was built in the mid-1920s at time when Council were beginning to demonstrate a strong interest in the provision of public recreational facilities. This interest continues today. <p>The building was constructed to perform two functions: as a grandstand for the adjoining oval and as function rooms for community uses. The grandstand comprising the north-eastern section of the original building has been altered. All evidence of the lower sections of the tiered seating has been removed. How much of the fabric of the grandstand survives beneath the existing gym at the top of the structure is not known. Whilst the loss of the integrity within the north-eastern side of the building has impacted upon significance under this criterion, the south-western part of the building, which was designed for community functions, is substantially intact and readily identifiable as the building erected by Council in the early 1920s.</p> <ul style="list-style-type: none"> 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 pavilion. This applies primarily to the south-western part of the building. The grandstand on the north eastern side of the building has been altered. There is no readily visible section of the original tiered seating. There may, however, be evidence of the tiered seating beneath the gym floor.
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 local 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 pavilion. This applies primarily to the south-western part of the building. The north-eastern side of the building, which originally provided seating, has been substantially altered. Whilst the loss of the integrity of the north-eastern side of the building has impacted upon significance under this criterion, this building 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,

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	which is substantially intact.
Integrity	The integrity of the building is mixed. The south-western 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. The north-eastern side of the building has undergone a greater degree of alteration and addition. There may be evidence of the tiered grandstand beneath the existing fabric of the upper part of the existing building. The lower part of the grandstand has been removed.

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/ 1930s	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:</p> <ul style="list-style-type: none"> The George S. Grimley Pavilion should not be listed as a heritage item on the State Heritage Register under the auspices of the NSW Heritage Act 1977. The George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side be listed as a heritage item on Schedule 5 Part 1 of the Woollahra LEP 2014. This part of the site has significance under criterion (a), (b), (c) and (g). A conservation management document should be prepared for the George S. Grimley Pavilion in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule. <p>The following curtilage is recommended for the George S. Grimley Pavilion:</p> <ul style="list-style-type: none"> Part Lot 13 D.P. 1222163, see below.

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	<p>The following management policies are recommended:</p> <ul style="list-style-type: none"> • The overall form of the south western half of the building, including the roof forms and columns supporting the tiled roof at first floor level, should be retained and remain clearly legible. • The south-western elevation should be retained. The reinstatement of the original window openings at first floor level and the removal of the security awnings is encouraged. • Alterations within the ground floor of the south-western half of the building (outlined in red and yellow in the significance diagram below) can occur but must take into consideration the surviving original fabric, including ceilings and joinery. There is greater scope for alteration in the area outlined in yellow in the significance diagram below, an early addition to the original building. • The bathrooms within the ground floor of the south-western half of the building can be updated as required. • The north-western half of the building (outlined in green in the significance diagram below) can be undergo further alteration and addition, particularly with regard to the 1978 flat roofed addition. This later addition can be removed if required. Any remnants of the grandstand tiers that survive beneath the existing gym and the sloping Colorbond roof immediately below it are to be considered significant fabric. It is desirable to retain existing concealed tiering of the original grandstand which may provide an outlook towards the playing field if reinstated. • It is desirable that an outlook beyond the curtilage defined by the curtilage plan below towards the playing field be maintained for as long as the playing field is retained, particularly if concealed tiered seating has survived in the upper part of the grandstand and is reinstated.
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SOURCE OF THIS INFORMATION			
Name of study or report	Woollahra Golf Clubhouse and the George S. 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	Date	July 2020

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IMAGES - 1 per page

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



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



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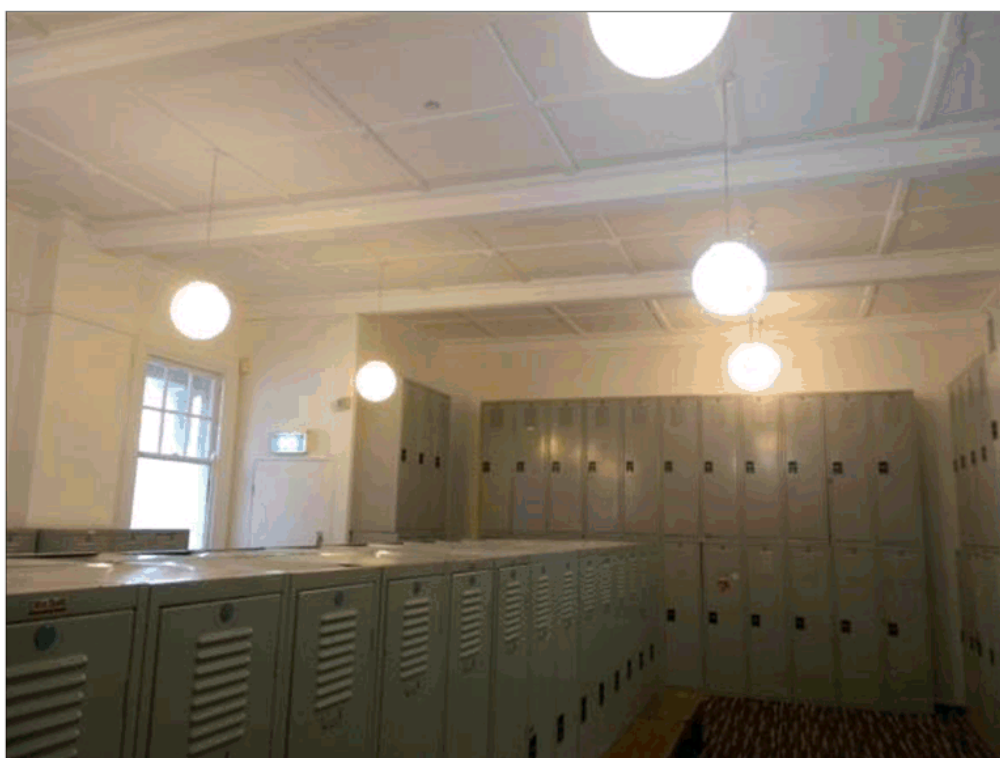
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Image caption	South-eastern elevation.				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



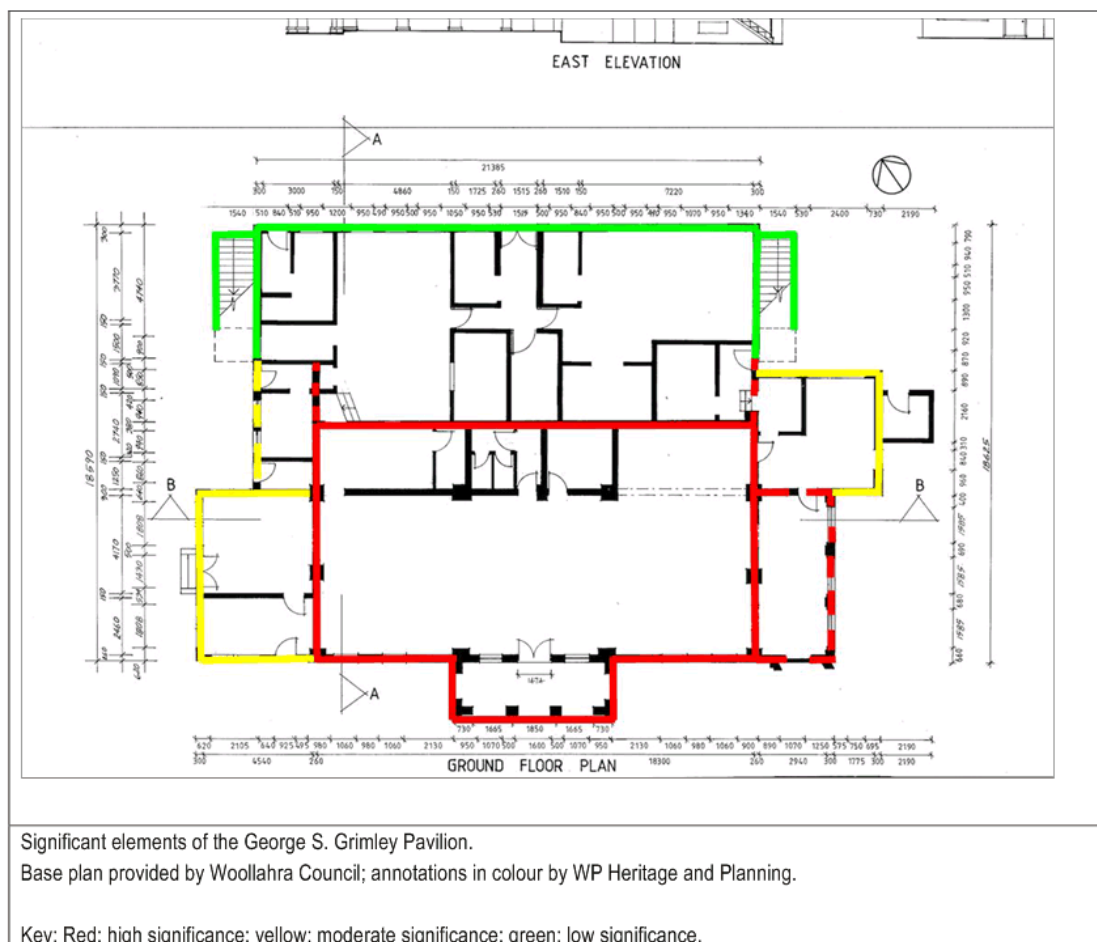
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Image caption	Main assembly room (ground floor)				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



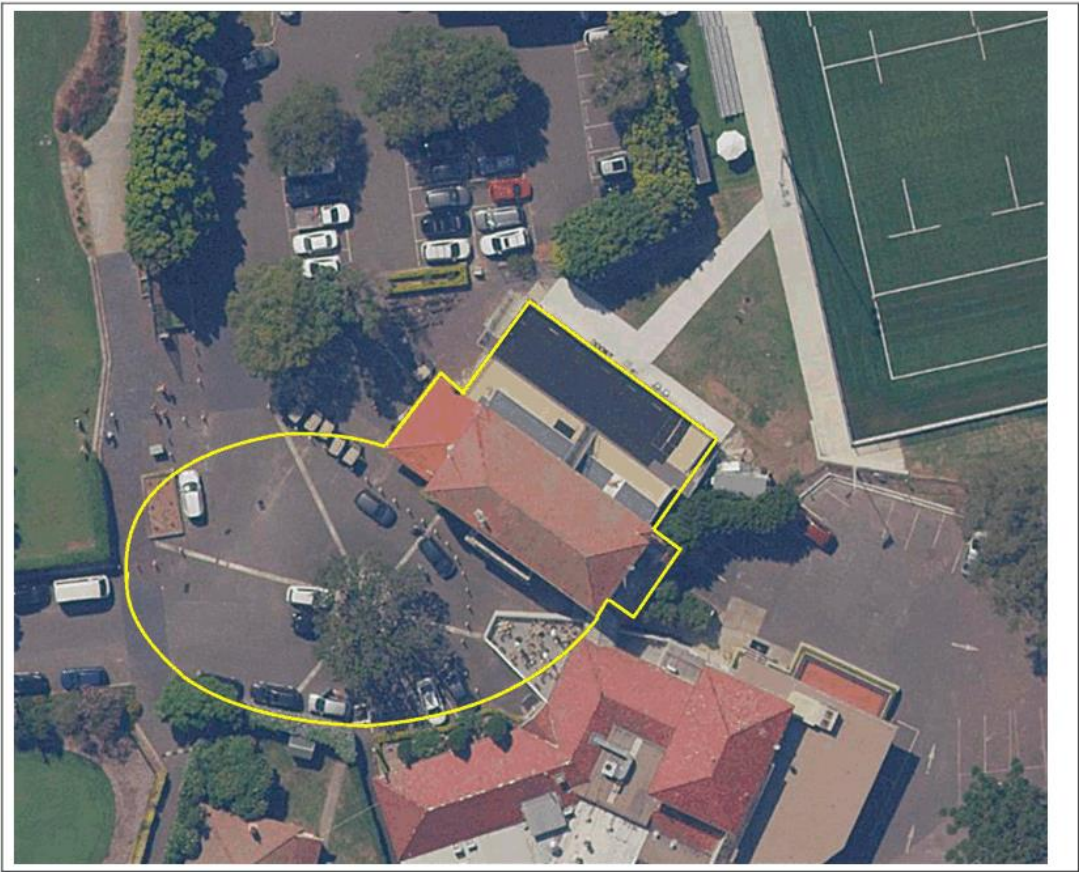
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Image caption	Significant elements of the George S. Grimley Pavilion				
Image year	2020	Image by	Alice Fuller	Image copyright holder	Weir Phillips Heritage and Planning



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Image caption	Recommended curtilage				
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HERITAGE ASSESSMENT



Sydney Croquet Club

Woollahra Park, off O'Sullivan Road, Rose Bay

Updated July 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 Sydney Croquet Club, Woollahra Park, off 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 the site's users was not provided for to ascertain how/if they value the site.

1.5 Methodology

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

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

1.6 Documentary Evidence

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

1.6.1 General References

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

1.6.2 Newspapers, Journal Articles etc.

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

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

1.6.3 Historic Plans, Images and Photographs

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

1.6.4 Other

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

1.7 Site Location

The Sydney Croquet Club is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 1 shows the location of Woollahra Park within the surrounding area. Figure 2 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

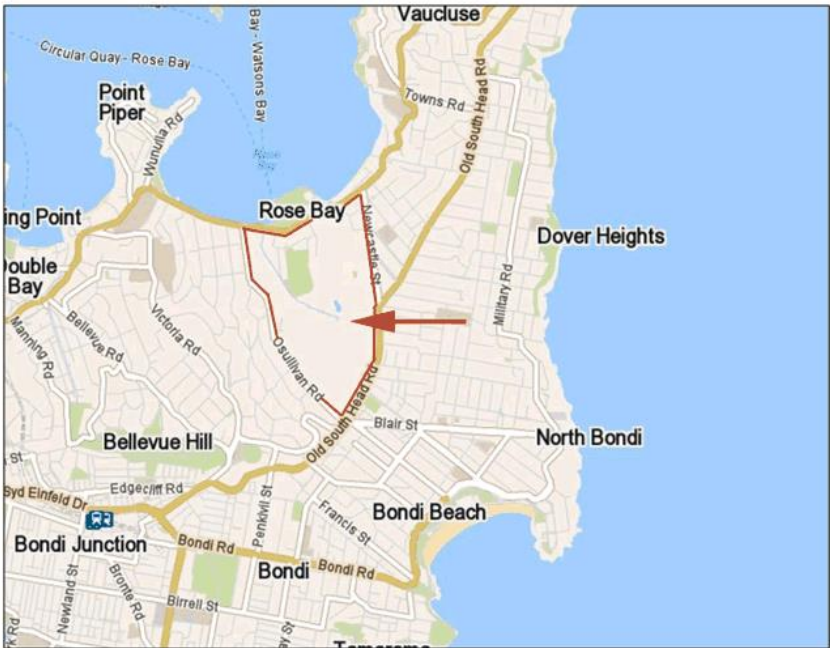


Figure 1: Location of Woollahra Park within Woollahra.
Whereis; annotation in red by WP Heritage and Planning.



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

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

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

The Cooper-Levey Estate was beset by legal complications from the 1830s. During the 1840s, Daniel Cooper became the sole owner of the estate, which generally became known as the Cooper Estate. In 1844, T.L. Mitchell prepared a subdivision plan for the Cooper Estate. Old and New South Head Roads, Point Piper (now Jersey Road), Ocean Street North, William and Cross Streets were already in existence, while Edgecliff, Bellevue, Victoria and Wolseley Road were passable bush tracks. While the Cooper Estate was not always developed along the lines envisaged by Mitchell in 1844, his subdivision did much to determine the basic street pattern seen today.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 Cooper Estate until November 1869. Even after Daniel Cooper III obtained his majority, the Trustees continued to be a dominant influence in managing the Estate and were thus a major force in the development of the area.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

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

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Individuals and land companies purchased land, often carrying out further subdivisions. One of the companies who purchased land was the Rose Bay Freehold Company. Woollahra Park stands on land that that this Company 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 Woollahra Park

Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public recreational spaces and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the NSW 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 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 a new park, later Woollahra Park. The Institute of Architects were involved in this process and appointed the prominent architect Mr. Ernest A. Scott to represent the Institute in an honorary capacity and to provide advice on the competition.¹²

Council announced the results of the competition for the layout of the park 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 Alderman Grimley turned the

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. Woollahra Library.

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

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

¹² *Ibid*, 28 April, 1924, p.134.

¹³ *Ibid*, 12 May, 1924, pp.142 and 149.

first sod of earth on 25 October 1924.¹⁴ On 8 December 1924 the 'O'Sullivan Road Park Lands' were officially named Woollahra Park.¹⁵ A pavilion named in honour of Alderman George Grimley was constructed in 1927 to service the adjacent oval and a golf course was opened in 1931.

2.3 Rushcutters Bay Croquet Club and Sydney Croquet Club

2.3.1 The Origins of the Club

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

According to a brief club history, the Rushcutters Bay Club first approached Woollahra Council about the creation of croquet lawns within the Woollahra Municipality in 1932-3.¹⁹ In November 1933, in response to a request from a 'number of ladies', Woollahra Council instructed Council's engineer to investigate a suitable location for the 'putting down' of croquet lawns. Woollahra Park and Cooper Park were put forward as possible locations.²⁰ The site 'between the two ovals' at Woollahra Park, being the subject site, was ultimately put forward and Council resolved in December 1933:

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

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

¹⁴ *Ibid*, 27 October, 1924, p.331.

¹⁵ Woollahra Council Minutes, Ordinary Meetings, 8 December, 1924, p.375.

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

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

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

¹⁹ *Ibid*.

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

²¹ Woollahra Council Minutes, Ordinary Meeting, 11 December, 1933, p.570.



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

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

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

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

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

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

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

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

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

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

²³ Woollahra Council Minutes, Ordinary Meeting, 8 January, 1934, p.5.

²⁴ Woollahra Council Minutes, Ordinary Meeting, 26 February, 1934, p.94.

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

further soured the relationship with the City of Sydney. The Club held a farewell party at their old premises in late October 1934.²⁶

2.3.2 The Design of the Clubhouse

Council minutes of 1934 indicate that various schemes were put forward for the design of a Croquet Clubhouse, including proposals to combine the facilities with those for the users of Oval No. 2.²⁷ By March 1934, a separate building had been agreed upon. Options for building of clubhouse with walls of wire cut bricks and a green tile roof or rusticated weatherboard with a green tiled roof were initially considered followed by a scheme with walls of rendered common brick (float finish) and red tiles.²⁸ As demonstrated by the extant building, these options were not proceeded with.

The location of the clubhouse between the croquet lawns and No. 2 Oval, in a position at the north-eastern corner of the lawn, was fixed upon in March 1934.²⁹ By July, the original designs, priced at £1,080, had been modified to a more modest £695.³⁰ In December 1934, Woollahra Council approved the expenditure of approximately £870 for the 'erection of a pavilion' for the Croquet Club at No. 2 Oval at Woollahra Park.³¹ This work was part of a much larger scheme of works planned by Council and funded with a special loan of £35,000. Other works included the 'Golf house at Woollahra golf links', a pavilion for the cricket players, the acquisition of lands to extend Woollahra and Cooper Parks and various road works.³²

The Croquet Clubhouse that was eventually erected on the site was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. In October 1934, Woodforde was instructed by Council to advertise for tenders. Thirteen tenders were received in response to advertisements placed in the local press in October-November 1934.³³ In December 1934, Council instructed that the lowest tenderer, Messrs. Stafford & Company of No. 4 Merchant Street, Stanmore for £870.7.6 be accepted, subject to satisfactory references being received.³⁴ The builder's references, however, proved 'entirely unsatisfactory'. Ultimately, the third lowest tender, made by G. Yates of No. 64 Villier Street, Rockdale for £972, was accepted.³⁵

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

2.3.3 Opening of the Croquet Lawns and Clubhouse

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

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

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

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

²⁹ *Ibid*, 9 April, 1934, p.168.

³⁰ *Ibid*, 23 July, 1934, p.361.

³¹ 'Woollahra Croquet Lawns,' *The Sun*, 20 December, 1934, p.25.

³² 'Woollahra Works Scheme,' *The Sun*, 13 December, 1934, p.11.

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

³⁴ Woollahra Council Minutes, Special Meeting, 18 December, 1934, p.637.

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

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

³⁶ Woollahra Council Minutes, Ordinary Meeting, 25 March, 1935, p.193.

³⁷ *Ibid*, 8 April, 1935, p.206.

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

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

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

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

The lawn was extended on the eastern side in November 1935.³⁹ Although the Croquet Club evidently prospered, a request for a third lawn was turned down by Council in November 1935 and would continue to be turned down over ensuing years.⁴⁰ A flag pole was donated to the club and erected at the eastern end of the Clubhouse in early 1936.⁴¹ Lockers appear to have been installed in a portion of the store-room in 1936-7.⁴² These may be the extant lockers. The Croquet Club celebrated their first anniversary of their move to new premises with an all-day tournament in April 1936.⁴³

In December 1937, it was reported that the rustic logs of the Clubhouse were showing signs of dryness and it was recommended that two coats of raw linseed oil and varnish should be applied.⁴⁴ There are references to the acceptance of a quote for painting the Clubhouse in April 1938.⁴⁵ The timberwork appears to have been regularly treated after this time.

Figure 4 is an undated, but early, photograph of the Clubhouse, prior to the growth of the trees that now surround the site. Note: the roof is tiled and the timberwork has a dark, oiled, finish.

³⁸ ‘New Croquet Lawns: Opened at Woollahra Park,’ *The Sydney Morning Herald*, 2 May, 1935, p.21.

³⁹ Woollahra Council Minutes, Ordinary Meeting, 11 November, 1935, p.657.

⁴⁰ *Ibid*, 9 December, 1935, p.747.

⁴¹ *Ibid*, 24 February, 1936, p.100.

⁴² *Ibid*, 28 October, 1935, p.639; 24 February, 1936, p.110.

⁴³ ‘Croquet Tournament,’ *The Daily Telegraph*, 28 April 1936, p.18.

⁴⁴ Woollahra Council Minutes, Ordinary Meeting, 13 December, 1937, p.668.

⁴⁵ *Ibid*, 11 April 1938, p.214.



Figure 4: Sydney Croquet Club House, undated. It is not clear if the balustrades to the verandahs are present in this photograph.
Framed photograph in the Clubhouse.

The possibilities for constructing a third croquet lawn were still being pursued in 1939, by which time the Croquet Club had 36 members, 22 of whom lived locally.⁴⁶ By this time, the Club had erected a shelter constructed of 'fibro and trellis,' which housed a concrete garden seat provided by Council. Two additional shelters were erected.⁴⁷ What appear to be small shelters are visible on the southern side of the croquet lawns in Figure 5, an aerial photograph dated 1943. As set out below, these are not the extant shelter structures.



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

⁴⁷ *Ibid*, 26 August, 1940, p.505.



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

Photograph 6 provides a second aerial photograph over Woollahra Park from the 1940s. This photograph shows the building at a more oblique angle. Note the openness of the site. This photograph also shows that the Club was accessed by its own road from O'Sullivan Road, rather than through the Golf Course, as for today.



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

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

The Croquet Club would not appear to have been the only occupants of the Clubhouse. In 1953, plans were put forward to extend the Clubhouse building by the surrounding golf club, who were 'presently using 'part of the 'log cabin building' as a sports dressing room'.⁵⁰

⁴⁸ Woollahra Council Minutes, Ordinary Meeting, 28 July, 1941, p.388.

⁴⁹ *Ibid*, Special Meeting, 8 October, 1946, p.491.

⁵⁰ *Ibid*, 14 September, 1953, p.583.

This scheme did not proceed. By 1956, part of the Clubhouse was also being used by The Colleagues Football Club.⁵¹

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

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

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

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

It is recommended that £200 be voted and two shelters erected.'⁵⁴

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



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

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

⁵¹ *Ibid*, 18 July, 1956, p.401.

⁵² *Ibid*, 22 July, 1923, p.571.

⁵³ *Ibid*, 14 October, 1963, p.830.

⁵⁴ *Ibid*, 13 July, 1964, p. 588.



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

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

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



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

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

- Hotel Grande, Coolangatta, 1933.
- Willoughby Golf Club House (winner of competition, 1935).

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

- 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, 1940.⁵⁶

Figures 10 to 14 illustrate a number of these buildings.



Figure 10:
Hotel Grande,
Coolangatta,
1933.

Building,
Volume 52,
No. 307, 13
March, 1933.



Figure 11:
Northbridge Golf Club
House, Sydney.

Building, 24 November, 1937.



Figure 12:
No. 69 David Street,
Launceston Municipality,
1939.

Miranda Morris, *An*
Architecture of the
Depression: Vertical timber
buildings in Launceston,
1989.

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



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



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

Other buildings he designed for Woollahra Council include:

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

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

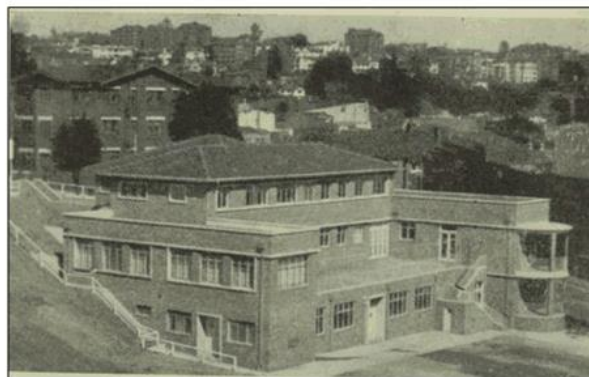


Figure 15:
New Baby Health
Centre and Day
Nursery, Double
Bay.
Building and
Engineering, 24
October, 1951.

2.5 Split Log Construction

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

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

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

⁵⁷ Search of TROVE.

⁵⁸ 'The Log Cabin,' *The Australasian*, 25 October, 1924, p.13.

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



Figure 16:
Building, 12 August, 1924.



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



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



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

In addition to cabins, small rustic timber structures were also popular in private gardens. Figure 20 provides one example known to have stood in the gardens of *Caerleon*, Bellevue Hill. Note also the rustic bench, examples of which can be found at the Croquet Clubhouse.



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

3.0 SITE ASSESSMENT

3.1 The Site

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



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

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

As illustrated by Figure 21, mature planting surrounds the croquet lawn, particularly on the northern, southern and western sides. Council's Heritage Officer and Tree Officer have identified the trees that surround the site as including:

- On the southern side: three large *Ficus macrocarpa* var. *Hillii*.
- In the south-western corner: two *Eucalyptus* sp.
- On the western side: a *Eucalyptus* sp.; and two *Lophostemon confertus*.
- In the north-western corner: an *Araucaria heterophylla*; a *Cupressus* spp.,
- On the northern side: six *Acmena smithii*; a *Howea forsteriana*; two *Afrocarpus falcatus*; a *casuarina* sp.; a *Howea forsteriana*; a *Melaleuca stypheloides*; a *Spathodea campanulata*; a *Leptospermum laevigatum*; a *Melaleuca armillaris*; a *Melaleuca quinquenervia*; and a *Syzygium paniculatum*.
- In the north-eastern corner: a *Acmena smithii*; a *Afrocarpus falcatus*; a *Araucaria heterophylla*; a *Washingtonia robusta*; and a *Araucaria heterophylla*.
- In the south-eastern corner: two *Callistemon viminalis*.⁶⁰

The planting is less dense and more recent on the eastern side. Wire fences of varying heights protect the lawns from stray golf balls. The main entrance into the site is via

⁶⁰ Site inspection carried out with Council's Tree Officer and Heritage Officer on 11 June 2020.

rough stone stairs at the end of a narrow pathway leading from the carpark onto the south-western corner of the croquet lawns.

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

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

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

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



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



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



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



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

3.2 The Clubhouse

3.2.1 Exterior

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

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

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

Figures 26 to 33 illustrate the southern elevation.



Figure 26: Southern elevation.



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



Figure 28:
Detail of the cupola on the roof.



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

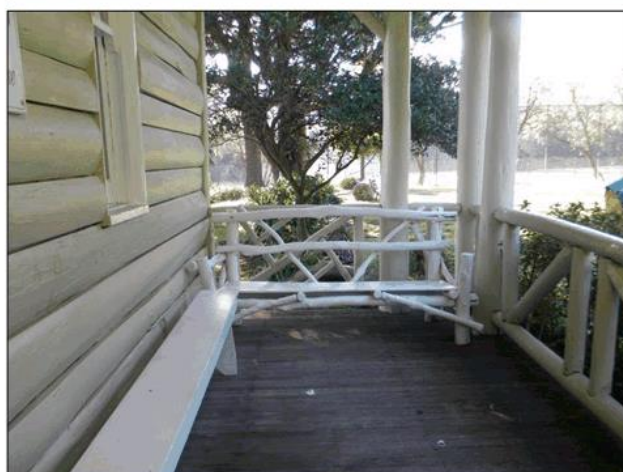


Figure 30:
One of the rustic benches.



Figure 31:
Detail of the rustic
balustrade.



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



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

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



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

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



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

Figures 36 to 41 illustrate the northern elevation. The western verandah returns for a short distance along this elevation and is detailed to match the southern verandah. The pattern of openings in the elevation beneath the verandah is irregular and includes a timber framed double hung window (detailed to match those described above), which is partially blocked in and a timber panel door with toplight. Double timber doors open at the end of the verandah. As for the southern elevation, there is a timber framed double hung window (match those described above) beneath the gable. This window does not have shutters. There is one opening in the eastern end of the elevation, comprising three timber framed awning sash windows with six panes to each sash.



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



Figure 37:
Centre part of
the northern
elevation.



Figure 38:
Western end of the
northern elevation.



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



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



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

3.2.2 Interior

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

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

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



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

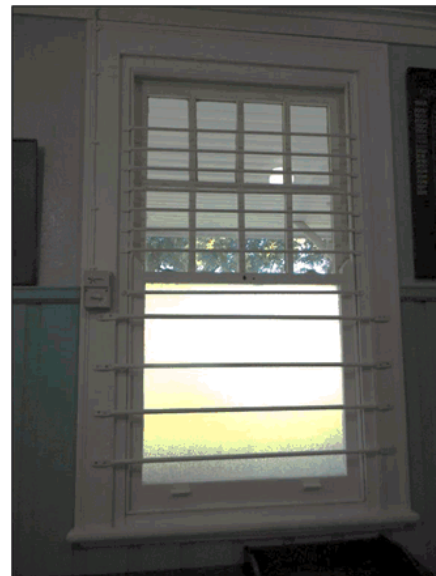


Figure 43: Detail of the window architraves.

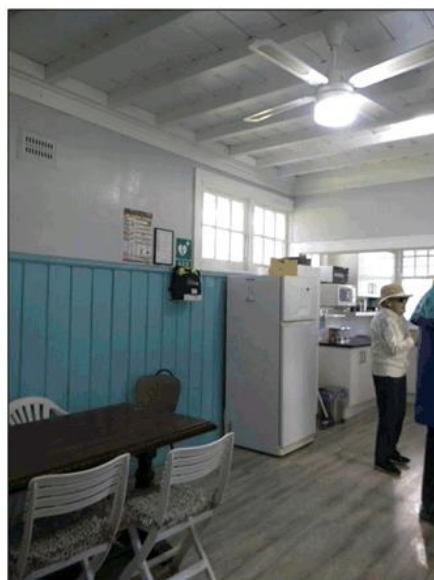


Figure 44: Looking towards the north-eastern corner of the main club room.



Figure 45: Three panel door leading into the bathrooms.



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



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



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



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



Figure 50: Room adjoining the locker room.

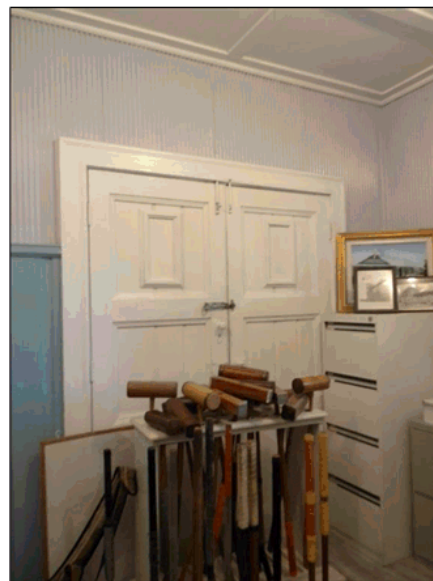


Figure 51: Room adjoining the locker room.

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



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



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

3.3 The Shelters

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



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



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



Figure 56:
Timber roof
framing.



Figure 57:
Timber benches
and concrete
floor.

3.4 The Setting

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



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



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



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



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

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Statutory Heritage Listings for the Site

4.1.1 Commonwealth Listings

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

4.1.2 State Listings

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

4.1.3 Local Listings

The Sydney Croquet Club is:

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

4.2 View Corridors

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



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



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



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

4.3 Integrity

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

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

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

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

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

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

4.4 Comparative Analysis

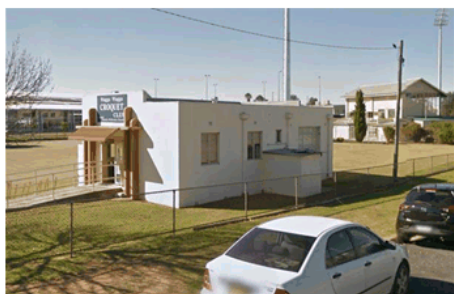
4.4.1 Croquet Clubs




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

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

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

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

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

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



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

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

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

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



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

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

The Williamstown Croquet Club, an architect designed croquet club (Morsby and Coates), c.1930s, and Canberra Croquet Club, provide two Interwar period interstate examples.⁶¹ Refer to Figures 62 and 53. The subject building demonstrates a comparable level of architectural merit to the Williamstown Croquet Club, which is the only other example known to have been architecturally designed.

⁶¹ Architect and date of Williamstown Club building identified with reference to 'Croquet Pavilion at Williamstown, Victoria,' *Building*, 12 March, 1930, p.57.

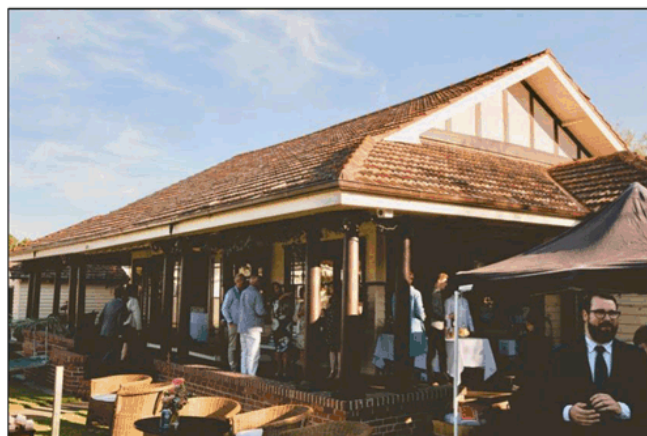


Figure 65:
Williamstown Croquet Club.
Google Images.
Weatherboard and
roughcast.



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

4.4.2 M.V. E. Woodforde

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

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

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

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

4.4.3 Split Log Buildings

No split log buildings dating from the Inter-War period are listed on the State Heritage Inventory. It is possible that split log buildings from this period may survive and are yet to be identified. It is not likely, however, that many buildings of a comparable size and level of sophistication survive. One other example, which is not heritage listed, is provided by a building at No. 364 The Entrance Road, Long Jetty. Refer to Figure 67. The

date of this building, originally a dwelling, is known. It appears, however, to be an Inter-War period building.



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

4.5 Significance

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

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

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

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

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

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

- For its association with Woollahra Council, who constructed the lawns and Clubhouse and continue to own the site. The building is part of a body of evidence of their long held interest in and provision of public recreational facilities.
- For its long association with the Sydney Croquet Club. The Club's moveable heritage, housed within the Clubhouse, is of significance under this criterion. This collection includes the timber lockers (if not fixed in place), pendants, trophies, honour boards, photographs and two rustic benches in the style of the balustrade of the Clubhouse.
- For its association with Council's officially appointed architect during the 1930s, M.V.E. Woodforde. The building is substantially intact and clearly linked by documentary evidence to this architect.

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

- The Clubhouse is a rare and intact example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. This is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
- The Clubhouse is an example of the popular Inter-War Bungalow Style adapted to suit split-log construction.

In addition to the above, the site has local significance under this criterion for the following reasons:

- The Clubhouse and lawns have high visual and sensory appeal. The vegetation that surrounds them creates a unique, self-contained, setting that has developed as the surrounding trees have matured.

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

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

4.5.5 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

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

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

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

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

4.5.6 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 	

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

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

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

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

4.6 Statement of Significance

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

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

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

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

4.7 Relative Significance

Not all parts of the site are of equal significance: A preliminary assessment of the site suggests the following.

The following elements are of exceptional significance:

- The overall building form, including the roof form and cupola; the split log construction and gable detailing; the open verandahs to either end with their rustic balustrades; and original doors, windows and shutters.

The following elements are of high significance:

- The croquet lawns.
- The mature trees on the western, southern and northern sides of the site identified in Section 3.1 above.
- Moveable heritage, including the two rustic benches (i.e. those in the style of the verandah balustrades), timber lockers (if not fixed in place), pennants, trophies, honour boards and photographs. This list is not exhaustive. There may be other moveable heritage items on site.
- Fibro lined and ripple iron lined walls; timber lined and fibro lined ceilings; original internal doors; original skirting boards and architraves.

The following elements are of moderate significance:

- The small timber shelters on the southern side of the croquet lawn.
- Flag pole.

- Original wall tiling in the kitchen/bathroom.

The following elements are of little significance:

- The roof cladding.
- The fencing around the lawns.

This assessment should be further refined and extended through the preparation of a Conservation Management Plan and a Moveable Heritage Inventory.

5.0 CONCLUSION

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

6.0 RECOMMENDATIONS

It is recommended that:

- The Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries, be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. The site meets the threshold for listing on the *LEP 2014* under Heritage NSW under criteria (a), (b), (c), (d), (e), (f) and (g).
- The Sydney Croquet Club Clubhouse (exterior and interior) be nominated for listing on the State Heritage Register. The building meets the threshold for listing under criteria (c), (e) and (f).

The following curtilages are recommended:

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

It is further recommended:

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



Figure 68: Recommended curtilage for listing on the LEP 2014.
SIX Maps; annotation by WP Heritage and Planning.

Heritage Data Form

ITEM DETAILS							
Name of Item	The Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries						
Other Name/s Former Name/s	-						
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	-						
Street name	Woollahra Park, off O'Sullivan Road						
Suburb/town	Rose Bay				Postcode	2029	
Local Government Area/s	Woollahra						
Property description	Part of Lot 1319 D.P.1222163						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Woollahra Municipal Council						
Current use	Croquet Club and lawns						
Former Use	Croquet Club and lawns						
Statement of significance	<p>The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales, has State and local significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact and lies within a setting of high visual and sensory appeal.</p> <p>The Clubhouse has State significance as a rare example of a large Inter-War period split-log building.</p> <p>The Sydney Croquet Club, including the Clubhouse (exterior, interior), lawns, timber shelters, and mature trees on the southern, northern and western sides, has local significance as a long-standing recreational club with an unbroken association with its premises since 1934. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet clubs throughout New South Wales. The Clubhouse houses a collection of Club memorabilia and moveable heritage that is significant at a local level.</p> <p>The Clubhouse and lawns have local aesthetic significance for the qualities of its setting. The once open setting has become clearly defined by mature trees along the northern, western and southern boundaries that create an enclosed setting that sets the site apart from the surrounding golf course.</p>						
Level of Significance	State <input checked="" type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION					
Designer	Clubhouse: Marcus Victor Ernest Woodforde				
Builder/ maker	Clubhouse: G. Yates				
Physical Description	<p>The Sydney Croquet Club lies within the Woollahra Golf Course. The Clubhouse and croquet lawns are surrounded by mature trees, creating a distinct, enclosed setting. Council's Heritage Officer and Tree Officer have identified the trees that surround the site as including:</p> <ul style="list-style-type: none"> On the southern side: three large <i>Ficus macrocarpa</i> var. <i>Hillii</i>. In the south-western corner: two <i>Eucalyptus</i> sp. On the western side: a <i>Eucalyptus</i> sp.; and two <i>Lophostemon confertus</i>. In the north-western corner: an <i>Araucaria heterophylla</i>; a <i>Cupressus</i> spp., On the northern side: six <i>Acmena smithii</i>; a <i>Howea forsteriana</i>; two <i>Afrocarpus falcatus</i>; a <i>casuarina</i> sp.; a <i>Howea forsteriana</i>; a <i>Melaleuca stypheloides</i>; a <i>Spathodea campanulata</i>; a <i>Leptospermum laevigatum</i>; a <i>Melaleuca armillaris</i>; a <i>Melaleuca quinquenervia</i>; and a <i>Syzygium paniculatum</i>. In the north-eastern corner: a <i>Acmena smithii</i>; a <i>Afrocarpus falcatus</i>; a <i>Araucaria heterophylla</i>; a <i>Washingtonia robusta</i>; and a <i>Araucaria heterophylla</i>. In the south-eastern corner: two <i>Callistemon viminalis</i>. <p>The Clubhouse is located on the northern side of the croquet lawns. The Clubhouse is a free standing, timber framed, painted split-log building erected on a brick base. The building has a hipped and gabled roof clad in green Colorbond (or equivalent). The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two rows of three small blind arches. The eaves of the building are wide and timber lined.</p> <p>The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side. Windows are timber framed double hung windows with multiple panes to each sash. The remaining elevations have similar characteristics.</p> <p>The building appears substantially intact internally. Of particular note is the locker room in the south-western corner of the Clubhouse, with its ripple iron walls, strapped ceiling, stained timber lockers and benches and Club pennant collection. Other moveable heritage items of note housed within the Clubhouse include honour boards, framed historical photographs and trophies.</p> <p>There are two small timber framed shelters on the southern side of the croquet lawns.</p>				
Physical condition and Archaeological potential	<p>Physical condition: good.</p> <p>Archaeological potential: unknown. Note: no structures are known to have stood on this site prior to the construction of the Clubhouse.</p>				
Construction years	Start year	1935	Finish year	1935	Circa <input type="checkbox"/>

Heritage Data Form

Modifications and dates	<p>Extension of the croquet lawns on the eastern side (November 1935).</p> <p>Erection of two small shelters on the southern side of the lawns, replacing earlier shelters (1964).</p> <p>Replacement of the original tiled roof of the Clubhouse with Colorbond (after 1977).</p> <p>Painting of the originally oiled split logs of the Clubhouse (after 1977).</p>
Further comments	

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

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

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

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Rarity SHR criteria (f)	<p>The Sydney Croquet Club, Woollahra, has local and state significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The Clubhouse is a rare example of an Inter-War period split log building. It is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
Representativeness SHR criteria (g)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The site is a fine example of a long standing local recreational club with an unbroken association with its premises. The site demonstrates Council's growing interest in the Inter-War period in the provision of public recreational facilities, an interest that is sustained today. The site demonstrates high integrity.
Integrity	<p>The clubhouse and lawns demonstrate high integrity. Note: The roofing material has been replaced; the once oiled split logs have been painted.</p> <p>The setting has changed over time as the trees that now define the club premises have matured.</p> <p>The small timber shelters on the southern side of the croquet lawn were constructed in c.1964, replacing earlier shelters.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	2020	Woollahra Council
Written	-	<i>Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50th Anniversary, Saturday, 27 April, 1985</i>	1985	Woollahra Library
Written	-	<i>'New Croquet Lawns: Opened at Woollahra Park,' The Sydney Morning Herald, 2 May, 1935.</i>	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library

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Photographic		(Sydney Croquet Club), undated.	1930s(?)	Sydney Croquet Club
Photographic		(Sydney Croquet Club), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS	
Recommendations	<p>It is recommended that the Sydney Croquet Club, Clubhouse (exterior and interior), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries be listed as a heritage item on the <i>Woollahra Local Environmental Plan 2014</i>.</p> <p>It is recommended that the item has a reduced lot boundary curtilage that includes the Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and mature trees on the northern, southern and western boundaries. See the plan below.</p> <p>It is recommended that a Conservation Management Plan be prepared for the site.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	Year of study or report	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	Date	July 2020

Heritage Data Form

IMAGES - 1 per page

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



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



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



Heritage Data Form

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



Heritage Data Form

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



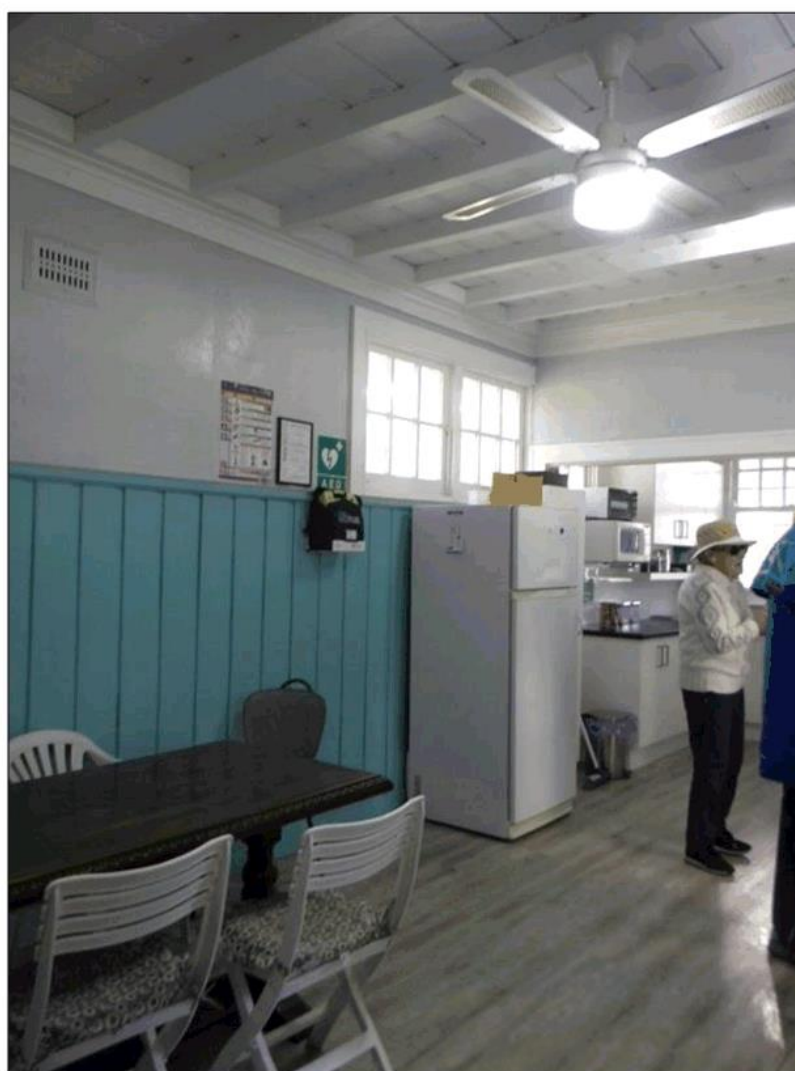
Heritage Data Form

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



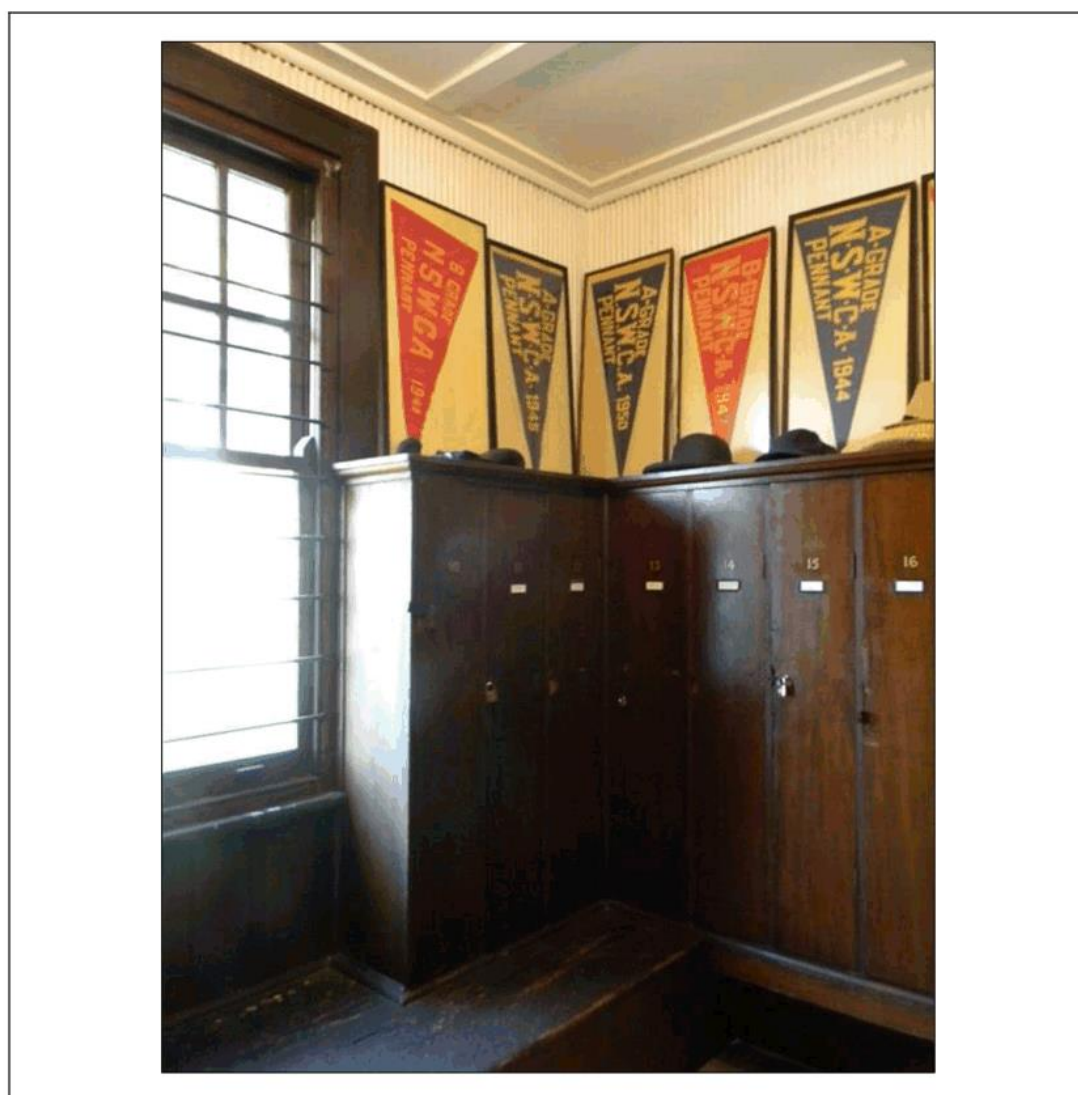
Heritage Data Form

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



Heritage Data Form

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



Heritage Data Form

Image caption	Recommended curtilage				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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ITEM DETAILS							
Name of Item	Sydney Croquet Clubhouse, exterior and interior						
Other Name/s Former Name/s	-						
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	-						
Street name	Woollahra Park, off O'Sullivan Road						
Suburb/town	Rose Bay					Postcode	2029
Local Government Area/s	Woollahra						
Property description	Part of Lot 1319 D.P.1222163						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Woollahra Municipal Council						
Current use	Croquet club and lawns						
Former Use	Croquet club and lawns						
Statement of significance	The Sydney Croquet Clubhouse, off O'Sullivan Road, Woollahra, New South Wales, has State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is a rare and intact example of a large Inter-War period split-log building.						
Level of Significance	State <input checked="" type="checkbox"/>				Local <input type="checkbox"/>		

Heritage Data Form

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

Heritage Data Form

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

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

Heritage Data Form

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

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	2020	Woollahra Council
Written	-	Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50 th Anniversary, Saturday, 27 April, 1985	1985	Woollahra Library
Written	-	'New Croquet Lawns: Opened at Woollahra Park,' The Sydney Morning Herald, 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		(Sydney Croquet Club), undated.	1930s(?)	Sydney Croquet Club
Photographic		(Sydney Croquet Club), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS	
Recommendations	<p>It is recommended that the Sydney Croquet Club Clubhouse, exterior and interior, be listed as a heritage item on the State Heritage Register on the basis that the clubhouse is a rare and substantially intact example of a large Inter-War period split log building.</p> <p>It is recommended that the item has a reduced lot boundary curtilage that includes the clubhouse only. The setting is of local significance and will be managed by the proposed local listing.</p> <p>It is recommended that a Conservation Management Plan be prepared for the site.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	Year of study or report	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	Date	July 2020

Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph over the Sydney Croquet Club				
Image year	2019	Image by	SIX Maps	Image copyright holder	SIX Maps



Heritage Data Form

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



Heritage Data Form

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



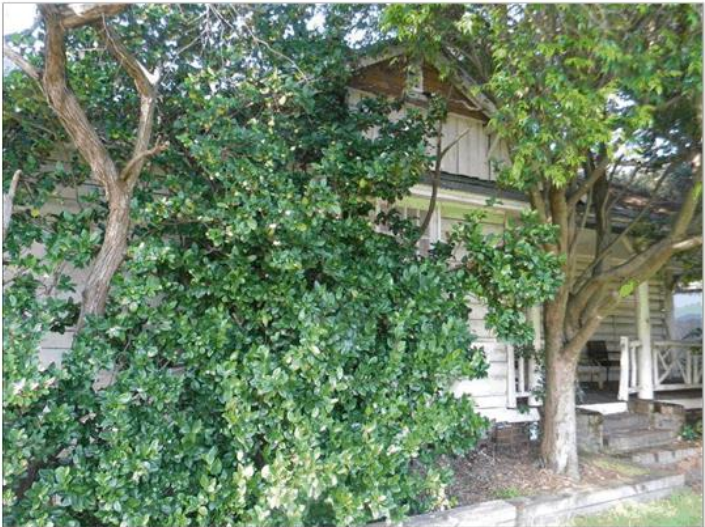
Heritage Data Form

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



Heritage Data Form

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



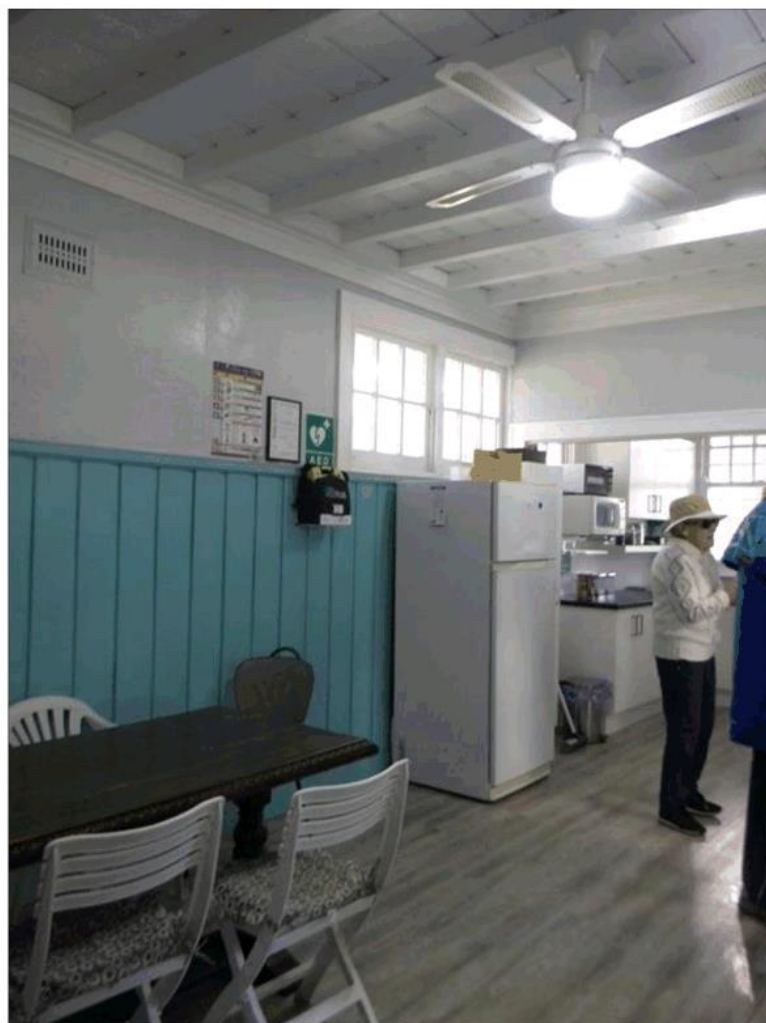
Heritage Data Form

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



Heritage Data Form

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



Heritage Data Form

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



Item No: R2 Recommendation to Council
Subject: **NSW FIRE AND RESCUE INSPECTION REPORTS FOLLOW-UP REPORT**
Author: Richard Smith, Fire Safety Officer
Approvers: Tim Tuxford, Manager - Compliance
Allan Coker, Director - Planning & Development
File No: 20/122925
Reason for Report: To further consider the inspection reports received from the Commissioner of Fire and Rescue NSW dated 28 May 2020 that were initially tabled at the Council meeting of 22 June 2020, as required by the Environmental Planning & Assessment Act 1979.

Recommendation:

- A. THAT the report of Council's Fire Safety Officer be received and noted.
- B. THAT no action be commenced with regard to Pelicano and Mrs Sippy as both businesses have ceased trading at the premises listed in the NSW Fire and Rescue Inspection/Joint Inspection Reports dated 28 May 2020 and the premises remain vacant.
- C. THAT action be taken by Council pursuant to the Fire Safety Order provisions of Division 9.3 and Schedule 5 of the *Environmental Planning & Assessment Act 1979* to address the risks identified in the NSW Fire and Rescue Inspection/Joint Inspection Reports dated 28 May 2020 that remain outstanding for The Golden Sheaf Hotel, The Royal Oak Hotel and Matteo Restaurant.
- D. THAT NSW Fire and Rescue be notified of Parts B and C above.

Background:

On 29 May 2020 Council received Inspection/Joint Inspection Reports from NSW Fire and Rescue (NSWFR) dated 28 May 2020 for the following premises;

- Mrs Sippy – 37 Bay Street Double Bay – NSWFR reference BFS17/3114 (2351)
- Pelicano – 24 Bay Street Double Bay - NSWFR reference BFS17/3127 (2360)
- Matteo – 29 Bay Street Double Bay - NSWFR reference BFS17/3145 (2422)
- Golden Sheaf Hotel – 429 New South Head Road Double Bay – NSWFR reference BFS17/3111 (2347)
- The Royal Oak Hotel – 28 Bay Street Double Bay - NSWFR reference BFS17/3112 (2349)

In accordance with the requirements of Schedule 5, Part 8, Section 17 of the *Environmental Planning & Assessment Act 1979* (the Act) all five (5) reports were tabled at the Council Meeting of 22 June 2020, where Council resolved as follows;

- “A. *THAT the report be received and noted.*
- B. *THAT the Mayor and staff write to the Commissioner of Fire and Rescue NSW seeking an explanation for the delay in furnishing the reports to Council.*”

A copy of the report submitted to the Council meeting of 22 June 2020 is attached as **Annexure 1**.

In accordance with Part B of the above resolution a Mayoral letter dated 30 June 2020 was sent to Mr Paul Baxter, Commissioner of NSW Fire & Rescue on 6 July 2020. At the time of preparing this report Council was still awaiting a response from NSWFR.

An inspection of each of the properties was undertaken by Richard Smith, Council's Fire Safety Officer between 30 June and 8 July 2020. The inspections disclosed the following;

1. Pelicano at 24 Bay Street Double Bay and Mrs Sippy at 37 Bay Street Double Bay have ceased trading at the premises nominated in the NSWFR reports and both premises are currently vacant; and
2. The majority of items listed in the NSWFR reports for the remaining three (3) premises are outstanding, as detailed in the Council inspection reports attached as **Annexures 2-4**.

This report has been prepared to satisfy Council's obligations pursuant Schedule 5, Part 8, Section 17(2)(b) of the Act that states the following;

“(2) A council must—

- (a) table any report and recommendations it receives under this clause at the next meeting of the council, and*
- (b) at any meeting of the council held within 28 days after receiving the report and recommendations or at the next meeting of the council held after the tabling of the report and recommendations, whichever is the later, determine whether it will exercise its powers to give a fire safety order.”*

The report is required to be an 'R-Item' because the Council must determine if it will exercise its powers to give a fire safety order in response to the NSWFR Inspection/Joint Inspection Reports. Unfortunately, with the changed meeting schedules due to COVID-19 and the need to report this matter to Council via the Environmental Planning Committee in accordance with Council's meeting protocols, the earliest Council meeting that this matter can be further considered is 24 August 2020.

Consideration:

As detailed in the report submitted to the Council meeting of 22 June 2020, the NSWFR inspections that lead to the five (5) Inspection/Joint Inspection Reports dated 28 May 2020 were undertaken in December 2017. Since that time two (2) of the five (5) premises have ceased trading in the Woollahra local government area (LGA).

Pelicano was located in the basement area of Gaden House at 2A Cooper Street Double Bay (aka 24 Bay Street Double Bay). Pelicano ceased trading at the end of 2019, due to the proposed redevelopment of the building. No action is required with regard to the NSWFR Inspection/Joint report on Pelicano as the premises and entire building remains vacant.

Mrs Sippy at 37 Bay Street Double Bay notified Council in writing on 9 June 2020 that “*Mrs Sippy Double Bay has ceased trading and will not be re-opening.*” This was further confirmed in an article in Good Food dated 15 June 2020 which reported as follows;

“Mrs Sippy co-owner Ben May confirmed the cocktail bar and diner had closed in Double Bay, saying the lease was up and the Sippy crew didn't want to sign an inflated lease. So they walked.”

Accordingly, no action is required at this time with regard to the NSWFR Inspection/Joint report on Mrs Sippy as the premises remains vacant.





The three (3) premises that continue to operate in the Woollahra LGA, The Golden Sheaf Hotel, The Royal Oak Hotel and Matteo Restaurant were verbally advised of the concerns detailed in the NSWFR reports during Council's recent inspections. As a consequence of Council's inspections each of the premises will be required to undertake remedial work to address the concerns of FRNSW, as detailed in Annexures 2-4, with action being initiated pursuant to the Fire Safety Order provisions contained within Division 9.3 and Schedule 5 of the Act to address the remaining risks at each premises.

Conclusion:

No action is warranted with regard to the premises that are no longer trading within the Woollahra LGA.

However, it is recommended that action be taken pursuant to the Fire Safety Order provisions of Division 9.3 and Schedule 5 of the Act to address the risks identified in the FRNSW Inspection/Joint Inspection Reports dated 28 May 2020 that remain outstanding for The Golden Sheaf Hotel, The Royal Oak Hotel and Matteo Restaurant.

Annexures

1. Report of Manager - Compliance submitted to the Council Meeting of 22 June 2020 [↓](#)
2.  The Golden Sheaf Hotel Council Inspection Report - Inspection date 30 June 2020 [↓](#) 
3. The Royal Oak Hotel Council Inspection Report - Inspection date 30 June 2020 [↓](#) 
4. Matteo Restaurant Council Inspection Report - Inspection date 8 July 2020 [↓](#) 

Woollahra Municipal Council
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Item No: 12.2
Subject: **NSW FIRE AND RESCUE INSPECTION REPORTS.**
Author: Tim Tuxford, Manager - Compliance
Approver: Allan Coker, Director - Planning & Development
File No: 20/99708
Reason for Report: To table inspection reports received from the Commissioner of Fire and Rescue NSW as required under the Environmental Planning & Assessment Act 1979.

Recommendation:

THAT the report be received and noted.

Background:

Schedule 5, Part 8, Section 17 of the *Environmental Planning & Assessment Act 1979* (the Act) relates to inspection reports by fire brigades and places an obligation on councils to table any such reports received from the Commissioner of Fire and Rescue NSW at the next meeting of the Council.

Discussion:

On 29 May 2020 Council received Inspection/Joint Inspection Reports from NSW Fire & Rescue (NSWFR) dated 28 May 2020 for the following premises;

- Miss Sippy – 37 Bay Street Double Bay – NSWFR reference BFS17/3114 (2351)
- Pelicano – 24 Bay Street Double Bay (premises now closed) - NSWFR reference BFS17/3127 (2360)
- Matteo – 29 Bay Street Double Bay - NSWFR reference BFS17/3145 (2422)
- Golden Sheaf Hotel – 429 New South Head Road Double Bay – NSWFR reference BFS17/3111 (2347)
- The Royal Oak Hotel – 28 Bay Street Double Bay - NSWFR reference BFS17/3112 (2349)

The reports are attached as **Annexures 1 to 5**.

An enquiry to the Fire Safety Compliance Unit of NSWFR revealed that the inspections were undertaken in December 2017 and the issues were not deemed to be urgent.

The reports identify that;

1. Pursuant to the provisions of Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of ‘the premises’ was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW). The inspection was also conducted in the company of Officers from the NSW Police Force and Woollahra Council.
2. The inspection was limited to the following:

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22 June 2020

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
 - A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.
3. On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. Please be advised that Schedule 5, Part 8, Section 17(2) requires **any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.** (Emphasis added)

While the utility of tabling reports that are some two and a half years old is questionable, Council must meet its obligations under the Act. What the reports do not indicate is that such reports must be tabled at the **next** meeting of Council, hence this report and the tabling of the Commissioners' inspection reports.

Schedule 5, Part 8, Section 17 of the EP&A Act states the following;

“17 Inspection reports by fire brigades

(cf previous s 121ZD)

- (1) *If the Commissioner of Fire and Rescue NSW carries out an inspection of a building under section 9.32 (Fire brigades inspection powers), the Commissioner must furnish to the council of the area in which the building is located—*
- (a) a report of the inspection, and*
 - (b) if of the opinion that adequate provision for fire safety has not been made concerning the building, such recommendations as to the carrying out of work or the provision of fire safety and fire-fighting equipment as the Commissioner considers appropriate.*
- (2) *A council must—*
- (a) table any report and recommendations it receives under this clause at the next meeting of the council, and*
 - (b) at any meeting of the council held within 28 days after receiving the report and recommendations or at the next meeting of the council held after the tabling of the report and recommendations, whichever is the later, determine whether it will exercise its powers to give a fire safety order.*
- (3) *A reference in subclause (2) to a meeting of a council does not include a reference to a special meeting of the council unless the special meeting is called for the purpose of tabling any report and recommendations or making any determination referred to in that subclause.*
- (4) *A council must give notice of a determination under this clause to the Commissioner of Fire and Rescue NSW.”*

The inspection reports have been referred to Council's Fire Safety Officer to work through the reports as part of Council's Fire Safety program to determine whether the giving of a fire safety order is necessary. To meet our obligations under Section 17(2)(b) a report recommending whether or not Council will exercise its power to issue a fire safety order will be presented to the Environmental Planning Committee meeting as an 'R' item with a recommendation to Council.

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Conclusion:

To meet Council's obligations under the Act the reports from the Commissioner of Fire and Rescue NSW dated 29 May 2020 relating to inspections undertaken in December 2017 are tabled. A further report will be presented to the Environmental Planning Committee in relation to actions, if any, to be taken in response to the reports.

Annexures

1. Inspection Report - 37 Bay Street, Double Bay
2. Inspection Report - 24 Bay Street, Double Bay
3. Inspection Report - 29 Bay Street, Double Bay
4. Inspection Report - 429 New South Head Road, Double Bay
5. Inspection Report - 28 Bay Street, Double Bay

NSW FIRE & RESCUE INSPECTION REPORT - BFS17/3111 (2347) Council Assessment of Individual Items	
Premises:	The Golden Sheaf Hotel 423 New South Head Road DOUBLE BAY 2028
Number of works required to be implemented:	12
Number of works outstanding:	13
Last inspection:	30 June 2020

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
1A	Fire Indicator Panel (FIP) – At the time of the inspection the operator confirmed that they were aware of the faults to the FIP. The operator confirmed that the following faults displayed at the time were as a result of the backup battery – “System status – charger fault and system fault”. The backup battery was on the items for maintenance and repair.	This requirement has been remedied mainly due to the NSWFR inspection being undertaken more than 2 years ago and The Golden Sheaf Hotel being required to submit a Fire Safety Statement every year. An audit of the fire services will be requested in any required Fire Safety Order.
1B	Log Books – Clause 1.16.2 of Australian Standard AS1851-2012 requires service logbooks to be left on site. At the time of the inspection, services records were not up to date. As a result, it was difficult to establish which essential service measures are regularly maintained.	The log books must be updated and this issue can form part of any required Fire Safety Order.
1C	Fire Hose Reels (FHR) – Table 9.4.1 of Australian Standard AS1851-2012 requires FHR to be accessible with no obstacles restricting its access. At the time of the inspection there were plants and furniture restricting access to the FHR on the first floor.	All plants and furniture must be removed to allow ready access to the FHR and would form part of any required Fire Safety Order.
2A	Stair Storage – The underside of the flight of stairs from the ground floor to the first-floor permitted cleaners to rest and store cleaning products. Whilst the area permitted storage. A visual inspection could not confirm	The subject storage room appears to be located adjacent to the stairway. Removing the items, which the manager stated he would do, will not remedy the concern raised by NSWFR. It is considered the storage room will need to be

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
	that whether area is considered an enclosure complies with the National Construction Code, Volume 1 (NCC), Clause D2.8 'Enclosure of space under stairs and ramps', or is permissible for employees to access as a workspace.	fire separated from the required stairway by light weight construction. Such work should form part of any required Fire Safety Order.
2B	Exit Signs – Performance Requirement EP4.2 of the NCC requires that suitable signs be installed to identify the location of exits, at the time of the inspection the ground floor kitchen lacked exit signs. At first glance, the area generally is confusing and lacks appropriate signage.	Additional directional & exit signage should form part of any required Fire Safety Order.
2C	Dimensions (Exits and Paths of Travel to Exits) – Clause D1.6 of the NCC requires specific dimensions for height and width for a required exit or path of travel to an exit. The dimensions of a doorway must not be less than the unobstructed height and width of each exit or path of travel to an exit. It appears that the ground floor kitchen signage directs occupants to where shelves narrow the path to what appears to be a fire isolated exit.	<p>The kitchen enters into a fire isolated stairway that seems to only connect two storeys.</p> <p>The exits need to be clarified and if the kitchen must directly exit into this stairway the shelves, etc. will have to be modified or moved to provide a 1 metre clear width for the path of travel to the exit.</p> <p>This issue should form part of any required Fire Safety Order.</p>
2D	Travel Distance – Clause D1.4 of the NCC outlines the minimum distances to an exit. The pokies area appears to exceed the requirement for 20 metres to an exit or point of choice to two exits.	<p>Several 'performance solutions' are utilised in the building and it will be necessary to clarify the permitted travel distances from the pokies area.</p> <p>Clarification of this issue should be sought in any required Fire Safety Order.</p>
3A	Fire Isolated Exits (FIE) – The NCC defines fire isolated exits as a structure constructed of fire resisting elements. This includes the floor and roof or top enclosing structure of the fire resisting shaft. The installation of carpet is likely to reduce the fire resisting elements of the enclosure. At the time of the inspection:	<p>Two (2) exits exist for the New South Head Road frontage connecting three (3) storeys within the building.</p> <p>The western exit, which has carpet in it, is clearly not fire isolated and it would be difficult make it fire isolated.</p> <p>The Eastern exit is concrete and is definitely fire</p>

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
	<ul style="list-style-type: none"> i. Carpet appeared to be installed in the fire isolated stairs ii. Openings were located to the FIE and beside roof top bar 	<p>isolated. A door opening exit which is closed off will need to be fire separated from the stairway in fire resistant cement sheeting to comply with the requirements of the BCA.</p> <p>Clarification is required on what exits should be and should not be fire isolated. It may be necessary for an alternative 'performance solution' to be fire engineered for the western stairway.</p> <p>The above issues will be included and resolved in any required Fire Safety Order.</p>
3B	<p>Fire Door – Leaving fire doors wedged open diminishes the fire separation and compartmentation between the rest of the building. There were numerous areas where fire doors wedged open into the fire isolate stair.</p>	<p>Some doors are not fire doors and the rear fire stair exiting onto Kiaora Lane from the first storey is not being well maintained.</p> <p>Clarification will be required on whether the stairway is required to be fire isolated. If the stairway is not required to be fire separated then fire doors are not required so the separation and compartmentation requirements may be onerous and unnecessary.</p> <p>The above issues will be included and resolved in any required Fire Safety Order.</p>
3C	<p>Fire Doors / Smoke Doors – Section 12.2.4. of Australian Standard AS1851-2012 requires fire doors and smoke doors to be appropriately tagged. At the time of the inspection it appears that a number of the fire doors lacked tags into the fire isolated exit.</p>	<p>It is unclear what fire isolated exit is being referred to by NSWFR.</p> <p>The eastern fire doors to the fire isolated stairway that exits onto New South Head Road seemed to be tagged. However the rear stairway, which may not be a required fire isolated stairway had problems with the fire doors not being correctly tagged and some fire doors have been replaced with normal doors.</p> <p>The fire door frames also have some maintenance issues with some cut outs into the doorframes for extra locks, etc.</p> <p>The above issues will be included and resolved in any required Fire Safety Order.</p>

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
4A	The AFSS could not be located. For ease FRNSW prefers the statement be located beside the FIP.	<p>The Annual Fire Safety Statement (AFSS) was located near the bottle shop.</p> <p>The Fire Indicator Panel (FIP) is located next to an entrance that is very rarely used.</p> <p>It is considered a copy of the current AFSS should be located adjacent to the main entrance so as to satisfy the requirements of the <i>Environmental Planning & Assessment Regulation 2000</i>. A copy could also be located beside the FIP as requested by NSWFR.</p> <p>The location of the AFSS shall be confirmed in any required Fire Safety Order.</p>
4B	An inspection and a review of Council's records may be required as it appears that a performance solution has been developed for structures, which include egress requirements that require regular maintenance.	<p>A 'performance solution' exists for the rear ground floor exit that passes by openings of the rear building. This solution was provided about ten (10) years ago at the request of Council's Fire Safety Officer.</p> <p>A review of the current Annual Fire Safety Statement schedule submitted to Council confirms the building includes a 'performance solution' prepared by Philip Chun & Associates. All existing 'performance solutions' will need to be reviewed.</p> <p>A request for all 'performances solutions' that exist within the building will be required as part of any required Fire Safety Order.</p>
4C	It is unclear whether the listed items in the performance solution are being maintained.	<p>At this time only one (1) documented 'performance solution' could be locate for the building.</p> <p>This issue will be resolved in conjunction with item 4B above.</p>

NSW FIRE & RESCUE INSPECTION REPORT - BFS17/3112 (2349)	
Council Assessment of Individual Items	
Premises:	The Royal Oak Hotel 28 Bay Street DOUBLE BAY 2028
Number of works required to be implemented:	7
Number of works outstanding:	8
Last inspection:	30 June 2020

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
1A	Exit signs – A number of exit signs were either not operating when the test button was pressed or were not illuminated.	I could not locate any exit sign that was not illuminated on my inspection. This could be a result of recent rectification works to the fire measures for the submission of the Annual Fire Safety Statement (AFSS). An audit of all the fire measures will be requested in any required Fire Safety Order.
1A.B(i)	Portable Fire Extinguishers (PFE) – Table 10.4.1 requires PFE to remain conspicuous, readily accessible and in its assigned location. At the time of the inspection there were items restricting access to the PFE in a number of areas. The PFE in the kitchen was missing off its bracket, the second bracket was also sign posted as chemical but was CO2.	The need for all PFE to be placed in the designated locations will be addressed as part of any required Fire Safety Order.
1A.B(ii)	Fire Hose Reels (FHR) – Table 9.4.1 requires FHR to be accessible with no obstacles restricting its access. At the time of the inspection there were items restricting access to the FHR.	The need to maintain unrestricted access to the FHR at all times will be included in any required Fire Safety Order.
1B.	Visual Warning Device (VWD) Strobe – Clause 3.8 of Australian Standard 1670.1 -2015 requires a strobe to be visible from the main	This matter has been addressed. The Strobe light is on the Cross Street frontage where the fire indicator panel is located.

Page 1 of 3

Attachment to report 20122925 (Title The Royal Oak Hotel Council Inspection Report - Inspection date 30 June 2020)

Term No.	Work Listed in NSWFR Inspection Report	Comments of Council Fire Safety Officer Following Inspection
	approach of “the premises” and be as near as practicable to the Designated Building Entry Point (DBEP). At the time of the inspection, a VWD strobe could not be located external of the building.	
1C.	Annual Fire Safety Statement (AFSS) – Clause 177(3)(b) of the Environmental Planning and Assessment Regulation 2000 states that the AFSS must be prominently displayed in the building. At the time of the inspection the AFSS could not be located. For ease FRNSW prefers the statement be located beside the Fire Indicator Panel. An inspection and a review of council’s records may be required.	In discussions with the Hotel Manager it was agreed the AFSS is to be located in a prominent position on the Cross Street frontage. This issue will be addressed in any required Fire Safety Order.
2A.	Doors relating to Fire Exits – Clause 184 and Clause 185 of the EP&A Regulation requires exit doors from the premises to be free of obstruction. It is at council’s discretion to determine whether the required exit doors that included sliding bolts and dead latches contravene this requirement or has been granted development consent.	No moveable obstruction was observed at the time of Council’s inspection. However a door swings into the stairway from the ground floor obstructing the evacuation of the occupants from the first floor. The subject door will need to be swung the other way. Another swinging door is located on an internal stairway connecting the ground floor from the first floor discharging within the main bar area on the ground floor. This stairway does not directly discharge to an open space and therefore may not be a required stairway. Clarification will be required in relation to exit travel distances and certain non-compliances in relation to the width and stair treads within this stairway. Any required Fire Safety Order will address all of the issues outlined above as well as the non-compliant hardware on the exit doors.
2B.	Swinging Doors – Clause D2.20 of the NCC requires swinging doors in a required exit, or that forms part of	The direction of swing of all doors and hardware forming part of a required exit will be addressed in any required Fire Safety Order.

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	a required exit to swing in a direction that does not impede the path or direction of egress. At the time of the inspection the door that appears to be a required exit door opened inward in the pokies area.	
2C.	Exit Signs – Performance Requirement EP4.2 of the NCC requires that suitable signs be installed to identify the location of exits. At first sight, there is insufficient cues to identify where the exits are located. A review of the exit strategy may be required.	Additional exit & directional signage will be required in any required Fire Safety Order as well as an audit of the fire services within the building.

NSW FIRE & RESCUE INSPECTION REPORT - BFS17/3145 (2422) Council Assessment of Individual Items	
Premises:	Matteo Restaurant 29-33 Bay Street DOUBLE BAY 2028
Number of works required to be implemented:	3
Number of works outstanding:	3
Last inspection:	8 July 2020

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1A.A	Fire Blankets – Table 11.4 of Clause 11.4 requires fire blankets to be installed in accordance with AS2444, readily accessible, conspicuous, and located in its signposted location. At the time of the inspection the fire blanket in the kitchen was obstructed by a shelf and utensils.	No fire blanket could be located within the kitchen during Council's inspection, even though fire blankets are listed on the most recent Annual Fire Safety Statement (AFSS) submitted to Council. The requirement that fire blankets are required at all times will be included in any required Fire Safety Order.
1A.B	Portable Fire Extinguishers (PFE) – Table 10.4.1 requires PFE to remain conspicuous, readily accessible and in its assigned location. At the time of the inspection the PFE in rear storeroom was missing from its signposted location.	A review of the portable fire extinguishers required throughout the premises will be requested in any required Fire Safety Order.
2A	Travel Distance – Clause D1.4 of the NCC outlines the minimum distances to an exit. At first glance the distance from the rear of the restaurant to the front (and what appears to be the only required exit) appears greater than 30m. A review of council's records may be required.	Council's inspection revealed that the restaurant has a front entry onto Bay Street and a rear exit onto Gumtree Lane. If both the front entry and rear exits are utilised within the premises the restaurant travel distances would comply with the requirements of Clause D1.4 of the Building Code of Australia. Clarification of the required exits from the restaurant will be addressed in any required Fire Safety Order.

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

