

HERITAGE ASSESSMENT



Sydney Croquet Club

Woollahra Park, off O'Sullivan Road, Rose Bay

Updated September 2020 | J3657

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CONTENTS

1.0	INTRODUCTION	1
1.1	The Brief	1
1.2	Preamble	1
1.3	Authorship	2
1.4	Limitations	2
1.5	Methodology	2
1.6	Documentary Evidence	2
1.6.1	General References	2
1.6.2	Newspapers, Journal Articles etc.	2
1.6.3	Historic Plans, Images and Photographs	3
1.6.4	Other	3
1.7	Site Location	3
2.0	HISTORICAL DEVELOPMENT OF THE SITE	5
2.1	The Site Prior to 1923	5
2.2	Woollahra Park	6
2.3	Rushcutters Bay Croquet Club and Sydney Croquet Club	7
2.3.1	The Origins of the Club	7
2.3.2	The Design of the Clubhouse	9
2.3.3	Opening of the Croquet Lawns and Clubhouse	9
2.4	The Architect, M.V. E. Woodforde, A.R.A.I.A	14
2.5	Split Log Construction	17
3.0	SITE ASSESSMENT	20
3.1	The Site	20
3.2	The Clubhouse	22
3.2.1	Exterior	22
3.2.2	Interior	29
3.3	The Shelters	32
3.4	The Setting	34
4.0	ASSESSMENT OF SIGNIFICANCE	35
4.1	Summary of Existing Statutory Heritage Listings for the Site	35
4.1.1	Commonwealth Listings	35
4.1.2	State Listings	35
4.1.3	Local Listings	35
4.2	View Corridors	36
4.3	Integrity	37
4.4	Comparative Analysis	38
4.4.1	Croquet Clubs	38
4.4.2	M.V. E. Woodforde	42
4.4.3	Split Log Buildings	42
4.5	Significance	43
4.5.1	Criterion (a)	43
4.5.2	Criterion (b)	43
4.5.3	Criterion (c)	44
4.5.4	Criterion (d)	45
4.5.5	Criterion (e)	45
4.5.6	Criterion (f)	46
4.5.7	Criterion (g)	46
4.6	Statement of Significance	47
5.0	CONCLUSIONS	45
6.0	RECOMMENDATIONS	45

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 Cub,' *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.

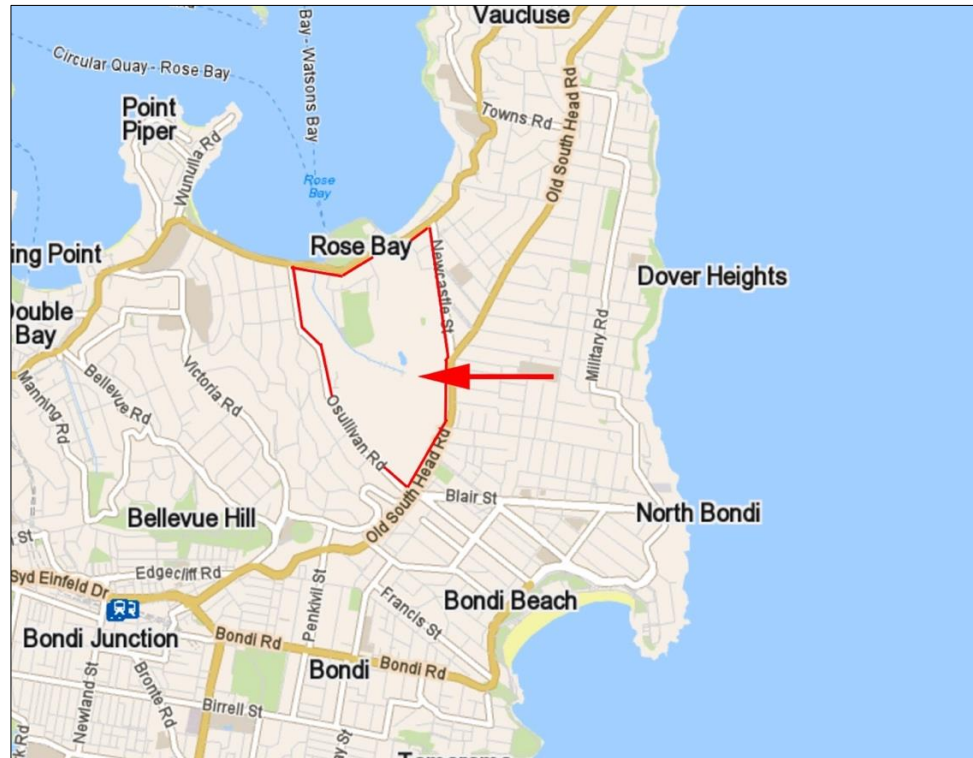


Figure 1: Location of Woollahra Park within Woollahra.
Whereis; annotation in red by WP Heritage and Planning.



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 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 award 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.

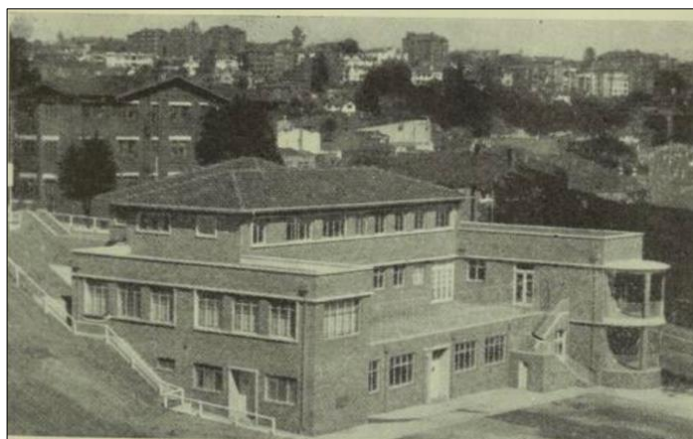


Figure 15:
New Baby Health
Centre and Day
Nursery, Double
Bay.
Building and
Engineering, 24
October, 1951.

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.

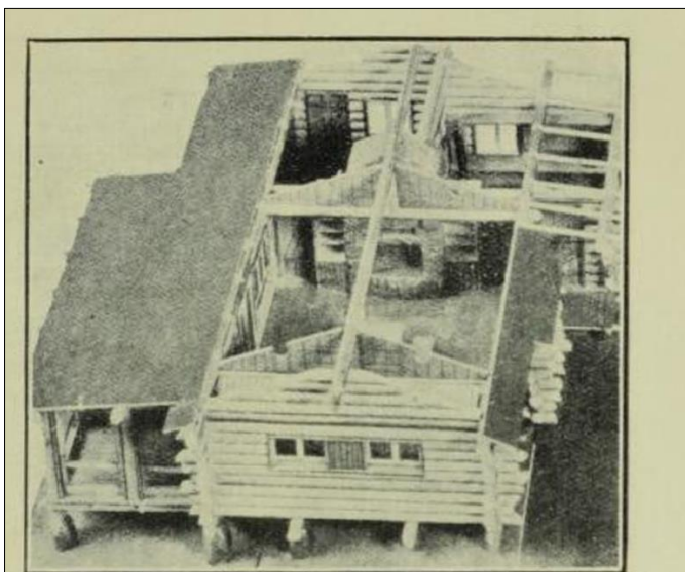
A search of newspapers reveals that Boy Scout and Girl Guide groups erected small cabins throughout the State. There are references to weekender log cabins in forests and lakes and to the sale of 'log cabin sites' in locations such as the Tuggerah Lakes and Blue Mountains.⁵⁷ In 1924, the Melbourne publication *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.



A LOG CABIN.

(From "House and Garden.")

The very name of log cabin is appealing to the average Australian who, for all his reputed love of pleasure, has a sneaking regard and preference for that variety that takes him nearest to nature; and since he is taught that "the architecture of a place should take its character from the surrounding country," his dream of an ideal cottage home is very probably a log cabin among the timber out back. Log cabins can be made cool in summer and warm in winter; their chief disadvantages are their liability to harbour vermin, and the difficulty in lining the interior. In America, this form of construction is common, the interstices between the logs being filled in with clay and mud, and the roof being ruberoid or malthead, where available; otherwise turf makes a good substitute.

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 significant trees that surround the site as including:

- 3 Hill's Weeping Figs
- 3 Norfolk Island Pines
- a Washingtonia Palm
- 3 Yellowwoods
- 2 Eucalyptus sp.
- 2 Brush Box.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 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.

⁶⁰ Site inspection carried out with Council's Tree Officer and Heritage Officer on 11 June 2020.

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
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.

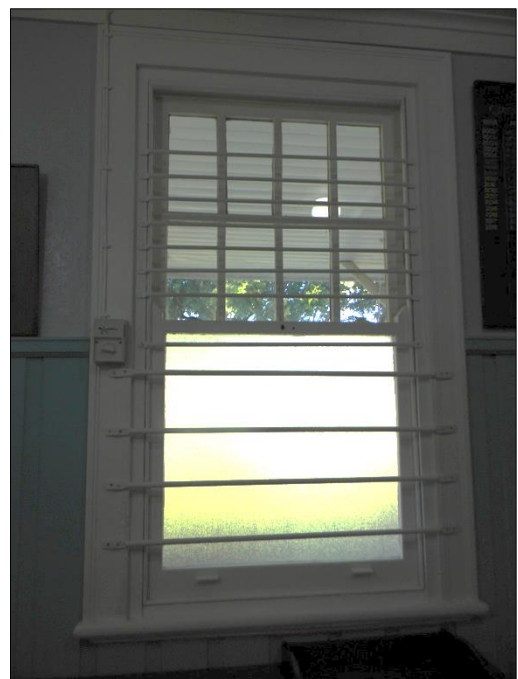


Figure 43: Detail of the window architraves.

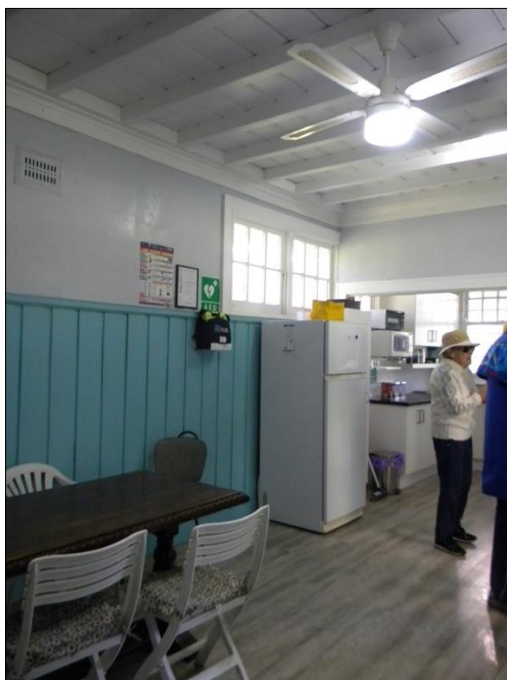


Figure 44: Looking towards the north-eastern corner of the main club room.



Figure 45: Three panel door leading into the bathrooms.



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

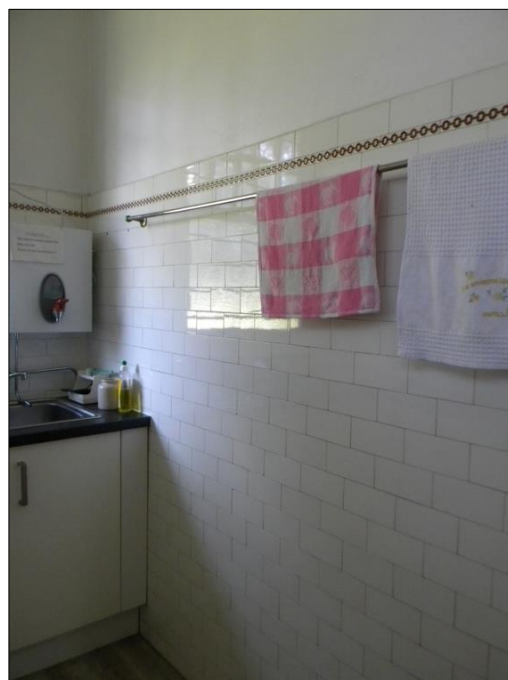


Figure 47: What may be original tiling in the kitchen.



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
Croquet Clubhouse, Marrickville Date: Unknown. Club formed c.1927	Lawson Street, Marrickville	Social significance; rare building type (i.e. as a croquet club building)	 <p>SHI Listing Sheet. Weatherboard building.</p>
Croquet Lawn and Pavilion, Epping Date: c.1940s.	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>
Eastwood Park Pavilion Date: c.1935	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
<p>Taree Park, including Croquet Club, Grandstand, Memorial Gates and Mature Trees.</p> <p>Date: club formed 1937.</p>	Macquarie Street, Taree	Important open space (the park) structured for active and passive recreation.	 <p>SHI Listing Sheet.</p> <p>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
<p>Coogee Croquet Club</p> <p>Date: Post World War II</p>	Smithfield Avenue, Coogee	Not listed	 <p>Google Maps.</p> <p>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.	 Google Maps. Proprietary clad building.
Killara Croquet Club. Date: Post World War II.	Lorne Avenue, Killara	Not listed.	 Google Maps. Weatherboard clad building.

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 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 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility 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 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility*, be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. The site meets the threshold for listing on the *LEP 2014* under Heritage NSW under criteria (a), (b), (c), (d), (e), (f) and (g).
- The *Sydney Croquet 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.

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ITEM DETAILS							
Name of Item	Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility						
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							

Heritage Data Form

State <input checked="" type="checkbox"/>	Local <input checked="" type="checkbox"/>
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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 significant trees that surround the site as including:</p> <ul style="list-style-type: none"> 3 Hill's Weeping Figs 3 Norfolk Island Pines a Washingtonia Palm 3 Yellowwoods 2 Eucalyptus sp. 2 Brush Box <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"/>
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>					

Heritage Data Form

	Replacement of the original tiled roof of the Clubhouse with Colorbond (after 1977).
	Painting of the originally oiled split logs of the Clubhouse (after 1977).
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>
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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>

APPLICATION OF CRITERIA

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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.
Rarity	<p>The Sydney Croquet Club, Woollahra, has local and state significance under this criterion for the following reasons:</p>

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SHR criteria (f)	<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	-	'New Croquet Lawns: Opened at Woollahra Park,' <i>The Sydney Morning Herald</i> , 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		(<i>Sydney Croquet Club</i>), undated.	1930s(?)	Sydney Croquet Club

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Photographic		(Sydney Croquet Club), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS

Recommendations	<p>It is recommended that the <i>Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility</i> 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 Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility. See the plan below.</p> <p>It is 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.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	Year of study or report	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	September 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



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



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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



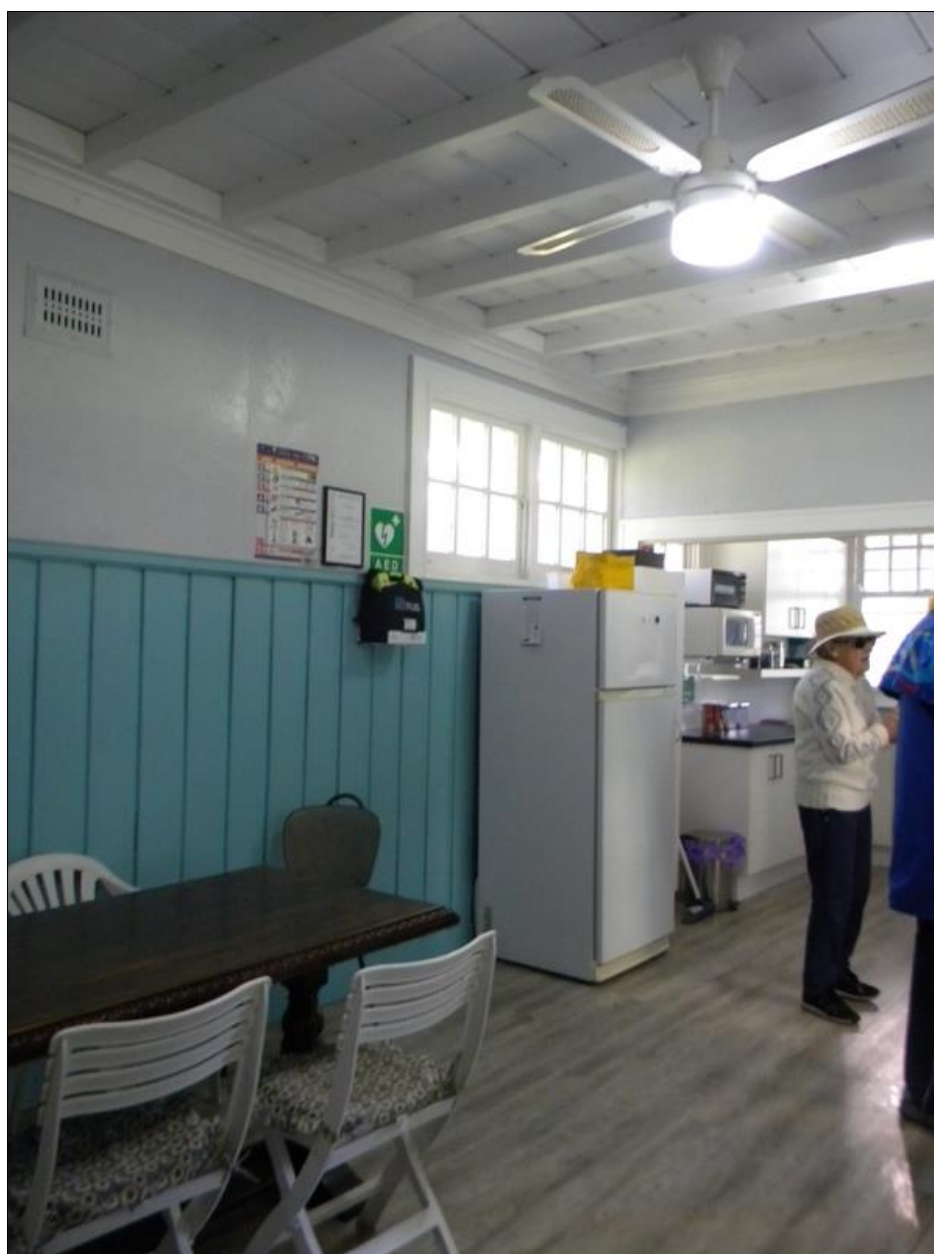
Heritage Data Form

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"/>		

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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						

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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

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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.

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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	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. 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	September 2020

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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



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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



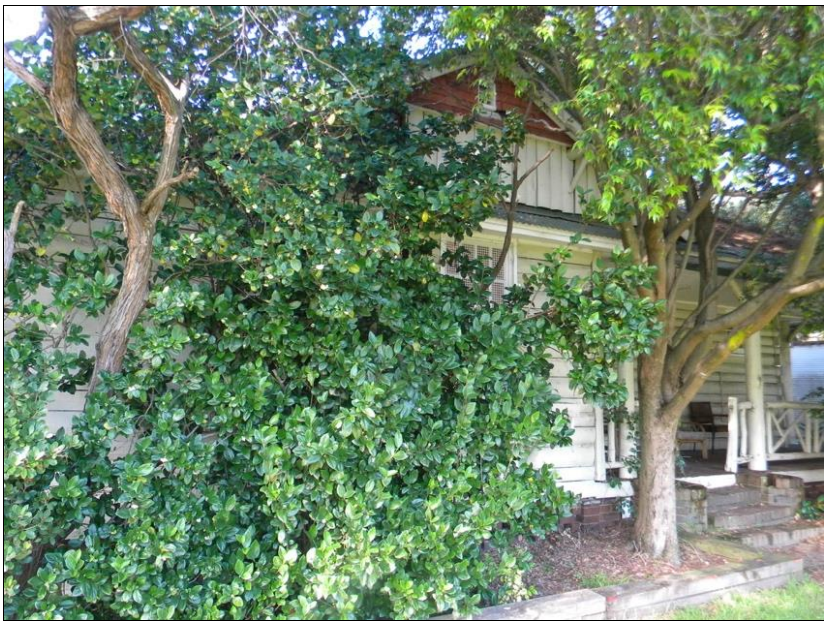
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Image caption	Western elevation of the clubhouse.				
Image year	2019	Image year	2019	Image year	2019



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

