

Item No: R1 Recommendation to Council

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

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Approvers: Chris Bluett, Manager - Strategic Planning
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File No: 20/86529

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

Recommendation:

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

1. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

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

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

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

2. Planning proposal

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

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

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

3. Woollahra Local Planning Panel meeting and advice

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

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

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

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

4. Consideration of LPP advice

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

- In 1937-8, Council's architect M.E.V. Woodforde was instructed to prepare plans for alterations and additions to the George S. Grimley Pavilion to provide for secretarial accommodation for the adjoining Woollahra Golf Clubhouse and the extension of the refreshment rooms. These plans have not been located. This may relate to what is now the pro-shop on the north-western side of the principal building form. Equally, a reference to the extension of the George S. Grimley Pavilion to the north-west in 1933 (only by 12 ft) may relate, in part to this work.
- In 1972, the Rugby Club made an application for works to the George S. Grimley Pavilion. The plans associated with this work, however, are dated 1959 and were prepared by David Brindley and Vickery. These plans are not coloured, making it difficult to distinguish new and existing work. This work would appear to have included the removal of some seating in the grandstand and an extension on the north-eastern side (application 328/72). The work also included new internal openings between the George S. Grimley Pavilion and what is now the pro-shop and the installation of a sauna room for the Eastern Suburbs Rugby Union Club within the dressing rooms beneath the seating.
- Alterations to the pro-shop to the side of the building were approved in 1983 (application 22/83). The work involved the removal of 2 internal walls and the installation of a beam.
- Internal refurbishment works to the ground floor of the George S. Grimley Pavilion were approved in 1996. These works also involved the removal of a door in the south-western elevation of the pro-shop and the refurbishment or replacement of some doors and windows. The plans were prepared by Arclinea Consultant Designers (application 96/642).
- Alterations to the gym for the football club (application 08/111).



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

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

5. Conclusion

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

Annexures

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