

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

**Recommendation:**

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

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**1. Background**

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

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

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

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

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

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

## 2. Meeting with Sydney Croquet Club

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

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

<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/HeritageListing2010final.pdf>

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

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

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

## 3. Conclusion


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

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

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

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

## Annexures

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