

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

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

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

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

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

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

- A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:
 - (a) the correction of an obvious error in a local environmental plan,
 - (b) matters that are of a consequential, transitional, machinery or other minor nature, or
 - (c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.

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

Items (a) and (b) are not relevant to the planning proposal. Consideration under item (c) has been passed to the position of Director Planning and Development through the General Manager's delegations.

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

2. Background

On 23 April 2018 Woollahra Council resolved in part:

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

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

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

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

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

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

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

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

3. The site

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



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



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



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

4. Assessment of heritage significance

The assessment of heritage significance (**Annexure 2**) was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001. The assessment used the process and criteria set out in that document.

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

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

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

The heritage significance assessment provides the following statement of significance for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)*:

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

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

5. Planning proposal

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

5.1 Planning proposal structure

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

5.2. Objective of amendment to Woollahra LEP 2014

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

5.3. Explanation of provisions

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

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

6.4. Relationship to strategic planning framework

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

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

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

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

Planning Priority 5 Conserving our rich and diverse heritage

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

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

6. Conclusion



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

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

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

Advice from the WLPP will be provided to Council.

Annexures

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