

Moorefield Racecourse Kogarah

1888 – 1951

Rockdale Council Committee and Council Minutes on
Moorefield Racecourse



Anne Field

Introduction

The electronic copy of The History of Moorefield Racecourse (1888-1951) was launched at James Cook Boys Technology High School on July 14 2016. July 14 1951 was the date of the last race meeting at Moorefield.

The hard copy was launched at Moorefield Bowling Club French Street Kogarah on October 13 2016. October 13 1888 was the date of the first race meeting at Moorefield.

I had originally intended to include the Council and Committee Minutes, which were relevant to Moorefield Racecourse, in my hard copy. However, after discussion with my publisher, we decided to remove the Minutes.

This material must be recorded in a historical document, and it is for this reason that I am submitting it as an entry to the 2017 Ron Rathbone Local History Prize.

In addition, I have included some maps, which feature in my book. This has been done to support the content in this document. I have also included some photographs and material, which do not feature in my original document.

I would like to thank Kirsten Broderick, Local Studies Librarian for her assistance over many years with the Minute Books.

Anne Field
Kogarah
August 14 2017



Moorefield Racecourse in Rockdale Council and Committee Minutes

I have read the following Rockdale Council Minutes from 1951 until 1959. The Rockdale Council Minutes provide an accurate report of the events leading up to the sale of the Racecourse, subsequent construction of the residential estate and the three educational facilities.

TOWN PLANNING COMMITTEE – June 4 1951 page 1248

Alderman Docos pointed out that the St George Technical College had been promised that additional facilities would be provided at Moorefield. There is great need for such extended facilities in this district and the County Council could help by impressing this need upon the Department of Technical Education

Alderman Carruthers pointed out that provision had been made for a secondary school site in Spring Street but the Council had planned this for a municipal golf course.

Alderman Jones pointed out that a burning question has been the existence of Moorefield Racecourse and the Council has awaited with interest the attitude of the County Council in regard to it. So far the STC has had its own way and even the Southern Expressway has been diverted to suit them. The Racecourse is a stumbling block to development in this area and it creates a definite traffic problem. The higher area is most suitable for a secondary school and the lower areas could be developed as home sites and as recreation areas. Planning along these lines would be much better than the present set –up. Mr Fraser (Chief Planner Cumberland County Council) pointed out that the Moorefield Racecourse and Southern Expressway are County Plan features and he could not interfere with them in the Outline Plan.

TOWN PLANNING COMMITTEE – June 30 1952 page 1906

Southern Expressway

The STC and the Main Roads Department are being contacted and consulted and it is understood that the STC is now revising its plans in respect of Moorefield Racecourse. This Council may be assured that every consideration will be given to its representations and that it will receive a reply from Cumberland County Council in due course.

TOWN PLANNING COMMITTEE – November 3 1952 page 2185

Notice was published in Government Gazette of October 17 1952 notifying the Minister's approval to the Cumberland County Council resolution to prepare an amendment of the County Planning Scheme in respect to Moorefield Racecourse area. The Minister has now approved issue of a notice suspending provisions of the County Planning Scheme in respect of the land under Section 343Y of the Act. Council as the Interim Development Authority will be required to consult with the Cumberland County Council before deciding any Interim Development Application.

TOWN PLANNING COMMITTEE – December 16 1952 page 2267

Acknowledging Council's letter after the lifting of the Moorefield Racecourse property from the County Plan wherein the Council asked that it be kept advised of any proposed development of rezoning in respect to Moorefield Racecourse.

The suspension of the County Scheme follows a recent resolution of the County Scheme to prepare an amending scheme in respect to the Moorefield Racecourse and other specified areas. The County Council is now about to commence the preparation of this amending scheme, but before doing so, it would be glad of advice as to how the Rockdale Council desires the land to be zoned in such scheme.

Note by the Town Clerk 'I think that this enquiry now poses for this Council a difficult and awkward question. In the original plan Moorefield Racecourse was zoned Open Space. It was to avoid complications arising from this zoning that the Cumberland County Council sought a suspension of the County Scheme. Obviously therefore the County Council will not be prepared to again zone the area as Open Space. It is equally obvious that zoning as a Living Area or Industrial Zone would prevent the continuance of the Racecourse and give rise to the claims feared by the County Council when the area was zoned as open space. Disregarding the question of likely compensation, I imagine that this Council would be prone to suggest zoning as Living Area. If there is agreement that the Racecourse should remain I think that the best approach would be for a partial rezoning to provide for a relocation of the proposed Southern Expressway more in a westerly direction on the Racecourse property. Frankly I do not like the question posed by the County Council. I think that it leaves Rockdale Council in the position that it must adopt the bold attitude that Moorefield Racecourse must go and the whole area be rezoned as Living Area or that it must bow to the continuation of racecourse activities provided Council can secure its reasonable desire in regard to re-location of the Expressway. I think that the matter might well be the subject of discussion with the Cumberland County Council before any actual decision is given by this Council.'

COUNCIL MEETINGS 1953

COUNCIL MEETING – March 12 1953 page 2652

Council to hold Conference with Department of Main Roads and Cumberland County Council concerning Moorefield Racecourse and Southern Expressway.

COUNCIL MEETING – March 26 1953 page 2679

Council noted the lengthy report by the Committee in regard to the Conference with the Cumberland and County Council on these matters. The TC drew attention to the need for further decisions by Council in connection with the matter, and particularly as to whether Council is prepared for the racecourse to remain under conditions which might permit the Southern Freeway to be located on racecourse land.

COUNCIL MEETING – July 30 1953 page 2903

Town Planning Committee Meetings

A) Town Clerk submitted the report of the Special Meeting of the Town Planning Committee held on July 20 1953. This special report dealt with consideration of the proposed Interim Land Use Plan and the proposed Interim Ordinance. It also dealt with consideration of the Moorefield Racecourse zoning. The report contained a number of recommendations including approval in principle of the Interim Land Use Plan subject to the adjustments as set out in this report.

B) The Town Clerk submitted the report of the Town Planning Committee of July 27 1953.

C) Among other things this report dealt with recommendations for amendment and adoption of the Interim Draft Ordinance; amendment and adoption of Interim Land Use Plan and the future zoning of Moorefield Racecourse.

COUNCIL MEETING – August 27 1953 page 2963

Re Moorefield Racecourse Deputation

The Council received the report of the deputation from Kogarah Golf Club, The Owners and Trainers Association and the Moorefield Progress Association and gave consideration to representations of the deputation.

After a lengthy discussion on this matter it was resolved that the Mayor and Town Clerk endeavour to arrange a conference with the Cumberland County Council on the suggestions now before the County Council in respect of Moorefield and in an endeavour to reach mutual agreement as to the best possible planning or zoning of Moorefield.

It was then decided to inform these bodies which comprised the deputation that the Council has noted their representations and that the whole matter of Moorefield is still being discussed with Cumberland County Council with the object for the best possible zoning to avoid the possibility of industry on the land.

St George Regional Council of P and C Associations page 2961

The Association is convening a meeting in the St George County Council Auditorium, Kogarah at 7.45pm on Friday 11th September to discuss school conditions in the District. One of the main problems is the lack of a full five year course high school in the District and boys have to go to other districts to gain the Leaving Certificate. The Association is asking that a full high school be established on Moorefield Racecourse.

All local organisations in the District are invited to send delegates to the meeting and such organisations are also asked to make a donation to finance the campaign.

On the motion of Alderman Gosling and Docos it was resolved to inform the writers that the Council has already made provision for secondary school extension in its proposal to the Cumberland County Council concerning the future zoning of Moorefield Racecourse, and that delegates of this Council will be present at the meeting of the 11th proximo.

COUNCIL MEETING – September 10 1953 page 2981

Reaffirming the support of the Council that there should be no extension of Moorefield Racecourse while there is any threat to existing homes under the County Plan and in opposition to industry on the course.

Page 3032

Alderman Gosling referred to the fact that a great amount of publicity has been recently given particularly in the City newspapers regarding the future disposition of the Racecourse. Questions have also been asked in Parliament on the matter. No mention has been made of the long deliberations by this Council and its well-considered plan for the future development of the Racecourse. Nor has there been any publicity given to the needs of the Education Department. Most of the publicity appears to have highlighted the argument of the 27 trainers who use the area. The Council has given much thought and time to this important matter and some further steps should be taken to forcibly bring to notice the Council's proposal.

On the motion of Alderman Jones and Mainerd it was also decided to invite the local State Members to a meeting of Council in order that the Council's views may be again put to them and they may be asked the extent to which they will assist in achieving Council's objective.

COUNCIL MEETING – December 14 1953 page 3118

Hurstville South P and C Association

At a recent meeting of the Association it resolved

- 1) To write to the Minister for Education seeking assurance that the CCC will be requested to zone a portion of Moorefield Racecourse for secondary school purposes and that such action be taken as one of special urgency
- 2) to draw to the Minister's attention the insufficient provision for secondary education in the St George area particularly for boys and the rapidly worsening position in this regard.

There is no full course high school for boys between Sydney and Corrimal. The population of the St George District is approximately one quarter of a million and the existing school facilities at Sydney High, Canterbury, Kogarah, Hurstville Junior Tech and Sutherland Junior High are hopelessly inadequate.

The Council and all local bodies are asked to assist the movement for better education facilities and in particular to support the representations which have been made to the Minister.

The Council agreed to cooperate in the desired directions and to advise the Association of its attitude in regard to Moorefield.

TOWN PLANNING COMMITTEE – January 12 1953 page 2301

Deferred Matter

A) Cumberland County Council

Acknowledging Council's letter written after the lifting of the Moorefield Racecourse property from the County Plan, wherein the Council asked that it be kept advised of rezoning in respect of Moorefield Racecourse.

The suspension of the County Scheme follows a recent resolution of the County Council to prepare an amending scheme in respect of Moorefield Racecourse and other specified areas. The County Council is now about to commence the preparation of this amending scheme, but before doing so, it would be glad to advise as to how the Rockdale Council desires the land to be zoned in such scheme.

Note by Town Clerk 'I think that this enquiry poses for the Council a difficult and awkward question. In the original plan, Moorefield Racecourse was zoned for open space. It was to avoid complications likely to arise from the zoning, that the Cumberland County Council sought a suspension of the County Scheme. Obviously therefore, the County Council will not be prepared to again zone the area as open space. It is equally obvious that zoning the Living Area as Industrial Zone would prevent the continuance of the Racecourse and give rise to the claims feared by the County Council when the area was zoned as Open Space. Disregarding the question of likely compensation, I imagine that this Council would be prone to suggest zoning as Living Area. If however there is agreement that the Racecourse should remain, I think that the best approach would be a partial rezoning to provide for a relocation of the proposed Southern Expressway more in a westerly direction upon the Racecourse property. Frankly, I do not like the question posed by the County Council, I think it leaves Rockdale Council in the position that it must either adopt the bold attitude that Moorefield Racecourse must go, and the whole area be rezoned as Living Area, or that it must bow to the

continuation of racecourse activities, provide Council can secure its responsible desire in regard to relocation of the expressway.

I think this matter might well be the subject of a discussion with the Cumberland County Council before any actual decision is given by this Council.”

B) The foregoing report by the Town Clerk was deferred from the last meeting in order that the Council may arrange at the first meeting of the New Year the matter of a Conference with the Cumberland County Council.

The foregoing matter has specific relation to the zoning of Moorefield Racecourse. The matter cannot well be separated from the larger matter of the site of the proposed Southern Expressway, the Council recently approached the Sydney Turf Club and suggested a further Conference. This was mentioned to the 2 local State Members. The STC has expressed its willingness to confer with Council but has left it to Council to fix a time and place. McGrath and Cross, MLA's have also expressed their readiness to confer.

The next step for Council is to agree on a date, time and place for Conferences.

A) with the Cumberland County Scheme in regard to the zoning of Moorefield Racecourse

B) with the Cumberland County Council the STC, local, State members and the Council's Town Planner in regard to the proposed Southern Expressway in relation to Moorefield Racecourse.

It will obviously be preferable to talk to the Cumberland County Council first in regard to the zoning of Moorefield. Our date and place could be fixed for the Conferences and the STC brought into discussions at a later hour than the Cumberland County Council. I think it would be wise to invite the Department of Main Roads to again sit in on any Conference with respect to the Southern Expressway site.

TOWN PLANNING COMMITTEE – March 23 1953 page 2459

Re Moorefield Racecourse and Southern Expressway

At this stage by arrangement Councillor Luke-Chairman, Councillor D.Cross, Mr Maiden, Town Clerk and Mr Fraser, Chief Planner of Cumberland County Council attended the Committee concerning Moorefield Racecourse and the Southern Expressway.

Mr Harold Smith, Council's Town Planner was also present.

The Town Clerk had mentioned the letter of March 20 1953 from the Department of Main Roads. This letter was to reply to the invitation to the Department to attend this Conference. In its reply the Department had pointed out the matter of zoning of Moorefield is purely one for the Cumberland County Council and Rockdale Council. In regard to the Southern Freeway the Department said that the relocation could not be confined to the Moorefield area. The site of the Southern Freeway as shown on the County Plan was selected by the Minister for Local Government after investigation by his officers. The Department of Main Roads did not and does not object to that location. In these circumstances the Department did not wish to be represented at this conference.

The Town Clerk pointed out that Council had always objected to the Southern Freeway and particularly to its location in the County Plan, in relation to Moorefield Racecourse and the adjacent homes. Subsequently, the Cumberland County Council obtain suspension of the

County Scheme in respect to Moorefield and to the open space areas in the County. This Council then asked the Cumberland County Council to keep it advised as to how Moorefield Racecourse should now be zoned. The object of this Conference was to discuss that aspect with the County Council and also possible relocation of the Southern Freeway.

It has been hoped that the Department of Main Roads would join in the Conference in respect to the Southern Expressway. The Town Clerk suggested that the Conference might perhaps open with an explanation in regards to the suspension of the County Scheme, and the position which now arises in regards to the rezoning of Moorefield.

His Worship the Mayor extended a welcome to visitors and invited Councillor Luke to speak. In regard to the suspension of the scheme, this question of Moorefield and a number of other open spaces arose. The original intention of zoning these areas as Open Space (and Moorefield is a good illustration) was to give the County Council some measure of control over development but it now becomes necessary for the County Council to consider what type of rezoning should be applied to any amendment of the County Scheme. The County Council decided to consult the constituent Councils for their views.

In reply to a question Councillor Luke further explained that if any suggested rezoning of Moorefield would involve the County Council for further expenditure the County Council would be in the difficult position it was prior to the suspension of the Scheme. It would then have to go back to the local Councils to discuss the question of finance.

The question was raised as to whether Moorefield could, since the suspension, decide to develop part of the land for industry. It was pointed out that the Council wanted the racecourse to remain as open space for the Southern Expressway to pass through it. Councillor Luke pointed out that in the event of any objectionable development being proposed this Council is the Interim Development Authority in respect of the area suspended, and could refuse any type of development which would not be desirable from the view of planning.

Another member of the Committee, pointing out that the Southern Expressway is the chief concern at the moment asked whether this Council in planning could plan for the Southern Expressway to pass through Moorefield and if so would Council face a claim from Moorefield. Councillor Luke pointed out that the position as Moorefield is concerned in the matter of claim if its property is affected in any way has not changed. Whether the County Council, the local Council or Department of Main Roads acquired any part of Moorefield, or interfered with it, the Moorefield people would have their rights of claim and Department of Main Roads had frankly stated in regard to Freeway proposals that it is adhering to the present planned routes. So much pressure has been brought upon the Department for alternatives that the Department has taken the attitude that it will accept no responsibility for relocation.

Other members of the Committee dealt at length with the history of the proposed Southern Expressway and the Councils concern in regard to it. Great displeasure was expressed at the present position in regard to the Expressway. Councillor Luke pointed out that this is not the fault of the Cumberland County Council but the present route was adopted by the Minister, on the advice of his officers and was inserted into the Plan prior to its adoption by Parliament.

Following general discussion on the matter the Town Clerk suggested that it is believed that the STC desires to be protected in the existence of the racecourse at Moorefield. It is clear that any rezoning of Moorefield must again bring us back to the position which was obtained prior to the suspension of the County Scheme- that in effect any rezoning would again raise the question of injurious affection and claims. If, then the Council bowed to the existence of the racecourse the next practical step might be to arrange a conference with the STC, Cumberland County Scheme and Council's Planner. Such a Conference may help the Council to gain its great objective of a relocation of the expressway to the racecourse property. The STC could then be asked to agree as a measure of co-operation in securing acceptable zoning, that they will plan their redevelopment of the racecourse in such a way as to allow the Southern Freeway to pass along its eastern side of the racecourse and thence onto Scarborough Park. If such an agreement could be reached the Council would be in a strong position to go to the Minister and the Department of Main Roads for agreement to an appropriate amendment of the County Scheme.

The Council's planner, Mr Smith felt that generally speaking, Moorefield is not well located in relation to County planning because of the area and its communication. He asked whether the County Council had any other areas available for relocation of the racecourse. He enquired whether it was not a fact that if the County Scheme agreed as to the Authority under the Scheme Ordinance, to a relocation of the roadway, the Department of Main Roads must also agree. He also felt that consideration might be given to elevating the Expressway over the racecourse and the provision of parking under the roadway. He thought that the consideration might be given to the position in the event of the Council, in its own Scheme Ordinance, restricting development on Moorefield for say about 20 years. He sought some information too as to what is meant by the dotted lines in the County Plan, which indicate the site of the proposed Expressway.

Mr Fraser, Chief Planner of the Cumberland County Council said that the late Mr Luker had proposed an alternative for the racecourse in the Cooks river area, but he was unsuccessful.

After further discussion it was generally agreed :

a) That the Council should consider the position in regard to the retention of Moorefield as a racecourse under conditions which will permit the Southern Expressway to pass over the eastern side of the racecourse property.

b) That the officers of the Council and the Cumberland County should confer as to a mutually acceptable proposal to be put forward

c) That a conference should be arranged with STC

Council decided that the matter should be deferred for further consideration at the next meeting of the Town Planning Committee.

TOWN PLANNING COMMITTEE – June 15 1953 page 2672

Note by Town Clerk re Moorefield Racecourse

The Committee will recall the recent discussions with Cumberland County Council following the lifting of Moorefield Racecourse from the Cumberland Plan. This discussion took place after a request by Cumberland County Council for Council's view on the rezoning of Moorefield. At this discussion it was agreed that a further discussion should take place on the officer level, between the senior officers of the County, this Council, and the Council's Town

Planner, so that some uniform attitude might be adopted in the approach which was subsequently made to the STC. At this stage it was hoped that a scheme might be concluded under which the STC might be induced to agree to the proposed Southern Expressway being located along the Eastern side of the Racecourse, and thence along the lake section of Scarborough Park, so as to avoid homes in Barton Street, Lakeside Avenue, Scarborough Street and Monterey Street.

Arrangements were finally made for the officers to confer with the Cumberland County Council on Wednesday last June 10 1953 when the Town Planner, Chief Engineer, and myself conferred with Mr Maiden, County Clerk and Mr Fraser, Chief County Planner. We went to the County Council office with the intention of discussing the possibility of using the rezoning of Moorefield in order to bring pressure on the STC to agree to the Expressway being located on the racecourse. Somewhat to astonishment I found that the County Council have a letter dated early in May in which the STC requested that Moorefield Racecourse should be zoned as Industrial area "A" Class.

This information virtually affected the issues we were to discuss and rather rendered the Conference abortive.

It appears that the Cumberland County Council had communicated with the STC ensuring that body's views on rezoning and the request-for zoning as an A class Industrial A obviously means that the STC does not propose to proceed with the development of the racecourse. This in my opinion alters the whole outlook towards Moorefield and the Southern Expressway and I think leaves the way open to a rezoning and replanning of Moorefield without any thought or influence of racecourse development. It is logical to suppose that if the racecourse is to be abandoned the Southern Expressway in that locality can be planned through the Moorefield area. This I think should permit a redesign of the roadway along original lines –i.e. through Moorefield and down the Western side of Scarborough Park.

The Cumberland County Council has undertaken to approach the Department of Main Roads, acquainting them with the request by the STC and asking for a review of the proposed Expressway site. In the meantime the County Council now desires this Councils views on planning and the zoning of Moorefield. I think the opportunity might be taken, and taken quickly, to suggest the zoning and treatment by this Council. This Committee might first determine its attitude towards A class Industrial Zoning. It appears to me that the County Council is rather inclined to favour this type of zoning.

The features which interest this Council I suggest

- a) The reservation of sufficient open space along the swamp section to permit the retention of sufficient ponding to control drainage
- b) The reservation of a suitable portion of the racecourse for County Road purposes (Southern Expressway)
- c) The zoning of portion of the high land for special uses such as educational development
- d) The zoning of the remainder as Living Area or Industrial according to Councils views.

I think that the best course would be to ask the Council's Town Planner and Chief Engineer to confer as soon as possible with the object of producing a plan of development and the zoning which might be forwarded to the County Council in reply to that Council's request for this Councils' views.

TOWN PLANNING COMMITTEE – July 13 1953 page 2740

Report by Town Clerk

“Following the recent decision of Council the Cumberland County Council has been informed of the Council's desires in regard to the general rezoning of Moorefield Racecourse i.e. a) reservation of open space for preservation of pondage b) reservation of part of the course for the proposed Southern Expressway c) reservation for technical school development and d) zoning of the remainder for residential development.

In this regard the Council's Town Planner Mr Harold Smith draws attention to the suggested treatment of the racecourse on the Interim Land Use Plans submitted to the last meeting of the Town Planning Committee. This treatment provides for the Southern Expressway on the racecourse and a reservation of open space on either side of the Expressway. It also provides for school establishment on the lower section of the racecourse, near the proposed Expressway site and the zoning of all the remainder as a Living Area. Mr Smith suggests that the adoption of this method of treatment of the racecourse would determine the ultimate sketch plan to be forwarded to the Cumberland County Council. With this report I will produce the proposed Interim Land Use Plan for examination by this Committee and I have also asked the Chief Engineer to confirm with Mr Smith and to be prepared to discuss with the Committee the questions in which he is interested –i.e. the location of the Expressway and the reservation for pondage.

The Committee recommended that the whole matter be deferred with the Special Town Planning Committee on Monday evening next and Councillor Cross be invited to attend at 8pm.

TOWN PLANNING COMMITTEE – July 20 1953 page 2763

Proposals before County Council, STC and Council

Having completed the survey (proposed interim land use plan and interim ordinance which covered the future zoning and treatment of Moorefield Racecourse) the Council then gave consideration to the special matter of Moorefield Racecourse. Councillor Cross, representative of this constituency in the Cumberland County Council was present and joined in a discussion on this matter. The Town Clerk had explained the position that the provision of the County Scheme had been suspended in respect to Moorefield. This Council and the STC had been asked to express their views on rezoning.

The STC had requested A class industrial zoning and this Council had requested zoning for open space, county road purposes, technical school development and living area.

Alderman Barton mentioned that he understood that there would be a further proposal from the Owners and Trainers Association and the Kogarah Golf Club for the area to be rezoned according to the original zoning. Councillor Cross said that the County Council now has 2 proposals before it. It has formally received these requests and referred the whole matter for special investigation and for discussions with Rockdale Council and the STC. The County Council has also communicated with the Department of Main Roads regarding the question of the location of the expressway in light of the STC's apparent abandonment of the

Racecourse Project. The Golf Club will be communicated with as to its views. He felt that the object of the STC in asking for A class industrial zoning is probably to secure the highest possible values. The County Council is exploring the position with the Department of Main Roads and will confer further with Council.

Alderman Barton sought to learn the position in regard to compensation, in connection with the acquisition of Moorefield. Councillor Cross said that the County Council still had a responsibility to zone Moorefield.

The County Council must now zone the suspended area. If part of it is zoned for open space it will be the obligation of the County Council to acquire the open space. Also to acquire any area zoned for Government use. Any area zoned for Living Area would be for private development and in respect of the whole, there would always be a clause for injurious affection against the County Council.

Alderman Gosling pointed out that the previous policy of the Minister and the County Council in respect to open space areas less than 15 acres. He enquired whether in the event of less than 15 acres being required for open space on Moorefield, the County Council will zone it and acquire it. Councillor Cross assured the Committee that if the County Council zones any part as Open Space, regardless of the area, it would acquire it.

Alderman Tindale sought an assurance that there would be no further planning of Moorefield without consultation with this Council, Councillor Cross gave an assurance that the County Council's policy would be to closely confer with Rockdale.

Alderman Jones enquired whether the County Council really intended to rezone Moorefield without delay, or whether there is a danger of delay and the matter left to Rockdale Council. Councillor Cross said the County Council has a clear duty to replan the area and we must see that the County Council gets on with the job.

Mr Harold Smith pointed out that under the Act this Council has power to plan any area regardless of where it conflicts with the County Plan. He thought that it would be an advantage for an early submission of a plan to the Minister who may after all support the Rockdale attitude. In discussing this matter, the Town Clerk pointed out that the responsibility for planning the whole of the County of Cumberland is that of the County Council. The position is that Moorefield remains an unplanned part of the County. He felt that the County Council and not this Council, has the obligation to first zone Moorefield. If the zoning is left to this Council then Rockdale Municipality will be responsible for the financial results in the way of claims for injurious affection.

Alderman Cross said he felt that there were several questions agitating the Council's mind and he suggested that it would be a good idea for a conference with the Chairman, County Clerk, County solicitor, Chief Planner and all local representatives.

Alderman Docos enquired whether the County Council has had an approach from the Department of Technical Education concerning a college site on Moorefield but Councillor Cross said that there had not yet been any approach.

Committee resolved and recommended that Mayor and Town Clerk to accept and arrange the Conference with the County Council representatives as suggested by Councillor Cross.

That this Town Planning Committee now approves in principle the Interim Land Use plan submitted by the Town Planner subject to adjustment in this report, and subject to a further report on special investigation areas, and that the plan be submitted to Council together with this Report immediately.

TOWN PLANNING COMMITTEE – July 27 1953 page 2776

The Committee gave further consideration to the matter of Moorefield Racecourse having in mind the need to submit to the Cumberland County Plan a sketch plan illustrating the Council's suggestions for the planning of the racecourse. The Council's Town Planner provided a sketch plan providing for the eastern section of the course to be zoned special use to contain open space, technical college, secondary school, pondage system and the Southern Expressway and for the Western section of the racecourse to be zoned as a living area.

The Town Clerk submitted a letter from Rockdale Co-Op Building Society requesting a deputation to the next Council Meeting to discuss a home building proposal on Moorefield Racecourse and a letter from St George Technical College dated 21 July 1953 setting out the urgent need for a site for a technical college extension and seeking the Council's assistance in bringing about a reservation of a section of the racecourse, at the corner of Rocky Point Road and President Avenue for that purpose.

The Committee considered these submissions and discussed the proposed sketch plan with the Town Planner and Mr Davis. Mr Davis said that the County Council hopes to effect zoning of the racecourse by mutual agreement of all parties concerned and thus if all are satisfied, to avoid the question of compensation arising. He further indicated that if the Council's proposal for zoning of Moorefield is accepted by the Cumberland County Council, and is inserted in the Cumberland Scheme, the matter will be the entire responsibility of Cumberland County Council. If however the proposal is planned in the Council's Local Plan, it will be the responsibility of Rockdale Council and the local Council would be responsible for any claim for compensation on injurious affection. The matter entirely depends upon who first plans the racecourse.

Recommendation

- a) That the sketch plan now produced by Town Planner be forwarded to Cumberland County Council to serve to illustrate the suggestions made by this Council for zoning of Moorefield Racecourse by the Cumberland City Council in reply to the County Council's request for this Council's views
- b) That St George Technical College be advised that its letter has been received and considered and that the Committee is in sympathy with the provision of a site on Moorefield for technical education, and that the Committee has submitted a Plan to the Cumberland County Council for zoning if Moorefield to include an area of 7.5 acres for technical college extension, in close proximity to the playing fields
- c) That Rockdale St George Co-Op Building Society be advised of the receipt and consideration of the letter
- d) County Council to be advised that Mayor, Fifth Ward Aldermen, and Council's Town Planner are willing to accept the opportunity to discuss with the County Council the question of this Council's suggestion for the zoning of Moorefield.

TOWN PLANNING COMMITTEE – August 10 1953 page 2847

A) NSW Trainers Association lodging a strong protest against interference with Moorefield as a Racecourse. Residents of the district are incensed at being deprived of the race meetings allocated to the District. Council is asked if it will request the Chief Secretary to exercise his power under the Sydney Turf Club Act and direct the STC to place the course in a fit condition for racing and to resume racing on the days allocated to the district.

The Association would appreciate an opportunity to be heard at the next meeting of Council.

B) Department of Technical Education, The Minister for Education has been asked to approve the acquisition of an area at the corner of Princes Highway and President Avenue and an approach has been made to the Cumberland County Council as a technical college site. It is essential that the site be as close as possible to the existing College and close to transport facilities.

C) W Adams, Chairman NSW Trainers Association at a large meeting, the Moorefield Branch of the Association resolved that a resolution be conveyed to Council.

The Resolution is to the effect that the members of the Trainers Association including property owners, ratepayers and residents enter an emphatic protest against interference with the present status of Moorefield and that the Council be asked to give consideration to these claims. The resumption of racing, and necessary improvements to the course can be carried out without interference with other interests. The livelihood of local trainers will be jeopardised and they will suffer considerable loss. Moorefield is easier of access than any other course in Sydney. Certain race dates have been allotted to Moorefield but they have been illegally transferred to Rosehill and Canterbury.

The racecourse should be retained as open space with certain modifications to meet Council's requirements.

D) Kogarah Golf Club Limited :At a combined meeting of the Trainers Association and Golf Club it was decided that the 2 bodies be allowed to further address the Council on the matter of Moorefield Racecourse. A further meeting of the 2 combined bodies will be held at Kogarah Golf Club 8pm Wednesday August 12th.

NOTE: August 26 1953 STC applied to Chief Secretary for permission to sell Moorefield Racecourse.

TOWN PLANNING COMMITTEE – August 24 1953 page 2871.

At this stage by arrangement Messrs Beattie (Kogarah Golf Club), Adams (Moorefield Progress Association), Lewis (Trainers and Owners Association) attended to make representations to the Committee concerning Moorefield Racecourse. In extending a welcome His Worship the Mayor pointed out that the Council has already adopted a very determined attitude in regard to Moorefield Racecourse and that it has submitted a proposal to Cumberland County Council and taken steps to resist the STC proposal for zoning for "A" class industry. However should the members of the deputation have any fresh or further facts to put before the Committee the members of the Committee will be pleased to hear them.

Mr Lewis said that the STC had intimated that Moorefield is not to be used in the future as a racecourse and the question now arises as to what is to be done with it. Racing, he said had two responsibilities

- a) To provide entertainment of a form which is necessary in our way of life
- b) To provide finance to the State by way of tax for the provision of State wide functions in the community.

There are various views as to what should happen if racing at Moorefield is to cease. Some people favour provision of local amenities but this will require a lot of money in acquisition of the course and establishment. The Owners and Trainers are of the opinion that Moorefield can be designed to provide for racing, housing, and schools. It is suggested that a St George District Racing Club might be set up which could provide from the revenue from racing all the amenities desirable on that part of the area not used for racing. He asked the Committee to consider the position of the local racing fraternity. They live here and have invested their money here. This applies to 20 or 30 trainers, to their employees, and to the various businesses with which they are associated.

Alderman Barton enquired whether the suggestion is that the Council should take over the course and use it for racing and recreation.

Mr Lewis said that the suggestion is that either the Council take it over or some other responsible body capable of conducting racing.

Mr Adams said that there were two schemes to be considered

- a) The Council's scheme of zoning which has been forwarded to the Cumberland County Council
- b) A proposal that the status of the racecourse be preserved with certain modifications

The Council's Scheme if it meant abolishing the course would mean 100,000 pounds worth of existing assets would be extinguished. It would also mean the erection of homes on unsuitable land. He contended that the Rocky Point Road and President Avenue frontages could be developed by homes and the remainder of the land retained for mid-week racing and for golf. The UCV of the land is usually too high for ordinary working class homes. The State Labor Executive is opposed to the Council's Scheme for this reason. The State Housing programme is not stunted for labour, materials or land. It is stunted for money and the Council's Scheme does not help financially. Council's plan of zoning would cause disaster to many people have been established in the district all their lives and the established trainers would have to go elsewhere. The Southern Expressway can safely be left in the blueprint stage, where it will always be, and it need not interfere with the racecourse as it could go through the western side of the swamp. Moorefield should be retained as an area for racing and recreation. 30,000 to 40,000 pounds could be gotten from the sale of the frontages and the area at the corner of Princes Highway and President Avenue could be set aside for a technical college. The residue is only suitable for a racecourse or a golf course and is of no use for anything else. A St George United Charities Committee could be set up to run the Racecourse and be representative of the Council, the Hospital and all local charities. Racing could be conducted in twelve mid-week days each year and this should net a profit from 50,000 to 60,000 pounds for charity. Such a proposal is supported by local residents. Mr Adams says he already has a petition of 7,000 names and hopes to get 20,000 signatures

supporting such a proposal. He knows that the Cumberland County Scheme has not altogether rejected the proposal but is considering it along with the Council's Scheme. Council's scheme for zoning is quite a good one but the Council did not take all the factors into consideration. There are 350,000 in the St George District and they have a right to expect that racing should continue at Moorefield. In the past protests have been made against the abandonment of racing but the STC has always brushed these promises off. The Council is to support the retention of the racecourse and the golf course under the foregoing conditions.

Mr Beattie said that the Kogarah Golf Club is only a tenant of the land. It has no statutory rights and although it has been a tenant for 25 years, and has spent many thousands of pounds on the course, it is always liable to one week's notice to quit. The Club has provided a good form of recreation for 470 golfers (men and women) who are mostly local people. Rockdale Council has done a good job in providing for sport in the district and the Club feels that it too is giving good service in the field. It would be a tragedy to the Club to lose all the money it has invested in the course. Last year it spent 2,900 pounds on maintenance alone and employs 11 people.

Ald Barton asked whether it would be impossible to continue racing, houses are erected along the frontages, particularly if the parking problem is bad enough now. He also asked whether the bodies represented here tonight are prepared to buy Moorefield Racecourse.

Mr Lewis said that racing would be mid-week when the parking and the traffic problem is not so nearly as great as at weekends. The local bodies would be prepared to discuss with Council the matter of finance. If however another racing body is set up by the State Government would most likely be concerned in the finance?

Mr Beattie said that the Golf Club would be quite prepared to contribute towards the cost of acquisition but the extent of contribution has not been considered.

Mr Lewis said that if racing is to be retained it is quite possible that the acquisition of Moorefield over a period is by the issue of debentures in favour of the STC.

With permission of the Chair, Alderman Barton informed the members of the deputation that the Council is anxious to retain as much open space as possible. The owners of the course, STC, are the people who have a say as to whether the land is to be disposed of. The STC apparently desires zoning for heavy industry as the Council is strongly opposed to this. That is the real matter at issue at present. If the local Club can retain part of the racecourse as open space, even for racing, the Council would not be unduly disturbed.

The Mayor thanked the members of the deputation and reiterated the Council's deep interest in the matter. He assured them that the Council will give consideration to their representation.

TOWN PLANNING COMMITTEE – September 7 1953 page 2913

St George Technical College – Re Moorefield Racecourse.

At this stage the Town Clerk submitted the St George Technical College letter of the 7th instant. According to the Sydney Press of the 28th ultimo, Sydney Turf Club has applied to the Chief Secretary to sell Moorefield Racecourse. The Plan submitted by the Principal indicating the extent to which it is proposed to develop a technical college in that part of Moorefield Racecourse, at the corner of Princes Highway and President Avenue, if the area is obtained.

TOWN PLANNING COMMITTEE – September 7 1953 page 2916

Note by Town Clerk for Council's information it is reported that according to the Sydney press of 28th ultimo, the STC has applied to the Chief Secretary for permission to sell Moorefield Racecourse. No information is available as to the method by which the area is to be sold if the application is successful. It may be that the STC already has some purchaser in mind as it may be that the application is a general one for permission to sell, under conditions to be determined at a subsequent stage.

TOWN PLANNING COMMITTEE – September 7 1953 page 2911

The Committee noted the Town Clerks report that the STC had applied to the Chief Secretary for permission to sell Moorefield Racecourse.

TOWN PLANNING COMMITTEE – October 6 1953 page 2992

Cumberland County Council Re Moorefield Racecourse

- a) Letter from Parks and Playgrounds Movement urging that Moorefield be restored as open space
- b) Letter from Minister for Education asking the County Council to bear in mind the need for a secondary education establishment in Moorefield
- c) John Hickey and Sons Solicitors asking that the application on behalf of the STC in May that the racecourse be zoned as 'A' class industrial area be deferred for the time being.

TOWN PLANNING COMMITTEE – November 21 1953 page 3059

Referring to this Council's further letter urging adoption of its proposal for Moorefield Racecourse and advising that such representations for rezoning will be considered by the County Council at its next meeting on 13 November.

TOWN PLANNING COMMITTEE – December 21 1953 page 3150

Replying to Council's earlier request for urgent consideration of the rezoning of the racecourse the Cumberland County Council is anxious to have the matter determined but is not in a position to proceed pending receipt of the views of owners of the site. A recent letter from the solicitors for STC sought an assurance that the Club would be consulted before action to rezone was taken and this assurance has been given. The letter was noted and County Council asked to give the same assurances to the Council before rezoning as it has now given the STC.

COUNCIL MEETINGS 1954

COUNCIL MEETING – February 25 1954 page 3276

St George District Council P and C Associations

Inviting Councils to attend a Conference organised by the St George Council of P and C Associations to be held in the County Council Auditorium, Kogarah on 26 February at 7.45pm. In addition to discussing educational matters a report is to be made by the local member Mr W Crabtree with regard to Moorefield Racecourse.

COUNCIL MEETING – February 25 1954 page 3277

The Deputy and Town Clerk reported that he had obtained from Mr Harold Smith (Principal of St George College) the required photostat copies of Council's proposed rezoning of the above site and a copy was available for each member of Council

COUNCIL MEETING – March 11 1954 page 3293

Old Rockdale Combined Progress Association (Arncliffe, Brighton Le Sands, Kyeemagh, Moorefield, Ramsgate and Scarborough)

Appreciation of Council's promise last year to arrange to take part in a meeting of Progress Associations for the purpose of discussing Cumberland County Council. It is suggested that such a step be deferred until after further information has been gained in connection with Moorefield Racecourse.

COUNCIL MEETING – March 11 1954 page 3297.

County and Local Planning

Council noted from this clause of the report the need to reply to letters from the Valuer General, NSW Owner and Trainers Association and Kogarah Golf Club.

At this stage at the request of the Council, the Town Clerk made a statement of the outcome of the Conference with the Cumberland County Council concerning Moorefield Racecourse, particularly as there were a number of interested residents present anxious to ascertain the position.

The Council then gave consideration to how letters referred to in Clause 2 of the Town Clerks report and resolved

- 1) That the enquiry from the Valuer General regarding the development of Moorefield be allowed to stand in abeyance until a discussion is brought about with the Education Department and the Cumberland County Council, as to the actual education requirements, and that the Town Clerk, seek such a Conference within a month.
- 2) That is the Trainers Association and the Golf Club be informed of the contemplated conference and informed also of Council's limited powers in the matter – the legal obligation being on the Cumberland County Council and the Council's powers being those of argument only; and that a further communication will be directed to them after the conference with the Education Department.

COUNCIL MEETING – March 11 1954 page 3305

County and Local Planning

As requested by Council the Town Planning Committee convened a Special Meeting on the 3rd instant for the purpose of conference with the Cumberland County Council in the following areas

- a) Council's applications under section 342-The question of Mr Fairfax's request to zone land in Glen Road (open space)
- b) Future development of Moorefield Racecourse
- c) The question of zoning of H.A Firmstone's land in West Botany Street.
- d) The question of Mr Fairfax's request to subdivide land in Glen Road (open Space)

The report of this Special Meeting of the Town Planning Committee will be circulated and submitted to this meeting for confirmation.

A number of communications were received at the Town Planning Committee, and mentioned there, although of course they were not fully dealt with as the object of the meeting was a conference with the County Council representatives. These communications which still need the consideration of Council, were

a) A letter from the Department of the Valuer General indicating that he had been asked to negotiate for the purchase by the Education Department of about 28 acres of Moorefield comprising the whole of the frontage to the Princes Highway by a depth of approx. 700 feet. As Interim Development applies to Moorefield at present the Valuer General enquires the purpose for which the whole of Moorefield Racecourse may be used. In effect, the Valuer General seeks to be informed of the type of development which this Council will permit –his object, no doubt being to inform himself on the matter of valuation in his negotiations on behalf of the Education Department

b) The NSW Trainers Association and the Moorefield Trainers indicated that their aim is to retain the area for the purpose for which it has been used. They express the view that the need for the course is greater now than in the past. They object to the STC proposal to dispose of the course and, as a last resort, agree with the plan submitted by Kogarah Golf Club with certain amendments. The amendments are the elimination of some of the proposed subdivision allotments in Marshall Street and a reduction of the depth of the proposed subdivisional allotments along the Princes Highway. They point out the possible loss of livelihoods and assets on the part of the trainers. They take the view that any portion of Moorefield is rather unsuitable for educational establishments owing to the traffic hazard, the distance from transport and the sparse population in the immediate vicinity. They urge that the members of the County Council and this Council make an inspection of the area.

c) The Kogarah Golf Club point out they have been tenants of the area for 25 years and have approximately 450 members. They refer to the loss of the golf course facilities in the District over the years and urge that Moorefield be so zoned as to retain it for recreational purposes. They submit a plan indicating their views as to how the racecourse holding might be zoned to provide for a) educational establishments, b) residential developments around the frontages c) Open Space for recreational purposes.

The Council may desire to express its views on these communications or it may prefer that they be left to the Town Planning Committee for Report.

COUNCIL MEETING – April 8 1954 page 3355

Department of Education re Moorefield

Agreeing to a Conference with Council in regard to the Departmental needs at Moorefield Racecourse and suggesting Tuesday 20th April.

Suggesting also that an invitation be sent to the Department of Technical Education whose interests in the matter are vital.

Note by Town Clerk “Alderman Carruthers informed me that he had learned, on good authority, that the Valuer General is about to conclude a contract for the Education Department, for the purchase of 28 acres. I phoned the Education Department and succeeded in speaking with Mr McGuiness. I explained to him that the object of the proposed

confidential was to discuss the Departments needs and that a conference should be somewhat abortive if the Department proceeded to purchase the land before the conference. I asked him if it was a fact that the purchase is about to be concluded. He said that he was not aware of it although the Valuer General has been asked to try and arrange a contract. I then asked that any steps for purchase be delayed until after the conference with Council. Mr McGuinness consulted the Secretary for Education who stated that such a decision is entirely one for the Minister, that he should contact the Minister and let me know as soon as possible.

Both matters be deferred for consideration at the next meeting.

COUNCIL MEETING – April 22 1954 page 3372

Report dealt with Conferences with Education Department and CCC in connection to the future zoning of Moorefield.

COUNCIL MEETING – May 16 1954 page 3394

Ramsgate Progress Association congratulated Council on the future use for Moorefield Racecourse

COUNCIL MEETING – June 3 1954 page 3449

Chief Secretary's conference on Moorefield Racecourse. Invitation extended to Mr Harold Smith (Principal of St George College) by Chief Secretary Mr Kelly to attend the Conference in his office Wednesday 2nd June 1954 on the subject of Moorefield Racecourse.

COUNCIL MEETING – July 29 1954 page 3531

St George Technical College Prize Giving Function

The Mayor reported having attended this function which was successful. He had appreciated the reference by the Principal of the College, Mr Smith to Councils strong representations over a long period which had culminated in 28 acres of Moorefield Racecourse being made available for education. Mr Smith thanked Council for its successful efforts.

COUNCIL MEETING – August 26 1954 page 3560

St George Festival of Flowers

Council invited to enter a floral float in the procession at Hurstville Oval. The procession will end at Moorefield Racecourse.

COUNCIL MEETING – September 23 1954 page 3614

Request for St Patricks Church for playing fields.

It was decided to inform the Church as to park areas available for school sporting facilities and to bring to notice the rezoning of Moorefield Racecourse and the rights of the Church to make such representations to CCC as it deems necessary with regard to the provision of playing fields thereon

COUNCIL MEETING – October 7 1954 page 3630

Quoting an extract from a letter recently received from Metropolitan Water Sewage and Drainage Board relative to the varying scheme for Moorefield Racecourse. The extract as under is given for Council's information.

“I might mention for your information that sewerage facilities can be made available to all the areas of the Moorefield Racecourse zoned as “living” or “special uses”. Water facilities can also be provided for these areas, although supply in the higher levels may not be entirely satisfactory during periods of peak demand until the Allawah Reservoir and outlet main to Sans Souci can be placed in Commission. On present planning this is not to be expected to be achieved for about 3 years.”

TOWN PLANNING COMMITTEE – January 25 1954 page 3194

Cumberland County Council Section 342-Y

Referring to the Council’s submission of an application for the extension of section 342-Y to certain areas in the County Plan and advising that the proposal had been deferred pending a discussion between Rockdale Council and representatives of the County Council. Such a Conference is now sought.

(Note by Town Clerk His Worship the Mayor has the matter in hand and has been endeavouring to arrange for a Conference)

With this matter was introduced members of this Committee drew attention to statements in the evenings City Press that the Chief secretary had granted permission to the STC to sell Moorefield Racecourse under certain conditions.

The whole matter was discussed at some length after which it was recommended on the motion of Alderman Carruthers and Scott

a) That the Town Clerk make immediate contact with the Cumberland County Council seeking the earliest possible conference on the 342-Y applications and the Moorefield Racecourse matter and if the County Council feels that this Councils interest are not prejudiced by delay the Conference was arranged for the next meeting of the Town Planning Committee – otherwise it will be arranged as quickly as possible.

b) That Mr W Crabtree MLA be invited to attend the Conference.

c) That it be left to the Town Clerk to study the evening’s Press Reports and to make such statement of Council’s attitude as he may think fit in the circumstances.

TOWN PLANING COMMITTEE – February 8 1954 page 3229

A further letter from the Cumberland County Council confirming that further consultations will be held with this Council before the Cumberland County Council determines the rezoning of the Racecourse.

TOWN PLANNING COMMITTEE – February 22 1954 page 3242

Conference with Cumberland County Council

Remainder of the arrangements to meet the Cumberland County Council in Conference on the subject of Moorefield and the applications under Section 342Y of the Act of 7.30pm on Wednesday 3 March 1954 as the date will occur before the next meeting.

NSW Trainers Association page 3243

Inviting the Mayor and the Fifth Ward Aldermen to attend a meeting convened by the Association for Thursday last February 18 1954 in the School of Arts, Kogarah. The question to be discussed being the proposal of the Government to permit the STC to sell Moorefield Racecourse.

His Worship, the Mayor passed on the invitation to the three Ward Aldermen and to Alderman Carruthers as the Cumberland County Council representative.

Alderman Carruthers reported having attended the meeting as CCC representative and a report of what took place although not altogether correct appeared in the next issue of the Mirror and Truth newspapers. He pointed out to the meeting that the STC had started the issue in its proposal to sell the course. The Council had a tentative plan prepared which was to be the subject of discussion at a conference on 3rd March with CCC. He stressed that Council did not wish the Council to extend over the low areas as these were needed for additional drainage.

Alderman Carruthers felt that Council must now take a firm stand and consider its proposal for rezoning very carefully. Alderman J H Jones intimidated that he with Alderman Kellett, also had attended the meeting. He stressed to those present that Council would strongly oppose any move for the establishment of industry. It was also Council's intention to press for the location of the proposed Southern Expressway on the eastern portion of the course properly and not through Scarborough Park. He intimated that a plan for a Golf Club scheme had been presented by the Golf Club which also provided for accommodation for the Trainers Association. The Trainers Association was not fully in accord with the proposal. A copy of the plan in question was handed by him to the Deputy Town Clerk. As a result of the meeting a Committee was appointed to watch developments.

Alderman Kellett said that approximately 50 persons attended the meeting which did not appear to reach any conclusions whatsoever until towards the end of it. However, the views expressed had been noted and would be kept in mind at the time of the conference with the Cumberland County Council.

SPECIAL MEETING OF THE TOWN PLANNING COMMITTEE – March 3 1954 page 3260

Alderman Luke in replying to the Mayor's welcome introduced the County Planner, Mr Fraser. He asked him to detail the present proposal in regard to Moorefield. Mr Fraser said that the County Council is aware of the views of the STC. This is one of the 40 areas where the County Plan has been suspended and the County is to seek the views of the local Council and the owners of the land before taking steps to rezone it. At first STC sought rezoning for "A class" industry. Then subsequently it asked that this request be held in abeyance and that the County Council await its further views on zoning. The County has constantly asked the STC to expedite its views. It is understood that the STC has called in 2 real estate experts to report on the area but they have not been able to finalise their report as they are waiting on the Education Department. As soon as the CCC has the views of the STC it will be in a position to deal with the proposed rezoning of the racecourse.

Alderman Carruthers sought the view of the County Council Officers to clear up the argument as to who is the legal authority on the matter of zoning of Moorefield. Mr Maiden said the position is that the County Council has been directed to prepare a plan and it is the authority charged with the preparation of that Plan and it must prepare that Plan. These rezonings will be in the nature of an Amending Scheme and must, in due course, be placed before the public and subject to representations by the Council, the owners and local people. The Minister would have to determine the matter having regard to a) the County Council rezoning and b) the public representations.

Mr Fraser said that the Education Department has not yet made its requirements quite clear. The Department could acquire land from Moorefield but it would not do so without consulting the CCC and having a knowledge of the zoning.

SPECIAL MEETING OF TOWN PLANNING COMMITTEE – April 12 1954 page 3375

Moorefield Racecourse

Mayor and Town Clerk brought forward matters of Moorefield Racecourse and explained that the Committee had before it

a) The proposed acquisition of the Princes Highway frontages by the Education Department and the suggested conference with that Department.

b) A letter from the Cumberland County Council forwarding the Sydney Turf Club suggestion for zoning for Education purposes, Living Area, “A class” industry, open space, and Express Highway. The whole question of Moorefield was debated at some considerable length, the Committee reviewing the Council’s attitude in regard to the Racecourse and the Southern Expressway, and discussing a desirable course of action in the conference with the Education Department and the Cumberland County Council.

Following this lengthy discussion Alderman Jones and Scott moved that the Cumberland County Council be informed that this Council is now prepared to discuss the future zoning of Moorefield Racecourse on the basis of the Council’s original plan and proposals, and that the Council’s Town Planner be present at such conference.

After further discussion Alderman Nairn and McGuinness moved an amendment that the Cumberland County Council be informed that this Council is now prepared to discuss with it the problem of the zoning of Moorefield Racecourse, and that the Council’s Town Planner be present at such conference.

The amendment on being put to the meeting was carried. It thus becomes the motion and was again carried becoming the recommendation of the Committee.

It was then decided that arrangements be made for the conference with the Cumberland County Council on Tuesday evening next the 20th instant.

Consideration was then given to the proposed conference with the Education Department, and it was recommended on the motion of Alderman Rigby and Kellett, that arrangements be made for the Town Planning Committee to meet Education Department and Technical Education Department representatives at the Committee Meeting on Tuesday evening next the 20th instant and that the Chief County Planner and Council’s Town Planner be invited to be present.

TOWN PLANNING COMMITTEE – April 20 1954 page 3377 – 3382

The Business undertaken by this Meeting of Committee related to Moorefield Racecourse. Arrangements had been made for a Conference with representatives of the department of Education and the department of Technical Education as to education requirements in respect of Moorefield Racecourse and a further arrangement made with the Chief Planner of the Cumberland County Council upon future zoning and land use at Moorefield.

Attendance at the Meeting

Department of Education was represented by Messrs McKinnon and Mc Guinness Messrs Smith and Gibson represented the St George Technical College. The Chief Planner Mr Fraser and Mr Arnott were presented on behalf of the Cumberland County Council and Council's Town Planner, Mr Harold Smith was also present. His Worship the Mayor extended a welcome to these gentlemen and explained the objects of the meeting.

His Worship the Mayor asked Mr McKinnon to outline the Education Departments requirements. The Valuer General had intimated that reservation of 28 acres being the whole of the Princes Highway frontage was necessary and the Council desired to discuss this matter with the Department. Concerned because of some local objections to the extent of the area and fears that such a reservation might jeopardise a mutually acceptable settlement of the future of Moorefield.

Mr McKinnon said that the minimum area needed for a high school is 10 acres and for a technical college 8 acres. The Education Department needed 20 acres for the establishment of 2 high schools at Moorefield and the remaining 8 acres would be a technical school establishment. The high schools will be full five year high schools. The Department has a great problem in catering for secondary education in this District. It anticipates an increase of 4000 students in the coming year and secondary school establishments in St George are totally inadequate.

His Worship the Mayor enquired whether there is any particular reason for the Department particularly wanting the Princes Highway frontage. Mr McKinnon said that officers had made an inspection with the Valuer General's Department. They thought that the Princes Highway frontage is the most suitable for the purpose and that any location further east on the course could prove too costly for filling, acquisition of grandstands etc. The Mayor enquired whether the Kogarah Technical College will be continued after the technical college proposed at Moorefield has been established and Mr Smith said yes it would.

To His Worship the Mayor Mr McKinnon gave an assurance that a contract has not yet been signed with STC for purchase of any part of Moorefield. The Department awaits further information and contact from the Valuer General so that the matter can be referred to the Minister.

His Worship enquired the Department's reaction to the possibility of industry being permitted on Moorefield in reasonably close proximity to school establishments. Mr McKinnon said that the department would not find this particularly objectionable as many schools in the metropolitan area are located adjacent to factories. The Mayor told Messrs McKinnon and Smith that the Council is wholeheartedly behind the move to secure adequate areas for increasing educational establishments in this district but it is fearful that the present proposal to acquire the whole of the Princes Highway frontage might make it difficult to suggest any reasonably acceptable proposal for the development of the remainder of the racecourse. A lot would depend on whether the Department is proposing to purchase at a reasonable price or whether the price might be so low as to compel the STC to demand industrial zoning, elsewhere on the course, to compensate in value.

Mr McKinnon said that the Technical Education Department desired to establish its school as close as possible to the existing College at Kogarah and to existing transport. The same considerations apply to the Education Department. Both Department have gone closely into the matter and seriously desire the Princes Highway frontages.

Mr Smith (Principal of St George Technical College) said that the position in regard to technical education in the district is very bad. There was need for expansion as far back as 14 years ago. Technical education is mainly a night affair and students attend up to four nights a week. Thus, travel distance becomes very important particularly to the girls. It is considered that 0.4 of a mile is the extreme reasonable distance for night travel. This represents about 8 minutes walk from existing transport. The pressing need is to plan for a complete service to the district so far as technical education is concerned. At present there are 3400 students enrolled and there are 400 others travelling elsewhere because they cannot be accommodated. If Moorefield is not available the only other possibility is Mortdale which means still greater travel time and cost to the students. There are at least 1000 students from the Rockdale Municipality attending the Tech High School in Kogarah. 200 students are now temporarily accommodated in huts in McConnachie's Paddock and it is likely that by the end of this year these 200 students will have to go to colleges outside the St George District.

Mr Fraser enquired whether distance of travel is the only factor and whether St George College serves Sutherland and the East Hills line. Mr Smith said that St George is the central technical college. It also serves Sutherland to the South, as far as St Peters to the north and along the East Hills line to the boundary of influence of Bankstown College. The Technical Education Department envisages St George as ultimately the largest technical college in Sydney. A college is to be built at Sutherland and negotiations are in hand for sites at Beverley Hills and Bexley North. These will be satellite colleges to St George but all advanced study will be undertaken at St George. The time factor is extremely important as the department has to contend with set nights and the hesitancy of girls to travel at night. It is estimated that the enrolment for this District will be 5,000 students.

Mr McKinnon said that his Department has secondary high schools at Jannali, Sutherland, Tempe and St George Girls High school. That would represent the area to be drawn on in high school establishments at Moorefield. It is hoped to accommodate about 1500 students for each school on 10 acres of land. ‘

The Mayor referred to local complaint that excessive areas are being suggested for sporting facilities for teachers. Mr McKinnon said that this is not the case and that no facilities are being made available for teachers.

Alderman Guess enquired whether provision is envisaged for parking of cars owned by students. Mr Smith said that this is a very real problem and provision would be made on the area now suggested.

Alderman Mainerd confirmed the Mayor's assurance that this Council strongly supports the provision of adequate areas for expansion of education facilities in the District. He felt that it was now only a matter of ascertaining the extent to which there is any conflict with either Cumberland Planning or local planning and suggested that the Council's Town Planner might comment on this aspect.

Mr Harold H. Smith reported that he had approached this matter on the basis that the Council is opposed to industry on Moorefield. In the suggestion for local planning he had advanced the view that the high land is most suitable for residential development and that, apart from the corner of the Princes Highway and President Avenue, an area towards the east of the course might best be developed for education. He felt that some of the open space to be

provided for students might be exchangeable as between girls and boys and might also serve as public open space surrounding the Expressway and the pondage area. He felt that the disadvantages of the Princes Highway for educational purposes would be the volume of traffic along the highway. He still thought that the suggested educational area towards the east of the course, did not present too much difficulty in regard to distance from transport. He had anticipated that the value of the land along the Princes Highway would involve the Department in greater cost of acquisition and leave less possibility for open space for joint use by schools and the public. All things taken into consideration he felt that the land to the east of the course would be more economical to the Department and of more utility to both Department and public. He said he would like to know what the Education Department anticipated paying for the 28 acres along Princes Highway as the contemplated purchase price would have a great bearing on the general development.

Alderman Mainerd suggested that the modern tendency is to provide open spaces for schools in association with the Councils so that the same open space, in relatively restricted areas, can be used by schools and public alike in their respective hours of need. Mr Smith said that that is the assumption upon which he worked in connection with Moorefield. It is uneconomical to set apart any considerable open space for use only by a school for a relatively brief time in the week. It is more economical, and better planning, to utilise the same Open Space for all local needs.

Mr McKinnon said that he had no idea of the price to be paid for the Princes Highway frontage and would have no information upon the matter until the Valuer General reported further. He admitted that the Department prefers to establish its schools close to existing Open Spaces provided for the public.

Mr Smith (Principal of St George TAFE) said that as far as technical education is concerned classes are spaced out over the afternoon and evening and students attend at different times up till 9pm. There would therefore be no traffic congestion and there was no need for any considerable recreational space. Any Open Space associated with the proposed technical college on Moorefield would be available for public use.

Alderman Nairn asked whether there is any particular purpose in technical schools and high schools being grouped together or whether they can, with equal advantage be placed at separate locations. Mr McKinnon said that the proposal is to divide the Princes Highway frontage between three schools – a technical college, a high school for boys and a high school for girls. The two Departments would feature one common entrance so as to provide better control in relation to traffic. There are many advantages in these types of establishments being together so as to form an educational centre.

His Worship the Mayor pointed out that the idea of this conference was to ascertain whether the 28 acres along the Princes Highway is a vitally necessary site or whether any other area on Moorefield would be as suitable. Rockdale's problem, and the problem of the Cumberland County Council, are that the owners of the land have a very high value upon the area and have already made certain suggestions for zoning which envisage zoning for education. The Council's fear has been that the whole question of acceptable zoning of the course generally might prove difficult if the best of the land is taken by another Government instrumentality. The STC might then be compelled to press for industry, which has been opposed by this Council, as being the only way of making up the valuation from the remainder of the land. Council wholeheartedly favours part of the course being set aside for education. Council does

not worry about the acreage involved but is concerned only in the most suitable location of that acreage. It does appear that the two departments have put forward a very good argument in favour of the Princes Highway frontage but if resumption of the frontage is suggested the STC might create the position feared by the council and the local people.

Mr McKinnon said that there is no question of resumption. Any purchase by the Department will be by general agreement with the STC and at a price acceptable to both parties.

Alderman Carruthers thought that that it should be made clear that the views of this Council 's Planner in regard to the eastern end of the course, were based on the consideration that the low lying area could be filled during construction by Council of the pondage scheme. In regard to the question of parking of cars owned by students he enquired whether provision can be made on the area now suggested or whether some additional area will be necessary for this purpose, in the future. The Principal of the Technical College said that the present proposed area will be utilised for the provision of parking.

His Worship the Mayor then thanked the representatives of the two Education Departments and assured them that later in the evening the committee will discuss the whole question of Moorefield planning with the Chief Planner of the Cumberland County Council and with Council's Planner. He assured them that he felt that a fair share of understanding had been reached this evening.

The Education Department representatives then retired.

Conference With Cumberland County Council

The Committee then undertook the Conference with Mr Fraser on the general matter of Moorefield zoning. His worship the Mayor invited Mr Fraser to express any views he may now have following the earlier discussions.

Mr Fraser said that we have now heard the views of all concerned in the ultimate disposition of the Moorefield Racecourse and we can now examine where and how these views differ. He suggested that he might now discuss with the committee proposals in the following areas

- a) Reservations for school sites
- b) Residential zoning as suggested by the STC
- c) Industrial zoning as suggested by the STC
- d) The Southern Expressway sites
- e) General Open Space and pondage

Dealing with the question of school sites he recommended that the Committee favourably consider the present proposals by the Education Departments and the STC. The Princes Highway frontage is the most suitable for this purpose. If children must cross a busy highway it is an advantage to concentrate them at one point, where they are more readily controlled, rather than have them cross to different localities. The high school and technical college students are not young children. They are old enough to have a sense of traffic responsibility. He agreed that 0.4 of a mile is a reasonable limit if distance for students to walk free from existing transport. The Committee has been concerned about the price being paid by the Education Department. He said he knew that it will represent a relatively large sum of money and that he is pleased to see the Education Department now facing up to this, and recognising the need to pay a decent price for a decent educational establishment site. He had discussed

this question of valuation with the VG and has been assured that the price to be paid by the Education Department would have no adverse effect upon the valuation of the remainder of the course.

Alderman Carruthers asked Mr Fraser whether he felt he could say that the Valuer General's valuation for the Princes Highway frontage is a fair one, having regard to the valuation of the whole of the course. Mr Fraser said that in his opinion the valuation is a fair one. The question of valuation of the course has intrigued him. In 1950 the UCV of 31,500 pounds on the course and had increased this by over 100 per cent to 66,500 pounds in 1953, although at that stage, it was known that the area was suspended from the Country Scheme and would not be used as a Racecourse. He proposed to further discuss this question of values with VG.

Alderman Jones enquired whether in view of the Education Department purchase the remainder of the course would compensate the STC without recourse to industry zoning. Mr Fraser said that he could not answer that question but he did know that the value of the school site would be no guide to the valuation of the remainder of the land.

Mr Fraser then dealt with the STC suggestion for residential zoning of a portion of the course immediately east of the proposed education training. He thought that the area suggested by the STC is reasonably suitable for residential development. The STC appears anxious to sell to one developer who would undertake the development. The main racecourse buildings are on this portion of the land and they would be a complete "write off" to the STC. Naturally the STC would be out to recover the building values in the sale of residential allotments.

In regard to the Southern Expressway Mr Fraser said that the Department of Main Roads has been continuing its investigations. It now seems likely that the Department can adopt an amended location in either one of two positions suggested by Rockdale City Council and as shown on Council's plan. Either of these locations will however affect Scarborough Park. His Worship the Mayor raised the question of the widening out at Barton Street which might seriously affect the park whichever position is adopted, and Mr Fraser said that he now felt that the clover leaf junction at Barton Street will be dispensed with as it was originally intended to cater for racecourse traffic.

The Council's Chief Engineer pointed out that the swamp area shown on the STC plan for development by industry could not be filled in for that purpose unless and until the council installed an adequate drainage scheme as otherwise, the filling of the land would merely throw the water elsewhere and create further difficulty.

Mr Fraser spoke further on the question of industrial zoning. The St George area has always been a problem to Cumberland from the point of view of industrial zones. There are a great number of factory workers in the area and the number is increasing. The Cumberland County Council has not been able to find enough industrial land for zoning for the convenience of these people. The County Council may have to look closely at Moorefield in this regard, and to consider whether the use of some part of Moorefield can help to resolve the problem of industrial workers in this district. He asked if the Committee would say what is its real objection to industry in the Moorefield area. His Worship the Mayor and Alderman Scott said that the objection was the close proximity of houses and the closeness of St George Hospital. The main objection is of course to "A" class industry. Mr Fraser pointed out that an industrial zone, say a "B" class zone would be screened from residences by Scarborough Park on the

south, the expressway on the east and the Open Space on the north. It could be screened from the residential development on Moorefield by adequate building lines and tree screens.

His Worship the Mayor suggested that we should now endeavour to isolate, and agree upon, those areas we have so far studied, such as the school reservation and the suggested residential section. We can then further consider the remainder of the Course and ask two planners to go more closely into the question of industrial zoning and Southern Freeway site.

Alderman Carruthers felt that as the Council had already committed zoning, which has been forwarded to the Cumberland County Council and which had been prepared for by our local planner, the local planner should be asked to further examine the matter and to express his views before the Council seriously departed from the scheme already submitted to the Cumberland County Council.

After further discussion along these lines, however, Alderman Jones and Kellett moved that the Town Planning Committee now recommend that the Council gives its approval to the zoning of the Princes Highway frontage to a depth of 700 ft. ;for educational establishments and to the zoning for residential development, of the neighbouring area shown upon the STC plan, and that the council inform the Cumberland County Council that, in its view, the proposed Southern Expressway should be located as far west as possible on the Course.

This resolution was put to the meeting and carried.

Alderman Kellett and Rigby then moved that the question of industrial zoning, such as suggested by the STC be deferred for consideration at the next meeting of the Committee.

Alderman Mainerd suggested that, in the meantime, Mr Fraser and Mr Smith be asked to report generally on the whole of the area east of the proposed residential zoning, and particularly indicate their opinion of the value involved in the area proposed for industry for the STC so that Council can consider the possibility of acquisition of that area for drainage and replanning.

TOWN PLANNING COMMITTEE – May 31 1954 Minister for Education –Moorefield Racecourse page 3514

Referring to the recent Conference between Council and the Officers of the Department on the subject of the need for education sites on the racecourse property. Regret is expressed that a formal approach to Council for approval to the development was overlooked but this is now sought. The Minister indicates that negotiations towards acquisition are proceeding and he anticipates that early agreement will be reached.

The Committee recommended that the information be noted and that Council agree to the development.

BUILDING AND SUBDIVISION COMMITTEE – June 15 1954 page 3539 Messrs Rygate and West – Moorefield Racecourse

Submitting plans of proposed subdivision to permit sale of 27 acres 1 rood to Education Department.

The Chief Engineer reported the residue of land in Certificate of Title (about 35 acres) extends to opposite Moore Park. The plans have been returned to the applicants for additional information in regards to drainage easements, proclaimed land and location of existing buildings. The parties are anxious to complete the contract with the Department before 30th June.

TOWN PLANNING COMMITTEE MEETING – June 15 1954 page 3563

Mr Fraser, Chief County Planner accompanied by Assistant Planner, Miss Pilcher attended to discuss with the Town Planning Committee the possible rezoning of Moorefield. Mr Fraser indicated that on the last occasion certain matters seemed to be settled relating to the acquisition by the Education Department, whilst other portions of the area remained in doubt, such as a new location for the Expressway and the possibility of industry.

Since then discussions have taken place between Officers of Council and the Cumberland County council with particular reference to the low- lying portions, to determine what extent drainage should be taken into account in development. These discussions have been fruitful and Mr Fraser thanked Mr Carson for his contribution in this connection.

The question of zoning had been investigated exhaustingly and comprehensively. All bodies concerned and interested had been consulted and Mr Fraser felt, from a planning point of view, that the proposal now, as he would outline it was a logical pattern of zoning. There had been a lot of publicity on the subject of the retention of part of the course for racing and golf course and whilst these bodies had approached the Chief Secretary he was aware of the result and could not obtain any information. However the STC which was represented at the Conference with the Chief Secretary still insisted that it had the Chief Secretary's approval to the disposal of the land. Nevertheless, Mr Fraser suggested that rezoning should proceed as if nothing had happened in that connection.

The Department of Education however was uneasy as to the possibility of the Racecourse remaining and fearful of losing this site upon which it was very keen. The CCC had emphasised to the Department in its development the need to ensure adequate vehicular and pedestrian entrances to each of the 3 school properties and the proper co-ordination of the sites. Parking in school areas, he submitted, should be by access from President Avenue.

The Plan shown to the Committee provided for an extended area for Living Area beyond that suggested by Council earlier. Provision has been made for a little more land to the east which was somewhat low lying but could be filled and made suitable for residential development. In the event of the subdivision Mr Fraser suggested that the number of entrances from side streets should be kept to a minimum of 2. He suggested also that Council should give due consideration to providing for residential flat development on the high portion of the site.

On the subject of the Expressway Mr Fraser said that a new location can be found. In fact the location would be more or less back to the original position running right through Moorefield and avoiding the many properties which was a matter of grave concern to the Council. The proposed location would affect Scarborough Park but as little as possible. it would affect also a few cottages in Margate Street which were shown to be affected in the earlier scheme.

The balance of the area Mr Fraser felt was not suitable for industrial use it being remote from the main transport routes and a considerable distance from railway transport. Mr Carson had indicated that it was essential to retain a considerable area for drainage purposes and any reclamation naturally must await completion of Council's drainage scheme. The area involved was approx. 30 acres and would have to be acquired for drainage purposes.

So far as the question of industry is concerned Mr Fraser suggested that Council should concentrate on the development of the James Street area into good class industrial sites and this then could be added to an amendment scheme.

In short, the proposed zoning resolves itself into provision for school purposes on the frontage to Princes Highway, Living Area, reservation for County Road and the remainder as Open Space portion for which would be required for drainage and portion of which Council may include for any special use which it may have in mind.

Alderman Jones intimated that he was pleased with the plan as presented. It was one which accorded with his earlier opinions and he felt it would have concurrence of the Council now.

In answer to a question by His Worship the Mayor as to how far there is reality ? in the proposals in light of the Education Departments move towards purchase and the STC attitude. Mr Fraser agreed that the Department was uneasy. Apparently the transfer has not yet been signed. He had discussed the matter with the Secretary of the STC and had been informed that it was quite confident that it had approval to sell and was content to sell. In his discussions with the STC Mr Fraser had indicated that provision could not be made for industry and there appeared to be no individual reaction by the STC to this contention. The STC was determined to dispose of the land and apparently will do so in accordance with the Plan agreed to by Council and the Cumberland County Council.

Mr Fraser went on to say that he had discussed values with the Valuer General although those obtained were not precise. It appeared that the value would be from 100 pound to 150 pound per acre and acquisition will be on this approximate basis.

Mr Fraser was asked by the Mayor if the Cumberland County Council will acquire the open space and provide for drainage. Mr Fraser replied that he felt although he had no authority to make such a statement that his Council would have to acquire adequate land for the Country Road and a portion on each side of it. He felt that in his judgement the land required for the drainage scheme being a local object would be a matter for Rockdale Council but he could not say at this stage. The road construction was a proposal entirely by itself.

Alderman Carruthers expressed the opinion that Council might put up a proposal to the Cumberland County Council to finance its proportion of the development but he suggested that at this stage Council should agree to the zoning first if it is satisfied with it. He asked Mr Fraser how soon could the zoning be established if Council agreed to the present plan. Mr Fraser replied that the matter would be referred to the Cumberland County Council Committee in about a fortnight and then go ahead to the July Council meeting of that Council. Then, when any objections have been resolved by both Councils the matter would be presented to the Minister who, following consideration and any objections received, would be in a position to adoption about March 1955.

For the information of Council Mr Fraser pointed out following a question that the STC would have no claim against Rockdale Council during the interim development period. Any such claim would be against the Cumberland County Council. On acceptance of the plan by both Councils it would then become part of the County Plan.

Alderman Jones expressed the desire of the Ward alderman to extend residential development along to Solander Street. Mr Fraser felt that this was not possible but he agreed that there was

sufficient high land for extension of the living Area to Banks Street. Considerable reclamation would be involved to extend the residential development to Solander Street.

Alderman Carruthers then brought up the question of the location of schools and expressed the view that there should be a bridge over the Highway for the convenience and safety of scholars and enquired if it was possible to include such a provision in the plan. Mr Fraser replied that this could not be done and he felt that Council might treat with the Education Department in this connection.

On this matter of establishing schools on the Highway, and in response to a question of Alderman Tindale, Mr Fraser said that he agreed that primary schools should be away from the main roads. However, that could only apply where the school was such as would provide for the needs of the scholars in that particular location. If this was not so then it was not possible to avoid schools on or adjacent to main Roads. In this particular instance the Department had no alternative as no other sites were available. In any case, schools for secondary and tertiary education should be close to transport.

To an enquiry by Alderman Rigby, Mr Fraser said the reasons for including flat development in the scheme was because the land was high, had a beautiful outlook to Botany Bay, was handy to transport, and the beach and would be so to the Southern Expressway.

The Mayor indicated to Mr Fraser that the Committee would now peruse the plan and would convey its views to CCC in adequate time frame for its Committee meeting in a fortnight. He expressed his appreciation of the attendance of Mr Fraser and Miss Pilcher and hoped that some final result could be achieved by this visit as far as Moorefield was concerned.

PARKS AND RECREATION COMMITTEE – August 9 1954 page 3663

Federation of Catholic Parents and Friends Association – Moorefield Racecourse
Submitting for Council's consideration a resolution that "portion of Moorefield Racecourse opposite St Patricks Catholic School be declared a public park and children's play area.

TOWN PLANNING COMMITTEE – August 30 1954 page 3717 Cumberland County Council Moorefield Racecourse

Forwarding the plan and draft ordinance relating to the rezoning of Moorefield Racecourse site for public inspection in the Council's Office for a period of 3 months from this date. Due notice has been given in the Government Gazette and SMH of Friday last 27 August 1954 and representations in connection with this varying scheme are to be made to the Cumberland County Council.

TOWN PLANNING COMMITTEE – September 13 1954 page 3741 Cumberland County Council – Moorefield Racecourse

In discussing this matter at last meeting it was decided that the Town Clerk check the new location of Southern Expressway shown on the plan for public inspection to define its effect on the Margate properties.

Since then the Cumberland County Council has forwarded a Photostat of the area but indicating that until the precise delineation is available from the Department of Main Roads and until the necessary procedure under Clause 20 has been completed, it will not be possible to show the alternate route on the four chain maps.

TOWN PLANNING COMMITTEE September 29 1954 page 3782 Cumberland County Council - Moorefield Racecourse.

The question of the alternate route of the Southern Expressway as indicated on a Photostat from the CCC was deferred until this meeting. It was reported at last meeting that there had not been any material alteration as the road affects Margate Street. However, it is not possible to define the effects of any particular allotment because of the scale of the plan.

The matter was resubmitted as desired by the Committee.

The Committee recommended that this information be noted and a further reply awaited.

TOWN PLANNING COMMITTEE October 13 1954 page 3817 Kogarah Golf Club – re Moorefield Rezoning

Submitting a plan relating to the Club's objection to the rezoning, a copy of which has been forwarded direct to the Cumberland County Council.

TOWN PLANNING COMMITTEE December 9 1954 page 3985 – Moorefield site Rezoning Fifth Ward

Miss Pilcher, Assistant Town Planner of Cumberland County Council rang and referred to a request by the Department of Main Roads that the portion of Banks Street connecting with the Southern Expressway to the extent over the open space on the plan on exhibition should be closed. It was pointed out that the road question is entirely within the swamp area, under one ownership and it was the considered opinion that the roads should be closed and zone with the adjoining open space. If this is done Banks Street will extend only to the Living Area boundary.

TOWN PLANNING COMMITTEE December 9 1954 Cumberland County Council –page 3985 Moorefield Racecourse Varying Scheme

Referring to another matter in addition to the Banks Street closing raised by the Department of Main Roads. The letter is about stormwater / pondage.

1955 MINUTES COMMITTEE AND COUNCIL

TOWN PLANNING COMMITTEE February 17 1955 page 4136

Moorefield Racecourse Varying Scheme

Mr Fraser referred to the objections and representations made concerning rezoning of Moorefield Racecourse area. Following consideration of these by the Cumberland County Scheme, he said that only minor changes to the original scheme had been made.

FINANCE AND STAFF COMMITTEE August 8 1955 page 4673

Moorefield Racecourse –Auction Sale of Living Area

His Worship the Mayor Reported to the meeting that, as authorised by the Council, the Sub-Committee appointed to look into the question of the possibility of bidding for the land in the Living Area portion of the Moorefield Racecourse site, had met on the afternoon of 8th August. In consultation with the Chief Engineer and the Town Clerk, the Sub Committee had formed the opinion that at this late stage, the Council should not bid for the land being auctioned on August 9 1955.

His Worship the Mayor indicated that the Education Department had paid 60,000 pounds for the top portion of 27 acres for school purposes or approximately 2,250 pounds an acre. The

Living Area portion to be auctioned comprised about 52 acres. He quoted the following rough figures taken out by the Sub Committee.

52 acres at say 2,000 pounds	105,000 pounds
Estimate for roading, including kerbing and guttering, drainage	45,000 pounds
Agents fee 6,000 pounds and survey and supervision 4,500 pounds	10,000 pounds
Interest on borrowed money, and sundries	10,000 pounds
Total cost to Council	170,000 pounds

On the basis of lots of an average of 450 foot by 120 foot there would be approximately 270 lots available and these could yield between 600 pounds and 700 pounds or a total of approximately 170,000 pounds. The Council would therefore come out roughly “square.”

His Worship the Mayor said that the Sub-Committee had come to these conclusions

- a) If the Council was interested in the matter from the point of view of land speculation, then it may be anticipated that the council would make a slight profit
- b) In the light of planning and Council’s desire to do something to assist in the re –housing of the people, the Council would lose money.

Apart from this, the Sub Committee felt that the Council would be called upon by Church authorities, the Parks and Playgrounds movement and other bodies to make land available to them, which would result in a distinct loss to the Council, whichever course it adopted.

Alderman Carruthers made mention of the following points –

- 1) People affected by planning should not be expected to move from the district, and the acquisition of this land would provide for those persons displaced
- 2) Council, if it obtained the land, would plan a more desirable type of subdivision
- 3) More blocks would be available with frontages at say 45feet in lieu of 50 foot and the price of these might easily exceed 700 pound with the Council finishing on the right side
- 4) The land need only be held for a short period of up to 5 years.
- 5) Council might acquire the land now and consider subdivision later, as there would be no less demand for the land if it was left for a period
- 6) Approach could be made to the Premier and local Members, and to appropriate authorities and instrumentalities, indicating that the Council was prepared to allot land for re-housing, provided the authorities and instrumentalities concerned would finance development under the Planning Schemes.

Discussion took place on the complexities of the financing of any proposal for the acquisition of the land and the likely period of return to the Council, bearing in mind particularly that the displaced persons would possibly be not in a position to purchase land over a short period. The Committee generally agreed that Council should make provision for those people

affected by the Local Planning Scheme but doubted whether it was the Council's responsibility to interest itself in the acquisition of land for persons displaced by the County of Cumberland Planning Scheme. The danger of the Housing Commission stepping in and resuming the land was also a matter to be considered.

Having regard to all the circumstances, the Committee suggested that the Council should not bid for the land, or even make a token bid of 80,000 pounds as had been suggested.

The Committee recommended that approaches be made to the Hon the Premier, the Minister for Local Government, the local State Members and the appropriate departments asking them to take action to resume portion of the Living Area in the Moorefield Racecourse site, and that such portion of the land be made available to the Implementing Authority for the rehousing of people affected by the Cumberland County Council and Local Planning Schemes.

TOWN PLANNING COMMITTEE September 12 1955 page4768

Conference with Representatives of Cumberland County Council

Arrangements have been made by Alderman Carruthers for representatives of the Cumberland County Council to attend this meeting for the purpose of the discussion of the following matters –

- 1) Moorefield Varying Scheme
- 2) Acquisition of land for displaced persons
- 3) Rockdale Local Planning Scheme
- 4) Firmstone's land, West Botany Street
- 5) Proposed golf course Marsh Street

Note by the Town Clerk "with regard to the disposal of surplus land Kingsford Smith Airport to Kogarah Golf Club, the Cumberland County Council indicates that representatives have been made to the Hon W.S. Kent –Hughes MP Minister for the Interior for an interview between representatives of the two Councils and the Minister. It is anticipated that the Council's representatives will have to go to Canberra to meet the Ministers at short notice. It may be considered advisable to decide the representatives or representatives at this meeting in anticipation of early contact from the Minister."

Messrs Maiden, County Clerk and Faithful, Assistant County Planner were present Mr Maiden apologising for the unavoidable absence of Councillor Luke, Chairman of the Cumberland County Council. His Worship the Mayor warmly welcomed the two officers and thanked them for their interest in Council's planning problems. The following matters were discussed.

1) Moorefield Varying Scheme Alderman Carruthers indicated that the Council was desirous of the Cumberland County Council acquiring the park and recreation areas at Moorefield prior to the residential land being sold and before the former rose proportionately. His Worship the Mayor said that the Department of Main Roads should be interested in the proposal as it would be eventually taking over approximately 17.5 acres of Scarborough Park for County Road purposes.

Mr Maiden pointed out that the provisions of the County Scheme had been suspended in so far as the Moorefield Racecourse area was concerned and his Council had no power to prevent the recent auction sale for residential development. Likewise until Parliament

approved of the Varying Scheme there was no open Space Zoning and the Cumberland County Council had no power to acquire as such. However, he thought that his Council could assist by an approach to the Minister in terms of the Cumberland County Council's financial agreement.

He further intimated that the two Councils had agreed to the planning under the Moorefield Varying Scheme and that this Council was prepared to consider acquisition of the Open Space area with the co-operation and financial assistance of Rockdale Council. He understood that the Open Space area was essential for drainage work in that vicinity. (Council's Chief Engineer stated that this was not so, and that the Scarborough Drainage Scheme was intended to have the reverse effect of draining this swamp land).

Mr Maiden added that the Cumberland County Council could take steps urgently, through the Minister, to proceed with the acquisition, and he would arrange for the necessary machinery to be put into operation should the chairman concur. He would also suggest to Councillor Luke that an early conference be held between the two Councils on the whole matter, including the question of the contribution by the two Councils to the proposal.

2) Acquisition of Land for Displaced Persons

Alderman Carruthers said that the Cumberland County Council and planners had had this matter in mind but had not given it much consideration because of financial reasons. He felt that there should be no real disturbance of persons because of planning, and that the Cumberland County Council should be given the finance and the power to assist those displaced.

Mr Maiden intimated that the Cumberland County Council had recommended in its original report that land should be made available for displaced persons by way of a comparable property with similar amenities, such land to be available in living areas at cost on the assumption that the Cumberland County Council would be the responsible authority. Subsequently, however the local Council was made the responsible authority for Living Areas and the Cumberland County Council could not now acquire.

He said a better idea of the problems involved would be gained when the Department of Main Roads had indicated priorities for the County Roads. Arising from this, he would be submitting a report to his Council for consideration based solely on the question of finance.

He suggested that it be left in the hands of the Cumberland County Council to consider the aspect of housing of persons displaced along with the revision of the County Scheme in 1957 when the Cumberland County Council would be seeking a further financial agreement.

His Worship the Mayor said his views on the matter were that, in the implementation of the County Scheme, compensation should be adequate and immediate. This, he considered, would be much more preferable than the Cumberland County Council endeavouring to resume large tracts of land for rehousing of persons displaced.

3) Rockdale Planning Scheme

At this stage Mr Faithful made reference to the representatives of the Cumberland County Council in the matter of the Local Plan. His Council had only been concerned with the changes to the County Scheme, and the planning had been looked at from a realistic and

practical viewpoint in the light of the experience gained in the implementation of the County Scheme. He said the Local Plan fell into six main categories

i) Special Use (Educational) Zones Mr Faithful stated that it was difficult to tie the Education Department down to a definite programme of construction for future schools. The Department and the Cumberland County Council endeavoured to reach agreement and unless the Department concurred in the zoning then this Council must object. He pointed out the hardship and frustration imposed on persons in occupation of properties in these zones without some indication of the likely extension or building of schools etc. Insofar as the Department was concerned also, finance involved in the acquisition of built up properties was a major factor to be considered.

ii) Tramway Depots – Wolli Creek and Bay Street

Mr Faithful said the Transport Department wished to retain these areas as Special Use Zones (as in the County Scheme) for bus depots, and the Cumberland County Council objection was lodged on these grounds.

iii) New County Open Space Areas

Council had included several additional County Open Space areas in its Plan, but Mr Faithful intimated that the Cumberland County Council was not in a position at this stage to accept responsibility for additional areas. He mentioned that the whole matter of Open Space areas was under review and that some of this zoning might be suspended.

Regarding the land between Wolli Creek and the railway he said that there was a substantial amount of industrial development in the immediate vicinity and the land was more suited for this purpose.

iv) County Road Delineation Mr Faithful pointed out that there were some minor differences in the position of County Roads, and representations had been made to bring these into line with the County Scheme. He understood the Department of Main Roads was also making representations in this regard.

v) Industrial zones Mr Faithful intimated that several areas zoned as Living Areas in the County Scheme and Industrial in the Local Scheme were substantially built up, some completely built out. The Cumberland County Council felt that it would be a long and expensive proposition to develop these industrial areas. It considered that there was no provision in the Local Scheme Ordinance for dealing flexibly with dwellings affected, and that the problem should be faced up to as had been done in the County Scheme by suspending provisions.

vi) County Open Space in Conflict with Proposed Amending Scheme

Mr Faithful stated that these had been treated under Clause 12 of the County Scheme Ordinance, as they were substantially built up. He indicated that a number of these were still shown in the Local Plan and the opportunity should be taken to re-zone them for residential development.

4) Firmstone's Land – West Botany Street

Alderman Carruthers asked the representatives if they could intimate who would resume the West Botany Street land and who would pay the cost.

Mr Maiden intimated that the land was built up Open Space and, having regard to a recent High Court Decision, it would be the responsibility of the Cumberland County Council to acquire the land other than dwellings and curtilage. He added that Council's letter concerning the proposed subdivision of the high land for residential development, the acquisition of the residue Open Space area and Mr Firmstone's offer has been received and would be placed before Council at its next meeting. Council would then be notified of the views of the Cumberland County Council.

5) Proposed Golf Course – Marsh Street.

Mr Maiden said that the Department of the Interior would probably place a high value on the former Bonnie Doon land in Marsh Street, because of its suitability for say industrial development. The Conference with the Minister was being arranged with the idea of the land reverting to its original use. He indicated that it would be desirable for Council to nominate a representative to the conference to be held in Canberra and at short notice.

The Committee left it in the hands of his Worship the Mayor to appoint Council's representative to the conference with the Minister.

His Worship the Mayor expressed Council's appreciation to the two officers of the Cumberland County Council for coming along and discussing the particular problems and its thanks for the very lucid and forthright manner in which they had put forward their views. The officers then retired.

1955 COMMITTEES AND COUNCIL

COUNCIL MEETING August 11 1955 page 4187

Dealt with financing of the acquisition of portion of the Living Area in the Moorefield Racecourse site, and that such portion of the land be made available to implementing authorities for the rehousing of people affected by Cumberland County Council and Local Planning Schemes.

COUNCIL MEETING November 3 1955 page 4337

Minister for Local Government through W F Crabtree. Relative to the possible acquisition of portion of Moorefield Racecourse area for the purpose of exchange to persons whose properties were affected by County and Local Plans, and intimating that it would be desirable at this stage to acquire land for exchange in view of the uncertainty of whether planning proposals would eventually be given effect to.

COUNCIL MEETING November 3 1955 page 4345

Request from Sydney Illawarra Car Club to hold a Motor Gymkhana on Moorefield Racecourse on Sunday November 6

COUNCIL MEETING November 3 1955 page 4349

Minister for Local Government
Sydney
October 20 1955

Dear Mr Crabtree,

I refer to your personal representations on behalf of the Rockdale Council which requests that consideration be given to the acquisition of part of Moorefield Racecourse for the purpose of exchange to persons whose properties are affected by the County of Cumberland Planning Scheme, especially its proposed Southern Expressway and by proposals under the local planning scheme.

The question of acquiring lands for such exchange must be considered in relation to the time which will lapse before the proposals under wither scheme will be implemented and there will be little purpose served if the lands lie for a lengthy period.

The Southern Freeway will be constructed by the Department of Main Roads and the acquisition of any necessary land will be undertaken by it when construction is about to be commenced. That Department is preparing a schedule of priorities for the construction of the various county roads provided for in the County Scheme but in respect to the Southern Freeway is still the subject of discussion between the Cumberland County Council and the Department. Whilst definite information is unavailable there is reason to believe that the priority will be low. Taren Point Bridge may probably be considered as a more urgent work because it could be built before the expressway and traffic could use existing roads.

It is therefore difficult to visualise construction of the expressway within the next fifteen years and acquisition of land for exchange to persons whose properties will be affected by the expressway will serve little purpose at this stage.

In the meantime the provisions of the County Scheme in respect of the land required for the expressway entitles owners of vacant land to require the Cumberland County council to acquire such land immediately. The only restriction imposed by the Scheme on built up land required for the Expressway is that its use cannot be changed or additional buildings erected except with the approval of the Cumberland County Council. In view of these provisions it is unlikely that the persons affected will be desirous of exchanging their properties for some considerable time.

Similar reasoning applies to proposals contained in Rockdale Council's local planning scheme. This scheme is designed to amend the county scheme having regard to the peculiar local needs of the area but before the scheme may become law and supersede the County Scheme the full procedure laid down in Part X 11A of the Local Government Act 1919 will have to be completed and this will take some time.

Briefly the procedure entails exhibition of the scheme by the Council, consideration of objections lodged during the exhibition and amendment of the scheme in light of objections made. When this has been done the Council will then submit the scheme to the Minister who will refer it to the Town and County Planning Advisory Committee for examination and report. In light of this report it will then be decided whether the scheme shall be proceeded with and if it is proceeded with in its original form or as amended in light of the Committees Report, it will be placed on public exhibition for the purpose of affording interested persons an opportunity of objecting.

These objections will then be determined by the Minister and the final form of the scheme to be submitted to the Governor for his approval to become law will be in accordance with the determination of the objections.

The Rockdale Municipal Council only recently completed the exhibition of the Scheme and is at present considering objections lodged during the period of exhibition.

In view of the uncertainty of whether proposals under this scheme will eventually be given effect, I consider that it would not be desirable at this stage to acquire land for the purpose of exchange as suggested by Council.

Yours Faithfully

J. B Renshaw

Minister For Local Government

COUNCIL MEETING November 3 1955 page 4358

Department of Local Government

Bridge and Phillip Streets

Sydney

October 28 1955

To

The Town Clerk

Rockdale

Moorefield Racecourse site; sale of land in Living Areas.

Dear Sir,

Representations have been made to the Minister by the Sydney Turf Club with references to the proposed subdivision of the residue of the Moorefield racecourse site and in particular to its approval of the plan of subdivision. The Minister has been advised that the plan of subdivision has been approved by Council subject to minor alterations to the boundaries, where it is have been adjusted, and to the "approval of the Minister to the varying scheme" advice has also been furnished that on 26/5/55 an application was made to the Council by the Sydney Turf Club for an interim development certificate to enable the Club to dispose of the land in accordance with the zoning approved by the Cumberland County Council and after receiving a certificate from the Council that approximately 53 acres had been zoned for Living Area this area was sold by the Club at public auction. The area zoned as a special use zone has already been acquired by the Department of education. The Council's approval to the subdivision is now required to enable this sale to be completed and the Clubs claims that the delay in obtaining this approval is causing it financial cost.

On 29/3/55 the Cumberland County Council submitted to the Department a varying scheme for the former Moorefield Racecourse. This schemes reserves certain lands for park and recreation areas and county roads and zones the remainder of the racecourse site as a living area zone and a special use zone respectively and the provisions of the County of Cumberland Planning Scheme Ordinance relating to reservations and zones of the types referred to are respectively deemed to apply to the reservations and zones provided by the varying scheme.

The supporting documents submitted by the County Council with the varying scheme indicate that in preparation of the scheme consultations were held with the Rockdale Municipal Council, the Department of Education and Technical Education and the Department of Main Roads, the authorities principally concerned and agreement was reached with them as to the rezoning of the racecourse.

The local planning scheme which has been prepared by the Council for the Municipality also includes the Moorefield Racecourse site and zones part of the site for special use – educational and part for residential Class 1. The remainder of the site is shown coloured dark green and is to remain the responsibility of the Cumberland County Council for acquisition in conjunction with other County Open Space.

It is understood that the boundaries of the respective zones and reservations are identical in both varying scheme and the local planning scheme and that the plan of subdivision prepared by the Sydney Turf Club is in accordance with the planning proposals which have been adopted by both councils and incorporated in the schemes.

In view of the agreement which has been reached by all interested parties to the future land use of the site of Moorefield Racecourse and of the fact that the local planning scheme for the Municipality has now been prepared and makes provision for the zoning of this land, the Minister considers it unnecessary to proceed further with the varying scheme which has been submitted by the Cumberland County Council and is of the opinion that pending the coming into operation of the local planning scheme the development of the subject land can well be regulated under Division 7 – Interim Development –of Part X 11A of the Local Government Act 1919.

Section 333 of the Local Government Act 1919, empowers the Council to take into consideration in respect of any application for approval of a subdivision of land the provisions of any town or country planning scheme but in view of the fact that the plan of subdivision which has been submitted by Sydney Turf Club appears to conform with the provisions of both the varying scheme prepared by the Cumberland County Council and the local planning scheme prepared by the Council it is very doubtful whether the section authorises the imposition of a condition requiring the approval of the Minister to the varying scheme. In any event the condition does not appear to be appropriate to the subdivision application. If the Council has any reservations on the use of land for the purpose for which in fact it has been zoned by both the Cumberland County Council and the Council, then it is entitled to take these reservations into consideration when application is made to the Council for permission to develop under Division 7 above. Any person then refused permission or who is dissatisfied with any conditions imposed by the council is entitled to exercise his statutory right of appeal to the Minister.

Having regard to the above and particularly to the fact that this land zoned as living area was submitted to public auction on the assurance of the interim development certificate issued by the Council that the land was so zoned, the Department will be glad if the Council will give further consideration to the subdivision application lodged in respect of the land and in particular to the condition relating to the Minister's approval.

Yours faithfully
S .Haviland
Under Secretary

Sydney Turf Club
Tattersalls Building
155 Elizabeth Street
Sydney

November 1 1955
The Town Clerk
Municipality of Rockdale
Rockdale

Dear Sir,

Re Subdivision. Moorefield

I refer to your letter of 21/10/1955 and would point out that the land shown is reserved under the Cumberland County Council Varying Scheme for purposes of public recreation and County Roads, and it is obvious that upon the coming into forces of the Varying Scheme the acquisition of this land will be the responsibility of the County Council which is the authority responsible for acquiring county open space and County roads not only in the Municipality of Rockdale but also throughout the remainder of the County of Cumberland. Subject to acquisition of this land by the Cumberland County Council there seems to be no reason why the land should not be developed and made available to the public for park and recreation purposes as indicated in the second paragraph of your letter of 7/10/1955.

The Sydney Turf Club is prepared to enter into immediate negotiations with the Cumberland County Council for the acquisition of this land in accordance with the varying Scheme Ordinance, and in dealing with the Cumberland County Council your Council may be assured that the Club will be reasonable in the matter. However, I must emphasise that the assets of the Club are held by the Directors in trust for the purposes of the Sydney Turf Club Act, and I am advise that they have no authority to dedicate free of cost an area of approximately 40 acres.

The Living Area portion of the former racecourse site was submitted at Public Auction on the assurances as contained in both the Cumberland County Council varying Scheme and the Council's own Local Scheme that the subject land could be used for living area purposes and it was expected that no opposition could reasonably be raised to a subdivision of the land which followed the zoning provided in these Schemes, added to which of course, was the assurance contained in your letter of 1/6/1955 which operated as a certificate under part 12(a) of the Local Government Act 1919 and upon the security of which the Club incurred certain expenses, submitted the land to Public Auction, and entered into binding contracts.

The internal subdivision of this land and the necessity to comply with the requirements of Sections 332 and 333 of the Local Government Act, including paragraph (g) of the last mentioned section, are clearly the responsibility of the Living Area portion.

As indicated in my letter of 26/5/1955, application for interim development permission in respect of the living area portion was made at the suggestion of the Minister for local Government, who had indicated to the Club that the development of this portion could be proceeded with without the necessity of carrying the Varying Schemes into law.

When the 28 acres zoned for educational purposes were sold to the Minister for Education, the Council then approved of a plan of subdivision for the purpose of giving effect to that sale. The Club likewise feels that the Council should now proceed to give its approval to the subdivision in two parcels of the remainder of the land to enable that part zoned for living purposes to be transferred to the purchaser. The Club is anxious to complete the sale of the land as quickly as possible and feels that the question of the subdivision to enable this to be

done should be considered by the Council as an entirely distinct matter from that mentioned in its letter of 7/10/1955.

So far as the acquisition of the remainder of the land is concerned, the Club has always understood that it was a County rather than a local matter, but if the Council desires to acquire the land in preference to its being taken over by the Cumberland County Council, the club will be pleased to negotiate with the Council. Should such be your desire, valuations might be obtained.

In the mean-time, the Club must ask the Council to deal with the matter before it, which is the subdivision application, and issue the required plans and certificate.

Your faithfully

L V Lachal

Secretary

COUNCIL MEETING November 17 1955 page 4364

Messrs L J Hooker and Company were desirous of conferring with Council representatives of the subdivision of the Living Area portion of the Moorefield Racecourse prior to the submission of formal plans. At the last meeting Council deferred any arrangements pending a report by the Chief Engineer on possible roading and drainage requirements.

COUNCIL MEETING December 12 1955 page 4860

Moorefield Racecourse-Subdivision of Living Area

Messrs L.J.Hooker and Company were desirous of conferring with Council representatives on the subdivision of the Living Area portion of the Moorefield Racecourse prior to submission of formal plans. Council deferred any arrangements pending a report by the Chief Engineer on possible roading and drainage requirements. Copies of the Chief Engineers report had been circulated to members of Council and a copy is incorporated in these Minutes.

It was resolved on the motion of Alderman Nairn and McGuinness

a) That the Chief Engineers Report be adopted as the basis for discussion with Messrs I. J. Hooker and Company.

b) That Council as a Works Committee consisting of all members of Council confer with representatives of the Company on the proposal at the first meeting of the new year to be held on Monday 9th January 1956

c) That the matter of drainage reported on by the Engineer be brought under the notice of the Education Department

Correspondence (December 12 1955)

W.F.Crabtree MLA expressing interest in Council's proposal for reviews of the Southern Expressway project in conjunction with its local planning, and indicating his willingness to discuss with Council the question of the present location of the Expressway, to which he was opposed, should Council so desire.

(Note by Town Clerk" it will be recalled that the Minister for Local Government recently intimated, through Mr Crabtree, that it would not be desirable at this stage to acquire land at Moorefield for exchange to persons whose properties were affected by the County and Local Plans, in view of the uncertainty of whether planning proposals would eventually be given

effect to. In “receiving” the Minister’s letter, the Council decided to consider the question of a possible withdrawal of the expressway from the County Plan at a later date.”

Consideration of this matter was referred to the Town Planning Committee and it was agreed that Mr Crabtree be invited to discuss the matter with it.

1956 COMMITTEES

WORKS COMMITTEE January 9 1956 page 5034

Council Requirements for Road and Stormwater Drainage, Construction in new subdivision

TOWN PLANNING COMMITTEE January 10 1956 page 5144

Moorefield Racecourse

L.J Hooker objecting to the zoning as Residential class 1 as it desired in the proposed subdivision of the area to provide for an off -centre shopping centre.

TOWN PLANNING COMMITTEE February 13 1956 page 5214

Moorefield Racecourse

Objection by Messrs L.J.Hooker to the zoning as Residential Class1 as it desired in the proposed subdivision of the area to provide for an off- centre shopping area.

A conference with Messrs Australian Subdivisions Pty Ltd on the subdivision proposal for this land took place on 12 February, and was reported upon in the Works Inspection Committee’s report (pages 5201/5 of Committee Minutes) copies of which had been circulated to members.

It was moved by Alderman Scott, seconded Alderman Jones, that the Committee recommend retention of the residential Class 1 zoning with the exception of the Recreation Area to be rezoned as Open Space and the zoning of suitable shopping areas within the subdivision as Shopping Class 2.

An Amendment was submitted by Alderman Nairn, seconded Alderman McCarthy that –

i) The Recreation Area (1.2acres) be rezoned as Open Space, extension to be considered in light of (ii)

ii) An area approximately 350 ft. deep from President Avenue, including the zone of 3 acres classified as “Shopping and Commercial” by the Company in its subdivision plan and an adjacent area comprising nine blocks extending easterly from the south-eastern corner of the Recreation Area to the easternmost road, be reserved for future development; provision for additional open space within this area to be considered when actual development was being dealt with.

On being put to the meeting, the Amendment was carried and became the motion and as the motion was again carried. The Committee recommended accordingly.

The Committee further recommended that –

1) The subdivision proposal of Australian Subdivisions Pty Ltd be now submitted to the Building and Subdivision Committee.

2) The Council open negotiations with the Sydney Turf Club concerning acquisition and drainage of the County Open Space area at Moorefield.

FINANCE AND STAFF COMMITTEE February 27 1956 page 5280-5282
Australian Subdivisions Pty Ltd –Moorefield Racecourse

This matter was referred to the Committee by Council at its meeting on February 23 1956 to permit clarification of the following five points, consultation to be had with the Company meanwhile by the Chief Engineer –

- 1) The extension of the roads from Marshall Street through the area reserved for future development from President Avenue.
- 2) The matter of drainage. (The Chief Engineer suggested that it might be left to the Company to pursue this itself with the Department)
- 3) Disposal of stormwater and indemnification of Council against any claim which might be made by the STC as regards concentration of Open Space area.
- 4) Agreement by the Company to complete essential part of roads and drainage and accept all responsibility against any claims for repair and damage through “piecemeal “subdivision
- 5) Total area to be set aside for recreation purposes within the subdivision

The Town Clerk indicated receipt of a letter from the Company replying to these points and this letter, the details of which appear below was read

- 1) The Company agrees, in the development of the proposed shopping and commercial area, to construct a road which will give access from this area to President Avenue.
- 2) The Company’s surveyor has contacted the Education Department regarding drainage and has sighted the Plan held by the architect from the contractor. From the information available to him. From the information available to him, which the Surveyor is communicating direct to Mr Carson, it can be stated that the Company’s drainage will be designed to take care of the concentration of drainage from the Education Departments subdivision.
- 3) The matter of the disposal of drainage into the swamp area at present existing in the open space land owned by the Sydney Turf Club has been discussed with the Secretary of the Club, who informs me that he is writing to your Council suggesting that representatives of the Turf Club meet with your Council on 5th March 1956. I have emphasised with the Secretary the urgency of a decision in the matter and have asked that the Club should agree to the granting of an easement, more particularly in view of the fact that the easement would do no more than take the place of what is now a natural watercourse into what is already existing Swamp area.
- 4) The Company fully appreciates the fact that construction of the first road in the Estate would mean that until full drainage was carried out, the drainage from the developed portion of the estate may damage the residue of the company’s undeveloped land. The Company is quite prepared to accept responsibility for any such damage which may result, but it is

emphasised that there will be no delay in completion of the whole of the subdivision proposals once the approval of Council has been given. In this connection, attention is invited to the letter which accompanied the Company's submitted Plan. It was stated in that letter that the company's objective was to complete full development of the Estate so far as roading, filling and drainage were concerned within six months of approval of the subdivision.

The Committee recommended that

1) a) The Company's agreement to construct a road to give access to President Avenue to be noted, a condition being that the road shall be located to the satisfaction of Council.
b) The Committee further recommended that road No 2 should be extended to President Avenue full width instead of by a pathway as shown on the interim subdivision plan.

2) The Chief Engineer approach the Director of Education towards obtaining the engineering details of what is anticipated will be the discharge of stormwater from the Department's property when the final stages of development is reached.

3) The question of disposal of drainage into the swamp area be deferred pending the conference with the Sydney Turf Club to take place at next meeting of the Finance Committee on 5th March.

4) a) The comment of the Company be noted

b) The Company be informed that Council considers there should be a greater open space area provided to the extent of 4.5 acres

FINANCE AND STAFF COMMITTEE March 5 1956 page 5299

Conference with Sydney Turf Club Re Moorefield Open Space.

Representatives of the Sydney Turf Club had agreed to confer with the Committee at this meeting on the questions of

a) Acquisition from the Club of the Open Space area –approximately 40 acres

b) Possible adverse effect on pondage and drainage generally by reduction of the Open Space area to permit the new 66ft road desired by Australian Subdivisions Pty Ltd.

c) Possible concentration of drainage on the Open Space area as a result of the residential subdivision of the adjoining Living areas by Australian Subdivisions Pty Ltd and the attitude of the Club on this aspect.

Before receiving the Club representatives, His Worship the Mayor explained the position generally to the members and referred to the precis of the previous action on the matter. Copies of the precis were circulated to members at the meeting and a copy is on file.

Following the preliminary discussion by members, His Worship the Mayor welcomed Mr Tancred, Chairman of the Club. Mr Longworth, Vice Chairman, Mr Bartley, Director, Mr Lachal Secretary and Mr West, Surveyor who attended as representatives of the Club for the purpose of discussion of the above matters. His Worship the Mayor pointed out that the Open Space, which was swamp land, was necessary for the efficient working of the Scarborough Drainage Scheme being undertaken by Council –the first stage to cost 50,000 pounds; also that Council was desirous of reaching some finality in regard to the area before proceeding towards the “lifting out” of the portion required for road purposes by Australian Subdivisions Pty Ltd. in connection with the proposal for subdivision of the Living Area. In negotiating with the Club, The Council was acting as an intermediary for the Cumberland County Council.

Mr Tancred thanked the Council for the opportunity of being present and presenting the Club's case. He indicated that as trustees of the land, the Club representatives were bound to obtain a fair price for it. The Club was happy to negotiate on the basis of the Council either buying or acquiring the land, and the representatives were prepared to recommend to their Committee any amount which was considered reasonable.

Mr Bartley mentioned that some of the land was not flooded and could be usefully used. Whilst he was of the opinion that the valuers of Council and the Club should arrive at some figure for negotiations –this being on the basis of “ living areas “ development and allowing for costs of filling etc. but not including the strip of land required for roadway by Australian Subdivisions Pty Ltd.

His Worship the Mayor supported by other members, stressed that the land would continue to be a swamp and that any development would cost huge sums. It was stated that the Valuer General valued land as zoned, and this land was zoned as open space –and Council could not accept the figure of 10,000 pounds or 250 pound per acre. With the development of the school land, the Living Area and the release of portion of the Open Space for a roadway, the drainage problem would be greatly accentuated. A figure of 50 pound per acre was suggested by the Committee at this stage.

Mr Tancred said that the Club could not consider 50 pound per acre. The Club had received market value for the living area, as a result of sale by public auction, but had not received value from the Department of Education for the school land. By reason of the latter particularly the Club considered that it had made some contribution to the district, and wished therefore to obtain a reasonable figure for the Open Space-this area was after all for the benefit of the community, and the community should be prepared to bear the cost.

After consultation with his colleagues, Mr Tancred then suggested a figure of 6,000 pounds to 7,000 pounds or about 150 pound an acre.

Alderman Scott drew attention to the fact that the members of Council were the trustees for the people at Rockdale and were thus committed to get a fair deal for the people. He stated that the cost to the Club of filling and draining of the area, should council permit residential development, would have amounted to many thousands of pounds. However, there was no possibility of developing the land as it was most necessary for pondage purposes in order that the council might proceed to completion with its Scarborough Drainage Scheme.

His Worship the Mayor then intimated that the Cumberland County Council had recently acquired similar land the rear of Brighton le Sands Primary School at 80 pound per acre. After careful consideration of the relevant factors, and in view of the offer of co-operation by the Club, His Worship the Mayor suggested at this juncture that the Council might consider a figure of 5,000 pounds and if agreeable a conference with the Cumberland County Council might be arranged to discuss this. This was not generally supported by members at the time.

Alderman Mainerd expressed the opinion that the value of 5,000 pounds was too high, as the land was unfit for development or use in any way except for pondage or drainage purposes. In fact, it would be a liability to council. He suggested the appointment of a competent valuer approved by Council, Cumberland County Council and the Club. and with a knowledge of

the problems of all three bodies, with a view to determining a figure. This could then be the subject of discussion between the three bodies.

Mr Tancred assured the Committee that the Club had been advised by many competent and responsible valuers concerning the land. As a final offer by the Club, he said that representatives would be prepared to recommend to the Club's Committee acceptance for a bid by the Council of a minimum of 5,000 pounds, this being the lowest value at which the Club could possibly sell the land. As the Club would be adamant on this value, he thought that no good purpose would be served by a conference between the three bodies at this stage.

As an impasse had been reached, His worship the Mayor thanked the Club's representatives for coming along and putting their case in a clear and forthright manner. Mr Tancred appropriately responded by thanking the Committee for the courteous hearing given them.

After some discussion by members, the whole matter was deferred pending conferences with representatives of the Cumberland County Council by His worship the Mayor and the Town Clerk regarding the possible acquisition of the open space area at the figure of 5,000 pounds.

The questions of the new road and the concentration of drainage, relating to the subdivision proposal of Australian Subdivisions Pty Ltd, were also deferred pending the Conference with the Cumberland County Council.

FINANCE AND STAFF COMMITTEE MEETING March 16 1956 page 5433 Report by Town Clerk Re Moorefield Racecourse Site -Australian Subdivisions Pty Ltd

At the last Council Meeting, I was directed to approach the Sydney Turf Club with a view to further conferring on the question of the acquisition of the Open Space area and the County Road portion of the above land. Council's representatives to the conference were to comprise his worship the Mayor, the Fifth Ward Aldermen, Alderman Carruthers, Nairn and myself. The Secretary of the Club was contacted immediately after the meeting, informed of Council's wishes, and he undertook to endeavour to arrange the talk for Thursday afternoon March 15 at 4.45pm the date and time suggested by His Worship the Mayor. However, on Monday March 12, he informed me by telephone that in the meantime, the Open Space and the County Road land had been sold, and a letter formally intimating this was following. This letter was received on Tuesday.

Also on that day, a letter was received from the Cumberland County Council confirming the agreement reached at the recent Conference where in that Council was to meet the total cost of the County Road acquisitions of 1,250 pounds, the cost of 5,000 pounds in acquiring the 40 acres of open Space to be shared equally with Rockdale City Council. Further, in the event of Council receiving a contribution towards the acquisition of this land, a pro rata recoupment to be made to the Cumberland County Council on the basis of the cost of acquiring the 40 acres.

I immediately contacted Australian Subdivisions Pty Ltd (Mr White) with the concurrence of His Worship the Mayor to ascertain if this company had acquired the land. I was informed that this was so. Mr White indicated that a proposal in writing was being prepared for submission to Council.

The letter was received on Thursday March 15 and the following outlines the Company's proposal –

Referring to your letter of March 9 1956, the various matters in respect of which the Council seeks further information have considered and the following indicates the Company's attitude in each case ;

1) Extension of Roads

The company is prepared to have these roads constructed to meet the wishes of Council

2) Drainage of Education Department's Land

It is noted that this matter is being taken up by Council's Chief Engineer with the Department of Education

3) Adjoining Open Space

As you are now aware, this company has purchased the residue of the Estate formerly owned by the Sydney Turf Club and the negotiations will in future be direct between your Council Agreement to Complete

4) Agreement to Complete

The company is quite prepared to lodge a bond and in fact action has been commenced to arrange such a bond.

5) Shopping and Commercial and Recreation Areas

6) a) The company is prepared at this stage to agree to the suggested extension of the area to be reserved for future development on the understanding that its ultimate zoning can be determined in the light of the actual developmental proposals.

b) With regard to the recreation area, the Company has given consideration to the position arising from its purchase of the residue of the Estate and wishes to submit the following proposition for Council's consideration

“Council to agree to deletion of the existing allocation of 1.2 acres as shown in the present plan of subdivision, and the Company to make available to Council without any charge an area to be agreed upon by the Council and the Company from the open space area of 38 acres remaining after provision has been made for the County Road and the subdivision road shown on the Plan submitted.”

The Company would regard this release of land to the Council as its contribution to development of open space and recreation area to serve the Estate. The Company's view, as indicated at the time of presentation of this application to council is that a greater benefit will accrue to the community by the provision of a large area adjacent to the Estate than would be the case with the separation of the recreation area into smaller sections throughout the Estate. The foregoing proposal is submitted as a basis for discussion and I am authorised to state that the Company is prepared to meet Council at any time in negotiating a solution to the matter of the recreation area.

I would again emphasise however that the vital concern of the Company is to make an immediate commencement with the development and your indication that the Council

expects to give a final decision on the Company's application at its next meeting on 22nd March 1956 is most welcome.

FINANCE AND STAFF COMMITTEE March 16 1956 page 5435

Town Clerks Report On Subdivision Proposal of Australian Subdivisions Pty Ltd and Re Open Space Area – Moorefield

1) Following conference with Company representatives at the Town Hall on 9th January 1956, a revised interim plan of a subdivision was submitted providing for

- i) 270 residential lots (against 278 in the original) each being over 500 sq. feet
- ii) A recreation area of 1.2 acres and an area of 3 acres reserved for future development
- iii) Widening of all internal roads to 50 ft., with the eastern most (or low) road in the Open space area and the Marshall Street extension both remaining at 66ft.
- iv) Extension of Road no 3 through to Marshall Street in lieu of terminating in a cul de sac as with two parallel roads on either side.
- v) Splaying of all corners to 10ft
- vi) Provision of a 12 ft. pathway and a 15 ft. drainage easement from the Department of Education's land, the latter to be continued approximately along the footpath of the road nearest to and paralleling Marshall Street

2) This revised plan was the subject of an inspection by the Works Committee and subsequent discussion by the Building and Subdivisions Committee and Finance and Staff Committee. The company has now agreed to

- i) Extension of the reserved for future development to a depth of 350ft from President Avenue and extending southerly from the existing area to include 9 residential blocks between the recreation area and the low road, on the understanding that its ultimate zoning can be determined in the light of actual development proposals.
- ii) Road no 2 being extended full width to President Avenue in lieu of the present pathway
- iii) An access road from the area reserved for future development to president Avenue being provided and located to the satisfaction of Council
- iv) Lodgement of a bond (Chief Engineer suggests 1,000 pounds) to ensure
 - a) Completion of full road and drainage system within a reasonable time (company has indicated that these will be completed in six months from date of approval of subdivision)
 - b) Company's acceptance of responsibility for repair of any damage which might be caused through road and drainage work being only partly completed at any stage

3) Regarding the recreation area of 1.2 acres in the plan submitted, Council considered that this should be greater, or at least to the extent of a total of 4.5 acres. On this matter, the Company had submitted the following proposition

“Council to agree to deletion of the existing allocation of 1.2 acres as shown on the present plan of subdivision, and the company to make available to Council without any charge, an area to be agreed upon by the Council and the Company from the open space area of 38 acres remaining after provision has been made for the County Road and the subdivision road shown for the plan submitted.”

4) Conditions of any approval in addition to the above would appear to be –

i) Construction of concrete K and G both sides of all roads, and construction of roads to pavement width of 20ft in 66ft roads and gutter to gutter in other roads, consolidation 8” thickness on approved crushed rock with double bituminous seal – full cost to be met by the company, and company to also take steps to ensure that road surface is not disturbed after completion in the installation of utilities.

ii) Drainage to be subject to check of capacities and any amendments which might be necessary after full investigation by the Chief Engineer (when details of discharge from education Department’s land are known) – cost of drains to be at company’s cost

iii) Preparation of final plans to Council’s satisfaction and submission of necessary Memoranda of Dedication

5) Council has still to determine the questions of

a) Establishment of the laneway through the Education Departments land (700 ft. involved and Department’s reaction probably unfavourable as it has stated to the company that it does not regard this as a desirable feature of subdivision –otherwise the 12 ft. pathway proposed by the company within the subdivision area may not be considered necessary.

b) The Company’s proposition as in (3) above and including the matters of

i) The new 66 ft. road in the Open Space area

ii) Concentration of drainage in the Open Space area

iii) Recovery by the Company of filling from portion of race track included in the c) Acquisition of the area required for the County Road, of approximately 11 acres, on behalf of and as authorised by the Cumberland County Council. (It will be recalled that the Cumberland county Council agreed to acquisition at a maximum figure of 1,250 pounds this to be borne wholly by it).

FINANCE AND STAFF COMMITTEE April 3 1956 page 5433-5434

Report by Town Clerk Re Moorefield Racecourse Site-Australian Subdivisions Pty Ltd.

Dated March 16 1956

At the last Council Meeting, I was directed to approach the Sydney Turf Club with a view to further conferring on the question of the acquisition of the Open Space area and the County Road portion of the above land. Council’s representatives to the conference were to comprise His Worship the Mayor, Fifth Ward Aldermen, Alderman Carruthers, Nairn and myself. The Secretary of the Club was contacted immediately after the meeting, informed of Council’s

wishes, and he undertook to endeavour to arrange the talk for Thursday afternoon March 15 t 4.45pm the date and time suggested by His Worship the Mayor. However, on Monday March 12 he informed me by telephone that, in the meantime, the Open Space and the County Road land had been sold, and in a letter formally intimating this was following. This letter was received on Tuesday.

Also on that day, a letter was received from the Cumberland County Council confirming the agreement reached at the recent Conference wherein that council was to meet the total cost of the County Road acquisition of 1,250 pounds, the cost of 500 pounds in acquiring the 40 acres of open space to be shared equally with Rockdale Council. Further, in the event of Council receiving a contribution towards the acquisition of this land, a pro rata recoupment to be made to the Cumberland County Council on the basis of acquiring the 40 acres.

I immediately contacted Australian Subdivisions Pty Ltd (Mr White) with the concurrence of His Worship the Mayor to ascertain if this Company had acquired the land. I was informed that this was so Mr White indicated that a proposal in writing was being prepared for submission to Council.

The letter was received on Thursday March 15 and the flowing outlines the company's proposal _

“Referring to your letter of March 9 1956 the various matters in respect of which the Council seeks further information have been considered and the following indicates the Company's attitude in each case

1) Extension of Roads

The Company is prepared to have these roads constructed to meet the wishes of the Council.

2) Drainage of Education Departments Land

It is noted that the matter is being taken up by Council's Chief Engineer with the Department of Education.

3) Adjoining Open Space Area

As you are now aware, this Company has purchased the residue of the Estate formerly owned by the Sydney Turf Club and the negotiations will in future be direct between your Council and the company. A suggestion in the matter is made later in this letter.

4) Agreement to Complete

The Company is quite prepared to lodge a bond, and in fact, action has been commenced to arrange such a bond.

5) Shopping and Commercial and Recreation Areas

a) The Company is prepared at this stage to agree to the suggested extension of the area to be reserved for future development on the understanding that its ultimate zoning can be determined in the light of the actual developmental proposals.

b) With regard to the recreation area, the company has given consideration to the position arising from its purchase of the residue of the Estate and wishes to submit the following proposition for Council's consideration –

“Council to agree to deletion of the existing allocation of 1.2 acres, as shown on the previous Plan of Subdivision, and the company agree to make available to Council without any charge an area to be agreed upon by the Council and the Company from the Open Space area of 38 acres remaining after provision has been made for the County Road and the subdivision road shown on the Plan submitted.”

The Company would regard this release of land to the Council as its contribution to development of an open space and recreation area to serve the Estate. The Company's view, as indicated at the time of presentation of the application to Council, is that a greater benefit will accrue to the community by the provision of a large area adjacent to the estate than would be the case with the separation of the recreation area into smaller sections throughout the Estate. The foregoing proposal is submitted as a basis for discussion and I am authorised to state that the Company is prepared to meet the Council at any time in negotiating a solution to the matter of the recreation area.

I would again emphasise, however that the vital concerns of the Company is to make an immediate commencement with the development and your indication that the Council expects to give a final decision on the Company's application at its next meeting on 22nd March 1956 is most welcome.

FINANCE AND STAFF COMMITTEE April 3 1956 page 5435-5436

Town Clerks Report on Subdivision Proposal of Australian Subdivision Pty Ltd and Re Open Space at Moorefield

1) Following conference with company representatives at the Town Hall on January 9 1956, a revised interim plan of subdivision was submitted providing for –

i) 270 residential lots (against 278 in the original) each being over 5000 sq. feet

(ii) A recreation area of 1.2 acres and an area of 3 acres reserved for future development

(iii) Widening of all internal roads to 50 ft. with the easternmost 90 ft. low road in the open Space area and the Marshall Street extension both remaining at 66 ft.

(iv) Extension of Road no 3 through to Marshall Street in lieu of terminating in a cul de sac as with two parallel roads on either side

(v) Splaying of all corners to 10 ft.

(vi) Provision of a 12 ft. pathway and a 15 ft. drainage easement from the Department of Education's land, the latter to be continued approximately along the footpath of the road nearest to and paralleling Marshall Street.

2) This revised plan was the subject of an inspection by the Works Committee and subsequent discussion by the Building and Subdivisions Committee and Finance and Staff Committee. The Company has now agreed

i) Extension of the area reserved for future development to a depth of 350 ft. from President Avenue and extending southerly from the existing area to include 9 residential blocks between the recreation area and the low road, on the understanding that its ultimate zoning can be determined in the light of actual development proposals.

(ii) Road no 2 being extended full width to President Avenue in lieu of the present pathway

(iii) An access road from the area reserved for future development to President Avenue being provided and located to the satisfaction of Council

(iv) Lodgement of a bond (Chief Engineer suggests 1,000 pounds) to ensure Completion of full road and drainage system within a reasonable time (Company has indicated that these will be completed in six months from date of approval to subdivision)

b) Company's acceptance of responsibility for repair of any damage which might be caused through the road and drainage work being only partly completed at any stage

3) Regarding the recreation area of 1.2 acres in the plan submitted, Council considered that this should be greater, at least to the extent of a total of 4.5 acres. On this matter, the Company has submitted the following proposition –

“Council to agree to deletion of the existing allocation of 1.2 acres, as shown on the present plan of subdivision and the Company to make available to Council without any charge an area to be agreed upon by the Council and the company from the Open Space area of 38 acres remaining after provision has been made for the County Road and the subdivision road shown on the plan submitted”

Conditions of any approval in addition to the above would appear to be –

4)i) Construction of concrete K and G both sides of all roads and construction of all roads consolidated 8 inches thickness on approved crushed rock with double bituminous seal –full cost to be met by the Company, and Company to also take steps to ensure that road surface is not disturbed after completion in the installation of utilities

(ii) Drainage to be subject to check of capacities and any amendments which might be necessary after full investigation by the Chief Engineer (when details of discharge from Education Departments land are known) – cost of drains to be at Company's cost

(iii) Preparation of final plans to Council's satisfaction and submission of necessary Memoranda of Dedication

5) Council has still to determine the questions of

a) Establishment of the laneway through the Education Department 's land (700 ft. involved and Departments reaction probably unfavourable as it has stated to the Company that it does not regard this as a desirable feature of subdivision –otherwise the 12 ft. pathway proposed by the Company within the subdivision area may not be considered necessary.

b) The Company's proposition as in (3) above and including the matters of

(i) The new 66 ft. road in the Open Space area

(ii) Concentration of drainage in the Open Space area
(iii) Recovery by the Company of filling from portion of race track included in the area on offer to Council

(c) Acquisition of the area required for the County Road, of approximately 11 acres, on behalf of and as authorised by the Cumberland County Council. (It will be recalled that the Cumberland County Council agreed to acquisition at a maximum figure of 1,250 pounds this to be borne wholly by it).

COUNCIL MINUTES 1956

COUNCIL MEETING March 8 1956 page 5036

Australian Subdivisions Pty Ltd

Resolved that consideration of the subdivision proposal be deferred until finality was reached in regard to the acquisition from Sydney Turf Club of the adjoining open space area

COUNCIL MEETING March 8 1956 page 5043

Report of Conference with Representatives of Cumberland County Council at the Cumberland County Council's Rooms on Tuesday, March 6 1956, Relative to Moorefield Racecourse Open Space.

His Worship the Mayor (Alderman Gosling) Alderman HG Carruthers, Councillor Luke (Chairman of Cumberland County Council) Alderman Scutts, the County Clerk (Mr Maiden) and the Chief County Planner (Mr Fraser).

The Conference was arranged at the direction of the Finance Committee following the discussion with the Sydney Turf Club on Monday evening.

His Worship the Mayor informed those present of the discussion with the Sydney Turf Club. He indicated that the Club sought the sum of 10,000 pounds at first for the 40 acres of Open Space. However, after considerable discussion, the Club had agreed, having regard to the land being required for public purpose, to accept the sum of 5,000 pounds. The Chairman of the Club, Mr Tancred, stressed that this was the minimum figure which the club would consider and no purpose would be served by any further discussions with respect to acquisition. The Finance Committee, which comprised the whole of the members of Council, indicated that it would not be possible to finalise the matter as it had to discuss the question of contribution by Cumberland County Council as it was accepted that the area in question, although under suspension by the Minister was County open space, The 40 acres was shown as open space in the County Varying Scheme and by agreement with the Cumberland County Council had been so zoned in Council's Local Scheme which was ready to be presented to the Minister.

Councillor Luke said that whilst what Rockdale contended was true, by the suspension of zoning there was actually no Open Space zoning. Nevertheless he agreed having regard to the earlier discussions, that Cumberland County Council was morally if not legally obligated to meet a contribution to the cost of acquisition. He pointed out the possibility of Rockdale Council, in negotiating with Australian Subdivisions obtaining a financial contribution from that company towards the acquisition of Open Space in lieu of the Company providing a greater area of Open Space in its subdivision. He felt that this also should be taken into account and he would like to know if Rockdale had determined a formula upon which

contributions by both bodies would be based. Alderman Scutts said he agreed with the Chairman's thoughts and that in his judgement, a reasonable arrangement, would be on a 50/50 basis. On this basis, it would be possible, if satisfactory agreement could be reached with Australian Subdivisions, for the Open Space area to be acquired on conditions which would possibly relieve both Councils of any financial commitment.

The Mayor, supported by Alderman Carruthers, felt that such an arrangement would be acceptable to Rockdale and they would present it to Council at a meeting on Thursday.

In the discussion, mention was made of the 10 acres zoned as County Road prior to the suspension and it was generally accepted that Rockdale might also acquire this from the Sydney Turf Club in the one transaction, it being understood of course that Cumberland County Council would meet the total cost of his acquisition. On the basis of 5,000 pounds for the 40 acres of Open Space, the cost of the County Road acquisition might be anticipated at 1,250 pounds. Here, Councillor Luke suggested that the Sydney Turf Club be approached towards an acquisition of the 50 acres for a maximum sum of 6,250 pounds but on a first offer of 6,000 pounds.

It was generally agreed that this was a reasonable approach and no doubt would be supported by both Councils. With a view to finality being reached as soon as possible, which was desired by both Councils, it was then suggested it be left in the hands of the Town Clerk, Rockdale to contact the Secretary of the Sydney Turf Club immediately for the purpose of submitting the above offer and if possible obtain the Turf Club's reaction to it prior to Rockdale Council Meeting on Thursday and Cumberland County Council Meeting on Friday next.

COUNCIL MEETING October 8 1956 page 5037

Sydney Turf Club re Moorefield Open Space area

Copies of the report of the Conference with representatives of the Cumberland County Council on March 6 were circulated to members at the meeting and a copy is incorporated into the Minutes.

The Town Clerk indicated that the STC had been unable to give any decision on the offer of 6,250 pounds by the Council for acquisition of the 50 acres prior to this Council Meeting.

His Worship the Mayor pointed out that the offer of the Councils was determined on the basis of 5,000 pounds for 40 acres of Open Space, and 1,250 pounds for 10 acres of County Road the understanding being that the Cumberland County Council would meet the total cost of the acquisition of the county road area and would contribute on a 50/50 basis towards the acquisition of Open Space area. It appeared that the Sydney Turf Club offer of 5,000 pounds was on the basis of acquisition of 38 acres only of the Open Space area, which excluded the 2 acres required by Australian Subdivisions Pty Ltd for the new 66 foot roadway and its subdivision proposal.

Following general discussion it was resolved on the motion of Alderman Carruthers and Scott that negotiations with STC now proceed on the basis of an offer by Council of 6,250 pounds for the 50 acres as zoned (340 acres open space and 10 acres County Road) and a small committee assist His Worship the Mayor in these negotiations with power to Act.

COUNCIL MEETING October 18 1956 page 5519

Listed the Schools in Rockdale Municipality

Kogarah Secondary; Moorefield Racecourse (building) 20 acres

COUNCIL MEETING October 22 1956 page 3044

St George District Council of P and C Association

At a meeting at Kogarah on September 11 the Conference discussed facilities for education in this District. Two resolutions were carried ; one to the effect that urgent representations be made for an area of 25 acres of Moorefield Racecourse for a technical high school and for a full five year course high school for boys, with playing fields.

The second resolution expressed concern at the inadequacy of education facilities in the district D and the conference decided to set up a permanent Committee, representing all organisations in the district, to work towards better facilities.

The Federation of P and C Associations has convened a Public Meeting to the Assembly Hall, Margaret Street, Sydney at 7.45pm on Monday October 26 to discuss the whole question of secondary education and finance for the purpose. The position in regard to the St George District will be placed before the meeting and for this purpose the St George Committee will meet at the Rockdale School of Arts at 8pm on Friday 23 October and a representative from Council will be welcomed.

On the motion of Alderman Barton and Jones, it was resolved

a)That the Council communicate with Assistant Minister Gollan, who made a statement to the recent press, and inform him of Council's attitude towards Moorefield, which includes the necessary provision for education purposes and

b that a letter be forwarded to the St George Council of P and C Associations in time for their meeting, explaining the inability of the Council to attend, but advising this Council's attitude in regard to the matter.

COUNCIL MEETINGS 1957

Council References to Moorefield as cited in index are on page 63, 91,102, 117,192, 286, 563, 873, 924,1049,1050.

January 17 1957 page 4 Australian Subdivision Pty Ltd –Proposed Hotel, President Avenue

February 21 1957 page 63 objection to a hotel being built on the Estate

June 13 1957 page 268 Southern Expressway

August 8 1957 page 372 street lighting in Estate

COMMITTEES 1957

Committee References to Moorefield as cited in index page 64, 160,208, 265, 299,611,618,650,660/1, 700,794 811 and 828.

FINANCE AND STAFF COMMITTEE September 16 1957 page 650

Australian Subdivisions Pty Ltd – Moorefield Subdivision

Proposal of the Company towards reduction of Open Space area to permit additional residential development. Copies of the Company's letter dated August 9 1957, and the Chief

Engineers Report thereon were previously circulated to members and copies are incorporated in pages 618/620 of the Committee Minutes.

Council and company representatives conferred on the matter on site on Thursday September 12, members of Council being supplied with a statement of what had transpired to date in the development of the Moorefield Estate.

Copies of a Report of the conference were circulated at the meeting.

This matter was fully discussed and it was recommended that the applicant company be informed that the council has had regard to all the circumstances but it regretted it could not agree to recommend to Cumberland County Council that the Living Area be extended.

PARKS AND RECREATION COMMITTEE October 3 1957 page 700 Tree Planting Moorefield Estate

Australian Subdivisions be informed that the tree planting programme should not proceed until next season when the Estate will be more built up. The company would be asked to deposit the sum of 270 pound at the appropriate time to cover the estimated cost of 1075 shrubs, if it were still the company's desire that the trees be planted.

COUNCIL AND COMMITTEE MEETINGS 1958

Committee References to Moorefield page 513

Council Reference Moorefield Estate Sewering page 1092.

BUILDING AND SUB-DIVISION COMMITTEE August 7 1958 page 513

Hooker Rex Co Ltd Re lot 292 Moorefield Estate

The above lot is not suitable for a hotel.

The lot forms part of the area which was suspended under Section 342Y of the Cumberland scheme and is zoned shopping class 1 under the Local Planning Scheme, this Council being the interim development authority. On October 31 1957 Council adopted the Building Committee recommendation to convert lot 292 into residential sites to provide 4 lots to President Avenue, 4 to Moorefield Avenue and 4 to Civic Avenue. The Company withdrew its request for rezoning of the land pending further investigation of the suitability of the site for a hotel.

BUILDING AND SUB-DIVISION COMMITTEE October 13 1958 page 688

L Roberts 40 Lachal Avenue Moorefield Estate

Seeking Council's views on his proposal to build a 2 storey cottage with a flat roof on the above land

Chief Building Inspector reported

"Councils delegated authority to Chief Building Inspector includes authority to approve of brick cottages with tiled roofs. I am inclined to the view that does not include two storey houses. It should be added that Council has no legal grounds for refusing either a house of that nature or the construction of a flat concrete roof, notwithstanding that this would be the first house of this nature on the Moorefield Estate."

COUNCIL MINUTES 1959

By this period of time residential development was well under way on the Moorefield Estate . There were few mentions in the Council Minutes.

COUNCIL MEETING September 14 1959 page 708

Contribution from Hooker Rex Co Ltd of 500 pound contribution to carry out tree planting schemes in the Moorefield Estate and the work to be carried out as soon as possible.

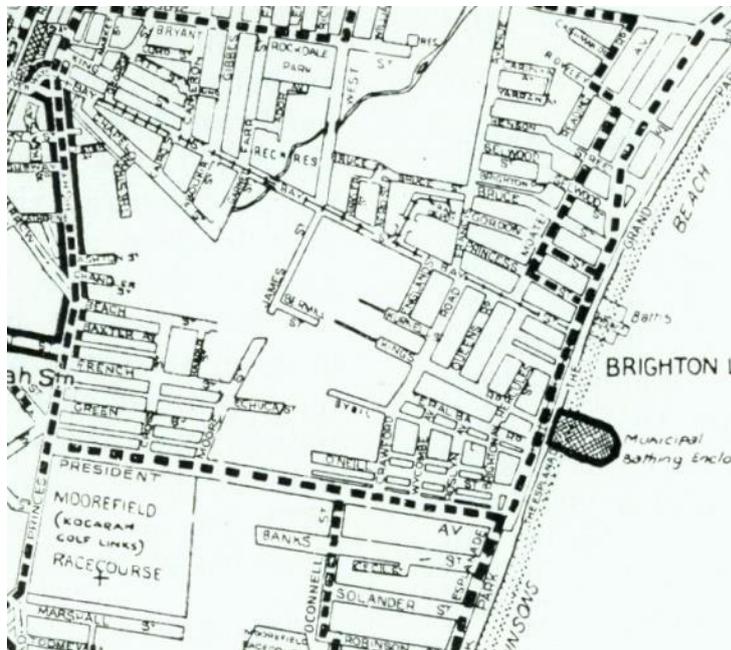
COUNCIL MEETING 9th July 1959 page 318 –

Sewering of the Estate
Appendix B

AUTHOR COMMENT

It took me many years to read, and then scribe the Council and Committee Minutes, which were relevant to Moorefield Racecourse. These Minutes provide an additional important record in the history of Moorefield Racecourse.

I am indebted to Rockdale City Council for the use of these public records.



Moore and James Street, Rockdale, 1937
Courtesy of Bayside Council Local Studies Librarian



Anne Field at the Dale Stables, 53 French Street, Kogarah. Mid-1990's. Courtesy of Bruce Sharp.

Mrs Chris Gwilliam, daughter of Tibby Dale, horse trainer lived here for a number of years. Chris passed away on July 11th, 2017, aged 98.



Aerial view from the south (above) overlooking Moorefield Racecourse, 1953.
Courtesy of Ken Callender.

The two aerial photos provide an excellent view of the racecourse. In particular, the golf course shows up clearly, as does the swamp area. There is limited residential development in Marshall Street.

The labelling of the buildings in the photo below makes for an excellent historic record. The St Leger Stand was relocated to the Fairfield Trotting Ground when the course closed in the mid 1950's. It has been condemned and is likely to be demolished in the near future.

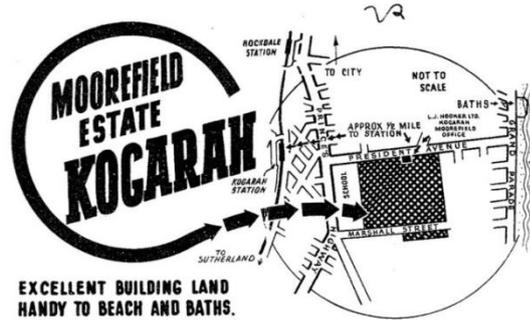


An aerial view of Moorefield Racecourse, 1953.
Courtesy of Ken Callender.



A view over the former Moorefield Racecourse site from the James Law building, St George Hospital. Mid-1990's.
Courtesy of Bruce Sharp.

MOOREFIELD ESTATE, KOGARAH



**EXCELLENT BUILDING LAND
HANDY TO BEACH AND BATHS.
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SERVICES:- GAS
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President Ave., Kogarah. 150304 150305

Advertising leaflet for the sale of Moorefield Estate properties. This leaflet belonged to Mrs Monica Agius, a former resident of the Moorefield Estate. Circa 1957-1958. Courtesy of L. J. Hooker Limited.



Mr Arthur Henderson at the Six Furlong Shute in Civic Ave, Kogarah. Mid-1990's
Courtesy of Bruce Sharp.



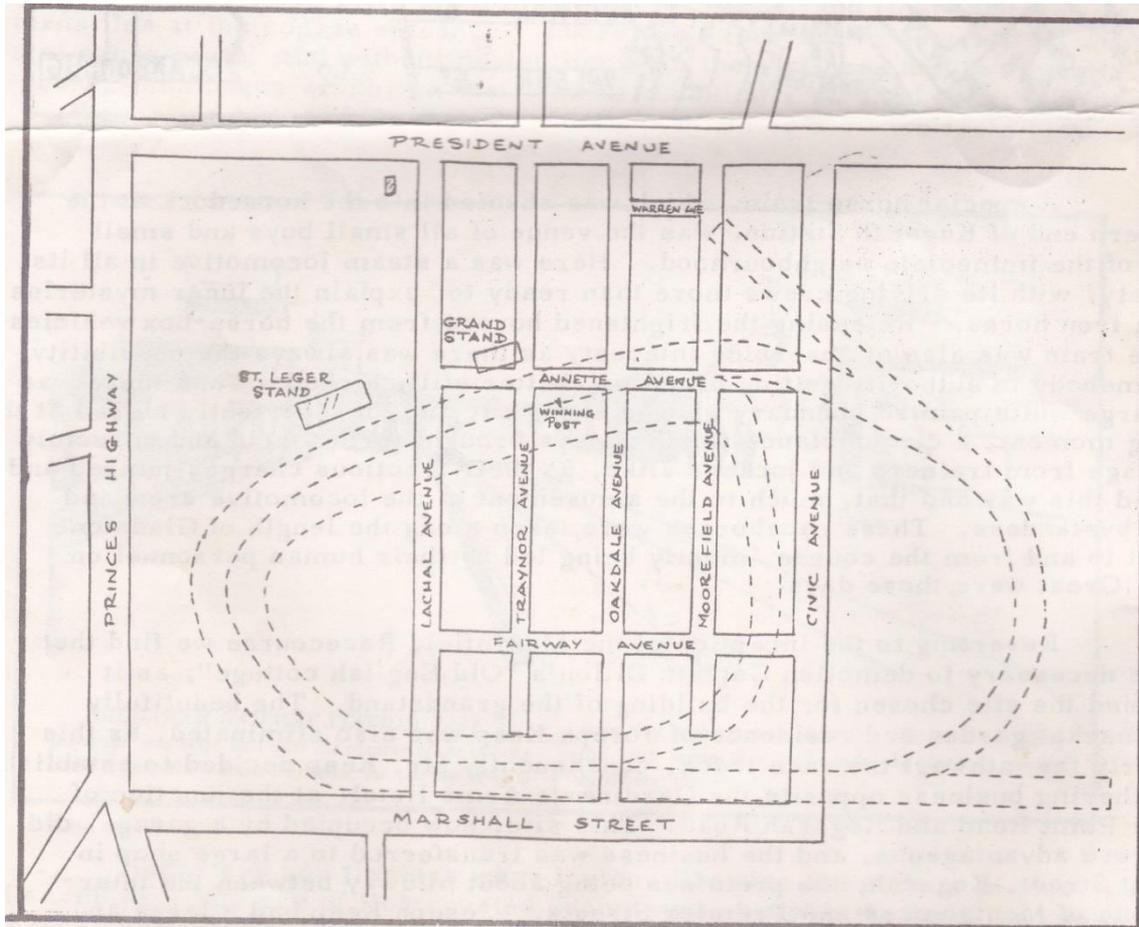
Moorefield Racecourse, 1937.
Courtesy Energy Australia.



Moorefield Racecourse, 1937.
Courtesy Energy Australia.



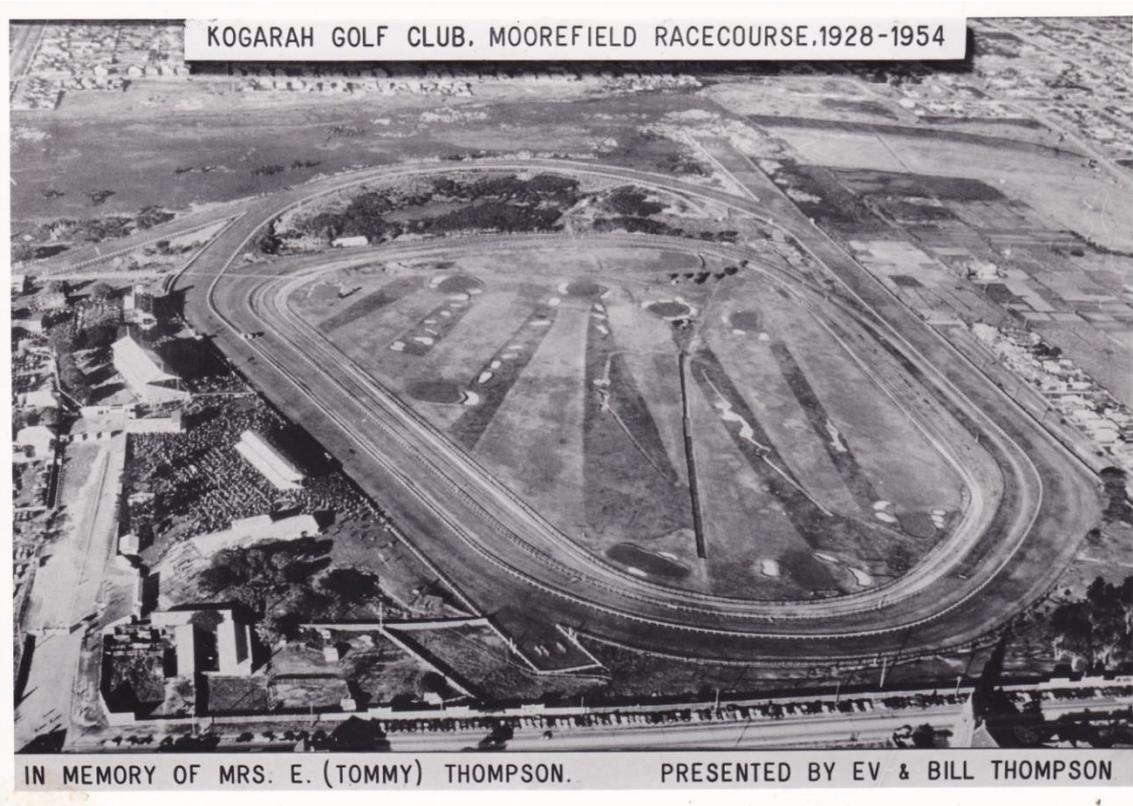
The Moorefield Estate and the Surrounding Area, 1974.
Courtesy Energy Australia.



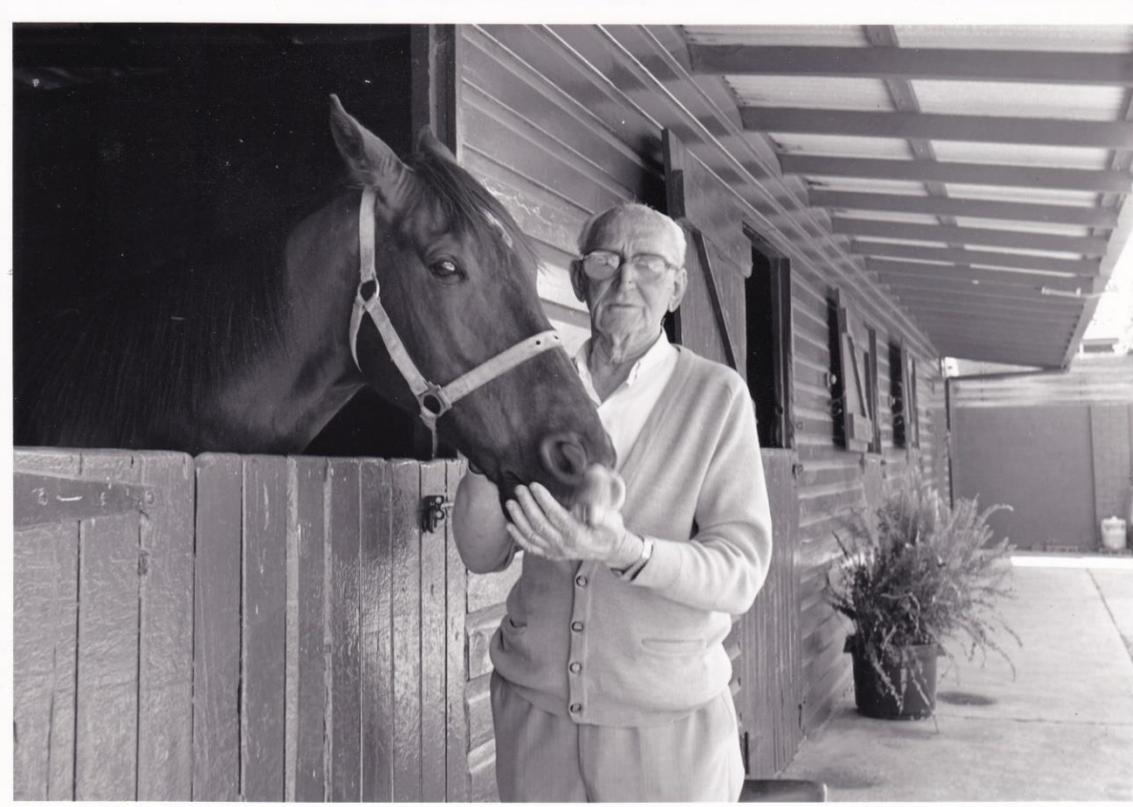
Dr Joan Hatton's hand drawn map of the Moorefield Estate streets. The racecourse was superimposed onto the streets.
Courtesy of Dr Joan Hatton.



The demolition of the broadcasting box. 27 Marshall Street, Kogarah.
Courtesy of Mrs Hilda Goddard. 31 Marshall Street, Kogarah. May 1981.



Kogarah Golf Club, Moorefield Racecourse.
Courtesy of Kogarah Golf Club.



Mr Ray Cunningham at Terry O'Leary's stable, in Burlington Street, Monterey. September 1993. (Mr Cunningham inspired me to write the history of Moorefield Racecourse)
Courtesy of Bruce Sharp..



A selection of race book covers, which have relevance to Moorefield Racecourse. Photo courtesy of Bruce Sharp.



Australia Day Race Meeting, July 29th, 1915. Courtesy of Mrs Mary O'Malley-Jones.



Dr James Lamrock and his wife, Margaret.

Courtesy of Lindsay Ritchie.

- Dr Lamrock was the founding honorary medical officer to St George Cottage Hospital, Kogarah
- Dr Lamrock was the Senior Medical Officer until his death in 1915.
- Dr Lamrock was the honorary surgeon to Moorefield Racecourse.



The Belgrave Nursing Home, mid-1990's. Courtesy of Bruce Sharp.
- The building was demolished in mid-1997.



Devaran 1897.

Dr James Lamrock's home, Devaran, 1897. Courtesy of Lindsay Ritchie.

George Sydney Halpin - Moorefield Horse trainer.

George Sydney Halpin
(1884-1966)

George Sydney Halpin was an identity in the St George Municipality. He was a good-looking man of Irish descent, who always dressed in a three-piece suit and wore a Stetson hat. His buttonhole usually displayed a carnation, and his coat pocket had a whiter than white handkerchief protruding. His black boots were always polished. Summer or winter he wore a flannel undershirt.

George never really made the transition from the horse and buggy days even though he owned a car. He maintained a horse and yellow sulky, and was possibly the last person to ride about Sydney in this way. His range was Wollongong to Watson's Bay, however as the last horse grew old the journeys became local. Rex, the horse, was finally retired and this put an end to George's transport.

George was a favourite with children and adults because he was a great storyteller and always made the time to yarn. His stories were less moralistic and more about adventure. He often had sixpence in his pocket for children to buy an ice cream and is still remembered fondly by people who knew him as children.

He was born in Sydney, days after his parents arrived by ship to settle in Wollongong. His first job was delivering produce to the hinterland and it was no mean feat to take horses over the mountains on almost unmade roads carrying loads both ways. Settlers depended on this service. After marrying Lavinia Figtree, he and his family went to live in the Northern Rivers, where he was employed as an auctioneer by the firm, Virtue and Noble.

He returned to rent a house in Hurstville, Sydney for a time and later the family settled in 47 Villiers Street, Rockdale where Lavinia purchased a home and they reared their family there. It was here that the Halpins set up their horse training business. There was a paddock behind the property and stables at the back of the property that could be entered via Villiers Lane.

Lavinia was a good cook and no stranger to hard work. She served meals to the large family and to the track worker, who lived in Andy's room in the back-yard. It was also known as the TAC Room. This room held saddles and grooming gear.

Lavinia often had friends for dinner and everyone admired her for her cooking and general demeanour. She was very much a lady with her black hair piled high and her neat attractive appearance. This hair turned white when she grew older and she looked majestic with her Edwardian hair-style. She wore a black velvet ribbon or scarf around her neck and always displayed a lovely brooch. She kept a clean apron behind the kitchen door so that when someone approached she took the soiled one off and looked perfect in the clean white starched one.

She loved recipes that she found in magazines and tested. She never shopped and hardly left the home. Green grocers and grocers delivered the food, and the family fetched meat from the butchers. Bandages, rugs and jockey gear often needed to be laundered by hand or boiled in the wood-fired copper. Together, George and Lavinia ran a good show.

George Halpin was a leading trainer on the former 'pony tracks' in Sydney and continued his success when those Clubs came under the A.J.C. jurisdiction in 1913. One of the best sprinters he trained was Absorbent. He won the City Tattersalls Cup in 1935 with his daughter Violet Halpin's horse, Faircoic. Arthur Ward was a favourite jockey, however a steady stream of the well-known jockeys raced Halpin- trained horses.

George did his track work at Moorefield Racecourse until the war broke out and the land was given over to the military. Moorefield was the nearest track and the horses were walked from Rockdale to Moorefield before doing track work or racing. Use was made of nearby Botany Bay where the horses swam and exercised.

Dolly, a reliable horse led the spirited racehorses into the water for their swim. The horses entered the water at the spot where the airport is now. On one occasion, an army airplane went down near Marrickville Golf Course and from their vantage point they saw it burst into flames.

George's eldest daughter and horse owner, Violet and to a lesser extent sister, Dulce were employed in the training of horses. Violet sometimes tucked her hair in her cap and posed as a boy in order to perform her tasks.

There is in existence a notebook with George's recipes for curing all sorts of horse ailments. The vet was the last option during the Depression years at a time when racing was very popular. In this book is a list of wages paid to track workers and jockeys, as well as to suppliers. The jockey's names are a who's who of racing at the time.

The last two horses that George trained were Turmoil and Kendell. In one race they fell over each other. Aussie Imber was another good horse that he trained. Very often he did not own the horses that were in his stable.

George attended most important race meetings in the company of a friend called Harry Ainsworth, a chemist. Together they would drive to out of town meetings. Harry was a commission agent, because people trusted him due to his respectable occupation and education. He was able to get a good price with the bookies on behalf of other prominent men, who did not want to appear to be betting. He handled large sums of money and loved to have George by his side for his protection and companionship. Both men were sharp at arithmetic.

George always carried a truncheon that he put up his sleeve when walking home in the dark with the days' winnings. He tied his wallet into his vest pocket. Harry would let him out of the car at Waltz Street, Rockdale and he then would walk home to Villiers Street taking care to look out for prospective assailants.

George died from a massive heart attack in 1966 after attending a Race Meeting at Canterbury. He commented to his daughter that "he was losing his touch and had lost heavily that day. "He was 82 years old, and had been retired from training fifteen years before his death.

He was buried at Woronora Lawn Cemetery. An overflowing crowd assembled for his funeral at Hardy's Chapel in Rockdale. He was often described as a "racing identity" and was recognizable on the course by his Stetson hat and confident demeanour.

GEORGE HALPIN'S HAT

By his hat shall ye know him!

Halpin's hat is as well known in racing circles as Mr Lang's bull is to the political arena. During a lull in the racing on Saturday a select coterie of punters were seated in the stand discussing the various events decided, and to be decided, when a horse attached to a sulky was noticed moving swiftly along the flat making for the Kensington entrance.

There was something familiar about the driver and glasses were immediately trained on the contraption. The driver was sitting up like Jackie, but of course his face was not visible. Sudden recognition dawned on the crowd. Sure enough it was George Halpin they knew him by his hat.

Newspaper and date unknown

“Pony Track” Trainer Dies

Sydney Morning Herald page 22 June 3 1966

Former successful trainer George Halpin died suddenly on Wednesday night after attending the race meeting at Canterbury. Halpin, 82 this year, retired as an active trainer 15 years ago. He was a leading trainer on the former “pony” tracks in Sydney and continued his success when those clubs came under AJC jurisdiction in 1913. One of the best sprinters to be trained was absorbent and he won City Tattersalls Cup in 1935 with Fairoic. The funeral will be today at the Woronora Lawn Cemetery after a service at Hardy's Chapel Rockdale at 230pm.



George Halpin Canterbury Park Handicap. Fairoic, 1935.



Violet Hingerty nee Halpin at 47 Villiers Street, Rockdale. Approximately 1938.

- Violet rode Trackwork at Moorefield Racecourse and later became a racehorse owner.



George Halpin, horse trainer at Villiers Lane, 47 Villiers Street, Rockdale. George is holding his grandchildren, Valda Hingerty and Erin Workman. Date unknown.

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Remarks.

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 10g Epsom Salts
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Both images are George Halpin's horse remedies during the Great Depression when horse trainers could not afford veterinarian fees. Early 1930's.

JOCKEY'S FEES
And Bonuses.

Date	Jockey's Name and Address.	Face Meeting and Race.	Amount of Fee.	Charge by.	Amount of Bonus.	Remarks.
1934		1935				
July 24 th	A Campbell from	January	24 th	MONTHLY		
Jan 24	to Selby	24 th	5	of Campbell		
Feb 24	to D. March	24 th	5	of Campbell		
March 24 th	to April	24 th	5	of Campbell		
April 24 th	to May	24 th	5	of Campbell		
May 24 th	to June	24 th	5	of Campbell		
June 24 th	to July	24 th	5	of Campbell		
July 24 th	to August	24 th	5	of Campbell		
Aug 24 th	to Sept	24 th	5	of Campbell		
Sept 24 th	to Oct	24 th	5	of Campbell		
Oct 24 th	to Nov	24 th	5	of Campbell		
Nov 24 th	to Dec	24 th	5	of Campbell		
Dec 24 th	to Jan 1 st	1935	3	of Campbell		
Jan 1 st	to Feb 1 st	Jan 1 st	5	of Campbell		
Feb 1 st	to March 1 st	Feb 1 st	5	of Campbell		
March 1 st	to April 1 st	March 1 st	5	of Campbell		
April 1 st	to May 1 st	April 1 st	5	of Campbell		
May 1 st	to June 1 st	May 1 st	5	of Campbell		
June 1 st	to July 1 st	June 1 st	5	of Campbell		
July 1 st	to Aug 1 st	July 1 st	5	of Campbell		
Aug 1 st	to Sept 1 st	Aug 1 st	5	of Campbell		
Sept 1 st	to Oct 1 st	Sept 1 st	5	of Campbell		
Oct 1 st	to Nov 1 st	Oct 1 st	5	of Campbell		
Nov 1 st	to Dec 1 st	Nov 1 st	5	of Campbell		
Dec 1 st	to Jan 1 st	Dec 1 st	5	of Campbell		

A GOOD TIP Keep a Bottle in the House
GLENKINCHIE "G.K." WHISKY
 HARBOTTLE BROWN & CO. LIMITED, 21 LANG ST., SYDNEY
 FINEST OLD MATURED SCOTCH

Both images above are Wages and Jockey Fees for W Holding and A Campbell. 1933 and 1935.

Documents and photos courtesy of Pamela Griffiths, granddaughter. June 21, 2017



Hiraji and Jack Purtell returning to scale after the 1947 Melbourne Cup.
Courtesy of The Argus, November 5th, 1947.