

72 Laycock Street, Bexley North – Existing Use Rights

The current Rockdale Local Environmental Plan 2011 (RLEP 2011) identifies the subject site within the RE1 Public Recreation zone which prohibits the development of “*registered clubs*”. A “*registered club*” is defined as a *club that holds a club licence under the Liquor Act 2007*. Although the proposal can be identified accordingly, this development will rely on the principles established by *Jojeni Investments Pty Ltd v Mosman Municipal Council* [2015] NSWCA 147, which found that given no original consents can be sourced, the development will rely on the original planning regime to define its use and characterisation. On that basis, the use can be defined as a “*place of assembly*” as defined by the Local Government Act, 1951.

Accordingly, the proposal relies on *Division 11, Existing Uses* (Clauses 4.65 to 4.70) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and *Part 5 Existing Uses* (Clause 39 to 46) of the Environmental Planning and Assessment Regulation 2000.

Planning History of the Site

Under the County Cumberland Planning Scheme 1948 (CCPS), the site was identified as a *Living Area*. The Local Government (Amendment) Act No. 18, 1951 (LG Act 1951), identifies that *Living Areas* permit certain buildings to be built with the consent of the responsible authority, including “*places of assembly*”. Under the Local Government (Amendment) Act 1951, the following is stipulated [our underline]:

“*Place of assembly*” means –

(a) *a building used or designed for use as a public hall, theatre, cinema, music hall, concert hall or dance hall;*

(b) *a building used or designed for use in connection with a racecourse or racing track or ground for other sports or amusements which is intended to be ordinarily open to the public on payment of a charge;*

(c) *a building used or designed for use as a non-residential club;*

(d) *any other place of public assembly being a building whether or not used for purposes of gain not being a place of public worship, place of instruction or an institution.*

Although the original approval of the Bexley Bowling and Recreation Club cannot be sourced, it can be demonstrated through primary documentation that the *place of assembly* was approved and erected between 1948 and 1950. Original building plans provided by Bayside Council (Annexure 1) and Council Meeting Minutes from 1947 to 1951 (Annexure 9 to 23) demonstrate conception of the proposal, approval, tender and construction. The *Club* existing on site has operated lawfully since that time as a *place of assembly* [noting that the question of “abandonment” is dealt with below]. As identified within the definition of *place of assembly*, it can be reasonably assumed that the building was approved for the *use of a sport or amusement intended to be ordinarily open to the public on payment of a charge* and, relevantly, the *use as a non-residential club*. Section 2, Part I of the Local Government Act 1951 defined ‘*existing use*’ as follows;

‘*means a use of a building, work or land for the purpose for which it was used immediately before the appointed day.*’

Further to this, Part IV (page 130) of the LG Act 1951 also stipulates the following;

Maintenance, Use, Alteration, Enlargement And Extension Of Existing Buildings And Works, And Continuance Of Existing Use Of Land

32. *An existing building of existing work may be maintained and: may be used for its existing use and an existing use of land may be continued:*

Provided that-

(a) *where there is an existing building or existing work the erection or carrying out of which would have*

contravened, some provision of this Ordinance if it had taken place after the appointed day or had taken place after that day without the consent of the responsible authority; or

(b) where there is an existing use of an existing building or existing work which would have contravened some provision of this Ordinance if such use had been commenced after the appointed day or had been continued after that day without the consent of the responsible authority; or

(c) where an existing use of land would have contravened some provision of this Ordinance if it had been commenced after the appointed day or had been continued after that day without the consent of the responsible authority'

Accordingly, the notion of existing use rights predates the Environmental Planning and Assessment Act, 1979. Further, considerable references to the existing development as a *Club* have been made in Council's Meeting Minutes since its conception. The Municipality of Rockdale 1949 Ordinary Meeting of Council, 20th January 1949 (page. 68) stipulates the following regarding the approval for the Bexley Bowling Club and Greens [our underline] (Annexure 12):

"3. That it be noted that approval has now been obtained for the erection of Bowling Greens and Club House, in Edward Street, from loan, and that the matter be now referred to the Building Committee of the Council to forward the question of erection of the building and construction of the greens."

Following this, on page 91 the following is stipulated regarding the construction of the Club and Greens (Annexure 13);

"BOWLING GREENS AND CLUB HOUSE - Preparatory work toward the establishment of bowling greens and club house at Edward Street, North Bexley, was finalized during the year and now awaits instruction from Council to commence construction work of laying down the greens.

Approval has been obtained from the Building Material Control Department for the erection of the Club House, plans and specifications of which have been drawn up. It is recommended that the plans and specifications of the Club House, be referred to the Building Committee for consideration as to ways and means of carrying out the erection of the building."

It is noted that both these remarks were made by A.G. Baker who was the Chief Building Inspector and whose name is cited on the original building plans (and original building plaques). The Municipality of Bexley Meeting Minutes of 1948 (page. 185) establishes that a third green would be constructed for the Bexley Bowling Club, as stipulated below (Annexure 10);

"Council favourably consider including the construction of a third green in the tenders about to be called."

Additionally, aerial photographs from 2000 & 2009 clearly identify the existence of three bowling greens and a club house occupying a large portion of the site (Annexure 27 and 28). On 6 July 1962, Council adopted an increase to the members of the Bexley Bowling and Recreational Club from 300 to 350 members. This approval was granted based on a letter provided to Rockdale Council by the Bexley Bowling & Recreation Club on 15 June 1962. Council's response has been reproduced below (Annexure 22):

"Following the recommendation of the Mayor, Council at its last meeting, decided to approve your application and it will therefore be competent for the club to increase the membership as requested."

As identified above and within the Minutes, the use has been continually referred to as a *club*. Furthermore, stamped plans approved by Rockdale Council on 22 August 1963 for the alterations and additions are titled *Proposed Alterations and Additions to the Bexley Bowling and Recreation Club LTD*, indicating that Council approved a building which was clearly identified as a club, however falling under the Local Government Act 1951 definition and characterisation as a "place of assembly", as "clubs" had no land use term under the abovementioned. These alterations and additions contained a *ladies lounge, office and ancillary structures*.

In 1973, the Rockdale Planning Scheme Ordinance (PSO) was gazetted which identified the subject site within the (6) *Open Space (a) Recreation Existing* zone. Under Rockdale PSO, a "club" is not a permitted use within the



zone. The PSO redefined *place of assembly* and incorporated a separate land use term for *club*, as reproduced below:

"Place of assembly" means a public hall, theatre, cinema, music hall, concert hall, dance hall, open-air theatre, drive-in theatre, music bowl or any other building of a like character used as such and whether used for the purposes of gain or not, but does not include a place of public worship, an institution or an educational establishment.

"Club" means a building used by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purpose whether of the same or of a different kind and whether or not the whole or a part of such building is the premises of a club registered under the Registered Clubs Act, 1976.

As evident above, the definition for *place of assembly* was altered to exclude 'clubs', which were then separately defined. Therefore, it was at this point in which the development became prohibited and existing use rights were established pursuant to the Environmental Planning and Assessment Act 1979. The Rockdale Local Environmental Plan 2000 (RLEP 2000) similarly identified the subject site as a *Zone 6(a) Existing Open Space*, which amongst other things, prohibited *Registered Clubs*. It is noted that the RLEP 2000 did not specifically define *club* and *place of assembly*.

The *Jojeni Investments Pty Ltd v Mosman Municipal Council* [2015] NSWCA 147 (*Jojeni Court Case*) found that given the lack of original or subsequent consent or conditions, the original planning regime, in this instance being the CCPS 1948 and LG Act 1951, will be utilised to characterise a development which relies on existing use rights. With regards to the subject development, it has been established that the original development was characterised as a "*place of assembly*", which encapsulated the use of a "*non-residential club*". The generality in which the original planning regime defined "*place of assembly*" is considerably broader than that which the RLEP 2011 defines what is most closely aligned with the proposal, being a "*registered club*". The *Jojeni Court Case* found the following [our underline]:

78 First, I am not attracted to the proposition that the existing use is appropriately described by reference to a particular number of flats within a building. It cannot be the case that a residential flat building containing eight flats is in a different category from one containing seven or nine flats. Applying what McHugh JA said in *Royal Agricultural Society*, I do not consider that the use of a building for the purpose of three flats is "different in kind" from its use as a building for the purpose of two flats. I appreciate that there is what Tobias JA referred to as a well-known class of buildings commonly referred to as a "duplex": *Calleja v Botany Bay City Council* [2005] NSWCA 337; 142 LGERA 104 at [25]; see also *Shellcove Gardens Pty Ltd v North Sydney Municipal Council* (1960) 6 LGERA 93 at 99. Council relied on that distinction. As much is recognised by the dual occupancy definitions in the current LEP. But that was not a class of use separately recognised in the regime in 1933. The appellant submitted that in 1933, insofar as the planning regime identified residential buildings, it only specified "dwelling-houses" and "residential flat buildings". The appellant submitted orally that "the nature of the use or the only nature of the use that could have been the subject of the approval in 1933, was residential flats, it not being a dwelling-house. That was the only other identifiable candidate from the Act." I agree. What was approved in 1933 was the conversion of a building such that it might be used no longer as a "dwelling-house" but instead as a "residential flat building". (It will be recalled that in 1933, but not in 2012, a "residential flat building" was a building containing 2 or more flats.)

As identified, the broad definition of "*place of assembly*" under the LG Act 1951 includes *non-residential clubs* and *ground for other sports and amusements*. The proposed development satisfies these requirements as originally approved. Given the flexibility of the original definition, existing use rights can be implemented broadly however is still limited by Clause 4.67 of the Environmental Planning and Assessment Act 1971 (EP&A Act 1971). As supported in the *Jojeni Court Case*, the generality of the original planning regime definitions are applied to a development given no original consent can be sourced. It was also found that given subsequent planning regimes further distinguish uses, this does not permit the characterisation of a use more specifically, as follows [our underline]:

85 The fact that subsequent local environmental plans distinguish between dual occupancies and residential flat buildings is no sound basis to characterise the existing use more narrowly. Kirby P said in *Boyts* at 61-62 in precisely the same context, in relation to a changed definition of "warehouse", that "It is impermissible, retrospectively, to impose the particular meaning of 'warehouse' later adopted in [a later planning ordinance]". The same applies with



equal force to the later, narrower meaning given to “residential flat building”.

Accordingly, this identifies that the original “*place of assembly*” identified under the LG Act 1951 can be similarly applied to the proposed redevelopment. It is worth noting that despite the proposal being defined as a “*place of assembly*” in accordance with the *Jojeni Court Case*, the development can also be identified as a “*registered club*” under the current Environmental Planning Instrument (EPI), the Rockdale Local Environmental Plan 2011 (RLEP 2011).

Under the RLEP 2011, the proposed development fits the definition of a *Registered Club* which is defined as “a club that holds a club licence under the Liquor Act 2007”. The RLEP 2011 did not define “*place of assembly*” or “*club*”, rather introduced “*registered club*” which subsumed the nature use on the site. Further, the time in which the use became prohibited under the Rockdale PSO 1973, the definition of club referred to the Registered Club Act 1976, which defined a **registered club** as a club that holds a club licence. Further, **club licence** means a club licence granted under the Liquor Act 2007. Accordingly, the Liquor Act 2007 defines a **registered club** as a club that holds a club licence under this Act.

Notwithstanding, as established this proposal relies on the principles of the *Jojeni Court Case*, which has identified that given the circumstance in which no original or subsequent consents can be produced, the proposed development should be characterised by the planning regime in which it was originally approved, which in this instance was the LG Act 1951 which identified the original use as a *place of assembly*.

Further to this, ancillary use within a *place of assembly* is the capacity of the development to include functions, including the likes of weddings, birthdays, special events and so on. Those events may be frequent and cater for large groups of people without becoming the dominant use of the premises. *Chamwell Pty Ltd v Strathfield Council (2007)* NSWLEC 114 with regards to the *Royal Agricultural Society of NSW v Sydney City Council (1987)* 61 LGRA found the following:

36 The characterisation of the purpose of a use of land should be done at a level of generality which is necessary and sufficient to cover the individual activities, transactions or processes carried on, not in terms of the detailed activities, transactions or processes: Royal Agricultural Society of NSW v Sydney City Council (1987) 61 LGRA 305 at 310.

In accordance with the above, it is anticipated that the ancillary uses commonly associated with clubs are individual activities which do not characterise the use of the land. In accordance with the *Jojeni Court Case*, the proposal is characterised as a *place of assembly*, which broadly identifies the development as a *non-residential club* and is considered to appropriately encapsulate a number of the ancillary uses identified. Given that no conditions can be sourced and the broader definition applied under the LG Act 1951 as a *place of assembly*, this is considered to be acceptable.

Accordingly, the following can be summarised:

- The club was approved as a “*place of assembly*” under the LG Act 1951 at sometime between 1948 and 1950;
- The use became prohibited under the Rockdale PSO 1973 which specifically defined a club premises and *place of assembly*, both of which were prohibited;
- Given no original or subsequent consents or conditions can be sourced, the existing and proposed use is defined as a *place of assembly* according to the *Jojeni Court Case*;
- The *place of assembly* includes ancillary uses such as functions, including weddings, birthdays and the like which do not become the dominant use; and
- The existing and proposed use is consistent with the definition “*registered club*” use under the RLEP 2011 despite it not being applied in this instance.

Additional Club History Based on Primary Sources

In conjunction with the meeting minutes, plaques found within the existing building indicate that the development was originally planned by *Bexley Municipal Council* in May 1947 and completed by Rockdale Municipal Council, and was handed over to the Bexley Bowling Club on Saturday 28 October 1950. An additional plaque identifies



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that the Bexley Bowling and Recreation Club Ltd was incorporated on 14 May 1948, and was officially opened by G.S. Carson (President of the NSW Bowling Association) on 27 October 1951. Furthermore, additional plaques found on the existing premises identify that the existing club underwent various extensions opened on 14 April 1956 and 27 June 1959. Imagery of the clubs original construction and subsequent extension has also been annexed to this document (Annexure 29).

Further to the above evidence, on 14 of May 1948, the Bexley Bowling and Recreation Club Ltd (ABN 49 000 071 152) was registered as a business (with it recently ceasing on the 26 of April 2018). Following this, on 23 of May 1955, the Bexley Bowling and Recreation Club Ltd obtained a Club Liquor Licence (No. LIQC300225739) which was also recently cancelled on the 25 July 2017. Over the years, the Bexley Bowling and Recreation Club Ltd had undergone numerous renewals of its Club Liquor Licence. As of 24 September 2015, the Liquor Licence was still operational, allowing alcohol to be consumed on the premises from 5am to midnight Monday to Sunday, and to be sold for takeaway from 5am to 10pm Monday to Saturday and 10am to 10pm on Sunday (Annexure 30 - 32).

Under the Rockdale Local Environmental Plan 2011 (RLEP 2011), a *Registered Club* is defined as ‘a club that holds a club licence under the Liquor Act 2007’. Under the *Liquor Act 2007 No 90*, a club licence ‘authorises the licensee to sell liquor by retail on the licensed premises to a member of the club (or a guest of a member of the club) for consumption on or away from the licensed premises’. In order to be granted a club licence, the proposal will meet the requirements of the Registered Clubs Act 1976 No 31, Section 10(1). There can be no doubt that the club was a use that satisfied the definition of “place of assembly” and subsequent “registered club”. The question of “abandonment” is dealt with below.

Environmental Planning and Assessment Act 1979 – Division 4.11 Existing Uses

Clause 4.65 Definition of “existing use”

Clause 4.65 of the EP&A Act 1979 stipulates the following regarding the definition of *existing use* as follows;

*In this Division, **existing use** means—*

- (a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) the use of a building, work or land—*
 - (i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

The chronological analysis of the legislation relevant to the subject site indicates that the original building was approved and constructed between 1948 and 1951. As identified, the County Cumberland Planning Scheme 1948 and Local Government Act 1951 applied to the site, where *places of assembly* were permitted with consent from the authority.

Council meeting minutes established that this building was lawfully approved and constructed during the time in which *places of assembly* were permitted. Accordingly, the *Club* and *greens* were lawfully permitted as a “place of assembly” prior to the coming into force of the Rockdale Planning Scheme Ordinance 1973, which prohibited the use. That is the Rockdale PSO zoned the site as *Open Space – Recreation Existing* which prohibited the development of *places of assembly* and *clubs*, noting the definition of place of assembly at this time changed to exclude clubs. These uses have remained prohibited up to and including the Rockdale Local Environmental Plan 2011.



It is noted that the Bexley Bowling Club had operated for a considerable period of time prior to the commencement of the RPSO 1973 which prohibited the use, therefore satisfying the requirements of Clause 4.65 of the EP&A Act 1979. Further, the proposed redevelopment is consistent with Clause 44 of the EP&A Regulation 2000 which permits the *rebuilding of buildings and works* with an existing use.

Under RLEP 2011, the current EPI, the site is zoned RE1 Public Recreation zone, it is noted that components of the proposed development are permissible, being the bowling green which is characterised as a *recreational facility (outdoor)* and other components of the use being characterised as a *community facility*, both of which are permitted with consent. Under the current legislation, it is considered that the proposal would be identified as a *registered club*. However, in accordance with the principle established in the *Jojeni Court Case*, the dominant use of the proposal is identified as a *place of assembly* according to the Local Government Act 1951 which became prohibited under the Rockdale PSO. In *Chamwell Pty Ltd v Strathfield Council (2007) NSWLEC 114*, the proposed use is characterised in generality as a *place of assembly*, with other ancillary uses identified being individual activities encapsulated with the existing use. Accordingly, the proposal therefore meets the requirements stipulated in Clause 4.65 of the EP&A Act 1979.

4.66 Continuance of and limitations on existing use

Clause 4.66 states the following with regards to limitations on existing use and abandonment;

(1) *Except where expressly provided in this Act, nothing in this Act or an environmental planning instrument prevents the continuance of an existing use.*

(2) *Nothing in subsection (1) authorises—*

(a) *any alteration or extension to or rebuilding of a building or work, or*

(b) *any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before the coming into operation of the instrument therein mentioned, or*

(c) *without affecting paragraph (a) or (b), any enlargement or expansion or intensification of an existing use, or*

(d) *the continuance of the use therein mentioned in breach of any consent in force under this Act in relation to that use or any condition imposed or applicable to that consent or in breach of any condition referred to in section 4.17(1)(b), or*

(e) *the continuance of the use therein mentioned where that use is abandoned.*

(3) *Without limiting the generality of subsection (2)(e), a use is to be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.*

The existing *place of assembly* has been operational since its construction in the 1950s and the proposed development is intended to continue this use, reliant on existing use rights. Although the building has been unused for a period of time greater than 12 months, existing use rights have not been abandoned for the reasons as follows:

- Up until recently, the Bexley Bowling Club was operational however has since been vacated due to the dilapidated nature of the existing building and bowling green which precludes its effective use;
- This redevelopment application intends to maintain the existing use which was previously enjoyed on site;
- Expiry of the previous lease prompted Bayside Council to elicit a tender process for the redevelopment of the existing Bexley Bowling Club. The tender was framed to maintain the existing use and was awarded to the AHEPA Organisation who have been involved in a series of processes since settling of the tender process;
- Upon approval of this subject Development Application, the existing use will recommence; and
- There is no evidence to suggest any period of abandonment between commencement of the use in



1950 and it ceasing in 2018.

Accordingly, despite being unused for a period of time the intention was to never abandon the existing use. At no time has a use alternate to a club been pursued and the tender was framed for club use only. Given the scale of redevelopment, reaching a design which is suitable within the locality with regards to use, streetscape and amenity has taken a considerable period of time. This is not unusual in planning terms. Since the previous lease expiry, actions have been continually undertaken which demonstrate the intention to continue and maintain the existing use.

In *Hudak v Waverley Municipal Council* (1990) 70 LGRA 130 the following was said regarding abandonment;

"134 Abandonment ordinarily involves, at least as one part of the concept, that, at the relevant date, the land was being used for the purpose claimed as the existing use and that that use has subsequently been given up or has ceased. It is not necessary to attempt an exhaustive definition of "abandonment" in this provision, but it will ordinarily involve that the owner intends that the use of the land for the existing purpose use, or the right to use it, be given up or that he have the intention to do something which is inconsistent with its continuance."

Based on this, it is considered that at no point was the existing club intended to be abandoned or used as something which is inconsistent with its continuance. Further, in *Meriton Apartments Pty Limited v Fairfield City Council* [2004] NSWLEC 423 the following was found:

79 Cases such as Hudak and Woollahra Municipal Council v Banool Developments Pty Ltd (1973) 129 CLR 138 and Woollahra Municipal Council v TAJJ Investments Pty Ltd (1982) 49 LGRA 123 make it clear that a finding that an existing use has been abandoned is not lightly made. Even the total cessation of a use for a short period will not constitute abandonment of that use in circumstances where it is intended that the use be continued in some way in the future.

In conjunction with the above, the proposed redevelopment clearly identifies that the proposal is intended to continue its use in the future and is therefore consistent with Clause 4.66 of the EP&A Act 1979.

4.67 Regulations respecting existing use

Clause 4.67 of the EP&A Act 1979 states the following:

(1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to—

- (a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and*
- (b) the change of an existing use to another use, and*
- (c) the enlargement or expansion or intensification of an existing use.*
- (d) (Repealed)*

(2) The provisions (in this section referred to as the incorporated provisions) of any regulations in force for the purposes of subsection (1) are taken to be incorporated in every environmental planning instrument.

(3) An environmental planning instrument may, in accordance with this Act, contain provisions extending, expanding or supplementing the incorporated provisions, but any provisions (other than incorporated provisions) in such an instrument that, but for this subsection, would derogate or have the effect of derogating from the incorporated provisions have no force or effect while the incorporated provisions remain in force.

(4) Any right or authority granted by the incorporated provisions or any provisions of an environmental planning instrument extending, expanding or supplementing the incorporated provisions do not apply to or in respect of an existing use which commenced pursuant to a consent of the Minister under section



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4.33 to a development application for consent to carry out prohibited development.

Clause 4.67 of the EP&A Act states that the provisions of any environmental planning instruments that derogate from the existing use rights provisions have no force or effect whilst existing rights remain. Established case law holds that the provisions of environmental planning instruments do not apply to the assessment of applications on sites with existing use rights. As above, Clause 4.67 stipulates the following:

(1) *The regulations may make provision for or with respect to existing use and, in particular, for or with respect to:*

(a) *the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and*

(b) *the change of an existing use to another use, and*

(c) *the enlargement or expansion or intensification of an existing use.*

Therefore planning objectives and controls that limit the size of a proposal and derogate from the enjoyment of the existing use such as height, setbacks, building footprint, number of storeys, minimum allotment size, minimum site frontage and floor space ratio cannot be applied to the proposal. Clause 41 and 42 of the EP&A Regulation 2000, state the following;

Clause 41 Certain development allowed

(1) *An existing use may, subject to this Division—*

(a) *be enlarged, expanded or intensified, or*

(b) *be altered or extended, or*

(c) *be rebuilt, or*

Clause 42 Development consent required for enlargement, expansion and intensification of existing uses

(2) *The enlargement, expansion or intensification—*

(a) *must be for the existing use and for no other use, and*

(b) *must be carried out only on the land on which the existing use was carried out immediately before the relevant date.*

The *Royal Agricultural Society of New South Wales v Sydney City Council* (1987) 51 LGRA 305 identified that interpretation of 'land on which existing use as carried out' should be applied generally. Accordingly, the enlargement and intensification of the existing Club is considered to apply to the entire site given that it has been established that the Bexley Bowling Club and associated greens occupy the entire site. Up until recently, the bowling green occupied a large portion of the site (see Aerial Image 2009 – Annexure 28) and is an ancillary use to the bowling club, which would not have existed without the presence and characterisation of the *place of assembly*. Accordingly, the proposed parking which is situated over the eastern portion of the site is also ancillary to the proposed *place of assembly* as were the club greens.

Further to the above, the proposal provides a reasonable intensification of the site with regards to Clause 4.67 of the EP&A Act 1979. Although it is not abundantly clear, it can be reasonably assumed that the approved increase of 'social members' from 300 to 350 relates to the overall capacity of the club as approved in 1962. There is no reason to suspect that approval would be required for the general increase of club membership numbers, rather it would be required for an overall capacity increase. It can also be reasonably anticipated that the stamped plans from 1963 for additions involving an expanded ladies lounge was envisioned concurrently with the increased capacity numbers.

Given the existing building was approved to accommodate 350 patrons, the 445 members proposed to utilise the



building is reasonable given the increased floorplate and significant improvements submitted with the proposed design. It is considered that the proposed development is an appropriate enlargement and intensification with regards to the planning principles identified in the judgment *Stromness Pty Limited v Woollahra Municipal Council [2006] NSWLEC 587*. An assessment of the planning principles associated with existing use rights is provided below.

Further to this, given that no original consent or conditions can be sourced, reliance on licencing is required to establish the hours of operation. The most recent documentation regarding liquor licencing is from 24 September 2015 (Annexure 32), which identified that alcohol was to be consumed on the premises from 5am to midnight Monday to Sunday, and to be sold for takeaway from 5am to 10pm Monday to Saturday and 10am to 10pm on Sunday. Given the previously established hours of operation permitted under the liquor licence No. LIQC300225739, the proposed operational hours submitted are considered to be consistent with that which was existing.

4.68 Continuance of and limitations on other lawful uses

Clause 4.68 of the EP&A Act 1979 specifies the following:

(1) Nothing in an environmental planning instrument operates so as to require consent to be obtained under this Act for the continuance of a use of a building, work or land for a lawful purpose for which it was being used immediately before the coming into force of the instrument or so as to prevent the continuance of that use except with consent under this Act being obtained.

(2) Nothing in subsection (1) authorises—

(a) any alteration or extension to or rebuilding of a building or work, or

(b) any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before the coming into operation of the instrument therein mentioned, or

(c) without affecting paragraph (a) or (b), any enlargement or expansion or intensification of the use therein mentioned, or

(d) the continuance of the use therein mentioned in breach of any consent in force under this Act in relation to that use or any condition imposed or applicable to that consent or in breach of any condition referred to in section 4.17(1)(b), or

(e) the continuance of the use therein mentioned where that use is abandoned.

(3) Without limiting the generality of subsection (2)(e), a use is presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.

The Bexley Bowling and Recreation Club has been in-situ for a considerable period of time and has been operational since its construction up until recently where it has been vacated in anticipation of the subject redevelopment. Given Clause 4.66, it has been established that it has not been the intent to abandon the existing use. Accordingly, the club use would be permitted to be operational within the existing premises. Notwithstanding, given this proposal involves rebuilding through enlargement and intensification, this subject development application has been submitted and this submission has appropriately established existing use rights.

4.69 Uses unlawfully commenced

Clause 4.69 of the EP&A Act 1979 states the following regarding unlawfully commenced uses;

(1) The use of a building, work or land which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except—

(a) the commencement of an environmental planning instrument which permits the use without



the necessity for consent under this Act being obtained therefor, or

(b) the granting of development consent to that use.

(2) The continuation of a use of a building, work or land that was unlawfully commenced is, and is taken always to have been, development of the land within the meaning of and for the purposes of any deemed environmental planning instrument applying, or which at any time applied, to or in respect of the building, work or land.

As identified previously, this place of assembly was instigated, approved and tendered for construction by the Bexley and Rockdale Municipal Council which was permitted under the CCPS 1948 and Local Government Act 1951. This response has identified that the *place of assembly* was approved, constructed and operated lawfully in accordance with the EP&A Act 1979 and EP&A Regulations 2000.

4.70 Saving of effect of existing consents

Clause 4.70 of the EP&A Act 1979 states the following:

(1) Nothing in an environmental planning instrument prohibits, or requires a further development consent to authorise, the carrying out of development in accordance with a consent that has been granted and is in force.

(2) This section—

(a) applies to consents lawfully granted before or after the commencement of this Act, and

(b) does not prevent the lapsing, revocation or modification, in accordance with this Act, of a consent, and

(c) has effect despite anything to the contrary in section 4.66 or 4.68.

(3) This section is taken to have commenced on the commencement of this Act.

The proposed development does not rely on existing consents and has been submitted as a new Development Application which seeks to utilise existing use rights.

Existing Use Rights – Planning Principles

The principles applied to merit assessment of the proposal are those established in *Stromness Pty Limited v Woollahra Municipal Council*. The consideration of the impact of a proposed development benefiting from existing use rights upon the amenity of the public domain and adjoining properties was central to the judgment. The judgment raised the following questions, which form the basis of this merits based assessment.



5.3.1 How do the bulk and scale (as expressed by height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites? (Principle 1)

While planning controls, such as height, floor space ratio and setbacks do not apply to sites with existing use rights; they have relevance to the assessment of applications on such sites. This is because the controls apply to surrounding sites and indicate the kind of development that can be expected if and when surrounding sites are redeveloped. The relationship of new development to its existing and likely future context is a matter to be considered in all planning assessment.

The amended architectural plans comprise the demolition of the existing building on site and construction of a two storey building, which generally maintains the footprint of the existing building whilst increasing the scale on the first floor. Although no height limit is imposed under the RLEP for the subject site, the dominant portion of the proposed development has been designed to generally comply with the 8.5m height limit that applies to the adjoining R2 zoned land. A comparatively minor portion of the overall building has proposed a maximum height of 11.24m, which has occurred as a result of the pitched roof design.

Similarly, the subject site does not have a floor space ratio control. The existing building provides for a GFA of





approximately 807m² (ground floor 707m², first floor 101m²) with a resultant FSR of 0.11: 1. The amended development is slightly reduced compared with the original proposal, however still increases the ground floor area to 776m², with a larger increase to the first floor of 662.7m². Overall, the proposed development provides a maximum GFA of 1,438.35m², which results in an FSR of 0.198: 1. It is noted that the neighbouring low density residential zone permits an FSR of 0.5: 1. Despite no development standards of the LEP applying to the subject site, the proposal is considered to be acceptable with regards to the development scale, relative to the site area.

In terms of setbacks, the amended proposal has incorporated significantly increased setbacks on the ground and first floor to the primary frontage of Laycock Street and southern (side) boundary shared with No. 70 Laycock Street, to reduce the overall bulk and scale of the development. The first floor of the building has been designed to generally align with the ground floor footprint, however has integrated increased setbacks where practicable to reduce visual bulk.

When compared to the existing building on site, the amended development offers a significant improvement over the existing dilapidated structure. The increased setbacks to the sensitive western (street) and southern (side) boundary considerably improve the bulk and scale of the development. It is accepted that a general increase to the scale of development is stipulated in this application, however given the site area and intended use (including the 'registered club', community and recreational use) the proposal is considered appropriate with regards to the character of the area.

5.3.2 What is the relevance of the building in which the existing use takes place? (Principle 2)

Where the change of use is proposed within an existing building, the bulk and scale of that building is likely to be deemed acceptable, even if the building is out of scale with its surroundings, because it already exists. However, where the existing building is proposed for demolition, while its bulk is clearly an important consideration, there is no automatic entitlement to another building of the same floor space ratio, height or parking provision.

The proposed development will result in an increased height and floor space over the existing building on site. However, the amended setbacks and relocated building more appropriately address the street frontages, with the average height being consistent, or at very least compatible, with the low density area within which it resides. The amended proposal maintains an articulated façade with glazed openings, balcony spaces, height variation and quality materials.

The existing building and ancillary structures on site are dilapidated and do not provide any scenic benefit to the surrounding area. It is noted that the footprint of the existing building is similar to the proposed, although the first floor will be increased. The proposal is setback considerably further from the sensitive boundaries as opposed to the existing building. The demolition of the existing structure and redevelopment is considered to provide the most suitable outcome. With regards to the existing building on site, it has undergone significant change since its original construction. It is considered that the club history and its associated use is significantly more important than the physical structure. As such, the proposed development will reinstate the existing bowling green and provide a significantly improved internal area to serve its patrons.

Accordingly, despite the increase to the bulk and scale of the proposed development, due to the site area and general compliance of building height and setbacks, the proposal is acceptable with regards to the scale of its surroundings.

5.3.3 What are the impacts on adjoining land? (Principle 3)

The impact on adjoining land should be assessed as it is assessed for all development. It is true that where, for example, a development control plan requires three hours of sunlight to be maintained in adjoining rear yards, the numerical control does not apply. However, the overshadowing impact on adjoining rear yards should be reasonable.

The amended redevelopment has been further designed to minimise impacts on the amenity of adjoining properties where practicable.



In terms of neighbouring amenity, the scale and bulk of the proposed development will be increased, however is considered to be acceptable with regards to the site area, proposed use and FSR, height and setbacks. An assessment of relevant amenity impacts is set out below:

Solar Access

The proposed plans have been refined to increase setbacks to the southern (side) boundary shared with No. 70 Laycock Street. In terms of solar impacts, the east-west orientation of the site creates unavoidable shadows to the southern adjoining property, No. 70 Laycock Street.

However, the 5.7 to 8m side setback on the ground floor and first floor in conjunction with the 8m height limit reduce solar impacts to the neighbouring property as far as practicable. The neighbouring property will achieve approximately 4 hours of solar access during mid-winter to greater than 50% of its private open space in accordance with the relevant controls and will not substantially increase overshadowing onto northern windows compared with the existing building on site. Although DCP compliance is achieved, it is noted that No. 70 Laycock Street contains a number of mature trees located on the neighbouring sites northern boundary creating significant overshadowing. Accordingly, the revised proposal ensures that solar access to the neighbouring property is maintained.

Visual and Acoustic Privacy

The proposed development is located in a RE1 Public Recreation zone neighbouring R2 Low Density Residential developments. Potential visual and acoustic privacy concerns are generally related to the southern boundary facing No. 70 Laycock and No. 69 Oliver Street. To No. 70 Laycock Street, the relocated building has employed increased setbacks to the southern boundary to considerably reduce visual and acoustic privacy concerns, in conjunction with the absence of proposed windows on the southern elevation. Furthermore, the increased setback permits considerably increased vegetation to further provide a visual buffer. It is noted that no habitable (or high intensity) spaces have been provided along the southern boundary to ensure the proposed maintains the privacy of neighbours.

With regard to No. 69 Oliver Street, the area located above the proposed basement garage has been amended to completely remove any pedestrian access. This will ensure the visual and acoustic privacy of this neighbouring property is maintained.

Visual Amenity

The proposal involves the demolition of the existing structure on site, which is in a dilapidated condition and has little architectural merit or aesthetic appeal to the visual amenity of the locality. It is noted that the existing structure on site does not provide any feasible opportunities for alterations and additions. As such, the proposed development will be designed with a compatible height, floor space ratio and has been amended with significantly increased setbacks with regards to the surrounding area in order to generally maintain the existing bulk and scale. The proposed development has been designed with architectural features and materials such as variations in height, focal design elements (namely the entry foyer), angular and curved features, glazed openings and clearly identifiable communal internal and external spaces. This produces a development which will provide a positive benefit to the visual amenity of the area.

5.3.4 What is the internal amenity? (Principle 4)

Internal amenity must be assessed as it is assessed for all development. Again, numerical requirements for sunlight access or private open space do not apply, but these and other aspects must be judged acceptable as a matter of good planning and design. None of the legal principles discussed above suggests that development on sites with existing use rights may have lower amenity than development generally.

The proposed development has been designed in order to provide significantly improved internal spaces for users of the subject site.



PLANNING INGENUITY

Suite 210, 531-533 Kingsway
Miranda NSW 2228
P 02 9531 2555

Suite 6, 65-67 Burelli St
Wollongong NSW 2500
P 02 4254 5319



It its current form, the existing building provides internal spaces which are generally disjointed and do not allow sufficient solar access. The dilapidated nature of the existing structure precludes a feasible redevelopment by way of alterations and additions. As such, the proposal includes a total redevelopment, in which the internal amenity of spaces has been significantly improved compared with the existing, with an efficient and logical internal layout.

The proposed internal spaces have been designed with direct connectivity to the external spaces and reinstated bowling green. Both the ground and first floor have been designed to address the street frontages where practicable, namely Laycock and Edward Streets. Internal services and amenities have also been designed to provide improved accessibility for the patrons and staff of the subject site. As such, it is considered that the proposed development provides suitable internal amenity on the ground and first floor.



PLANNING INGENUITY

Suite 210, 531-533 Kingsway
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P 02 9531 2555

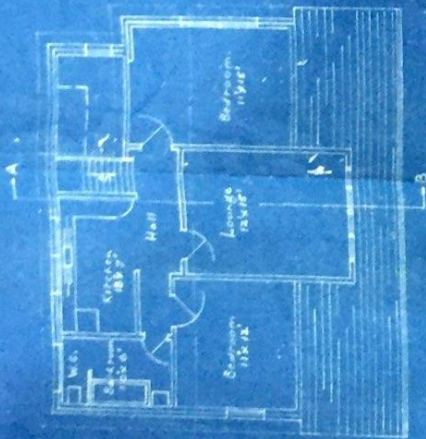
Suite 6, 65-67 Burelli St
Wollongong NSW 2500
P 02 4254 5319



APPENDIX

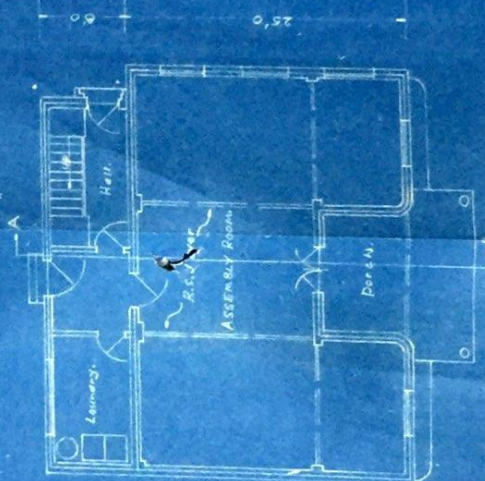


Annexure 1 -
Original Plans
Date: Approx. 1950

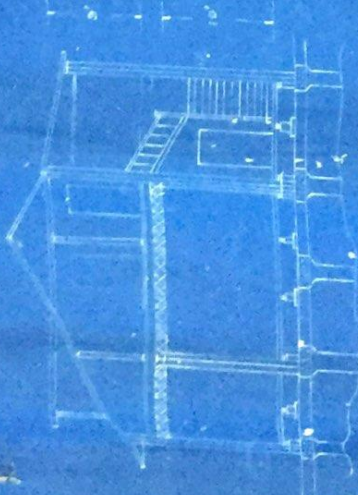


FLOOR PLAN-FLAT.

5' 6" 13' 6"



PLAN



SECTION A-B.



REAR ELEVATION.



ELEVATION - LAYCOCK ST.

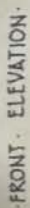
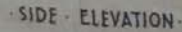
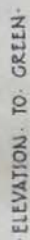


ELEVATION TO GREENS.

SCALE 1/8" = 1'-0"
10th SEPTEMBER 1950

PROPOSED BEXLEY MUNICIPAL BOWLING CLUB - LAYCOCK ST.
— KINGSGROVE.

BY A.G. BAKER.
J. GUYO-JAMES.



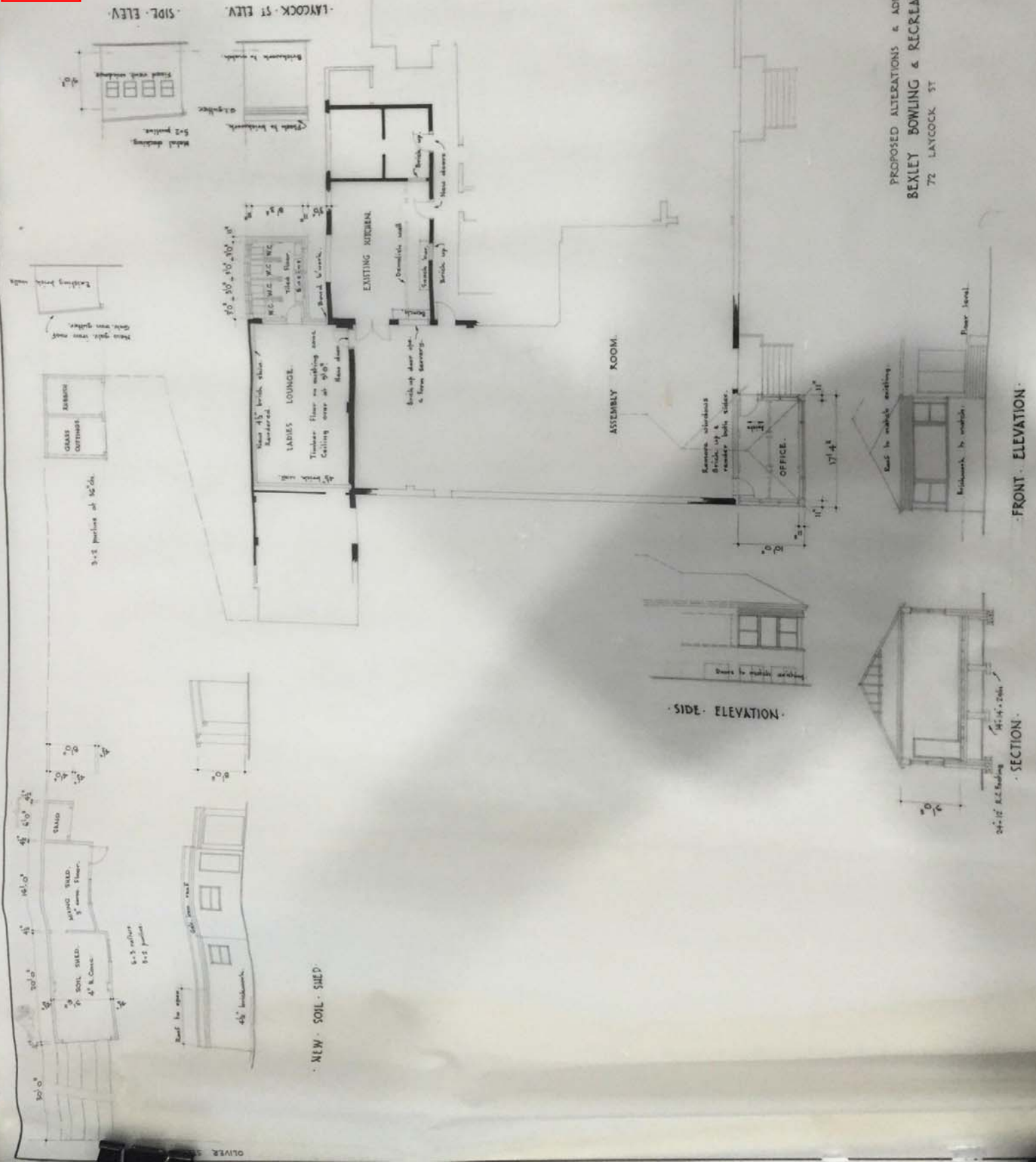
10.9.63

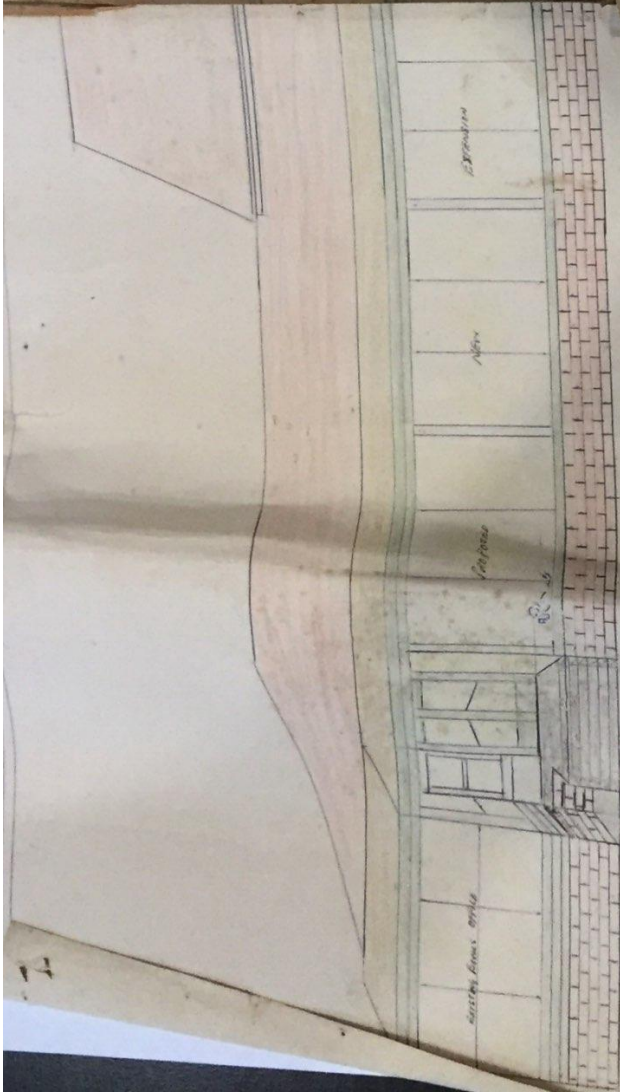
WARNING

PROPOSED ALTERATIONS & ADDITIONS TO
BEXLEY BOWLING & RECREATION CLUB LTD
72 LAYCOCK ST BEXLEY

[illegible]

Dear Mr. [illegible]
 I have the honor to acknowledge the receipt of your letter of the 15th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
 Yours, [illegible]





ELEVATION

Plan Section through Wall

Plan Section through Wall

Plan Section through Wall

Existing
10' 0" x 10' 0"
Steps

Proposed Extension



Existing River Bridge

Concrete

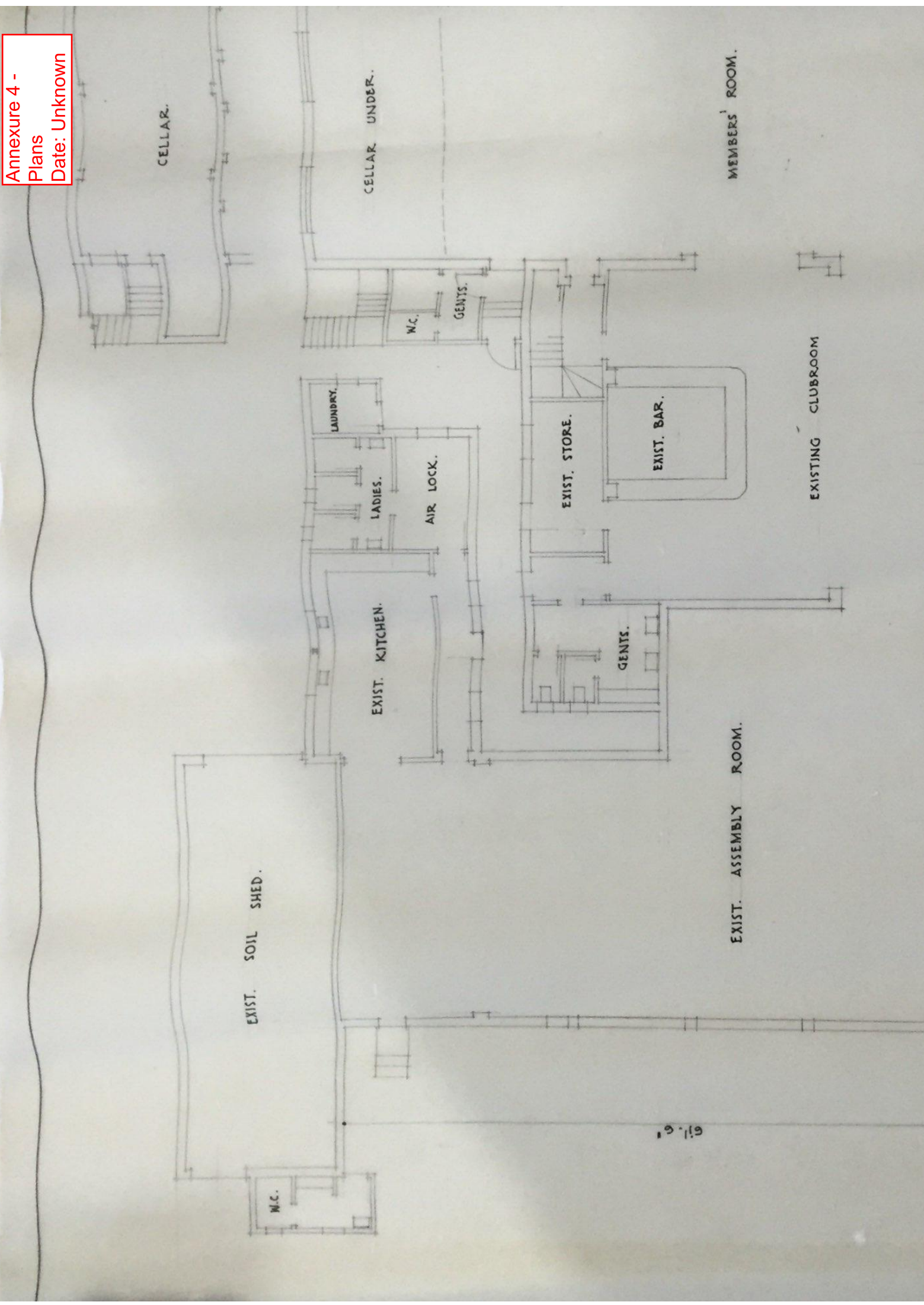
Wall

10' 0" x 10' 0" Existing River Bridge

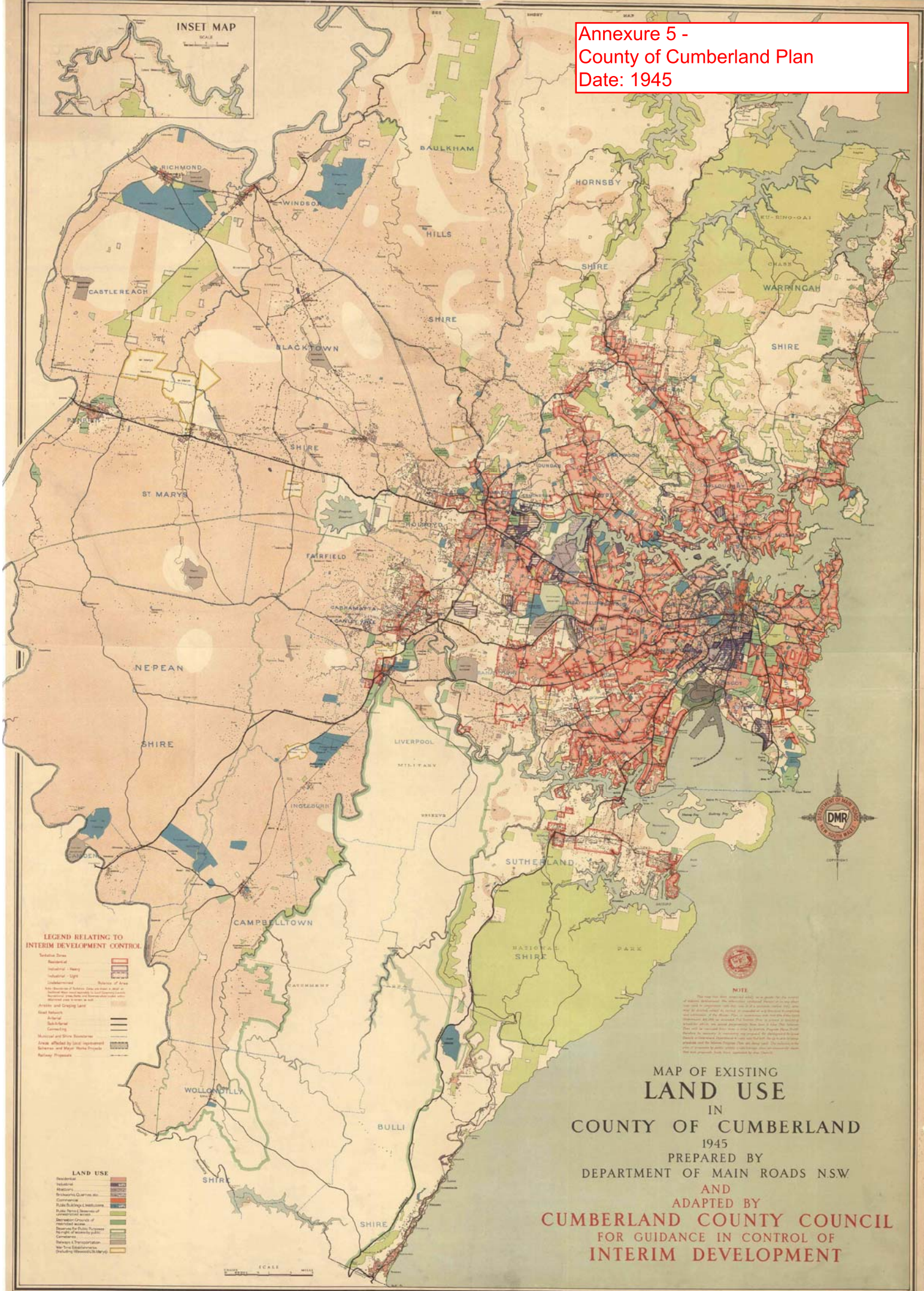
PLAN

Proposed - Sunshine Enclosure

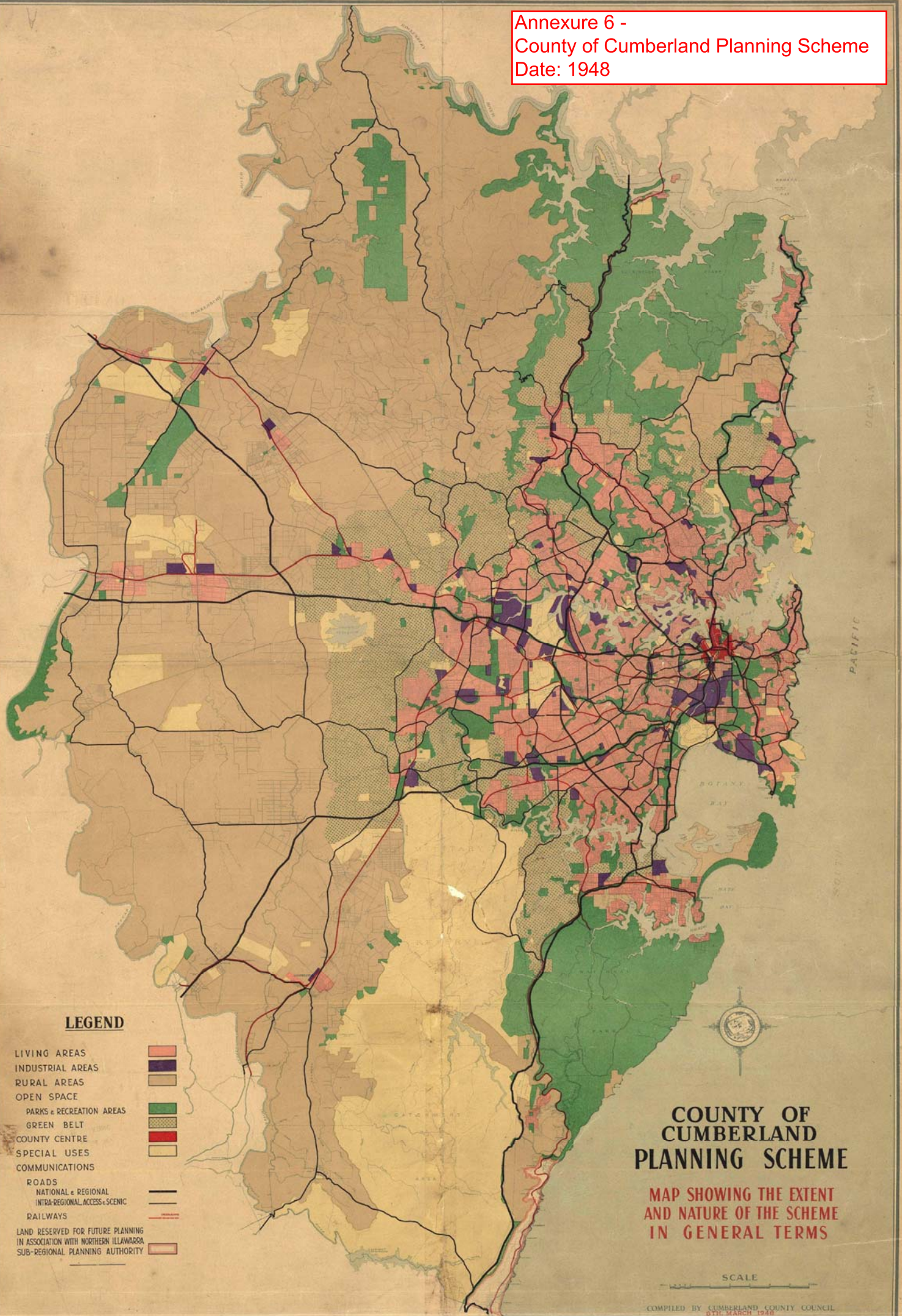
So Stewart Moore can FIEL-DERSUN)



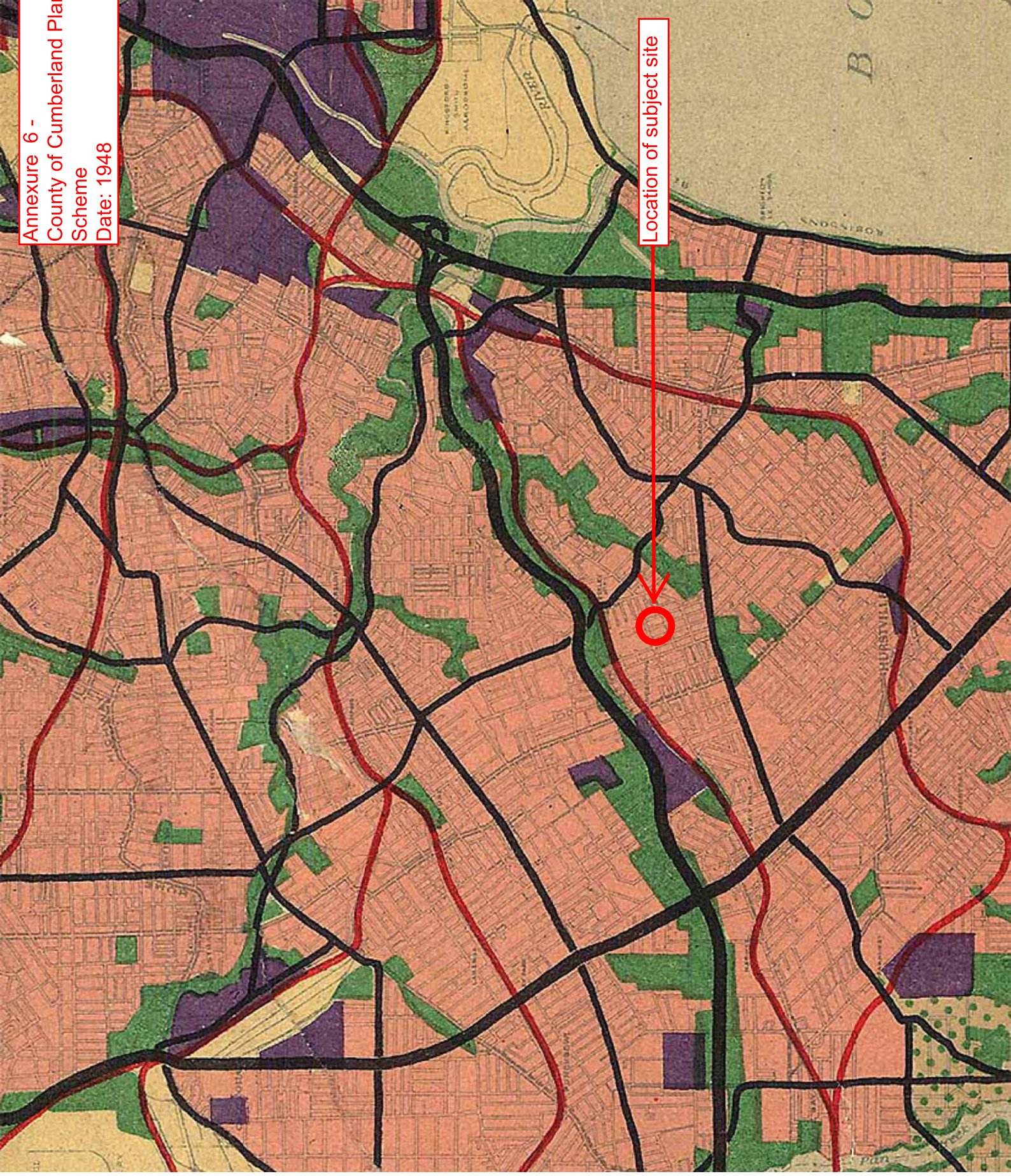
Annexure 5 -
County of Cumberland Plan
Date: 1945



MAP OF EXISTING
LAND USE
IN
COUNTY OF CUMBERLAND
1945
PREPARED BY
DEPARTMENT OF MAIN ROADS NSW
AND
ADAPTED BY
CUMBERLAND COUNTY COUNCIL
FOR GUIDANCE IN CONTROL OF
INTERIM DEVELOPMENT



Annexure 6 -
County of Cumberland Planning
Scheme
Date: 1948



Location of subject site



INDEX

ZONES

1. NON-URBAN



2. RESIDENTIAL

- (a) RESIDENTIAL A
- (b) RESIDENTIAL B1
- (c) RESIDENTIAL B2
- (d) RESIDENTIAL B3
- (e) RESIDENTIAL C1
- (f) RESIDENTIAL C2
- (g) RESIDENTIAL C3
- (h) RESIDENTIAL D



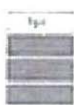
3. BUSINESS

- (a) GENERAL BUSINESS
- (b) SPECIAL BUSINESS
- (c) NEIGHBOURHOOD BUSINESS
- (d) AUTOMOTIVE BUSINESS
- (e) GENERAL BUSINESS RESTRICTED
- (f) COMMERCIAL BUSINESS
- (g) GENERAL BUSINESS TOWN CENTRE



4. INDUSTRIAL

- (a) GENERAL INDUSTRIAL
- (b) LIGHT INDUSTRIAL
- (c) LIGHT INDUSTRIAL RESTRICTED
- (d) LOCAL INDUSTRIAL



5. SPECIAL USES

- (a) SPECIAL USES A (Schools, hospitals, etc.)
- (b) SPECIAL USES B (Railways)



6. OPEN SPACE

- (a) EXISTING RECREATION
- (b) PRIVATE RECREATION



RESERVATIONS

1. OPEN SPACE

- (a) OPEN SPACE (Public Parks and Recreation)
- (b) COUNTY OPEN SPACE



2. ROADS

- (a) COUNTY ROAD PROPOSED
- (b) COUNTY ROAD WIDENING
- (c) LOCAL ROAD WIDENING



3. SPECIAL USES

- (a) Schools, hospitals, etc.



GENERAL

1. EXISTING COUNTY ROAD



2. PROPOSED ROAD CLOSURE



3. FORESHORE SCENIC PROTECTION AREA



4. MUNICIPAL BOUNDARY



5. W. S. & D. Means Metropolitan Water Sewerage and Drainage Board Purposes



6. LOCAL ENVIRONMENTAL PLAN



7. SPECIAL PROVISIONS SCHEDULE 1/2



8. INTERIM DEVELOPMENT ORDER



An aerial map of a residential area in Rockville, Maryland. The map shows several streets: Edward St, Laycock St, Coveney St, and others. Property lots are outlined in pink, and a green shaded area is visible in the upper left quadrant. The map includes parcel numbers (DP) and addresses for various lots. A red box in the top right corner contains the text: "Anne Rock Envir 2000 Date".

LEGEND

<p>2</p> <p>2 (a) LOW DENSITY (Rural + Low) RESIDENTIAL</p> <p>2 (b) LOW DENSITY RESIDENTIAL</p> <p>2 (c) VILLAGE/HOUSE RESIDENTIAL</p> <p>2 (d) 30 meters or less 2 storey dwelling in radius distance housing no more than half of the dwelling</p> <p>2 (e) RESIDENTIAL FLAT BUILDING RESIDENTIAL</p> <p>Bu - large restricted to a max sum of 2 storeys in column 2 (f)</p>	<p>RESIDENTIAL</p>	<p>8</p> <p>8 (a) EXISTING OPEN SPACE</p> <p>8 (b) PRIVATE RECREATION</p>	<p>OPEN SPACE</p>
<p>3</p> <p>3 (a) GENERAL BUSINESS</p> <p>3 (b) HIGHWAY BUSINESS</p> <p>3 (c) NEIGHBOURHOOD BUSINESS</p>	<p>BUSINESS</p>	<p>7</p> <p>7 (a) OPEN SPACE RESERVATION</p> <p>7 (b) SPECIAL USES RESERVATION (HOSP, PND, etc.)</p> <p>7 (c) TRANSPORT RESERVATION</p> <p>7 (d) LOCAL ROAD RESERVATION</p> <p>7 (e) REGIONAL OPEN SPACE RESERVATION</p>	<p>RESERVATIONS</p>
<p>4</p> <p>4 (a) INDUSTRIAL (LIGHT)</p> <p>4 (b) INDUSTRIAL (SERVICE & TECHNOLOGY)</p>	<p>INDUSTRIAL</p>	<p>GENERAL</p> <p>STATE ROAD</p> <p>PROPOSED ROAD CLOSURE</p> <p>FORESHORE BUILDING LINE</p> <p>DEFERRED MATTER (under section 8B(5) of the Act)</p> <p>CITY BOUNDARY</p>	<p>GENERAL</p>
<p>5</p> <p>5 SPECIAL USES (HOSP, PND, etc.)</p>	<p>SPECIAL USES</p>		

HEALTH SERVICES.

Parks.

It will be of interest to residents to know that up to 1926 Council held only 18 acres of park lands, whilst the need, according to accepted minimum standards, is 10% of the area of the Municipality. In Bexley, this would be 192 acres. To-day, the approximate acreage is 150, and this should reach 165 acres in the near future when a programme of acquisitions, already adopted by Council, is finalised. It will be seen that Council's action has considerably repaired the early neglect of this important branch of local governing services. Since 1926, capital expenditure on acquisition and the improvement of parks, reserves and playgrounds, has been £65,155. A further £5,000, it is estimated, will have to be spent to acquire the further 15 acres for which Council is negotiating. Maintenance of parks and reserves, excluding the Golf Course, which is dealt with separately, costs approximately £1,500 annually.

In addition to the present parks - Bexley, Seaforth, Barwell and Dowsett, Council has obtained from the Housing Commission 4½ acres of the Reynolds Dairy site, 7½ acres on the Edward St. site, and 4½ acres fronting Kingsgrove Avenue, all for recreation purposes. Needless to say, Council gratefully appreciates the co-operation of the Commission in making this land available.

Golf Course.

It is hardly necessary to comment on the value to the people of Bexley of the Golf Course as a playing field. However, to inform those who may be unaware of the position, it has been thought advisable to present the following facts and figures.

	<u>Income.</u>	<u>Expenditure (incl. Loan Repayment.)</u>	<u>Profit.</u>	<u>Attendance.</u>
1945	£3,630 12 -	£3,910 8 4	Loss £279 16 4	38,282
1946	£4,524 13 3	£4,246 10 4	£278 2 11	44,459
1947	£4,464 - -	(Est.) £3,702 - -	(Est.) £762 - -	24,417 (to 30/6/47).

The income is wholly derived from green fees and contributions by the Golf Club. Expenditure includes the repayment of principal and interest on the £16,000 originally borrowed to lay out the course and expenses in maintenance and upkeep. The profits obtained go to a reduction of the loss incurred in the early days of the course.

It will be realised that the Municipality, in its possession of such a facility for recreation, has an asset of inestimable value. Council is proud of the success of the venture, and readily acknowledges the support, financial and otherwise, which has been made by the Golf Club.

Since its inception, the Club, through its Management Committee, has assisted Council actively and in a practical way at all times. Not only has it met its commitments according to the lease, but in addition has voluntarily contributed £35 for trees on the course, £75 for the covering of the stormwater channel on two fairways, £50 for the construction of a putting green and purchased, as a gift to Council, for addition to the course, land to the value of £1,100. Council accepts this as an example of the principle of self-help, so desirable and essential in the successful operation of a municipal venture of this type.

Bowling Green.

Some time ago representations were made to Council that a municipal bowling green should be available, and Council, acknowledging this, proceeded to move in that direction.

A site was acquired, bounded by Edward, Oliver and Laycock Streets, at a cost of £950, and the formation of a Club is practically finalised. Council is proceeding to borrow £5,000 for the laying out of the greens and the erection of at least portion of a club house. The club will then take over the amenity and be responsible for the maintenance of it. In addition, the Club is prepared to furnish the building and, by way of rental, meet the whole of the annual repayment of principal and interest on the loan. Thus, as in the case of the Golf Course, no expense will be incurred by the ratepayer, Council's credit only being used to establish the project.

PROPOSED PROVISION OF LADIES' BOWLING GREEN.

Council Chambers,
BEXLEY.
18th May, 1948.

In accordance with Council's decision, Minute 299 (g), a meeting with ladies interested in the establishing of a ladies' bowling club was held at the Council Chambers on Friday, 14th May, 1948.

PRESENT: His Worship the Mayor and the Health Inspector, representing the Council, and the following lady representatives:-

Mrs. C. Booty, 11 Done St., Arncliffe - Member Arncliffe Womens' Bowling Club.
Mrs. U. Wolinski, 37 Wycombe Rd., Neutral Bay - President, N.S.W. Womens' Bowling Association.
Mrs. S. Key, 30 Stanley St., Arncliffe - Hon. Secty., Arncliffe Womens' Bowling Club.
Mrs. B. Layton, 31 Station St., Arncliffe - Vice Pres., " " "
Mrs. N. Bitmead, 30 Broadford St., Bexley - Member, Arncliffe Womens' Bowling Club.

The question of providing accommodation for a Ladies' Bowling Club adjoining the Bexley Bowling Club, Edward St., was discussed. The Mayor pointed out that, to construct a third green, it would be necessary to encroach upon the area which Council has agreed to lease to the Bexley Mens' Club, and that, should a Ladies' Club be formed, it would need to approach this Club for a tenancy of the third green.

After full discussion, it was agreed to recommend that:-

- (1) Council favourably consider including the construction of a third green in the tenders about to be called.
- (2) That the Mayor call a public meeting of ladies interested in forming a Ladies' Bowling Club.
- (3) In the event of a ladies' club being formed, that the Bexley Bowling Club be approached with respect to sub-letting the third green to the ladies for a period of three years.
- (4) Should the foregoing proposals eventuate, Council to consider, at a subsequent time, making available a site for the construction of greens on an area adjacent to Edward St.

A.G. Baker,

HEALTH INSPECTOR.

Am

HEV

(h) In Bexley Park drainage and improvement of the southern portion of the Oval is definitely needed, as here the excavation for the Oval was carried down into the natural clay formation, leaving the area hard and sour, and inadequate to carry a suitable covering of grass.

(i) Pedestrian Overhead Bridge is for the safety of children in crossing the main road (Forest Road) through Bexley township where there is a school on each side. It has already been agreed that the cost will be shared half by the Dept. of Road Transport and one quarter each by Rockdale and Bexley Councils.

(j) Purchase of Plant. £300 is required for purchase of a set of gang mowers (tractor drawn) for the Municipal Golf Course.

(k) Reserves in South Ward are to be improved and enlarged and the sum of £506 has been allowed for this.

(l) Bowling Green Construction. It is desired to construct a bowling green in the Bexley North - Kingsgrove Area. The demand for this recreation is emphasised by the fact that already nearly 200 members have signed up to form a club. This will be the first bowling green in this Municipality. The sum of £9,000 has been estimated by the Health and Building Surveyor to cover the cost of construction of two greens, fencing of the grounds and erection of a brick building, comprising a residential flat and club room. The necessary permit for this structure has been obtained.

(m) Incinerator; Men's Amenities Building. providing luncheon room, shower bath and a lavatory at the newly enlarged garbage destructor is covered by the amount of £450. The Council has a permit for erection of this building which is of brick with reinforced concrete roof.

(n) Sum for Overexpenditure on Loan No. 17, (£13,500). The last item is included to cover overexpenditure due to the high increase in costs of labour and materials since the preparation of the loan estimates over two years ago. The overexpenditure on kerb and gutter and paving works (one yet to be completed) is estimated at £585, while it is considered that £1,185 extra will be necessary to complete the construction of new furnace unit and building additions at the garbage destructor, on which work costs have risen nearly 50%. On the old loan item of £1,000 for plant there is a saving of £140. The estimated net amount required is therefore £1,630.

(5) Class of Works and Estimated Life. The concrete kerb and gutter, concrete paving, and concrete storm water drains are to be constructed to high standard specifications and the life of these works can readily be estimated at over twenty five years.

There is little road construction, but it will consist of an eight inch depth Telford base with two inch bituminous hot-mix surface course, and may be accorded a life twenty to thirty years.

The steel pedestrian overbridge, to be erected by the Department of Road Transport, the building at the garbage incinerator, and the bowling green premises should all have a life of at least twenty five years.

The term of the proposed loan is only fifteen years.

(6) Day Labour. The Council intends to carry out its works by "day labour" with its own staff, now working on current loans.

(7) Period of Construction. The execution of the works will be spread, probably, over a period of eighteen months, but the rate of progress will depend upon the decision of the new Council of the amalgamated Municipalities of Bexley and Rockdale.

(8) Recommendation. The various works and purposes for which the loan is to be made are, I consider, necessary and to the advantage of the Municipality, and, therefore, I beg to recommend that full approval be accorded.

Yours respectfully,

(C.D. Handley), C.E., A.M.I.E., (Aust).

MUNICIPAL ENGINEER.

Am

382

CHIEF HEALTH INSPECTOR'S REPORTS.

- A. The Council received and noted the report by Chief Health Inspector R. Mitchell for the period ended 31st December 1948, and dated the 14th January 1949, a copy of which is attached hereto in the Minutes, and copies of which had been circulated to Aldermen. This report furnished information, and statistics, relating to the activities of the Chief Health Inspector's department for the year 1948.
- B. The Council received Chief Health Inspector R. Mitchell's report for the period from the 1st January 1949 to the 14th January 1949, a copy of which is attached hereto in the Minutes, and copies of which had been circulated to Aldermen.

Recommendations made by the Chief Health Inspector were dealt with as follow :-

1. Council adopted Clause 1 of the report relating to the street rubbish receptacles proposed by Cabinet Advertising Company and decided that the Company should be invited to instal as many receptacles as possible. (Aldermen Gosling and Barton).
2. The Chief Inspector's suggestion for the removal of the watering trough from Frederick Street was adopted and, on the motion of Aldermen Gardiner and Napper, the Chief Engineer and Chief Health Inspector were authorised to completely remove the trough.
3. Council authorised the issue of the licenses itemised in Clause 5 of the report.
4. The notices served by the Chief Inspector, and itemised in Clause 6 of the report, were endorsed by the Council.

CHIEF BUILDING INSPECTOR'S REPORTS.

- A. Council received and noted the report by Chief Building Inspector A.G. Baker, dated the 4th January 1949, a copy of which is attached hereto in the Minutes, and copies of which had been circulated to Aldermen. This report furnished a review and statistical information relating to the health and building department activities of the Bexley Council for the year 1948.
- B. The Council received Chief Building Inspector A.G. Baker's Annual Report dated the 31st December 1948, a copy of which is attached hereto in the Minutes, and copies of which had been circulated to Aldermen. The information furnished in this report was noted and, in addition, it was resolved :-
1. That the question of garbage collection and disposal in First Ward be now referred to the Chief Health Inspector and the Chief Building Inspector for a joint report to the Council as soon as possible. (Aldermen Macdonald and Guess).
 2. That the report in regard to the Stoney Creek Road Home Sites Scheme be noted and that it be left to the Mayor and Town Clerk to now select another person, from the existing applicants, for the allotment still available. (Aldermen Gosling and McCormac).
 3. That it be noted that approval has now been obtained for the erection of Bowling Greens and Club House, in Edward Street, from loan, and that the matter be now referred to the Building Committee of the Council to forward the question of erection of the building and construction of the greens. (Aldermen Macdonald and Gosling).
 4. That it be noted that the recent loan approved by the Department includes the erection of a building for shop, offices, public conveniences and residential flat at Forest Road, and that the matter be referred to the Building Committee of the Council with

This is Page No. 68 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on the 20th January 1949.


Town Clerk.


Mayor.

Annexure 13 -
Meeting Minutes -Municipality of
Rockdale 20th January 1949
Provided by Bayside Council

-3-

H.&B.I.R. Annual Report

31st December, 1948.

9. be made within the next few weeks on the erection of the dwellings. Of the
CONTD. eleven applicants successful in the ballot, six have made good progress in
their negotiations towards commencing building, while five withdrew from the
scheme.

Of the nine applicants holding priority in case of failure of the
first eleven, two have made good progress, one has withdrawn and one is held
up through sickness. The remaining five do not wish to embrace the
opportunity of using their priority. In consequence of withdrawals there are
still two allotments available.

Council received applications from 53 persons who participated in the
original ballot, it is therefore recommended that the unsuccessful persons
in the first ballot be offered the opportunity of being included in a second
ballot for the two remaining lots.

10. BOWLING GREENS AND CLUB HOUSE - Preparatory work toward the establishment
A. of bowling greens and club house at Edward Street, North Bexley, was
finalized during the year and now awaits instruction from Council to commence
construction work of laying down the greens.

Approval has been obtained from the Building Material Control Depart-
ment for the erection of the Club House, plans and specifications of which
have been drawn up. It is recommended that the plans and specifications of
the Club House, be referred to the Building Committee for consideration as to
ways and means of carrying out the erection of the building.

B. GOLF CLUB HOUSE EXTENSIONS. - Plans and specifications have been prepared for
extension of the Golf Club House public dining room and for professionals
room. Application was made to the Building Material Control Department for
approval to the erection of the building which was refused.

It is recommended that the application be renewed within 6 months.

C. FOREST ROAD BUILDING PROJECT - SHOP, OFFICES, PUBLIC CONVENIENCES AND
RESIDENTIAL FLAT.

Draft plans and specifications have been completed for the erection
of the above mentioned building. It is now necessary to submit the plans,
specifications and quantities to the Building Material Control Department
for its approval to the erection of the buildings.

This matter may be one on which the Building Committee should be
conversant with.

A. B. & C. works are included in the Loan schedule recently approved by
the Local Government Department.

Yours respectfully,

W. Baker

CHIEF BUILDING INSPECTOR.

This is Page No. 91 of the Minutes of the Ordinary Meeting of the Council of
the Municipality of Rockdale, held on the 20th January, 1949.

D. Scott
Town Clerk.

E. Jones
Mayor.

MUNICIPALITY OF ROCKDALE.

Annexure 14 -
Meeting Minutes -Municipality of
Rockdale 25th March 1949
Provided by Bayside Council

Town Hall,

ROCKDALE.

25th March, 1949.

TOWN CLERK'S REPORT.

Gentlemen;

- (1). ELECTION OF REPRESENTATIVE TO BOARD OF FIRE COMMISSIONERS: I am now in receipt of four Ballot-papers in connection with this Election. The Candidates are Leslie Edye Duff, of 164 Bellevue Road, Edgecliff and Samuel Edward Warren, of 33 Duncan Street, Punchbowl. The vote is to be given by resolution of the Council and the Ballot-papers must then be sealed and signed by the Mayor and Town Clerk. Ballot-papers must reach the Returning Officer before noon on Tuesday, 7th June next.

I have letters from the Canterbury Council and from Alderman S.E. Warren concerning the latter's nomination and indicating that he is an Alderman of Canterbury Council. Alderman Warren asks for an opportunity to address the Council before the ballot closes.

It is a matter for Council to decide whether it desires to hear the Candidates and to then decide the direction in which its four votes should be given.

- (2). BOWLING CLUB HOUSE ETC.: (a) An amount of £9,000. was provided in the loan of £31,200., recently raised in First Ward, for the purpose of construction of bowling greens and erection of residential flat and club room building on an area of Council land bounded by Laycock, Oliver and Edward Streets.

Tenders were recently called for (1) the erection of the building, and (2) the construction of the bowling green. Tenders have now closed and I have three tenders which I will submit to Council with this report.

(b) In 1948 the then Bexley Municipal Council invited applications for the position of Green-keeper of the proposed bowling greens. Seven applications were received and the Council offered the appointment to Mr. A.B. Robinson who subsequently declined. The second choice was Mr. T. Johnston-Lord of Port Kembla. This second choice requested Council to make accommodation available for himself and his family pending construction of the Club House building. This the Council was unable to do and despite a number of communications to him Mr. Johnston-Lord has not yet indicated his acceptance or otherwise of the position. The last communication to him was in December 1948.

The matter is reported to Council at this stage as Council may decide to call fresh applications as the remainder of the applicants on the list did not appear to have qualifications which commended. The position was originally advertised at from £8. to £10. per week according to qualification.

- (3). BEXLEY BAND: (a) The Bexley Municipal Boys' Band became defunct in 1948 and, in terms of the Constitution, all assets were handed over to the Council in trust for a future Band. These assets comprised (as at 30th April 1948) :-

(a) Land and Hall	...	£ 311.18. 1
(b) Cash at Bank	...	52. 4.10
(c) War Saving Certificates and Bonds	...	299.12. 0
(d) Uniforms	...	11.12. 9
(e) 36 Instruments	...	162.12. 7
(f) Sundry furniture etc.	...	48.19.11
		<u>£887. 0. 2</u>

The Band had no liabilities.

Subsequently the residents and business people of Kingsgrove suggested the resuscitation of the Band and the then
This is Page No. 199 of the Minutes of the Ordinary Meeting of the Council
of the Municipality of Rockdale, held on the 31st March, 1949.

Town Clerk.

Mayor.

4. Town Hall Spotlight Arrangements: The Town Clerk conferred with the Council regarding the suggestion by Messrs. Ferris and Orchard for the installation of dropped spotlight wells in the apertures in the ceiling of the Town Hall. Messrs. Painter & Dixon had inspected and examined the proposal and felt that it could be carried out, with advantage, although it may cost in the vicinity of £100. to £150. The work could be carried out by the Council's Carpenter in which event Messrs. Painter & Dixon would assist with materials etc.

This matter was discussed at some length after which Aldermen McGuinness and Jones moved that the proposal for the spotlight wells or gontrys be not entertained.

Aldermen Docos and Nairn moved an amendment that it be left to the Mayor and Town Clerk to secure some further information on the whole question of the spotlight set-up and report back to Council.

The amendment, on being put to the meeting, was carried. It then became the motion and on being put as such was again carried.

5. Proposed Bowling Green and Club House: The Town Clerk submitted the report of the 27th instant by the Chief Building Inspector and the Chief Engineer in regard to the tenders received for the construction of the bowling greens and Club House in Edward Street, First Ward. These Officers recommended acceptance of the tender of W.B. Howard of £4,450. for the construction of two greens, together with the conditions laid down in regard to drainage facilities. They also recommended that the tender for the Club House construction be deferred to permit of three other quotations being obtained from reputable local builders.

After discussion of this matter it was resolved :-

- (a) That the tender of W.B. Howard, in the sum of £4,450. be accepted for the laying of the greens.
 - (b) That the sum of £4,450. be voted for the work and the necessary Contract entered into under seal.
 - (c) That the Chief Building Inspector obtain further quotations for the Club House erection and again report to Council.
- (Aldermen Gosling and McCormac).

CHIEF ENGINEER'S REPORT.

Consideration was given to the Chief Engineer's Report of the 22nd April, 1949, a copy of which is attached hereto in the Minutes, and copies of which had been circulated to Aldermen. The report was generally noted and it was specifically resolved :-

1. That the Chief Engineer be asked to further examine the construction work in progress in Kookooburra Street and report to Council as to how far the work should, in his opinion, be extended.
(Aldermen Nairn and McCormac).
2. The sum of £30. was voted for erection of a rubble retaining wall along the property of Mr. B.A. Hunt, No. 40 Glenfarne Street.
(Aldermen McCormac and Docos).
3. That in regard to the request by the Arncliffe Progress Association for erection of swing-boats in Arncliffe Park, the Association be informed of the circumstances and of the Council's previous resolution to devote all its resources to completion of loan works.
(Aldermen Guess and Scott).
4. As suggested by the Chief Engineer the sum of £50. was voted for the purchase of trees etc., from the Forestry Commission, for the Council's Nursery.
(Aldermen Nairn and McCormac).
5. The sum of £30. was voted for repair of parts of Bonar Street and Illawarra Street as requested by Plyfiber Limited.
(Aldermen Guess and Shepherd).
6. The Council noted the increase of Main Roads Programme by the Department of Main Roads and made the following votes to cover the

This is Page No. 250 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on the 28th April, 1949.

Town Clerk.

Mayor.

MUNICIPALITY OF ROCKDALE.

(7)

Town Hall,

ROCKDALE.

3rd June, 1949.

TOWN CLERK'S REPORT.

Gentlemen,

(1). PROPOSED LOAN: It will be recalled that in April last the Council advised the Department of its desire to be included in the Loan Council allocation, for the financial year ending 30th June 1950, to the extent of a Loan of £75,000 for works within the Municipality. The suggestion was that arrangements be made for this borrowing early next year. As the present year is now advancing the Council might, at this stage, care to give consideration to the works to be included in the Schedules of this proposed Loan. The local Aldermen could be invited to furnish lists of necessary works in their particular area and the matter could then be the subject of a Works Committee Meeting to decide the works to be referred to the Chief Engineer for preparation of estimates. Already a number of works have been deferred by Council for consideration in the new programme and these have been listed by the Chief Engineer.

(2). SURPLUS PLANT IN UNITED AREAS: Some time ago the question of plant was discussed by Council and I was then requested to communicate with the various united area Councils enquiring details of any surplus plant they may have. Appropriate enquiry was directed to all the Councils concerned but the replies indicate that these Councils do not possess any surplus plant with the exception of a Roller at Leichhardt which, in the opinion of the Chief Engineer, would not be required by this Council. However, the Chief Engineer is preparing a comprehensive report for Council on the question of plant generally and this will be submitted to Council as soon as possible.

(3). BEXLEY BOWLING & RECREATION CLUB LIMITED: The Bexley Municipal Council sponsored the arrangement for the construction of two Bowling Greens and Club House in Edward Street and the formation of a local Bowling Club. The Club was ultimately formed and registered as a Limited Company after the Constitution had been agreed between a Committee of the Council and a Committee of the Club. The arrangement is to grant the Club a lease for a period of twenty-one years - the rental for the first three years to be an amount equal to the interest for that period on the money borrowed by the Council and, in the subsequent eighteen years, the rent to be an amount equal to interest and principal annually to be met by the Council on the loan. An agreement has been entered into with the Club covering the conditions of tenure but the lease has yet to be prepared and executed which matter, I understand, awaits the construction of the Greens.

The foregoing is mentioned in order to make known the general set up to the Council but the object of this report is to refer to Clause 16 (c) of the Constitution of the Club which provides that persons shall not be admitted to membership unless they are, in the opinion of the Committee, residents or ratepayers of the Municipality of Bexley. The Club has now written referring to this Clause in the Constitution and seeks a conference with a Committee of the Council to discuss this aspect and to determine whether or not this Clause in the Constitution should be amended. The Club invites the Council to fix a date for a conference towards the end of this present month.

(4). INTERIM DEVELOPMENT APPEAL - MRS. B. DAVIES: Mrs. Davies appealed to the Hon. the Minister against the Council's refusal to permit her to develop Lot 62 Harrow Road, Bardwell Park, by the erection of a dwelling. As previously reported this appeal

This is Page No. 325 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on the 9th June, 1949.

Town Clerk.


 Mayor.

Annexure 17 -
Meeting Minutes - Municipality of
Rockdale 9th June 1949
Provided by Bayside Council

£4,008.15.0. The specification, approved by the Public Works Department, called for the timber to be turpentine, ironbark, tallow-wood or other first class hardwood. It will be remembered that Mr. Jamieson tendered on Brush Box and stated that no merchant would quote for any of the timbers specified. Council accepted this tender and the matter was referred to the Public Works Department for approval of the timber proposed to be used. The Department now replies that Brush box is not acceptable as it lacks the necessary durability under the conditions which exist at Brighton-Le-Sands.

This again brings the matter to a halt and it can only be suggested that Mr. Jamieson be asked whether he can supply any hardwood which will be approved by the Department and, if so, whether the sum of his tender will be affected.

(16). BOWLING GREENS & CLUB HOUSE AT BEXLEY: Mr. W.B. Howard, the successful tenderer, has executed the Contract and has made a good commencement on the work of constructing the two Bowling Greens at Edward Street.

The other aspect of the proposal is the erection of the Club House. In this connection only one tender was received that being by Robert Porter in the sum of £5,300. The Council agreed to a recommendation by the Chief Building Inspector, Mr. A.G. Baker, that he be permitted to investigate the possibility of obtaining other prices. Mr. Baker has gone into the matter and he has now furnished me with the following report :-

"As directed I submit herewith a report on tenders for the construction of the Club House and residential flat at the Bowling Greens at Bexley.

Only one tender was received in response to Council's advertisement, that being by Robert Porter, of 80 Sutor Street, Alexandria, for a sum of £5,300. In view of the fact that only one tender was submitted the Council agreed to obtain three quotations from other builders. I have now obtained three quotations and submit them as follow :-

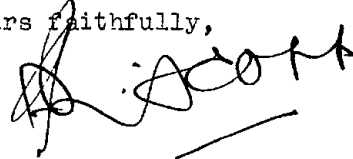
- (1) A. Paterson, of 6 Raleigh Street, Blakehurst - £5,275. - no condition stated as to rise and fall of prices.
- (2) A.B. Irwin, of 29 Connemarra Street, Bexley. - £4,600. - no condition stated as to rise and fall of prices.
- (3) J. Cobban, of 1 Dunmore Street, Bexley - £4,111.17.6.

The conditions submitted with Mr. Cobban's quotation are that the Contractor offers to carry out the construction at cost plus 7½%. The estimated net cost of material and labour being £3,825., any cost of the building over this figure is free of overhead costs and fees.

I strongly favour acceptance of the offer of Mr. J. Cobban who is a reputable and reliable builder, he having built the Bexley Golf Club House in 1939 and only recently completed additions to Council's Incinerator, on a similar basis within the estimated cost."

In order that the scheme may be further advanced I submit the foregoing report by Mr. Baker and his recommendation that the Council accept the proposal by Mr. J. Cobban. Although the procedure is slightly unconstitutional, in relation to Ordinance No. 23, I think that the Council could consider the Chief Building Inspector's recommendation as in this way it obtains a much more favourable, yet competitive, price and really achieves the object for which the Ordinance was framed.

Yours faithfully,



TOWN CLERK.

This is Page No. 332 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on the 9th June, 1949.

Town Clerk.

Mayor.

Annexure 18 -
Meeting Minutes -Municipality of
Rockdale 19th January 1950
Provided by Bayside Council

C.E.'s Report No. 50/1. 11th January, 1950. Page 4.

11. construction of the shoulder of Slade Road, between the road pavement and the gutter, at the 'bus stop, opposite Hartill Law Avenue. The area required to be fully reconstructed is about $2\frac{1}{2}$ chains in length by 18' wide and is estimated to cost £300.

11. DRINKING FOUNTAINS; PUBLIC TRUSTEE:

Since before the war the matter of the erection of drinking fountains to perpetuate the memory of the late Jessy Stuart Broomfield has been a matter subject to numerous communications between the Public Trustee, the Rockdale Council and the Bexley Council.

The late Mrs. Broomfield left a sum of money now being administered by the Public Trustee to provide drinking fountains and dog troughs throughout the Metropolitan area. Some years ago an amount of £62 for the Rockdale Council for two fountains and £128 for the Bexley Council for four fountains was allotted by the Public Trustee. The matter was allowed by the Public Trustee to rest during the period of the recent war but has since been resuscitated.

I have taken the matter up with the Public Trustee and as a result have been able to have the allotted sums increased to £83 in the case of the Second Ward and £166 for First Ward to allow for present day costs, and the fountains and troughs are being constructed to a special design by the Monier Pipe Company, such design having been first submitted by the Bexley Council to the Public Trustee and duly approved.

12. BATHING ENCLOSURES:

The bathing enclosure at Doll's Point was opened in time for the Christmas holidays, while that at Ramsgate, as the Council will recall, was opened at an earlier date. The contractor has the work well in hand upon the enclosure at Sandringham.

13. BOWLING GREENS:

The contractor for the Bexley Bowling greens, Mr. Howard is making steady progress with the construction work. The work has reached the stage now where excavation and forming, concrete ditches with malthoid facing, setting of ballast have all been completed. The laying of the heavy 9" covering of ashes is now almost completed, after which will follow the placing of the soil.

At an early stage in the contract several periods of heavy wet weather considerably retarded progress, otherwise it is considered that the grass would have been planted before now.

14. ALBYN LANE:

A request was made by Alderman Mainerd for an estimate for the construction of the lane which runs off Harrow Road just at the rear of the Commonwealth Bank and shops facing Forest Road.

It is recommended that the set out of the lane be 16' carriageway with a 2' footway on either side.

The estimated cost of road construction is £480, and for 6" kerb and gutter, both sides, full length, with necessary gully pit and connections at is £355.

A vote of £210, No. 4931, already exists for certain kerb and gutter and culvert construction together with some repairs to the roadway, but this estimate will now be superseded by the abovementioned figures.

15. OVERHEAD BRIDGE - BEXLEY NORTH:

Alderman Gosling has asked for the position regarding a proposal for the widening of the overhead bridge at Bexley North Station. The

position/

This is Page No. 736 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on 19th January, 1950.

Town Clerk.

Mayor.

Annexure 19 -
Meeting Minutes - Municipality of
Rockdale 14th September 1950
Provided by Bayside Council

was given to the exhibition but no claims or objections were received. The Revision Court will be held on the 14th instant after which the Lists will become the official Rolls. I anticipate that I will shortly have demand for purchase of Rolls and I shall be glad if Council will fix a sale price. The Rolls cost 2/9 per Ward copy to print. Compilation, of course, would add very considerably to that cost but it is usual for Council to fix a somewhat nominal charge. On the last occasion the Council fixed 1/- per copy but there were exceptional circumstances as, owing to the amalgamation, candidates required to purchase four old Ward copies to constitute one Ward. I think that the charge of 1/- is low and would prefer the Council to fix say not less than 2/6 not as an effort to recover cost but to, perhaps, discourage candidates from over-buying with the possibility of depleting the Council's stock.

(10). 50th ANNIVERSARY OF THE COMMONWEALTH OF AUSTRALIA: The Hon. the Premier has communicated with His Worship the Mayor advising that in the early months of next year it is proposed that appropriate celebrations shall be held throughout Australia to commemorate the 50th Anniversary of the establishment of the Commonwealth of Australia. The Government of New South Wales is co-operating in the promotion of appropriate celebrations but hopes that numbers of Councils and private organisations will arrange special functions in their areas. In Sydney the celebrations already planned will take a large variety of forms spread over the period from 1st January, 1951 until 9th May (the anniversary of the opening of the first Commonwealth Parliament). The City proposals include a procession and display at the Showground, fire works displays and harbour carnival, concerts, special sporting events and Services tattoo.

The Premier brings the matter under the notice of His Worship the Mayor in the hope that this Council will co-operate by making arrangements for the organisation of appropriate celebrations, either alone or in conjunction with adjacent Councils. The Premier would like ultimately to be informed of any celebrations organised locally.

His Worship submits the matter to Council for its consideration and for its views. He feels that this community might well participate and that a committee might be appointed to organise the local effort either in the Municipality alone or, in conjunction with the other Councils, in the St. George Area.

(11). INVITATIONS TO COUNCIL: The following invitations have been received:-

- (a) St. George-Sutherland Ambulance Service invites the members of Council to the 34th Annual Meeting at Electricity House, Hurstville, at 8 p.m. on Tuesday the 12th instant.
- (b) Kingsgrove Methodist Church extends an invitation to the Seventh Annual Civic and Citizens Service at 7 p.m. on Sunday 24th instant.
- (c) St. George District Spastic School will be holding its Annual Ball in the Hurstville Ballroom, McMahon Street, on the evening of Friday, 6th October. Tickets are 15/6 and a number of tickets have been forwarded for use in the event of members of this Council booking a table.

(12). MUNICIPAL BOWLING GREENS: The Council made provision in Loan No. 19 for the erection of two bowling greens and Club House in Edward Street. The undertaking is now nearing completion and the Council may give some consideration to the question of handing over to the Bexley Bowling Club. A sum of

This is Page No. 1129 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on 14th September, 1950.

Town Clerk.

Mayor.

Annexure 19 -
Meeting Minutes -Municipality of
Rockdale 12th October 1950
Provided by Bayside Council

£9,000 was provided in the Loan but this appropriation has been exceeded in respect to the two principal capital items — bowling greens and club house building. £4,000 was provided for construction of greens but the Council subsequently accepted a tender of £4,430/10/-. £4,000 was allowed for the club house building but the Council ultimately decided on the work being carried out on a "do-charge" basis and the cost to date is £4,380 although further expenditure is anticipated to complete. The position in regard to the loan is as follows:-

<u>Item:</u>	<u>Loan Amount:</u>	<u>Expenditure to Date:</u>
2 Bowling greens.	£4,000	£4,430.10. 0
Club house building.	4,000	4,380. 0. 0
Fencing and improvements	1,000	780.16. 0
	£9,000	£9,591. 6. 0
	=====	=====

Mr. Baker estimates that the amount still required to complete the club house building is £870/19/- and this will bring the loan over-expended to the extent of £1,462/5/- without completion of the improvements and beautification of the surroundings. The over-expenditure of the loan on the building is accounted for by considerably increased costs since the original loan estimate and the addition of the front porch which was agreed to in order to complete the reasonable appearance of the building.

No doubt the Council will have in mind some official arrangement for handing over to the Club. Although the greens are not yet playable there would be no reason to deprive the Club use of the building and Mr. Baker has suggested Saturday, 28th October, or any following Saturday, for a "handing-over" ceremony. The Council's views in regard to this arrangement will be appreciated.

After handing over it will be necessary to then arrange the formal lease with the Club in accordance with the conditions arranged in 1947. The arrangement is to lease the buildings and green to the Club for a period of 21 years. For the first 3 years the rent will be equal to the interest to be paid by Council on the borrowed money. In the succeeding 18 years the rent to be equal to the interest and principal to be repaid on the borrowed money and, after 21 years, the rent to be determined by Council but not to be in excess of that paid during the first 21 years. It will be a further condition of the lease that the Club meets the cost of maintenance and improvement at a minimum of £500 per annum.

(13). WIDENING OF BENNETT STREET: It will be recalled at a recent meeting I reported on the arrangement with the adjacent owners concerning the widening of Bennett Street. The owners were to dedicate a 10' strip on either side, for road widening, and to bear two-thirds of the cost of construction of road pavement and kerbing and guttering. The original arrangement was that the contributions were to be made when the owners were prepared to subdivide their land to front Bennett Street. When I reported last the Council had in mind that the matter had dragged on for some time and those who have contributed are anxious that the Council proceed with the work. In these circumstances it was decided to communicate with the owners who have not yet contributed in an effort to induce them to agree to some definite arrangement. I did communicate with the five owners concerned but I have not had any direct or definite reply.

The next step of Council's resolution was to arrange a conference between the Ward Aldermen and the parties concerned and, perhaps, some arrangement might now be made accordingly.

Yours faithfully,

TOWN CLERK.

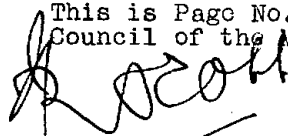
Rally will take place in the Odeon Theatre at 3 p.m. on Sunday 22nd instant. All members of Council were cordially invited to attend.

- (b) The official "handing-over" of the Bowling Club House at Laycock and Edward Streets has been arranged for 2.30 p.m. on Saturday 28th instant and the members of Council were cordially invited to attend this function also. By authority of His Worship the Mayor, and feeling that the Council would concur, arrangements had been made to provide, at Council's cost, afternoon tea for the official guests on this occasion.

The Council noted these two functions and confirmed the action of the Mayor and Town Clerk in arranging afternoon tea, at Council's cost, for the official guests.

9. WIDENING OF BRIDGE AT BEXLEY NORTH: At this stage Alderman R.T. Gosling reported that there had been some activity by the Department of Main Roads in the matter of survey at Bexley North Station. Assuming that this referred to the possible widening of the Railway Bridge, and the general adjustment of the undesirable condition at this point of the roadway, he had sought information through the Town Clerk and had ascertained that the Main Roads Board is undertaking a survey and investigation. The Chief Engineer is in contact with the Department as to the nature of the work likely to be suggested and the question of allocation of cost, as between the Council, the Department of Main Roads and the Railway Department.
- On the motion of Aldermen Gosling and Nairn this was noted and the Chief Engineer was asked to pursue his enquiries with the Department of Main Roads and to report, as soon as possible, the actual proposal.
10. SAND AT GRAND PARADE: Alderman E.G. Barton enquired in regard to the removal of sand from The Grand Parade and His Worship the Mayor advised that sand is being removed by the Metropolitan W.S. & D. Board by arrangement -- partly to clear the footpath area and partly as quid pro quo for ballast supplied by the Board.
11. SCARBOROUGH STREET - PETITION: Alderman J.H. Jones presented a petition from the residents of Scarborough Street, organised by the Scarborough Park Progress Association, urging that the reeds etc. be regularly mowed at the lake side end of Scarborough Street.
- On the motion of Aldermen Jones and Scott, the Chief Engineer was asked to:-
- (a) Mow the reeds and arrange for their regular mowing.
- (b) Erect the posts and fence, earlier decided by Council, at the foot of Scarborough and Monterey Streets.
12. HEATH STREET - PETITION: Alderman R.T. Gosling presented a petition from residents of Heath Street requesting the construction of paving and kerbing and guttering in the street.
- On the motion of Aldermen Gosling and Nairn it was resolved:-
- (a) That the Chief Engineer give urgent maintenance attention to Heath Street - having particular regard to the drainage at the corner of Heath Street and New Illawarra Road.
- (b) That the Chief Engineer furnish early estimates for the construction of paving and kerbing and guttering.
13. DOLLS POINT PARK: Alderman Scott enquired in regard to the likelihood of completion of the filling operations in Dolls Point Park. His Worship indicated that this is a matter upon which the Chief Engineer is reporting more fully, as soon as possible.

This is Page No. 1171 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on 12th October, 1950.


Town Clerk.


Mayor.

Parks to arrange to conduct the courts for daylight and evening play, Sunday nights excepted, and to make the necessary arrangements in regard to advertising, booking, maintenance and caretaking.

It was further resolved, on the recommendation of the Town Clerk, that authority be given for the purchase of the four tennis nets, court roller and court marker from Mr. Stanley.

(Aldermen McCormac and Gosling)

Alderman Gosling suggested that as the venture proceeds the Town Clerk give consideration to, and report upon, the possibility and advisability of Council acquiring a ready-cut home to be erected on the land adjacent to the courts so as to facilitate the question of court maintenance and caretaking.

2. CUMBERLAND COUNTY COUNCIL - RATING RETURN: On the recommendation of the Town Clerk the Mayor and that Officer were authorised to apply the Council's seal to a Certificate of Valuations to be furnished to the Cumberland County Council.
3. HOUSING COMMISSION - FLATS AT SHAW STREET: The Town Clerk reported that the Hon. the Minister has now agreed to receive a deputation from the Council, in connection with the proposed flats at Shaw Street, at 11 a.m. on Monday next, 3rd September.
The Council noted this information and appointed the three First Ward Aldermen to represent it at the deputation. The Town Clerk was asked to make the necessary arrangements and to contact Messrs. Willis and McGrath, Ms. L.A.
4. RE. AH. LEE AND SUEON LEE - DRAINAGE AT SCOTT STREET: The Town Clerk reported that the Council's solicitors have now advised that the Plaintiffs have now issued a Writ, in the Supreme Court, against James Albert Goyen and the Council, claiming £2,000 damages. Council's solicitors will enter an Appearance and the Plaintiffs will then have to file their Declaration which is a statement of their cause of action. It will probably be at least six months before the case will reach the Court.
In the meantime the Council's solicitors have the matter well in hand and all possible steps are being taken to prepare evidence on Council's behalf.
The Council received and noted this report.
5. BEXLEY BOWLING CLUB: The Town Clerk reported that the Bexley Bowling Club has discussed with him the draft lease which the Council is anxious to finalise with the Club. All the earlier arrangements with the Club included a provision that the Club shall have the right of making a minimum entrance fee of 5 Gns. and a minimum annual subscription of 3 Gns. and shall not increase such fees without the approval of the Council. This provision was made in the draft lease in accordance with Council's instructions.
The Club now writes indicating that it considers this to be a contravention of Clause 17 of its Articles of Association. The Club considers that a discrepancy exists, particularly as it has already increased both entrance and subscription fees, and it asks that Council amend the draft lease so as to conform to Clause No. 17 of the Articles which provide that the fees shall be determined by the Committee from time to time but shall not be less than 5 Gns. and 3 Gns.
There is no doubt that the original arrangement was that there should be no increase of fees without the Council's approval, and it is now asked if Council will now determine the matter in order that the lease may be completed.
The Town Clerk also mentioned that the Club had discussed with him the question of Municipal rates on the property although it had not raised that matter in the letter now before the Council.
This matter was discussed at length and it was resolved

This is Page No. 1690 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on 30th August, 1951.

Town Clerk.

Mayor.

as follows:-

- (a) That the Club be informed that the Council regrets it is unable to vary the Clause, as originally proposed, and which is consistent with the Council's policy in such matters, and that it desires provision in the lease, as set out in the draft, fixing a minimum fee and providing that any increase of fees shall be by consent of the Council.
(Aldermen Mainerd and McCormac)
- (b) That the Council give immediate approval, in the terms of the draft lease, to the Club making a charge of 8 Gns. for Entrance Fee and a subscription of 5 Gns. for membership.
(Aldermen Mainerd and Nairn)
- (c) That the Town Clerk be authorised to refrain from levying rates on the bowling green property for the duration of the period in which the Club is repaying the capital loan.
(Aldermen Mainerd and McCormac).

6. VANDALISM TO COUNCIL PROPERTY: The Superintendent of Parks submitted his special report of the 30th instant in which he informed Council of the acts of vandalism recently perpetrated on the various parks and works of the Council. These acts of vandalism have been extremely rife of late and are becoming a matter of grave concern. He had interviewed the Inspector of Police and also the Officer-in-Charge at Rockdale and had secured from them assurances of every possible help. The Police, however, had pointed out their Staff problem and, in order to give some further supervision, the Parks Superintendent suggested that he be empowered to make suitable arrangements with trusted employees of the Council, who live adjacent to the parks, to undertake limited ranging on Sundays.

The Council noted the report with extreme disappointment and adopted the suggestion made by the Parks Superintendent -- authorising him to make such arrangements as may appear appropriate for additional ranging.

(Aldermen Mainerd and McGuinness)

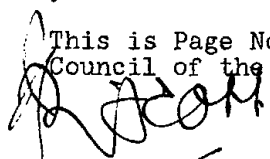
7. PAINTING OF OLD VALVE HOUSE: Alderman Mainerd reported that Mr. Dowd, who had earlier presented the Council with the painting of the Barwell Park Walk, has indicated that he has a painting of the old Valve House which he would be happy to present to Council through the Bexley Progress Association.

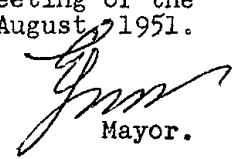
On the motion of Aldermen Mainerd and Brooks the Town Clerk was asked to inform Mr. Dowd and the Association that the Council will be very happy indeed to accept the painting.

8. BEXLEY BOWLING CLUB: Alderman Mainerd reported having attended the recent Annual Meeting of the Bexley Bowling Club and informed Council of the great progress being made by the Club. This new Club, starting from small beginnings, had co-operated splendidly and had built the Club up to an excellent standing. He felt that the Club is carrying out not only the letter but the spirit of what Council desired when it undertook the bowling club venture. He felt that the Club has merited the commendation of the Council.

On the motion of Aldermen Mainerd and Nairn the Town Clerk was asked to write to the Club conveying the greetings of the Council, the Council's congratulations upon the success achieved and the Council's good wishes for continued success in the coming year.

This is Page No. 1691 of the Minutes of the Ordinary Meeting of the Council of the Municipality of Rockdale, held on 30th August, 1951.


Town Clerk.


Mayor.

COPY)

BEXLEY BOWLING & RECREATION CLUB LTD.

72 Laycock St.,
BEXLEY NORTH.

15th June, 1962.

Mr. C.C. Nairn,
Mayor,
Municipality of Rockdale,
Council Chambers,
Rockdale.

Your Worship,

In conformity with Article 3 of the Club Articles of Association, I herewith submit for your consideration a request for permission to increase the Social Members of the Club by an additional 50 Members, this would raise the total Membership of the Club to 350 Members.

The reasons for this request are -

As the Club has been in operation for more than 11 years, many of the original members are passing their active stage and in consequence are not attending the Club frequently, some do not attend at all, yet these members still proudly desire to retain their full Membership.

It can easily be seen that whilst these Members retain their full membership and do not use the Club they prevent others from joining the Club and enjoying its amenities.

The Management Committee feel that a gross injustice would be done if action was taken to reduce these Members to a lower status against their wishes after the service they have rendered the Club during their earlier active years.

A number of requests have been received from persons living close to the Club, who do not wish to participate in the game of bowls, for a strictly Social Membership only.

To meet this requirement the Club would like to introduce a class of non-bowling Social Member, with a reduced nomination and annual subscription.

This class of member would also greatly assist in the selection of applicants wishing to join the Club with the intention of playing bowls, they could be accepted as Social Members for observation.

All members accepted under this category would be carefully interviewed as all applicants are at present before acceptance.

As you are well aware the Club premises have been extended on two occasions, we are of the opinion that we have adequate accommodation to accommodate an increase of Membership by the requested number.

Should your Council feel disposed to agree to this request some minor alterations will be necessary to the Articles covering Membership, these will be submitted to you in full detail at a later date for your consideration.

Yours faithfully,

(Sgnd.) T.E. Nott,
Hon. Secretary.

(Report by Mayor: "The Club at present has a Membership of 300 made up of -
236 ordinary Members
14 provisional Members
50 social Members
300

All are playing members but the provisionals are restricted on Saturdays and the socials may play any day other than Saturdays.

As a member of the Club, I am quite satisfied that the amenities now provided would be more than adequate for 350 members of whom 50 would be non-playing members.

I recommend that the Club's request be agreed to in the circumstances."

FIN. & GEN. CTTEE REPORT OF

28 JUL 1962

W/G. 820

6th July, 1962.

Dear Sir,

I refer to your letter of 15th June, 1962 addressed to the Mayor, Alderman Nairn, seeking permission to increase the social members of your Club by an additional fifty members, to raise the total membership to 350.

Following the recommendation of the Mayor, Council at its last meeting, decided to approve your application and it will therefore be competent for the Club to increase the membership as requested.

13. F.820...BEXLEY BOWLING & RECREATION CLUB LIMITED - APPLICATION FOR INCREASE IN MEMBERSHIP. Copies of the Club's letter dated 15th June, 1962, together with a report by the Mayor, had been circulated to members and a copy is incorporated in these Minutes.

The Committee RECOMMENDED, in terms of the Mayor's recommendation, that the Club be permitted to increase the social members of the Club by an additional fifty members, raising the total membership to 350.

ADOPTED 5 JUL 1962

Mr. T. E. Nott,
Hon. Secretary,
Bexley Bowling & Recreation Club Ltd.,
72 Laycock St.,
BEXLEY NORTH.

Bexley Bowling & Recreation Club Limited

72 LAYCOCK STREET,
BEXLEY NORTH.

Telephone LY9896



17.4.63 196

The Town Clerk.
Municipality of Rockdale.
Council Chambers,
Rockdale.

Annexure 23 -
Meeting Minutes -Municipality of Rockdale 17th
April 1962 (Letter from Bexley Club regarding
changes to Memorandum)
Provided by Bayside Council

Dear Sir,

We are in receipt of a letter from the Metropolitan Licensing Board advising of the necessity to amend clause 3 (h) of our Memorandum of Association and Article 47 of the Articles of Association, as these contravene the Liquor Act.

Memorandum 3 (h) at present reads — " To allow the use of Club-houses and premises and other property of the Club to such persons, whether members of the Club or otherwise, companies or organisations, and on such terms, whether for fee or gratuitously, as may be desired. "

It is requested that this be amended to read. — " To allow the use of the Club-house and premises and other property of the club to members of the club and their guests on such terms , whether for fee or gratuitously, as may be desired. "

Article 47 reads -"Committee meetings may be held at such time and place in New South Wales or elsewhere as the Committee may from time to time determine. "

It is requested that this be amended to read - " Committee meetings shall be held bi-monthly at such time and place in New South Wales or elsewhere as the Committee may from time to time determine. "

Also attached are suggested additions to the Articles of Association recommended by the Metropolitan Licensing Board in regard to the Bexley Womens Bowling Club.

This Club is allowed the use of the club-house and greens one day of each week.

These amendments are submitted for your consideration and approval .

Yours faithfully

T.E.Nott.

Hon Secretary.

Annexure 23 - Meeting Minutes -Municipality of
Rockdale 26h April 1962 (Approval from Council
regarding changes to Memorandum)
Provided by Bayside Council

S/B. 820.

26th April, 1963.

Minutes C'ncl Meeting of 19 APR 1963

Dear Sir,

I refer to your letter of 17th April, 1963, in which the Club sought Council's approval to amendments to the Club's Articles of Association, to satisfy the requirements of the Metropolitan Licensing Board.

May I say that Council has agreed to the amendments proposed, and has detailed in your letter, including those amendments in respect of Associate Women Members.

Yours faithfully,

TOWN CLERK.

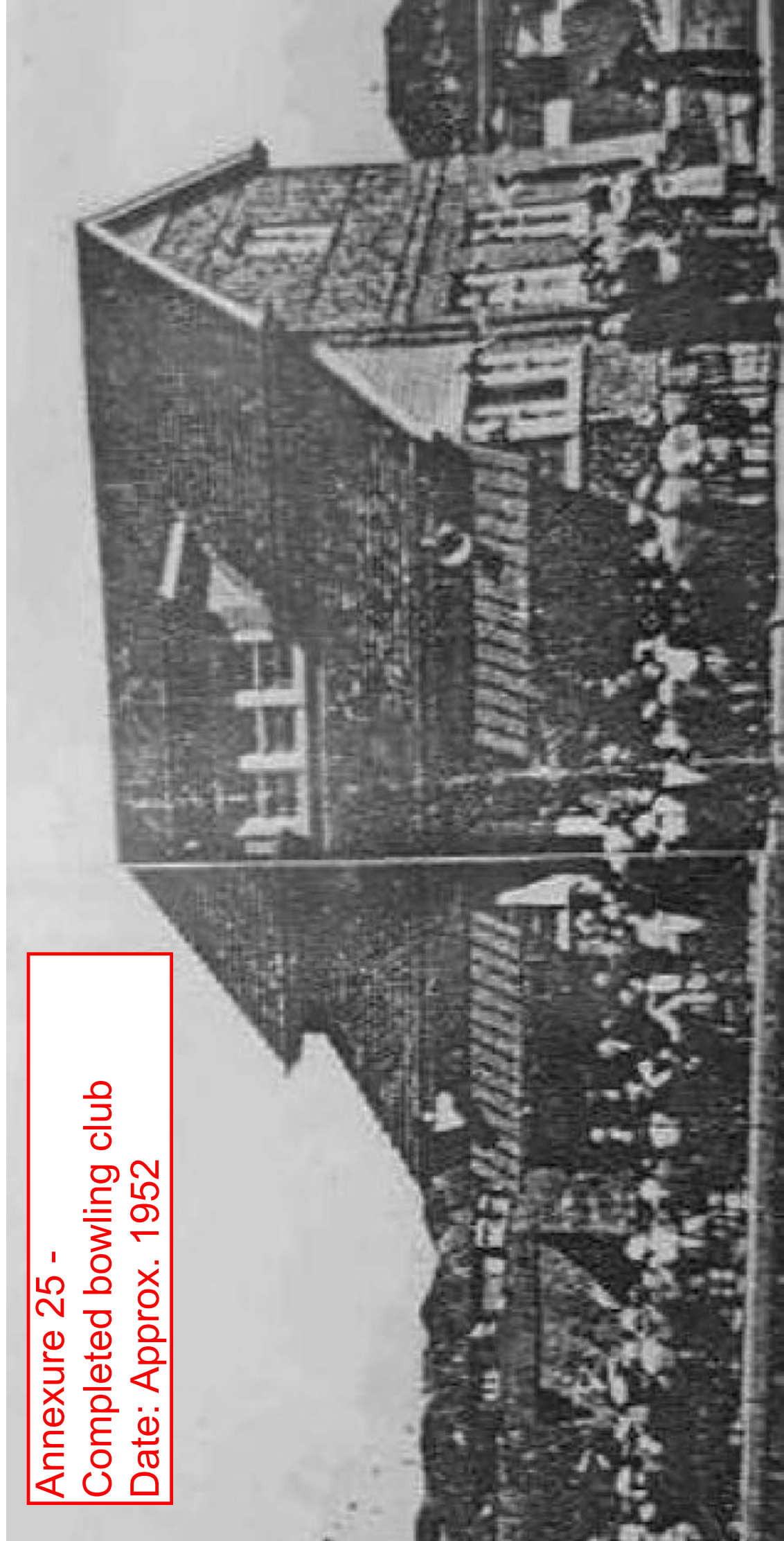
Mr. T.E. Nott,
Hon. Secretary,
Bexley Bowling & Recreation Club Ltd. ,
72 Laycock Street,
BEXLEY NORTH.

Annexure 24 -
Photograph of original construction -
Date: Approx. 1948



The way it all began
1948

Annexure 25 -
Completed bowling club
Date: Approx. 1952



Annexure 26 -
Club Extension Date: Approx 1959







MUNICIPAL BOWLING GREENS

THIS MUNICIPAL UNDERTAKING WAS PLANNED
BY THE BEXLEY COUNCIL IN 1947
AND COMPLETED BY THE
ROCKDALE MUNICIPAL COUNCIL
AND HANDED OVER TO THE USE OF THE
BEXLEY BOWLING CLUB

ON SATURDAY 28TH OCTOBER 1950.

A. G. BAKER
CLUB PRESIDENT

E. JONES.
MAYOR.

BEXLEY BOWLING
AND RECREATION CLUB LTD.

THE CLUB WAS INCORPORATED

ON 14TH MAY, 1948,

AND OFFICIALLY OPENED BY

G. S. CARSON,

PRESIDENT OF THE N.S.W. BOWLING ASSOCIATION,

ON 27TH OCTOBER, 1951.

A. G. BAKER.
PRESIDENT.

A. E. KERSHLER.
HON. SECRETARY.

BEXLEY
BOWLING & RECREATION CLUB LTD.

THESE EXTENSIONS AND NO 3 GREEN
WERE OFFICIALLY OPENED BY

HILTON RICHARDSON,

PRESIDENT OF THE ROYAL N.S.WALES BOWLING ASSOCIATION,

ON 14TH APRIL, 1956.

S. A. HAMMER,
PRESIDENT.

A. E. KERSHLER,
HON. SECRETARY.

BEXLEY
BOWLING & RECREATION CLUB LTD.

THESE EXTENSIONS
WERE OFFICIALLY OPENED BY
TOM SHAKESPEARE

PRESIDENT OF THE ROYAL N.S.W. BOWLING ASSOCIATION.

ON 27TH JUNE, 1959.

C. C. NAIRN
PRESIDENT.

L. M. BROWN,
HON. TREASURER.

A. E. KERSHLER,
HON. SECRETARY.

Extracted from ASIC's database at AEST 10:51:45 on 26/07/2019

Company Summary

Name: BEXLEY BOWLING & RECREATION CLUB LTD

ACN: 000 071 152

ABN: 49 000 071 152

Previous State Number: 02654514

Previous State of Registration: New South Wales

Registration Date: 14/05/1948

Next Review Date: 14/05/2018

Status: Deregistered

Date Deregistered: 17/01/2018

Type: Australian Public Company, Limited By Guarantee

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

Club Liquor Licence

Annexure 31 -
Bexley Bowling Club Liquor
Number and Licence



CANCELLED

BEXLEY BOWLING & RECREATION CLUB LTD
BEXLEY BOWLING & RECREATION CLUB LTD

No. LIQC300225739

START: 23/05/1955 CANCELLED: 25/07/2017

About

BUSINESS ADDRESS

72 Laycock St, BEXLEY NORTH, NSW 2207

[View on map](#)

CONDITIONS

Liquor must not be sold or supplied between midnight and 5.00am on more than twelve occasions within any 12 month period. At least 14 days before each occasion the following persons or bodies must be notified: (a) the local police, (b) the local consent authority, (c) the Secretary. Note: This condition does not limit or prevent extended trading during the following periods: 1. Between midnight and 2:00AM on 1 January each year, and 2. During any period when the club would otherwise be authorised to sell and supply liquor in accordance with section 13 of the Liquor Act 2007.

START: 4/03/2016 END: N/A



Key liquor licence details recorded as at 24 September 2015

Licence number: LIQC300225739
Licence name: Bexley Bowling & Recreation Club Ltd
Licence type: Liquor - club licence
Licence sub-type: N/A
Licence status: Current
Duration: Unlimited duration
Licence start date: 23/05/1955
Licence expiry date:

Licensee

Organisation name: BEXLEY BOWLING & RECREATION CLUB LTD
ABN: 49 000 071 152 ACN:
Phone - daytime: 02 9150 9896 Fax number:
Email address:
Website:
Business address: 72 Laycock St BEXLEY NORTH NSW 2207
Postal address: 72 Laycock St BEXLEY NORTH NSW 2207
Start date: 23/05/1955

Secretary

Title: Mr
Surname: Vrinat
Given name: Luis
Middle name: Enrique
Start date: 11/02/2015

Manager

Title: Mr
Surname: Vrinat
Given name: Luis
Middle name: Enrique
Start date: 11/02/2015

Licence conditions imposed by the Liquor Act and Regulation apply. To view a copy of these conditions, go to www.olgr.nsw.gov.au.

Condition type:	Condition	Condition source:	Director
Reference:	81		
Condition:	<p>Liquor must not be sold or supplied between the hours of midnight and 5:00AM. This condition does not apply:</p> <ol style="list-style-type: none"> 1. Between midnight and 2:00AM on 1 January each year, and 2. When liquor is authorised to be sold or supplied under a multi-occasion extended trading authorisation under section 49B of the Liquor Act 2007, and 3. During any period when the club would otherwise be authorised to sell and supply liquor in accordance with section 13 of the Liquor Act 2007. 		
Start date:	20/09/2015		

Organisation name:	ROCKDALE CITY COUNCIL		
ABN:	66 139 730 052	ACN:	
Phone - daytime:	02 9562 1666	Fax number:	02 9562 1777
Email address:			
Website:			
Business address:	2 Bryant St ROCKDALE NSW 2216		
Postal address:	PO Box 21 ROCKDALE NSW 2216		
Start date:	01/07/2008		

LGA classification:	Metropolitan
LGA band:	2
Gaming machine threshold:	0
Gaming machine entitlements:	0
Maximum gaming machine authorisations allowed:	0

Gaming machine shutdown hours

Day	Start Time	End Time
Monday	04:00 AM	- 10:00 AM
Tuesday	04:00 AM	- 10:00 AM
Wednesday	04:00 AM	- 10:00 AM
Thursday	04:00 AM	- 10:00 AM
Friday	04:00 AM	- 10:00 AM
Saturday	04:00 AM	- 10:00 AM
Sunday	04:00 AM	- 10:00 AM
Public holiday	04:00 AM	- 10:00 AM

Contact Person

Title: Mr
Surname: Vrinat
Given name: Luis
Middle name: Enrique
Phone - daytime:
Mobile: 0414 300 597 **Fax number:**
Email address: luisvrinat@hotmail.co.uk
Start date: 11/02/2015

Premises

Address: 72 Laycock St BEXLEY NORTH NSW 2207
Phone number: 02 9150 9896 **Fax number:**
Email address:
Website:
LGA: Rockdale City Council
ABS SLA:
Start date: 23/05/1955

Trading Hours**Consumption on premises**

Day	Start Time	End Time	Start Date	End Date
Monday	05:00 AM	- 12:00 midnight	12/03/2015	
Tuesday	05:00 AM	- 12:00 midnight	12/03/2015	
Wednesday	05:00 AM	- 12:00 midnight	12/03/2015	
Thursday	05:00 AM	- 12:00 midnight	12/03/2015	
Friday	05:00 AM	- 12:00 midnight	12/03/2015	
Saturday	05:00 AM	- 12:00 midnight	12/03/2015	
Sunday	05:00 AM	- 12:00 midnight	12/03/2015	

Take away sales

Monday to Saturday	05:00 AM	- 10:00 PM
Sunday	10:00 AM	- 10:00 PM
Good Friday	Not permitted	
Christmas Day	Not permitted	
December 31st	Normal trading	