



AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 15 JUNE 2021

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker and J Ryan.

The meeting is scheduled to commence at 5:30pm.

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DEC21/15 BUILDING SUMMARY - MAY 2021 (ID21/817) The Committee had before it the report dated 1 June 2021 from the Director Development and Environment regarding Building Summary - May 2021.	2
DEC21/16 NAMING OF EXISTING LANEWAYS BETWEEN HOPETOUN, RAWSON AND HAMPDEN STREETS, DUBBO (ID21/865) The Committee had before it the report dated 27 May 2021 from the LIS and E-Services Coordinator regarding Naming of Existing Laneways between Hopetoun, Rawson and Hampden Streets, Dubbo.	13
DEC21/17 NAMING OF THOROUGHFARES ASSOCIATED WITH ASCOT GARDENS ESTATE, LOTS 1 AND 2 DP1095947 (ID21/852) The Committee had before it the report dated 27 May 2021 from the Land & Information Services Officer regarding Naming of Thoroughfares Associated with Ascot Gardens Estate, Lots 1 and 2 DP1095947.	16



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - May 2021

AUTHOR: Director Development and
Environment
REPORT DATE: 1 June 2021
TRIM REFERENCE: ID21/817

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Local Government Area (LGA) together with statistics for total approved Development Applications for the information of Council.

Appendix 1 relates specifically to residential approval figures, and includes both historical and current financial year data relating to the Dubbo Regional LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo Regional LGA for the financial years stated.

All development applications, construction certificates and complying development certificates can be tracked online at <https://planning.dubbo.nsw.gov.au/Home/Disclaimer>.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the information contained within the report of the Director Development and Environment, dated 1 June 2021, be noted.

Stephen Wallace

Director Development and Environment

REPORT

Provided, for information, are the latest statistics (as at the time of production of this report) for Development Applications for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during May 2021 were as follows:

May

Single dwellings	17
Other residential development	7
(No. of units)	47

For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

These figures include development applications approved by private certifying authorities (in the form of Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in **Appendix 1**. However, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for May 2021, a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 May 2021 – 31 May 2021</u>	<u>1 May 2020 to 31 May 2020</u>
No. of applications	72	50
Value	\$23,235,707	\$11,003,222
	<u>1 July 2020 – 31 May 2021</u>	<u>1 July 2019 – 31 May 2020</u>
No. of applications	879	629
Value	\$196,562,220	\$144,350,594

A summary breakdown of the figures is included in **Appendices 2-5**.

3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application.
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015.
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms.
- Floor plans for residential dwellings.
- Documentation associated with privately certified applications.
- Internal reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

Appendices:

- 1 [↓](#) Building Summary Report - May 2021
- 2 [↓](#) Approved Applications - 1 May 2021 to 31 May 2021
- 3 [↓](#) Approved Applications - 1 May 2020 to 31 May 2020
- 4 [↓](#) Approved Applications - 1 July 2020 to 31 May 2021
- 5 [↓](#) Approved Applications - 1 July 2019 to 31 May 2020

STATISTICAL INFORMATION ON *SINGLE DWELLINGS AND **OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DCC	2011/2012													
	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments (No of units)	1 (14)	1 (2)	- (-)	1 (1)	2 (4)	2 (3)	- (-)	- (-)	- (-)	- (-)	- (-)	1 (16)	8 (40)
DCC	2012/2013													
	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments (No of units)	4 (8)	6 (6)	- (-)	- (-)	1 (2)	9 (11)	- (-)	- (-)	1 (2)	- (-)	2 (39)	- (-)	23 (68)
DCC	2013/2014***													
	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments (No of units)	- (-)	1 (2)	1 (2)	- (-)	- (-)	1 (2)	4 (46)	2 (1)	1 (2)	2 (4)	- (-)	3 (6)	15 (65)
DCC	2014/2015***													
	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments (No of units)	3 (6)	1 (2)	6 (31)	5 (50)	6 (6)	12 (21)	- (-)	4 (87)	2 (4)	1 (1)	9 (25)	5 (10)	54 (243)
DCC	2015/2016***													
	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments (No of units)	6 (50)	8 (98)	8 (12)	4 (7)	1 (2)	3 (5)	3 (18)	3 (4)	3 (5)	5 (14)	3 (6)	8 (23)	55 (244)
DCC	2016/2017***													
	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments (No of units)	8 (10)	5 (10)	7 (13)	4 (7)	6 (10)	5 (16)	3 (6)	2 (75)	1 (2)	5 (8)	4 (13)	7 (14)	57 (184)
DRC	2017/2018***													
	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments (No of units)	6 (11)	9 (16)	2 (3)	1 (2)	9 (16)	1 (2)	5 (8)	5 (5)	11 (23)	1 (2)	3 (3)	5 (9)	58 (100)
DRC	2018/2019***													
	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments (No of units)	3 (4)	4 (7)	3 (5)	- (-)	6 (11)	2 (29)	2 (4)	1 (1)	5 (12)	7 (25)	9 (15)	5 (10)	47 (123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21	12	20	46	18	25	30	27	17		240
	Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7		61
	(No of units)	(7)	(4)	(11)	(10)	(4)	(35)	(5)	(10)	(8)	(9)	(47)		(150)

* Single Dwellings = Single 'Dwelling House'

** Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

*** Includes private certifiers



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Print Date: 1/06/2021

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**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/05/2021 - 31/05/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	24	7,546,868	17	6,130,013	7	1,416,855	17	
Dwelling - Secondary/Dual Occ Dwelling	3	734,610	3	734,610			4	
Dwelling - Dual Occupancy, one storey	3	1,345,000	3	1,345,000			6	
Medium Density Res - one/two storeys	1	9,880,000	1	9,880,000			37	
Garage/Carport/Roofed Outbuildings	23	682,779	23	682,779			1	
Swimming Pool	10	308,450	10	308,450				
Retail Building	5	600,000	1	50,000	4	550,000		
Factory/Production Building	1	895,000	1	895,000				
Warehouse/storage	1	100,000	1	100,000				
Demolition	1	0			1			
Change of Use - Commercial	1	15,000			1	15,000		
Subdivision - Residential	6	688,000						106
Subdivision - Rural	1	0						2
Miscellaneous	1	440,000	1	440,000				
Totals for Development Types	81	23,235,707						

Total Number of Applications for this period: 72

*** Note: There may be more than one Development Type per Development Application
 Statistics include applications by Private Certifiers

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/05/2020 - 31/05/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	15	4,541,370	13	4,321,370	2	220,000	13	
Dwelling - Secondary/Dual Occ Dwelling	2	430,000	2	430,000			3	
Dwelling - Dual Occupancy, one storey	2	870,000	2	870,000			4	
Garage/Carport/Roofed Outbuildings	12	353,519	12	353,519				
Fences/Unroofed Structures	1	7,000	1	7,000				
Swimming Pool	7	234,385	7	234,385				
Office Building	1	312,948			1	312,948		
Retail Building	2	3,090,000	1	3,000,000	1	90,000		
Warehouse/storage	1	300,000			1	300,000		
Place of Worship	1	150,000			1	150,000		
Signs/Advertising Structure	1	5,000	1	5,000				
Demolition	1	0			1			
Subdivision - Residential	9	709,000						42
Totals for Development Types	55	11,003,222						

Total Number of Applications for this period: 50

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/05/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	357	108,102,038	280	96,278,703	77	11,823,335	279	1
Dwelling- Transportable/Relocatable	4	814,800	4	814,800			4	
Dwelling - Secondary/Dual Occ Dwelling	42	12,910,405	42	12,910,405			67	
Dwelling - Dual Occupancy, one storey	20	8,769,700	20	8,769,700			38	4
Dwelling - Dual Occupancy, >one storey	1	570,000	1	570,000			3	
Medium Density Res - one/two storeys	3	11,880,000	3	11,880,000			44	
Medium Density Res - Seniors Living SEPP	1	2,400,000	1	2,400,000			10	
Garage/Carport/Roofed Outbuildings	237	6,018,668	229	5,848,461	8	170,207	1	
Fences/Unroofed Structures	6	62,750	5	43,500	1	19,250		
Swimming Pool	102	2,877,417	102	2,877,417				
Office Building	10	2,491,773	2	875,000	8	1,616,773		
Retail Building	23	8,593,439	3	6,160,402	20	2,433,037		
Hotels	1	460,000			1	460,000		
Office & Retail Building	5	1,649,500	2	1,360,000	3	289,500		
Factory/Production Building	8	4,672,247	4	2,220,000	4	2,452,247		
Warehouse/storage	10	3,983,100	9	3,926,100	1	57,000		
Carpark	1	308,000	1	308,000				
Infrastructure - Transport, Utilities	4	3,430,000	4	3,430,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Place of Worship	1	1,000,000			1	1,000,000		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	13	403,015	10	342,815	3	60,200		

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/05/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Demolition	7	58,000	1	2,000	6	56,000		
Home Business	1	1,000			1	1,000		
Home Industry	1	0			1			
Change of Use - Commercial	10	345,000	3	70,000	7	275,000		
Change of Use - Industrial	2	0			2			
Agricultural Development	3	1,176,000	3	1,176,000				
Parks/Reserves	1	72,000	1	72,000				
Subdivision - Residential	39	5,793,575	1					2
Subdivision - Commercial	2	75,000						4
Subdivision - Industrial	4	828,000						10
Subdivision - Rural	7	45,000						14
Miscellaneous	9	4,750,000	7	4,706,000	2	44,000		
Alterations and additions to commercial	1	17,293			1	17,293		
Totals for Development Types	939	196,562,220						

Total Number of Applications for this period: 879

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/05/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	190	55,869,629	155	52,191,335	35	3,678,294	155	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	41	10,284,079	41	10,284,079			67	
Dwelling - Dual Occupancy, one storey	19	7,915,000	19	7,915,000			36	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	181	3,432,976	164	3,088,172	17	344,804		
Fences/Unroofed Structures	8	164,500	8	164,500				
Swimming Pool	66	1,928,785	66	1,928,785				
Office Building	11	2,064,948	3	1,110,000	8	954,948		
Retail Building	16	7,134,010	4	5,000,000	12	2,134,010		
Hotels	2	95,000			2	95,000		
Hostels, Boarding House	1	10,000			1	10,000		
Office & Retail Building	1	80,000			1	80,000		
Retail & Residential Building	1	7,800,000	1	7,800,000				
Factory/Production Building	4	2,050,000	3	1,570,000	1	480,000		
Warehouse/storage	8	3,002,000	5	2,062,000	3	940,000		
Infrastructure - Transport, Utilities	9	666,983	5	478,970	4	188,013		
Health Care Facility - Other	1	15,000	1	15,000				
Educational Building	4	7,374,000	1	4,500,000	3	2,874,000		
Place of Worship	2	580,000			2	580,000		
Entertainment/Recreational Building	2	119,632	1		1	119,632		
Community/Public Building	5	1,050,000	2	700,000	3	350,000		

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/05/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Signs/Advertising Structure	8	219,300	7	196,500	1	22,800		
Demolition	10	106,109	3		7	106,109		
Home Business	2	0			2			
Change of Use - Commercial	15	340,120	7	23,800	8	316,320		
Agricultural Development	1	200,000	1	200,000				
Tourism Development	2	3,455,000	1	2,800,000	1	655,000		
Subdivision - Residential	29	23,963,000	4	12,684,000				18
Subdivision - Commercial	4	2,055,898						2
Subdivision - Industrial	4	13,600						4
Subdivision - Rural	5	0						11
Subdivision - Other	2	9,000						
Miscellaneous	8	1,287,300	6	1,270,300	2	17,000		
Totals for Development Types	664	144,350,594						

Total Number of Applications for this period: 629

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



REPORT: Naming of Existing Laneways between Hopetoun, Rawson and Hampden Streets, Dubbo

AUTHOR: LIS and E-Services Coordinator
REPORT DATE: 27 May 2021
TRIM REFERENCE: ID21/865

EXECUTIVE SUMMARY

Due to a recent community title subdivision of Lot 1 DP11095, 7 Rawson Street, Dubbo and a new dwelling being erected in this subdivision it is required that the laneway between Rawson and Hopetoun Streets be named as this will be the primary access to the property.

As there are other nearby laneways not named, it is also recommended to name these laneways during this process in case any other future subdivisions are proposed.

Hopetoun, Rawson and Hampden Streets are named after senior British political figures who also acted as either Governors of Australia or New South Wales. Keeping with this theme it is recommended to name the unnamed laneways Loftus, Rowland and Woodward, who were also Governors of New South Wales.

FINANCIAL IMPLICATIONS

The cost of the provision of the blade signs and installation would be met by Council.

POLICY IMPLICATIONS

The proposed road names have been considered in accordance with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy'.

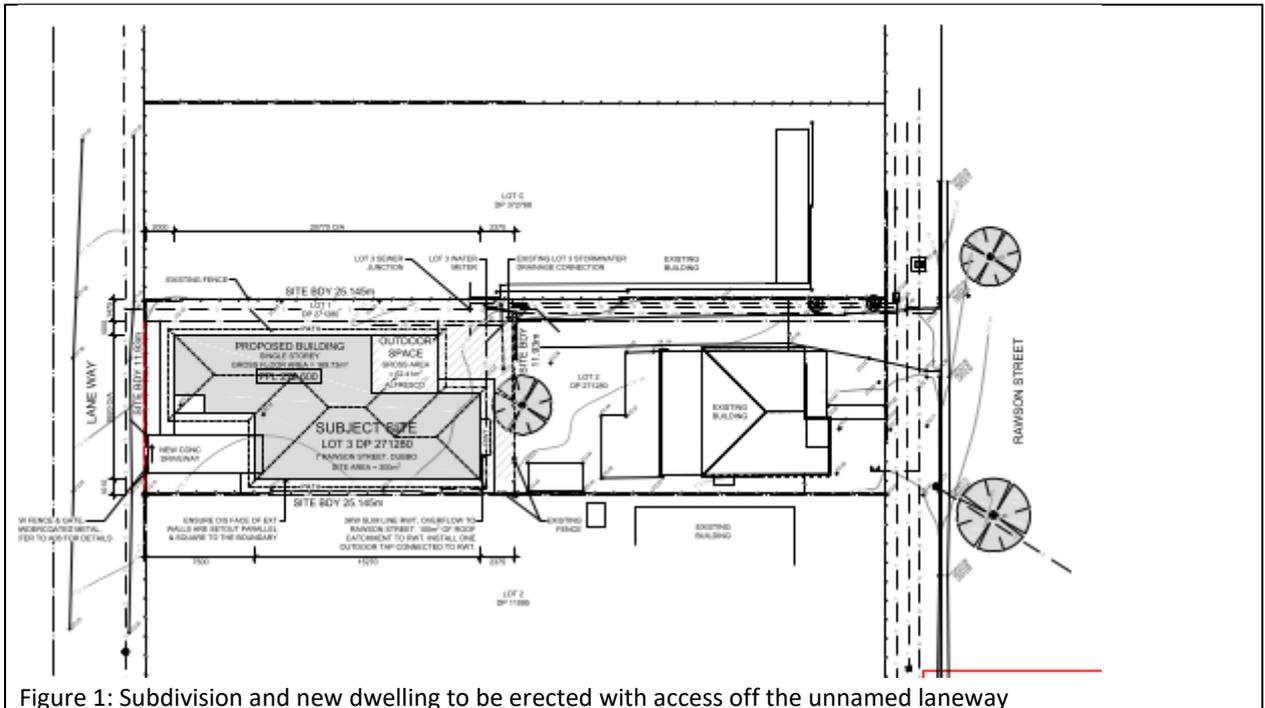
RECOMMENDATION

- 1. That the report of the LIS and E-Services Coordinator, dated 27 May 2021, be noted.**
- 2. That the proposed names listed below be approved by Council;**
 - Loftus Lane, Rowland Lane and Woodward Lane**
- 3. That the proposed names be notified in the local newspaper and Government Authorities notified in accordance with Section 162 of the Roads Act 1993 and Section 7 of the Roads Regulation 2018.**
- 4. That the land owner affected will be advised of the new street addressing.**

Kim Edwards
LIS and E-Services Coordinator

REPORT

A recent three lot community title subdivision on Lot 1 DP11095, 7 Rawson Street Dubbo has resulted in the unnamed laneway between Rawson and Hopetoun Streets being required to be named. A new dwelling has been erected on Lot 3 DP 271280 and the primary access is via the unnamed laneway.



NSW Addressing Policy – 6.7.3 Roads to be Named, states that: ‘All formed roads, including private roads that are generally open to the public or to services shall be named in accordance with these principles.’

During this process it has been decided to name the other two unnamed laneways in this area which are located between Fitzroy and Hopetoun, and Rawson and Hampden Streets in case future subdivisions are proposed. **See Figure 2.**

Hopetoun, Rawson and Hampden Streets are named after senior British political figures who also acted as either Governors of Australia or New South Wales, at the turn of the century:

- Hopetoun Street was named after John Alexander Hope, seventh Earl of Hopetoun, Governor of Victoria (1889-1895) and Governor General of Australia (1900-1902);
- Rawson Street was named after Sir Harry Holdsworth Rawson, Rear-Admiral of the Channel Squadron (1898-1901) and Governor of NSW (1902-1909);
- Hampden Street was named after Sir Robert Brand, second Viscount of Hampden, Governor of NSW (1895-1899).



Figure 2: Location of unnamed laneways highlighted in red

Keeping with the theme of Governors of New South Wales, it is recommended that the laneways be named as follows:

- Loftus Lane - named after Lord Augustus William Frederick Spencer Loftus, Governor of NSW (1879-1885);
- Rowland Lane - named after Air Marshal Sir James Rowland, Governor of NSW (1981-1989);
- Woodward Lane - named after Lieutenant-General Sir Eric Woodward, Governor of NSW (1957-1965).

Please note that the laneways cannot be named Rawson Laneway, as an example, as this does not comply with the NSW Addressing Policy, due to duplication of road names.

SUMMARY

The proposed road names are in keeping with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy'. Accordingly, approval of the road names as proposed is recommended.



REPORT: Naming of Thoroughfares Associated with Ascot Gardens Estate, Lots 1 and 2 DP1095947

AUTHOR: Land & Information Services Officer
REPORT DATE: 27 May 2021
TRIM REFERENCE: ID21/852

EXECUTIVE SUMMARY

Dubbo Regional Council has received a request from a consultant, Premise NSW Pty Ltd, to name a private road in Ascot Gardens Estate to be constructed as part of Development Consent D2013-499 for multi-dwelling housing and serviced apartment development (43 units) and community title subdivision located on Lots 1 and 2 DP 1095947.

FINANCIAL IMPLICATIONS

The cost of the provision of the blade sign and installation would be met by the developer.

POLICY IMPLICATIONS

The proposed road name has been considered in accordance with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy'.

RECOMMENDATION

- 1. That the report of the Land Information Services Officer, dated 27 May 2021, be noted.**
- 2. That the proposed name listed below by the consultant be approved by Council:**
 - Gunsynd Circuit.**
- 3. That the proposed name be notified in the local newspaper and Government Authorities notified in accordance with Section 162 of the Roads Act 1993 and Section 7 of the Roads Regulation 2018.**
- 4. That the consultant be advised accordingly once approval under the Roads Regulation 2018 has been given and the name gazetted.**

Narelle Brookfield
Land & Information Services Officer

REPORT

A request was received from a consultant, Premise NSW Pty Ltd, on behalf of their client Ryals Holdings Pty Ltd to name the private road to be constructed as part of the Development Consent D2013-499 for a multi-dwelling housing and serviced apartment development (43 units) and community title subdivision, located on Lots 1 and 2 DP1095947.



Figure 1: Aerial photograph of Lots 1 and 2 DP1095947

As the land is opposite to the race course, the owner chose to name the estate Ascot Gardens, in the theme of horse racing. The initial request was for the road to be named Ascot Gardens Circuit, however, this name is not suitable as it does not fit the criteria required by the Geographical Names Board Policy on Uniqueness or Duplication. This Policy states 'Uniqueness is the most essential quality to be sought in proposing a new road name. A road name will be regarded as a duplicate if it is the same or similar in spelling or sound to an existing name, regardless of the road type. Road names shall not be duplicated within the

same address locality.' Ascot is already in use for an existing road, Ascot Park Road, which is located south west of Dubbo.

Gunsynd was the owner's second choice of road name. Gunsynd was a champion Australian thoroughbred race horse who won 29 races and \$280,455 in prize money. In his seven starts over one mile (1,600 metres) he was only once defeated, by half-a-head in the Epsom Handicap. Gunsynd is in keeping with the horse racing theme and in line with the Geographical Names Board 'NSW Addressing Policy.'

We recommend naming the private road Gunsynd Circuit.

SUMMARY

The proposed road name is in keeping with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy.' Accordingly, approval of the road name as proposed is recommended.