



AGENDA

PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE

8 OCTOBER 2018

MEMBERSHIP: Councillors B Shields, 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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PDEC18/41 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 10 SEPTEMBER 2018 (ID18/1500)	2
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 10 September 2018.	
PDEC18/42 BUILDING SUMMARY - SEPTEMBER 2018 (ID18/1476)	7
The Committee had before it the report dated 27 September 2018 from the Director Planning and Environment regarding Building Summary - September 2018.	
PDEC18/43 RENAMING PART OF JENNINGS STREET, GEURIE (ID18/1481)	18
The Committee had before it the report dated 26 September 2018 from the LIS and E-Services Coordinator regarding Renaming part of Jennings Street, Geurie.	



**DUBBO REGIONAL
COUNCIL**

Report of the Planning Development and Environment Committee - meeting 10 September 2018

AUTHOR: Administration Officer - Governance
REPORT DATE: 25 September 2018

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 10 September 2018.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 10 September 2018, be adopted.



**REPORT
PLANNING, DEVELOPMENT AND
ENVIRONMENT COMMITTEE
10 SEPTEMBER 2018**

PRESENT: Councillors J Diffey, V Etheridge, D Grant, A Jones, G Mohr, K Parker, J Ryan and B Shields.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control (S Wade), the Administrative Officer Governance, the Community Support Officer, the Director Corporate Services, the Director Economic Development and Business, the Communications Coordinator, the Director Infrastructure and Operations (S Carter), the Director Planning and Environment, the Strategic Planner, the Trainee Planner, the Director Community and Recreation, the Manager Social Services and the Social Justice Coordinator.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

**PDEC18/36 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 13 AUGUST 2018 (ID18/1343)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 13 August 2018.

Moved by Councillor K Parker and seconded by Councillor D Grant

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 13 August 2018, be noted.

CARRIED

PDEC18/37 BUILDING SUMMARY - AUGUST 2018 (ID18/1324)

The Committee had before it the report dated 31 August 2018 from the Director Planning and Environment regarding Building Summary - August 2018.

Moved by Councillor J Ryan and seconded by Councillor B Shields

MOTION

That the information contained in this report of the Director Planning and Environment dated 31 August 2018 be noted.

CARRIED

PDEC18/38 ANALYSIS OF PLANNING AND ENVIRONMENT DIVISION 'USER SATISFACTION SURVEY' - 2017 (ID18/1192)

The Committee had before it the report dated 24 August 2018 from the Manager Building and Development regarding Analysis of Planning and Environment Division 'User Satisfaction Survey' - 2017.

Moved by Councillor J Diffey and seconded by Councillor K Parker

MOTION

- 1. That the information contained within the report of the Manager Building and Development dated 24 August 2018 be noted.**
- 2. That a report be provided to Council at the March 2019 meeting benchmarking Dubbo Regional Council against other Evo-Cities Councils.**
- 3. That the staff of the Planning and Environment Division continue to seek improvement to the provision of customer service, particularly in respect of application processing times and forms.**

CARRIED

PDEC18/39 PLANNING PROPOSAL (R2018-2) - REZONING SP3 TOURIST TO B6 ENTERPRISE CORRIDOR
PROPERTY: LOT 442 DP 708021, 74 WINDSOR PARADE, DUBBO
APPLICANT: PETER BASHA PLANNING AND DEVELOPMENT
OWNER: AKDOV PTY LTD (ID18/1023)

The Committee had before it the report dated 24 August 2018 from the Manager Strategic Planning Services regarding Planning Proposal (R2018-2) - Rezoning SP3 Tourist to B6 Enterprise Corridor.

Moved by Councillor D Grant and seconded by Councillor V Etheridge

MOTION

- 1. That Council supports the Planning Proposal to rezone Lot 442 DP 708021, 74 Windsor Parade, Dubbo from SP3 Tourist to B6 Enterprise Corridor under the provisions of the Dubbo Local Environmental Plan 2011.**
- 2. That Council supports a minimum 28 days public exhibition period for the Planning Proposal.**
- 3. That Council resolve to use its delegation under Section 3.36 of the Environmental Planning and Assessment Act, 1979 to draft the amendment to the Dubbo Local Environmental Plan 2011.**
- 4. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal.**

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Diffey	
Councillor Etheridge	
Councillor Grant	
Councillor Jones	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (8)	Total (0)

PDEC18/40 LEAVE OF ABSENCE

Requests for leave of absence were received from Councillors D Gumley and S Lawrence who were absent from the meeting for personal reasons.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

That such requests for leave of absence be accepted and Councillors D Gumley and S Lawrence be granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.34pm.

.....
CHAIRMAN



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - September 2018

AUTHOR: Director Planning and Environment
REPORT DATE: 27 September 2018
TRIM REFERENCE: ID18/1476

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

Appendix 1 includes data relating to the former Dubbo LGA prior to the current financial year and the combined housing figures for Dubbo Regional Council for the current financial year. **Appendices 2 to 5** also include the retrospective figures for the combined LGA.

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

ORGANISATIONAL VALUES

Customer Focused: Council aims to provide high quality and timely building and development services. This reporting provides ongoing monitoring of building activity in the Local Government Area (LGA).

Integrity: This report provides transparent statistics regarding development activity in the LGA.

One Team: This report demonstrates Council's commitment to work as one to ensure the growth of the LGA.

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 in this report of the Director Planning and Environment dated 30 September 2018 be noted.

Stephen Wallace

Director Planning 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 September 2018 were as follows:

Dwellings	13
Other residential development	3
(No. of units)	5

For consistency with land use definitions included in the Local Environmental Plan, residential development has been separated into 'Dwellings' and 'Other residential development'. 'Other residential development' includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by private certifying authorities (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 well 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 September 2018 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 September 2018 – 30 September 2018</u>	<u>1 July 2018 – 30 September 2018</u>
No. of applications	50	187
Value	\$43,021,740	\$73,319,927
	<u>1 September 2017 – 30 September 2017</u>	<u>1 July 2017 – 30 September 2017</u>
No. of applications	56	218
Value	\$19,422,697	\$61,010,993

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; and
- 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; and
- 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 for September 2018
- 2 [↓](#) Approved Applications - 1 September 2018 to 30 September 2018
- 3 [↓](#) Approved Applications - 1 September 2017 to 30 September 2017
- 4 [↓](#) Approved Applications - 1 July 2018 to 30 September 2018
- 5 [↓](#) Approved Applications - 1 July 2017 to 30 September 2017

STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2011/2012													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
2012/2013													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
2013/2014 (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
2014/2015*													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	3	1	6	5	6	12	-	4	2	1	9	5	54
(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
2015/2016*													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
2016/2017*													
Single dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Multi unit housing	8	5	7	4	6	5	3	2	1	5	4	7	57
(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
2017/2018* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
Multi unit housing	6	9	2	1	9	1	5	5	11	1	3	5	58
(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)	(9)	(100)
2018/2019* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	15	26	13										54
Multi unit housing	3	4	3										10
(No of units)	(4)	(7)	(5)										(16)

* (Includes private certifiers and redefined land use categories based on LEP definitions)



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 27/09/2018

Print Time: 7:56:38AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2018 - 30/09/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	18	6,259,379	13	5,757,458	5	501,921	13	
Dwelling - Secondary/Dual Occ Dwelling	1	167,563	1	167,563			1	
Dwelling - Dual Occupancy, one storey	2	1,048,000	2	1,048,000			4	
Garage/Carport/Roofed Outbuildings	10	216,301	10	216,301				
Fences/Unroofed Structures	1	2,420	1	2,420				
Swimming Pool	3	99,279	3	99,279				
Office Building	1	40,000			1	40,000		
Retail Building	2	3,716,000	1	3,626,000	1	90,000		
Hotels	1	900,000			1	900,000		
Factory/Production Building	1	1,050,037	1	1,050,037				
Warehouse/storage	2	1,550,500	2	1,550,500				
Tourism Development	4	11,732,261	3	11,732,261	1			
Subdivision - Residential	2	0						4
Miscellaneous	3	16,240,000	3	16,240,000				
Totals for Development Types	51	43,021,740						

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

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



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Print Date: 27/09/2018

Print Time: 7:57:50AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2017 - 30/09/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	5,218,718	13	4,637,329	7	581,389	13	
Dwelling - Secondary/Dual Occ Dwelling	1	85,000	1	85,000			1	
Dwelling - Dual Occupancy, one storey	1	618,000	1	618,000			2	
Garage/Carport/Roofed Outbuildings	15	255,682	12	193,682	3	62,000		
Fences/Unroofed Structures	1	9,100	1	9,100				
Swimming Pool	8	229,077	8	229,077				
Retail Building	3	1,465,000	1	1,300,000	2	165,000		
Retail & Residential Building	1	8,600,000	1	8,600,000				
Factory/Production Building	1	13,500	1	13,500				
Warehouse/storage	3	2,435,320	3	2,435,320				
Infrastructure - Transport, Utilities	1	293,300	1	293,300				
Signs/Advertising Structure	1	88,000	1	88,000				
Demolition	1	0	1					
Subdivision - Residential	3	37,000						5
Subdivision - Industrial	1	0						
Miscellaneous	1	75,000	1	75,000				
Totals for Development Types	62	19,422,697						

Total Number of Applications for this period: 56

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

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



Civic Administration Building
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Print Date: 27/09/2018

Print Time: 7:59:24AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 30/09/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	73	23,781,930	62	22,632,901	11	1,149,029	62	
Dwelling- Transportable/Relocatable	1	136,333	1	136,333			1	
Dwelling - Secondary/Dual Occ Dwelling	6	1,761,113	6	1,761,113			9	
Dwelling - Dual Occupancy, one storey	6	2,409,000	6	2,409,000			11	
Garage/Carport/Roofed Outbuildings	41	701,862	40	696,862	1	5,000		
Fences/Unroofed Structures	5	106,120	5	106,120				
Swimming Pool	24	684,771	24	684,771				
Office Building	2	120,000			2	120,000		
Retail Building	3	3,842,500	1	3,626,000	2	216,500		
Hotels	1	900,000			1	900,000		
Factory/Production Building	2	1,114,037	2	1,114,037				
Warehouse/storage	6	4,050,500	5	3,970,500	1	80,000		
Educational Building	1	750,000			1	750,000		
Community/Public Building	1	1,800,000	1	1,800,000				
Signs/Advertising Structure	2	11,000	1	6,000	1	5,000		
Change of Use - Commercial	1	7,000	1	7,000				
Change of Use - Industrial	1	0	1					
Tourism Development	4	11,732,261	3	11,732,261	1			
Subdivision - Residential	6	2,898,500	1	2,898,500				150
Subdivision - Commercial	2	250,000						6
Subdivision - Rural	2	0	1					2
Miscellaneous	4	16,263,000	4	16,263,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 30/09/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	194	73,319,927						

Total Number of Applications for this period: 187

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

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



Civic Administration Building
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 ABN 53 539 070 928

Print Date: 27/09/2018

Print Time: 7:58:38AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 30/09/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	78	22,384,331	59	20,799,816	19	1,584,515	59	
Dwelling- Transportable/Relocatable	1	129,000	1	129,000			1	
Dwelling - Secondary/Dual Occ Dwelling	6	1,611,610	6	1,611,610			8	
Dwelling - Dual Occupancy, one storey	10	3,841,520	10	3,841,520			20	
Medium Density Res - Seniors Living SEPP	1	55,000			1	55,000		
Garage/Carport/Roofed Outbuildings	57	1,357,078	52	1,267,178	5	89,900	1	1
Fences/Unroofed Structures	4	43,600	4	43,600				
Swimming Pool	18	524,742	18	524,742				
Office Building	1	916,269	1	916,269				
Retail Building	11	4,895,000	2	2,850,000	9	2,045,000		
Motels	1	900,000	1	900,000				
Retail & Residential Building	1	8,600,000	1	8,600,000				
Factory/Production Building	1	13,500	1	13,500				
Warehouse/storage	5	3,540,320	4	3,415,320	1	125,000		
Infrastructure - Transport, Utilities	2	355,300	2	355,300				
Educational Building	2	4,190,600	2	4,190,600				
Signs/Advertising Structure	3	131,000	3	131,000				
Demolition	3	53,000	3	53,000				
Change of Use - Commercial	4	19,000	2	17,000	2	2,000		
Tourism Development	2	3,015,000	2	3,015,000				
Subdivision - Residential	12	37,000						23
Subdivision - Industrial	1	0						

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 30/09/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Rural	3	0	1					2
Miscellaneous	8	4,398,123	7	4,398,123	1			
Totals for Development Types	235	61,010,993						

Total Number of Applications for this period: 218

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

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



DUBBO REGIONAL
COUNCIL

REPORT: Renaming part of Jennings Street, Geurie

AUTHOR: LIS and E-Services Coordinator
REPORT DATE: 26 September 2018
TRIM REFERENCE: ID18/1481

EXECUTIVE SUMMARY

In 2012, a development application for the residential subdivision of 20 lots was approved by Council under D15-2015. This subdivision will access that part of Jennings Street, between the intersections of Old Dubbo Road and Whitely Street.

This will have the effect of bisecting Jennings Street, with a section comprising an unformed dense bushland between the existing formed section and the newly formed road servicing the subdivision.

Residents, service providers and emergency services will be required to travel 'around the block' to reach each section of Jennings Street, a travel distance of over 500m.

Appendix 1 is an aerial photo showing the unformed road and lots; **Appendix 2** the proposed subdivision layout and **Appendix 3** photos of the intersections looking west and east.

As there is no indication as to if or when the unformed section of Jennings Street between the existing formed section and the newly formed road servicing the subdivision will be formed. To avoid confusion and assist the travelling public, it is therefore recommended that part of Jennings Street, supporting the new subdivision be renamed 'Fuzzy Box' Road.

ORGANISATIONAL VALUES

Customer Focused: The proposed names have been assessed in accordance with Council's and the Geographical Names Board's policies while taking into consideration the public and emergency services. All three proposed road names comply and are easy to read, spell and pronounce.

Integrity: The proposed names have been assessed in accordance with Council's and the Geographical Names Board's policies. Upon adoption by the Committee, Council will seek approval under Section 162 of the Roads Act, 1993 and Roads Regulation, 2008 for the naming proposal.

One Team: Council staff across the organisation will be made aware of the determination of the approval of the proposed names via the Planning, Development and Environment Committee.

FINANCIAL IMPLICATIONS

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

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 Council rename part of Jennings Street, Geurie in relation to development application D12/2015 - Fuzzy Box Road.**
- 2. That the approved name be advertised and government authorities notified in accordance with Section 162 of the Roads Act 1993 and the Roads Regulation 2008.**
- 3. That Mr Sarantzouklis be advised accordingly once approval under the Roads Regulation 2008 has been given and the road name gazetted.**

Kim Edwards

LIS and E-Services Coordinator

REPORT

In 2012, Mr JE Sarantzouklis lodged a development application (D12/2015) for a residential subdivision of 20 lots comprising Lots 127, 129 and 130 in DP754313 known as the 'Bald Hill Estate'. The subdivision will access that part of Jennings Street, Geurie which is an unformed road. Attached as **Appendix 1** is an aerial photo showing the unformed road and **Appendix 2** the proposed subdivision layout.

As a result of the subdivision, Jennings Street, Geurie will be separated by an unformed section of dense bushland between the existing formed road and the newly formed road. **Appendix 3** shows the intersections looking west and east. Residents, service providers and emergency services will be required to travel 'around the block' to reach each section of Jennings Street, a travel distance of over 500m.

As there is no indication as to if or when the unformed section of Jennings Street will be formed, it is recommended to rename that part of Jennings Street, supporting the proposed subdivision. This will save confusion for emergency services and other service providers locating property owners in the event of an emergency.

Council contacted Mr Sarantzouklis regarding the proposal to rename Jennings Street for his subdivision and Mr Sarantzouklis has requested that one of the following be approved for the road name and his reason behind the name suggestion is listed below:

1. Fuzzy Box Road – Geurie has a 300 year old Fuzzy Box tree which is located near the Geurie Swimming Pool and this type of flora is throughout the adjoining reserve;
2. Bald Hill Road – named after the hill nearby; and
3. Westley Road – as it is one of the most westerly roads in Geurie.

Mr Sarantzouklis' first preference would be Fuzzy Box Road due to the significance of the tree in Geurie and he also hopes to plant Fuzzy Box trees along the new road.

All three road names comply with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy'. There exists a Bald Hill Road located in the locality of Goolma being outside the 30km radius, thereby complying with a requirement of the Geographical Names Board that no names be duplicated within a 30km radius for a rural area. Westley Road is similar to Westella Road, but it is not directly duplicated.

Therefore, after considering all three options it is recommended to rename the part of Jennings Street, Geurie the subject of this subdivision to Fuzzy Box Road as there is the least conflict with any roads within the Local Government Area.

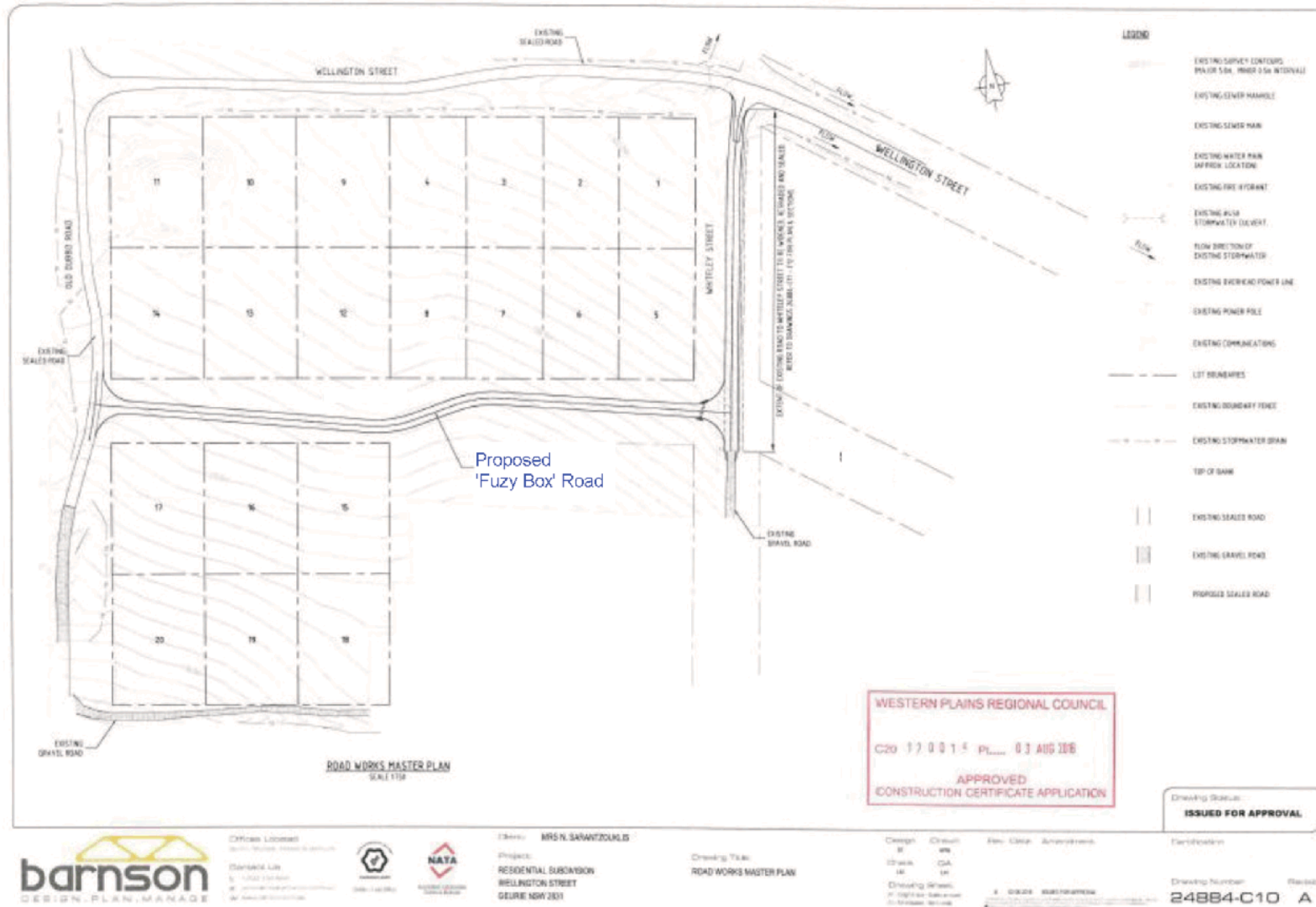
Appendices:

- 1 [↓](#) Aerial photo from Geocortex showing unformed roads and lots
- 2 [↓](#) Proposed subdivision layout
- 3 [↓](#) Intersection photos

Appendix 1 – Aerial Photo from Geocortex displaying unformed road and lots included in the subdivision



Appendix 2 – Proposed subdivision layout



Appendix 3 – Intersections looking west and east



Intersection of Jennings Street and Geurie Street looking west at the unformed road



Intersection of Jennings Street and Whitely Street looking east at the unformed road