

STREET NUMBERING

1. PURPOSE

To provide guidelines for the allocation of street numbers to properties throughout the municipality.

2. OBJECTIVES

To facilitate the identification of properties in the municipality by the use of a logical pattern of street numbering.

To consider, in allocating street numbers, the need for quick location of properties by drivers of emergency vehicles as well as location of properties by Australia Post and the general public.

To apply house numbering practices in accordance with the current Australian Standard AS/NZS 4819 – Geographic information – Rural and urban addressing

3. SCOPE

This policy applies to the numbering of all properties in the municipality and will be applied:

- when new allotments or properties are created
- when there are physical changes to existing allotments
- when there is a change in the number or configuration of tenements
- where a submission is received alleging that numbering is unsatisfactory.

4. DEFINITIONS

‘Street’ – an officially named thoroughfare.

‘Street Number’ – the address allocated to an individual property or occupancy

5. POLICY

All properties in the municipality shall be allocated a unique street number.

Council’s Property Department will allocate house numbers upon receipt of a proposed plan of subdivision from Councils subdivision officer or upon notification of a change in built form or occupancy which warrant the allocation of new street numbers. An appropriate number will then be allocated to the property, and the owner, and service authorities will be notified of the new numbering.

The owner and occupier shall prominently display street numbers allocated by Council to the street abuttal to which the property is addressed.

If additionally the number is displayed to any other street abuttal, such number shall be accompanied by a prominently display of the name of the street to which the property is addressed.

Council reserves the right to request owners to change the address of a property where the existing numbering either actual or displayed is inappropriate or confusing.

Re-numbering of all or part of a street will be considered where there are multiple numbering problems and then only after consultation with the owners and occupiers affected.

Property owners are able to request changes to their numbering in writing with supporting evidence. This will be examined having regard to this policy and the Australian Standard.

Council will not approve requests for street number changes that conflict with policy objectives, and which are based on the following reasons:

- A number is considered 'unlucky'
- Cultural or religious reasons
- To improve the Feng shui of a property
- Vendor or agent preferences or incorrect advice provided to purchasers
- Personal preferences
- The number is not good for business
- The property is difficult to sell
- The number address 'devalues' the property

In allocating street numbers allowance is to be made for potential future developments.

Where ever possible street numbers shall be allocated in sequential order within a street. A new parcel created by subdivision where there are no available unique numbers will be allocated an alphanumeric number in ascending order from the appropriate existing house number. Numbers with alphabetic suffixes are expected to occur where possible after the prime number. eg. 20A will occur between number 20 and number 22. See Figure 1.

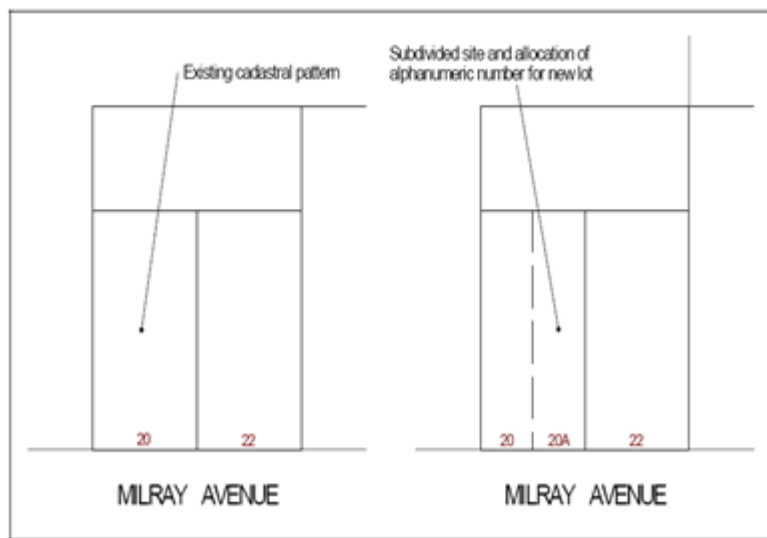


Figure 1

Street numbers for all new streets (including cul-de-sacs) shall commence from the main feeder road leading to the new street. See Figure 2

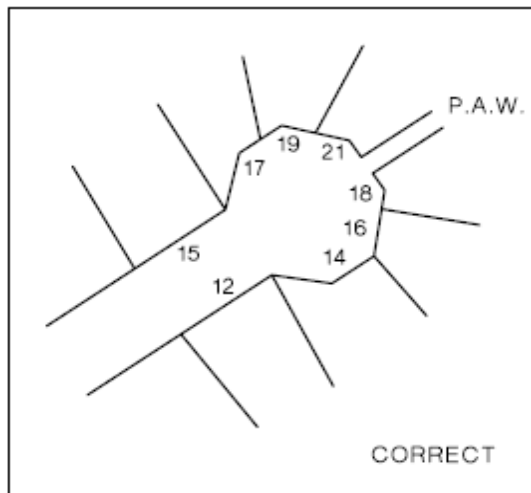


Figure 2

In the case of extensions to any street, numbers shall where possible follow the existing pattern within the street.

Land locked parcels of land with no street frontage shall either be allocated a unique single street number or an appropriate alphanumeric number relative to the numbered property with street frontage over which access is obtained. See Figure 3.



Figure 3

Alphabetical suffixes may be used where the property being numbered has a clear street abuttal, there is no common property and there is no alternative unique number available. Wherever possible an alphanumeric number will be allocated in order from the appropriate existing house.

Where properties have more than one street abuttal, numbering shall be allocated to the shortest street frontage. Allocation to another street frontage may occur at the request of the owner provided such re-allocation does not disturb the existing numbering pattern and the dwelling entry point faces that street.

Properties that have only rear laneway access should be numbered. Lanes must be named before numbers will be allocated. If a development is to take place having only rear lot access from a laneway, the developer should apply to Council to have the laneway named.

Where a property covers multiple lots or has a wide frontage, a ranged house number may be allocated by Council. This is subject to number availability and the street numbering pattern.

In cases of multiple level developments, where there are occupancies on each level, each occupancy shall be allocated a unique unit number that includes reference to the level it is located on. For example: Four ground floor occupancies will be allocated unit numbers 101, 102, 103, and 104. The first floor occupancies will be allocated unit numbers 201, 202, 203, and 204.

Where properties are subject to common property or have multiple occupancies that are not subdivided, the individual occupancy shall be allocated a unit number relative to the original street number of the parent property.

Addressing scenarios not specifically identified in this policy will be assessed in accordance with Australian Standard AS/NZS 4819– Geographic information – Rural and urban addressing.

6. RELATED POLICIES & LEGISLATION

Local Government Act 1989 Schedule 10

Community Local Law No 1