

6.9 STREET ADDRESSING

1.0 Introduction

This Policy is applicable to all green title and strata title lots. The City will refer to Australian Standard AS/NZS 4819:2011 for further detail as required.

2.0 Objectives

- To ensure street addresses are clear and logical;
- To enable the correct street addressing of all properties within the City; and
- To ensure that all properties can be identified as easily and quickly as possible.

3.0 Development Provisions

3.1 Correct Street Address

3.1.1 Allocation of Street Address

- Every lot shall be allocated a street number, including padmounts, reserves and drain reserves.
- Lots accommodating multiple properties require a street address for each property.
- The main pedestrian access from a street to a building (front door) for visitors determines the correct street address of a property.
- The location of a driveway does not determine the address of a property.
- The use of a building name as a street address is not permitted.
- A property without direct pedestrian access to a public road shall be allocated an address relevant to the nearest public road.

3.1.2 Identification of Street Address

- As required by Landgate (Western Australian Land Information Authority) and the Department of Fire and Emergency Services (Western Australia), identification of a street address shall be as follows:
 - The letterbox shall be located on the front boundary of the property on the street to which the property is addressed;
 - The letterbox shall be close to the main pedestrian access point (i.e. front door) with the street number clearly displayed; and
 - Properties without a letterbox shall have the street number clearly displayed and visible from the street.
- The minimum dimensions for each number on a letterbox are 75mm high by 35mm wide. Displaying street numbers on the building and the painting of reflective numbers on the kerb are encouraged. Kerb numbers shall be in accordance with Council Policy J801108.

3.2 Correct Suburb Name

The street address allocated to a property determines the suburb within which the property is located. In some instances, corner lots are on the border of two suburbs. If redevelopment of a property on such a corner lot results in reorientation from one street frontage to the other, the subsequent change of address may also result in that property's relocation to a different suburb. The City will seek to realign locality boundaries to retain such lots within their original suburb where practicable.

3.3 Numbering

3.3.1 Start Point for Numbering

Street numbering commences at the "start point" of the road. The start point for a road is based on a hierarchy system. In determining where this start point is, the following methods will be used:

- For roads running between two roads, the start point is at the intersection adjoining the road with a higher classification. For roads of equal importance, the start point is at the end closest to the GPO Perth i.e. from south to north and from east to west.
- The start point of all cul-de-sacs is the entrance to the road.
- Rights of way are numbered in the same direction as the nearest parallel road.

3.3.2 Numbering Patterns

- Numbers shall be consecutive and where a street number has been allocated to a property, that number must be used.
- Odd and even numbers cannot be used on the same side of a street. Odd numbers shall be allocated to properties on the left hand side of a street commencing from the start point, and even numbers shall be allocated to the right hand side.
- Cul-de-sacs shall be numbered in the same way to the head of the cul-de-sac.
- In determining the flow of numbers, attention will be paid to road design and other traffic management devices (i.e. traffic islands and brick paving). All numbering shall be sequential ranging from the lowest to the highest (i.e. 1,3,5,7,7A not 1,5,3,7,7A etc.).

3.3.3 Allocation of Numbers

- Every property will be allocated a street number.
- Normally one street number will be allocated per property, but if possible, extra numbers will be set aside to allow for the development potential of a lot.
- Where a dwelling is proposed on a single lot that can be further developed, the existing address may be reviewed to ascertain if allowance is required for future additional addresses.

3.3.4 Corner Lots

- A single dwelling on a corner lot that is addressed to Street 'A' and is redeveloped to Street 'B' will have an address to Street 'B'.
- In the case of an undeveloped lot with two street frontages, the lot will have a street number for both streets reserved. The City will initially allocate the lot a street number adjacent to the boundary with the smaller frontage. Should the lot subsequently be developed with a property's main access point facing the boundary with the larger frontage, the address allocated to that street frontage will then be applied.
- The letterbox for corner properties shall be located at a point on the property boundary near to the main pedestrian access to the front door.

3.3.5 Infill Developments, Grouped and Multiple Dwellings, and New Subdivisions

- The strata lot number does not determine the street address of a property.
- Grouped dwellings and infill subdivisions may be required to share a street number – (e.g. 3 and 3A, or 1/15, 2/15 and 3/15).
- If a lot containing an existing building is redeveloped with an additional building at the rear and where there is only one street number available, the front building shall retain the original street number and the new building shall be allocated the suffix 'A' (e.g. 17A). New dwellings/buildings shall be numbered with suffixes (e.g. Two new dwellings shall be numbered with the front 17A and rear 17B respectively).
- Where there is more than one building being constructed on a property, each with individual street frontage, the allocated street numbers will follow the current street numbering pattern.

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Where possible, individual street numbers will be allocated. However, if there is a lack of spare street numbers they will be allocated numbers with suffixes. Suffixes are considered 'higher' than a number without suffixes (e.g. 5,7,7A,9). A lot that is redeveloped containing an existing building that is already using the base number on its own shall retain the original street number provided it is in order as per Australian Standard AS/NZS 4819:2011.

- Where there is only one street number, developments of up to five units will be numbered with suffixes (e.g. 17A to 17E). More than five dwellings/buildings will be numbered with a numeric prefix (e.g. 1/9, 2/9...9/9).
- If a new subdivision is being developed in stages and the first portion occurs in the middle section of what will eventually be a continuous road, an estimate will be made of the total number of lots likely to be created along the entire road. As a general rule, one street number for approximately every 12-16 metres of street frontage will be allocated.
- Street numbers for subdivisions/amalgamations and vacant strata surveys will be allocated at the Clearance of Conditions stage. Following an amalgamation, the City reserves the right to retain any street numbers not used, for either the potential redevelopment of the original properties or for possible future use on other properties. Surveyors/developers/owners and the Western Australian Planning Commission will be advised of the new street addresses via a note on the subdivision clearance letter.

4.0 Change of Street Address

- There is a presumption against changing the address of a property, where this results in the need to re-address other properties in the vicinity. The City will only consider altering the address of a property if there are difficulties associated with its identification (i.e. if the access to the front door of a house on a corner lot faces the other street).
- Requests to change the street address of a property must be submitted on the relevant application form with the owner's signature and application fee. Refer to the City's planning fees and charges.
- The City cannot accede to requests for a change in street address based on any of the following:-
 - To facilitate the property's re-addressing to an adjacent suburb;
 - The number is considered unlucky;
 - Religious reasons;
 - To improve the feng shui of the property;
 - Personal preferences;
 - The number is not good for business;
 - The property is difficult to sell; and
 - The number/address is perceived to devalue the property.
- An unused street number which has been set aside for a corner property will not be re-allocated to the adjoining property as this number may be required for future purposes.
- The City will only consider re-allocating other unused street numbers if the adjacent property cannot be further developed.
- Requests for a change of street address which comply with this Policy and which do not affect any other property can be approved under delegated authority.
- The City will consult with affected owners where a change in street address is being considered.
- Council will consider all requests where objections to the proposal are received from affected owners.

5.0 Advice to Owners/Applicants

- If an owner's request for a change of address is approved, the City will notify any affected owners and the relevant government agencies. These government agencies are as follows:

- Australian Electoral Commission;
 - Western Australian Electoral Commission;
 - Telstra;
 - Water Corporation;
 - Australia Post; and
 - Landgate (Western Australian Land Information Authority).
- All other costs associated with a change of street address remain the responsibility of the owner. This includes the replacement and/or relocation of letterboxes, cost of new numbers, alterations to numbers on buildings, replacing/removing painted kerb side numbers, notifications to other government agencies, business contacts, personal contacts, and alterations to business and personal stationery.

6.0 Variations

Variations to this Policy will be assessed against the objectives of this Policy and shall be considered by Council.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Modified	1215/039	26 January 2016