

Park Lands Street Numbering

Tuesday, 14 June 2022

Council

Strategic Alignment - Strong Economies

Program Contact:

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Public

Approving Officer:

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EXECUTIVE SUMMARY

The street numbering system at the City of Adelaide has been in place for over 100 years and is based on the design principles determined by Colonel William Light in designing the city. The street numbering system, as set out in the City of Adelaide Street Numbering Policy, was developed in 1884 and last amended and endorsed by Council on 9 May 1994.

The street numbering system has been designed to ensure the orderly, logically sequenced, easily understood, and consistent allocation of street numbers within the city.

In August 2020, Council reviewed and noted the Street Numbering Policy based on the vision and principles of Colonel William Light's design for the City and as a result, no substantial changes were made to the Policy.

Since that time there have been numerous requests to amend the policy position regarding street numbering, particularly from businesses located at Lot Fourteen, and the Health and BioMedical Precinct to allow street numbers, particularly on the Park Lands side of North Terrace.

The issues outlined by those groups who are located in the areas proposed to be numbered in this report include inability to prove the location of their business, impacts to eligibility for grants (as they can't provide or prove an address), daily issues with visitors and couriers being able to locate them.

At their meeting on 31 March 2022, Kadatilla / Park Lands Authority supported the revision the City of Adelaide Street Numbering Policy to remove the exclusion of the Park Lands on North Terrace (northern side), for the allocation of street numbering, where development is approved and established, subject to there being no impact to the heritage value of the Park Lands. At the same time the policy was updated for clarity in language and to meet administrative requirements.

This report seeks approval from Council regarding amendments to the Street Numbering Policy, which facilitate street numbers being allocated on the Park Lands.

RECOMMENDATION

THAT COUNCIL

1. Approves the revised City of Adelaide Street Numbering Policy included in Attachment A to Item 10.1 on the Agenda for the meeting of the Council held on 14 June 2022, that removes the exclusion of the Park Lands on North Terrace (northern side), for the allocation of street numbering, where development is approved and established, subject to there being no impact to the heritage value of the Park Lands.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies Street numbering along North Terrace will support existing developments to ensure they have simple access and further support the attraction to businesses from diverse industries
Policy	The Street Numbering Policy may be updated with more explicit wording regarding the installation of Street Numbering in the Park Lands.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	The existence of street numbering in the Park Lands is not against any requirements of the Planning Code or the existing policy.
Opportunities	The installation of street numbering will provide greater opportunity for the businesses operating from the developed areas of the park lands and better assist the logistics and operations of their business.
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. Current street numbering in the City of Adelaide is based on the allocation of ten numbers per town acre. With the exception of the Terraces, which are the boundaries between the built city and the Park Lands, street numbers are allocated based on odd numbers on one side of the street, and even numbers on the other. This is managed through the City of Adelaide Street Numbering Policy (the Policy).
2. Administration has recently undertaken an internal review of the Policy and notes that Council has scope to vary the street numbering as required: Council may from time to time alter a numbering system or substitute a new numbering system. Council reserves the right to direct owners to change the building or allotment street numbers where the existing numbering is inappropriate or confusing. Council must immediately notify the Valuer-General and Australia Post of a decision of the council to adopt, alter or substitute a numbering system under this section.
3. Although some sections of the policy explicitly exclude the Park Lands, the policy also recognises and allows for the potential need for street numbering on the Park Lands side (noting that this has not been enacted to date): On the Terraces, street numbers are allocated sequentially to the inside or 'built city' side of the Terrace. The outer or Park Lands side has no street numbers allocated. However, in the event numbers are required, the numbers will continue from the last number of the last Town Acre on 'built city' side of that Terrace, from the first Town Acre directly opposite on the Park Lands side and then continue to the other end of that Terrace.
4. In 2016, Council investigated and consulted with key stakeholders, including building owners and the then Department of Planning, Transport and Infrastructure, and found there was no identified need for allocation of street numbers on the Park Lands.
5. In August 2020, Council reviewed the Policy and confirmed that there was no compelling, urgent or emerging business or community need to amend the policy or change the allocation of street numbers, and that the complexity of the work required, and the related costs could be substantial. It was decided that the Street Numbering Policy would not be changed at this time, and the street numbering on North Terrace, along with East, South and West Terraces on the Park Lands side, would remain as they were.
6. The complexities identified in the work required to allocate street numbers include:
 - 6.1. The scope of numbering the northern side of North Terrace would need to consider the flow of numbers from the beginning of Port Road which connects to North Terrace (in front of the Royal Adelaide Hospital) as well as the flow of numbers onto the other terraces.
 - 6.2. To ensure the street numbers flowed correctly, the scope of the project would need to extend to include all sections of road in the city that do not have a number. Currently the policy states that the Terraces, as the boundaries between the 'built city' and Park Lands, are only numbered on the inside or 'built city' side of the Terrace. The outer, or Park Land side, has no street numbers allocated. If street numbers were allocated to buildings on the north side of North Terrace, all the Terraces should be subject to the same policy, to ensure the numbers flow.
 - 6.3. If the Park Land side of the Terraces were to be numbered, then North and South Terrace would need to be numbered sequentially from west to east commencing at West Terrace, and East and West Terrace would need to be numbered on the Park Land side sequentially north to south commencing at North Terrace.
 - 6.4. For consistency, the Council may need to consider numbering all the Park Lands.
7. Since 2020, there have been numerous requests from the businesses located within Lot Fourteen, and other businesses on North Terrace to revisit this issue.
8. The Lord Mayor and senior staff have engaged with the businesses at Lot Fourteen and the Health and Biomedical Precinct (including SAHMRI, and the Universities) to better understand their requirements.
9. The absence of street numbers has created significant issues, including the inability to prove the location of their business which impacts the eligibility for business start up grants. There are also daily issues regarding visitors and courier companies, who don't have a physical address, which impacts the operations of many of these businesses.
10. The complexities and scope of work required have not changed since the 2020 investigation and the allocation of street numbers on the Park Land side of the Terraces would be a significant project, requiring additional resourcing and extensive public consultation. However, given the changing development environment and the requests from Lot Fourteen, it is timely to reconsider the value and impact this work may have on our community.

11. The current policy allows and provides guidance for numbering on the Park Lands side, however should the numbering go ahead, some rewording to the policy would be required to remove any relevant references that exclude Park Lands.
12. At their meeting on 31 March 2022, Kadaltilla / Park Lands Authority supported the revision the City of Adelaide Street Numbering Policy to remove the exclusion of the Park Lands on North Terrace (northern side), for the allocation of street numbering, where development is approved and established, subject to there being no impact to the heritage value of the Park Lands.
13. In order to ensure there is no impact to the heritage value of the Park Lands, advice was commissioned from Ms Susan Marsden as a technical expert in Heritage and Urban Planning (Link 1 view [here](#)).
14. Ms Marsden's advice supports that the street numbering will not impact the heritage value of the Park Lands.
15. Based on advice from Kadatilla and the consultant, this report Council supports the policy revision to include street numbering on the northern side of North Terrace to assist approved and established development and support businesses to prosper.
16. **Attachment A** is the proposed Street Numbering Policy inclusive of the amendment to clearly state that street numbering will be allocated to the northern side of North Terrace only.

DATA and SUPPORTING INFORMATION

Link 1 – Heritage Consultant Advice

ATTACHMENTS

Attachment A – Street Numbering Policy

- END OF REPORT -