



Street addresses for lots in new deposited plans

New regulatory provisions

The *Surveying and Spatial Information Regulation 2012* commenced on 1 September 2012, replacing the *Surveying and Spatial Information Regulation 2006*.

An important addition in the new Regulation is Clause 60 (c). This clause requires that **where available**, the street address or all of the street addresses of new lots in deposited plans, including community plans, should be indicated on the plan in the format required by the Surveyor-General's directions.

General location information to be shown on plans was previously limited to Parish, County, Local Government Area, locality and road names (if any).

Role of Local Government

Local councils have responsibility for street addressing under the *Local Government Act 1993*. LPI and local councils have collaborated on a long term basis to ensure that accurate and up-to-date street address information is made available. Surveyors should seek confirmation from the relevant local council that the most up-to-date address information has been applied to the plan.

Recording street addresses of lots on deposited plans

Where the local council can confirm street addresses for **all** lots in a new deposited plan, surveyors must supply details in a schedule recorded on Plan Form 6A. The schedule should be set out as shown in the following example:

Lot	Street number	Street name	Street type	Locality
1	21	Smith	Street	Smithfield
2	23	Smith	Street	Smithfield
3	25	Smith	Street	Smithfield
4	1	Jones	Avenue	Smithfield
5	3	Jones	Avenue	Smithfield

The schedule is designed to capture primary addresses only. Secondary addresses, where applicable, are not required at this stage.

If the local council cannot confirm all of the addresses for all of the lots in the plan, then surveyors should not include a schedule on Plan Form 6A. Instead surveyors must include the note 'Street addresses of all lots are not available' on Plan Form 6A.

Recording street addresses on strata plans

The new regulatory provisions do not have any effect on existing requirements for location information relating to strata plans in the *Strata Schemes (Freehold Development) Regulation 2012* and the *Strata Schemes (Leasehold Development) Regulation 2012*. It will continue to be a requirement under Clause 5 (d) of both Regulations to record the street address of the strata scheme on Strata Plan Form 2. The addresses of individual strata lots within the scheme are not required.

NSW Comprehensive Property Addressing

LPI is currently developing the NSW Comprehensive Property Addressing System (CPAS). The aim of CPAS is to ensure that integrated, complete, accurate, and current address information is available. Wrong, ambiguous and incomplete address information can lead to delays in emergency response times and inefficient delivery of services to the NSW community.

When complete, CPAS will be used for accessing authoritative address information provided by and confirmed with Councils, Crown Lands, Roads and Maritime Services, National Parks and other government sources.

The recent regulatory change is one initiative undertaken as part of the CPAS project. Processes for the creation of address information are under development in consultation with councils. LPI understands that there are scenarios where the application of address information is particularly complex, especially in the early stages of land development. These scenarios should be brought to the attention of the CPAS team cpas@lpi.nsw.gov.au for assessment and consideration.

Further Information

Regulations can be viewed on the NSW Government legislation website www.legislation.nsw.gov.au.

Plan forms are accessible on the LPI website www.lpi.nsw.gov.au/land_titles/plan_forms.

Inquiries about requirements for deposited plans and strata plans may be directed to Plan-Info@lpi.nsw.gov.au.

Information about the Comprehensive Property Addressing System can be found at www.lpi.nsw.gov.au/publications/projects.

Comments and questions regarding the NSW Comprehensive Property Addressing System program are welcome and should be directed to: cpas@lpi.nsw.gov.au.