

Noise Generating Development

Who should read this guide?

Anyone who is considering undertaking development, that may have noise impacts.

Introduction

One of the City of Adelaide's key policies is to accommodate more residents, workers, visitors and students in the central area of the city while maintaining high standards of design, including the management of noise.

Ensuring that noise-generating developments such as entertainment venues, building plant, and developments that incorporate deliveries are well developed and designed is important to ensure the variety of different desired activities in the city can coexist responsibly.

The *Adelaide (City) Development Plan* policies aim to ensure this by:

- providing certainty regarding the standards to be met, and the sharing of responsibility, for noise management
- identifying the desirable noise limits within noise-sensitive developments
- setting standards that will minimise the need for fix-ups and reduce the number of community complaints and/or legal actions concerning noise-making developments
- ensuring that all noise-sensitive developments are assessed with the same standards
- being consistent with, and supportive of, liquor licensing standards for managing noise
- distinguishing between the acceptable noise levels in the Capital City, City Frame, Main Street and Residential zones.

Desired Development Plan Outcomes

The *Development Plan* seeks to ensure that new noise-generating developments do not interfere with the desired character of the different parts of the city or be unduly annoying or disturbing to existing/envisaged noise-sensitive uses and take into consideration future noise-sensitive uses.

The table on the last page identifies the *Development Plan* desired outcomes to protect noise sensitive sites.

How can the Desired Development Plan outcomes be achieved?

Achieving desired *Development Plan* outcomes can involve a variety of design solutions, including for example, the layout of different rooms and uses; the design of the façade; the design of, and materials used in the construction of, the roof; and the extent, location and treatment of openings (doors, windows etc).

If licensed premises (including entertainment premises) are proposed then consideration should be given to patron behaviour in the design and management of the premises.

1. Identify nearby noise-sensitive uses

If your proposed noise-generating development is sited near housing, near or within a residential zone, or near land within the Capital City, City Frame and Main Street Zones for which a planning consent for housing is valid, or is near to other noise-sensitive uses such as education or health facilities, then specialist acoustic advice is needed to determine how your noise generation might affect these sensitive uses.

2. Identify your noise generation

Identify those aspects of your proposed activity that generate noise, such as mechanical air-conditioning, music, deliveries, movement of waste bins or car park noise.

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3. For music noise, identify the noise environment's 'quietest base line'

Your acoustic specialist should measure the existing noise environment near your development to identify the 'quietest' noise circumstance potentially affected by your proposed music noise. From these measurements, you can identify the 'quietest baseline' to which your proposed music noise needs to be designed. As a generalisation, it could be expected that Monday and Tuesday nights are the quietest times of the week, with weekends and peak traffic times being noisier.

Subject to specialist advice, the noise measuring device should be sited at the closest location of an existing or lawfully approved noise-sensitive development, e.g. the housing closest to your music noise generator.

4. Design to meet the Development Plan desired noise outcomes

For music noise, incorporating the advice of your acoustic specialist into your development will ensure that the noise achieves the desired *Development Plan* outcomes.

Similarly, mechanical plant or equipment and typical car park activity needs to be designed to meet the desired *Development Plan* quantified noise outcomes in relation to nearest existing or envisaged noise-sensitive use, such as housing.

Information that should be provided when submitting an Application

Applications for noise generating developments should provide information documenting the 4 step process above.

Noise attenuation measures contained in a planning consent need to be reflected in the building plans.

If a licensed premise is proposed (including an entertainment premise) consideration will be given to the potential disturbance from patron behaviour and its impact on the amenity of the locality, taking into account the relevant desired character statement.

Other Resources

- Noise fact sheets on Council's website cityofadelaide.com.au/city-living/home-property-management/local-nuisance/resources
- Australian Association of Acoustic Consultants www.aaac.org.au
- Australian Acoustical Society www.acoustics.asn.au
- Office of the Liquor and Gambling Commissioner www.olgc.sa.gov.au
- South Australian EPA www.epa.sa.gov.au (search 'noise')
- South Australian Police www.sapolice.sa.gov.au (search 'noise')
- Yellow Pages www.yellowpages.com.au (search 'acoustic')

Because patron behaviour associated with premises licensed under liquor licensing legislation requires careful management, Council encourages licensees to be active members of the Adelaide Liquor Licensing Accord.

Additional relevant Development Information Guides:

- Noise Sensitive Development
- Change of Land Use

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or d.planner@cityofadelaide.com.au.

Noise Generating Development

The Noise Emissions (Council Wide Section) of Adelaide (City) Development Plan requires the following:

Noise Generator	Desired Outcome
Licensed premises (including with entertainment) in Residential Areas/North Adelaide Historic (Conservation) Zone	<p>Should achieve the following when assessed at the nearest existing or envisaged future noise-sensitive development:</p> <p>The music noise (L10, 15 min) is:</p> <ul style="list-style-type: none"> less than 8dB above the level of background noise (L90, 15 min) in any octave band of the sound spectrum; and less than 5dB(A) above the level of background noise (LA 90, 15 min) for the overall (sum of all octave bands) A-weighted level.
Licensed Premises (including with entertainment) in Capital City Zone, Main Street Zones and City Frame Zones	<p>Should achieve the following when assessed at the nearest existing noise-sensitive development:</p> <p>The music noise (L10, 15 min) is:</p> <ul style="list-style-type: none"> less than 8dB above the level of background noise (L90, 15 min) in any octave band of the sound spectrum; and less than 5dB(A) above the level of background noise (LA 90, 15 min) for the overall (sum of all octave bands) A-weighted level. <p>Should achieve the following when assessed at the nearest envisaged future noise-sensitive location:</p> <ul style="list-style-type: none"> Same standard as for nearest existing noise sensitive development; or Music noise (L10, 15 min) less than 60dB(Lin) in any octave band of the sound spectrum and the overall (La10, 15 min) noise level is less than 55 dB(A).
Speakers	Not located on the fascia of a building or on the pavement adjacent to the premises.
Mechanical Plant or Equipment (e.g. air conditioning)	When assessed at the nearest existing or envisaged noise-sensitive location, should not exceed 55 dB(A) during daytime (7AM to 10PM) and 45 dB(A) during night time (10PM to 7AM) except where it can be demonstrated that a high background noise exists. These levels are reduced by 5dB(A) in Residential, North Adelaide Historic (Conservation) and Park Lands zones
Deliveries, collection, movement of private waste bins, goods, empty bottles and the like.	<p>Should not occur:</p> <ul style="list-style-type: none"> after 10.00 pm <p>OR</p> <ul style="list-style-type: none"> before 7.00 am Monday to Saturday or before 9.00 am on a Sunday or Public Holiday.
Car park area typical activity (including vehicles being started, doors closing and vehicles moving)	Should not result in sleep disturbance after 10 pm as defined by the limits recommended by the World Health Organisation.