

# Noise-Sensitive Development

## Who should read this guide?

Anyone who is considering building a noise-sensitive development

One of Council'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 developments sensitive to noise — such as housing, serviced apartments, health care and educational activities — are protected as well as possible, is vital to enable a variety of different desired activities in the city to happily coexist.

Noise generators that can potentially affect noise-sensitive developments include traffic, music, mechanical plant, deliveries and people.

The *Adelaide (City) Development Plan* policies are aimed at ensuring the responsible coexistence of noise-sensitive uses and noise generators.

The policies:

- provide certainty about the standards to be met, and the sharing of responsibility, for noise management
- identify the desirable noise limits within noise-sensitive developments
- set standards that will minimise the need for fix-ups and reduce the number of community complaints and/or legal actions concerning noise-making developments
- ensure that all noise-sensitive developments are assessed against the same standards
- are consistent with, and supportive of, liquor licensing standards for managing noise
- distinguish between the acceptable noise levels in the Capital City, City Frame, Main Street and City Living Zones.

The 'Noise Emissions – Council Wide Section' of the *Development Plan* requires that:

- sleep disturbance levels for bedrooms do not exceed those defined by the World Health Organisation Guidelines For Community Noise<sup>1</sup>

- noise levels for habitable rooms near major roads do not exceed those as defined in the Australian Standards<sup>2</sup>
- music from entertainment venues be less than internal background noise levels within bedrooms as defined in the *Development Plan*.

These requirements are imposed on the understanding that:

- the windows of the noise-sensitive development are closed
- if a noise-sensitive development is proposed that will be closer than other existing noise-sensitive developments to an existing entertainment premises that generates noise at a level that meets relevant legislation (such as Development Approval conditions), the obligation will be on the proposed new noise-sensitive development to provide appropriate noise reduction measures.

## Achieving Development Plan Outcomes

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).

The following process is suggested when you are considering building a noise-sensitive development:

### Identify the Noise Generator(s)

If your proposed noise-sensitive development will be sited near any of the following then specialist acoustic advice is recommended:

- a major road (such as all the major streets in the Capital City Zone)

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- the mechanical plant of an adjacent building
- an entertainment premises
- land used for deliveries (such as the rear of properties facing Hindley Street).

## Identify the 'base line' of the noise generators

The specialist advice should identify the existing 'worst case' noise environment near your development, including peak road traffic and music generated by nearby entertainment venues.

Noise-sensitive developments proposed to be located near licensed premises need to identify:

- the level of noise legally able to be emitted from the licensed premises
  - based on the premises meeting relevant legislation, such as conditions of Development Approval or a liquor licence (these are available from [www.olgc.sa.gov.au](http://www.olgc.sa.gov.au)), **AND**
- the level of actual noise emitted from the licensed premises: actual noise based on measurements taken at the closest noise-sensitive point of the proposed development to the licensed premises.

## Design to meet the 'base line' of noise generators

From these measurements, the 'worst case' noise environment can be established and thus the baseline to which your proposed noise-sensitive development needs to be designed (i.e. World Health sleep disturbance criteria, AS/NZS2107:2000 for road traffic noise and any entertainment premises music noise).

It is vital that the acoustic advice you receive is discussed early with your building designer and building engineer so that *Development Plan* noise principles are achieved along with internal amenity, energy efficiency and attractive built form outcomes.

The proposed noise attenuation treatments, such as window, door and roof treatments, need to be documented as part of your development application and shown on the plans submitted for planning consent.

## Development Application Requirements

Applications for noise-sensitive developments should provide information documenting the process above.

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

Additionally, the noise your development generates, such as plant noise, needs to be highlighted in your development application. Please refer to Noise Generating Developments Information Guide.

## Other Resources

- Noise fact sheets on Council's website [www.cityofadelaide.com.au/city-living/home-property-management/local-nuisance/resources](http://www.cityofadelaide.com.au/city-living/home-property-management/local-nuisance/resources)
- Australian Association of Acoustic Consultants [www.aaac.org.au](http://www.aaac.org.au)
- Australian Acoustical Society [www.acoustics.asn.au](http://www.acoustics.asn.au)
- Consumer and Business Services – SA [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)
- South Australian EPA [www.epa.sa.gov.au](http://www.epa.sa.gov.au) (search 'noise')
- Yellow Pages [www.yellowpages.com.au](http://www.yellowpages.com.au) (search 'acoustic')

## 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](mailto:d.planner@cityofadelaide.com.au).

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<sup>1</sup> World Health Organisation Guidelines For Community Noise, B Berglund et al, 1999 [www.who.int/docstore/peh/noise/guidelines2.html](http://www.who.int/docstore/peh/noise/guidelines2.html)

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<sup>2</sup> AS/NZS 2107:2000 Recommended Design Sound Levels and Reverberation Times for Building Interiors