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**From:** barbara stopp <[REDACTED]>  
**Sent:** Friday, 21 September 2018 4:56 PM  
**To:** DPTI:Planning Engagement  
**Subject:** Fw: Submission - state planning policies for SA - 21.9.18

I provide the following comments in relation to the "Draft State Planning Policies (July 2018) for South Australia" but am unsure which policy number best relates to air conditioning, vibration, pool pumps.

**Topic 1 - Air- conditioning size and placement.**

- a. New domestic property plans submitted to Council are not required to show size, or placement of external airconditioning units in relation to current or proposed adjoining properties.
- b. Existing domestic properties do not require council approval for size or location of air conditioners regardless of adjoining property layout.
- c. Repurposed buildings for commercial use, air conditioning retro fitted, interfacing with existing residences can be any size and location, high up on roof tops, no Council approval required.

Therefore, with size and location entirely at the owner/installer discretion creates a setting for conflict especially when operational use generates noise, heat and vibration to adjoining properties. Climatic and topography factors are not considered along with prevailing winds that can further impact adjoining premises.

Where very large external air conditioners are installed in residential properties, allows opportunities for multiple useage other than soley domestic purposes, whether legal or illegal..

Air conditioning units used for excessive periods\* in very close proximity to neighbours bedrooms creates a range of problems, causing physical and mental issues over prolonged periods. Noise, vibration, heat generated, wind dispersal, sleep deprivation - human and animal health issues occur. (example i)

Where properties are converted to change of use\* e.g warehouse to restaurant and so require large scale air-conditioning, roof top placement can mean not only noise generated, but cooking odours transferred to neighbouring dwellings ( example ii)

**Comment 1 - There needs to be specific enforceable criteria for air conditioning size and placement at the initial stages of planning and development to consider a range of implications for adjoining property holders. Where possible, engineering solutions should be used to ensure others are not unduly impacted on by inappropriate placement of airconditioners. Plans should not be approved where there is a foreseeable risk of noise, vibration, heat generation to adjoining properties, particularly outside of business hours. Monitoring costs should be at developer's expense.**

**Topic 2 - Vibration**

Unlike loud clearly definable noise, source readily determined, vibration arising through the floor boards, continuous, monotonous thumping, repetition can be felt at various intensities rather than audible. Disturbing neighbours nonetheless, the actual source may be difficult to pin point as soundwaves

transmitted under or at ground level. May be generated by a single factor or clustered, eg base music equipment, fixed or moveable apparatus.

The adverse affects are multi-faceted, causing lifestyle upheaval, adverse health implications, disruption as inescapable throughout the nearby dwellings. Problematic to determine specific factors or source, mean authorities avoid involvement.

House cracking can result, requiring expensive specialised personnel and equipment.

"**Local Nuisance and Litter Control Act 2016**" is the current legislation for both topics, but as yet to be tested in court for noise complaints let alone vibration.

**Comment 2** The above legislation is inadequate in my opinion to deal with issues arising now with topics 1 and 2 factors let alone in future. Based on personal experiences across 2 metropolitan councils, one person's opinion at one point in time of their choosing decides whether or not they deem the issue a "nuisance" or not. End of story, no appeal rights, no other factors (db levels) taken into consideration. Council officers work business hours, refer residents to Police for after hours issues.

Future suburban infill, high rise developments, less space between dwellings, may mean potentially more people will be further impacted by actions, hobbies and interests of others living in close proximity. A change in location, but no change in behaviour may adversely impact on surrounding neighbours whether directly - audible noise or indirectly vibration. Further and wider exacerbation, the impact of sleep deprivation etc, can lead to social disruption, disputes and toxic neighbour relations in the wider community.

Future planning policies need to consider and incorporate provision for vibrational factors permeating residences to be avoided where possible with preventative measures at the initial stages or adequate safeguards and effective professional monitoring be undertaken by relevant authorities and not just handballed to Police.

### **Topic 3 - Pool Pumps**

With the trend towards smaller block sizes in suburban areas, pool pumps can generate noise and vibration which if not adequately housed or confined can cause lifestyle disruption to nearby property owners depending on a range of factors. While new developments currently require pool pump location to be shown and approved with rest of building, it is only when in operation that neighbours may experience adverse repercussions due to timespan of useage. Again as in Comment 2 same situation is applicable in the event of a noise complaint.

**Comment 3 - To avoid** future neighbourhood conflicts, council resources to address reactive situation, perhaps conditional approval initially could be given. Dependent on a range of environmental factors being met, eg proximity to nearby dwellings, db levels within acceptable levels then final approval be granted. A pro-active approach may be beneficial in the long run and avoid expensive remedies and conflict later, especially as may operate pumps around the clock.

Thank you for taking these points into consideration in the interests of better planning in suburban Adelaide into the future.

Barbara Stopp  


(I have had computer/tech problems in compiling this today. I am happy to expand on any points made)