

Local Nuisance – Unsightly Conditions

What are unsightly conditions?

When the conditions of a premises/property are in disrepair, dilapidated or damaged and have an adverse effect on the amenity value of the area.

Unsightly conditions can be created by:

- Excessive disused or unrestrained rubbish, waste or vegetation (incl. stockpiled items)
- Graffiti on premises
- Premises left partially demolished or in a state of disrepair, dilapidated or damaged

What do Council consider when investigating unsightly conditions?

1. Do the conditions adversely affect the amenity value of the area?
2. Are the conditions significantly out of conformity with the general appearance of neighbouring premises/properties?
3. Are the conditions creating a visible impact on the community? (e.g. offensive graffiti)

How can you reduce or mitigate unsightly conditions?

- Maintain vegetation to acceptable level
- Keep premises clear of any excessive rubbish or waste
- Keep premises clear of any graffiti
- Ensure continued compliance with the Development Act. (e.g. construction/demolition)

What is the law?

Under the *Local Nuisance and Litter Control Act 2016*, unsightly conditions may be a local nuisance where conditions or level of disrepair, dilapidated or damage have an “*adverse effect on an amenity value of an area or caused the premises to be significantly out of conformity with the general appearance of neighbouring premises*”.

How to report a Local Nuisance?

Speak to Person

Initially you should try and discuss your concerns with the people (e.g. neighbours) from where the nuisance is coming from as they may not even be aware of the effect they are having on others. This is often the quickest way to find a solution.

Contact the Body Corporate

If the nuisance is coming from premises which is subject to the rules and regulations of a Body Corporate or Strata Group, you will need to contact the Body Corporate or Strata Group directly to seek a resolution as the nuisance is likely to be a breach of their rules and regulations.

Reporting a Nuisance during Business Hours

Between Monday to Friday 8.30am to 5pm. Please contact the Council on 8203 7203 or email city@cityofadelaide.com.au with as much information as possible.

Reporting a Nuisance After Hours

To report a nuisance outside of Monday to Friday 8.30am to 5pm, please contact SA Police on 131 444 if you require action at that time. Alternatively please contact Council during business hours to report the nuisance.

If the Nuisance is Serious

If the nuisance has the potential for serious or material environmental harm you should contact the Environment Protection Authority (EPA) directly on 8204 2004 24/7 or email: epainfo@epa.sa.gov.au.