

Multi-Level Apartment Buildings

Who should read this guide?

Anyone considering building a multi-level apartment building in the city.

One of the City of Adelaide's key policies is to encourage more people to live in the city to increase its diversity, vibrancy and economic sustainability. To achieve this, the city's medium and high-rise areas must be well designed and this is where developers can contribute.

This development information guide sets out what developers need to do to ensure their multi-level apartment building fits Council's and the city's requirements.

The *Adelaide (City) Development Plan* requires both medium and high scale residential or serviced apartment developments to be well designed and include:

- efficient internal layouts
- maximum environmentally sensitive design and performance
- a high standard of amenity and adaptability for a variety of accommodation and living needs
- adequate recreation and storage spaces.

This guide should be read in conjunction with the relevant *Development Plan* policies and key principles being:

- Relevant Zone and Policy Area Principles including the Desired Character
- "Medium to High Scale Residential/ Serviced Apartment" Council Wide Principles

Design Considerations

Further to the prescriptive controls on apartment design contained within the following section of this development information guide, consideration should be given to the City Wide provisions relating to built form as it relates to the external design of multi-level apartment buildings including:

- maximising natural cross-ventilation by ensuring apartments have multiple aspects wherever possible
- ensuring that building facades have visual interest by incorporating suitable levels of articulation and modelling

- progressively increasing setbacks at higher levels to ensure adequate amenity is provided to apartments at lower levels in terms of light, ventilation and outlook
- ensuring that balconies are integrated within the building design and are not excessively encroaching over the public realm or forming an over-dominant element of building facades
- incorporating landscaping on balconies and on roof tops of buildings and into ground level garden beds, including design for deep soil planting of canopy trees.

Developers can make a valuable social contribution to enrich the vibrancy and attractiveness of the City to as wide a market as possible by including:

- a mix of studio, 1, 2, and 3 bedroom apartments in buildings to attract a diverse housing market
- ensuring that at least 10% of apartments are designed to accommodate or be easily adaptable for the mobility impaired
- communal open space (both indoor and outdoor) to enable interaction for building residents. This communal open space can make up for short-falls in the provision of private open space.

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Requirements for Multi-Level Apartment Buildings

Multi-level apartment buildings must:

- have easily recognisable, sheltered entrances
- maximise the use of natural sunlight, daylight and ventilation in living areas and private open spaces to reduce the need for artificial lighting and mechanical heating/cooling. Light wells should not be utilised as the primary source of daylight for living rooms
- incorporate higher ceiling heights to allow for taller windows and highlight windows to facilitate natural light and enhance air circulation, particularly for single-aspect apartments
- ensure that the maximum distance from a living room, dining room, bedroom or kitchen to a window providing natural light and ventilation is no more than 8 metres
- be designed and sited to minimise overlooking into the living areas and bedrooms of any adjacent developments
- include balconies that are integrated into the overall architectural form of the building and have adequate access to light, ventilation, and outlook
- have a minimum setback of three metres from the rear and side boundaries of neighbouring properties to provide adequate levels of amenity and privacy, not restricting development of adjacent sites
- be designed so that the bedrooms and private open spaces are placed away from noise sources such as major roads and entertainment venues (unless shielding measures are incorporated)
- provide a high quality and adaptable living environment by ensuring the minimum standards are met (refer to the table at the end of this information guide)
- be designed to suit a variety of accommodation needs such as apartment living, student housing or serviced apartment living.

Apartments should also be adaptable to people's needs which vary with age, special requirements and mobility.

- be designed to ensure living rooms have an adequate view to the outdoors. High level windows or skylights are not considered appropriate
- provide an appropriate area for refuse storage and collection, clothes drying and mail collection
- consider the incorporation of public art and an active street frontage
- be energy efficient and conserve and recycle water where possible
- incorporate noise reduction measures to protect the amenity of the residents and not hinder the operation of existing non-residential uses in the area
- provide on-site car parking (refer to the table at the end of this information guide)
- provide bicycle parking (refer to the table at the end of this information guide)
- have car parking areas that are safe and close to apartments. Where garages are located within a basement/undercroft, the width of the access driveway, where visible from the public realm, should be kept to a minimum
- vehicles should be able to safely exit the site in a forward direction and should not compromise pedestrian safety
- the height of an underground car park ceiling should not exceed one metre above the finished ground floor level
- ensure garages and car parking structures are located so that they do not visually dominate the street frontage.

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Apartments should meet the following Minimum Standards

Type of dwelling/apartment	Minimum internal floor area	Minimum private open space requirement*	Minimum storage area
Studio (where there is no separate bedroom)	35 m ²	No minimum requirement but some provision is desirable	6 m ³
1 bedroom dwelling/apartment	50 m ²	8 m ²	8 m ³
2 bedroom dwelling/apartment	65 m ²	11 m ²	10 m ³
3+ bedroom dwelling/apartment	80 m ² (plus an additional 15 m ² for every bedroom over 3 bedrooms)	15 m ²	12 m ³

* Private open space should have a minimum dimension of 2 m. A lesser amount of open space may be considered where adequate communal open space accessible to all occupants is provided.

Car Parking Requirements

Type of Area	Car Parking Requirements
City Living Zone, Historic (Conservation) Zones (Adelaide and North Adelaide)	1 space per dwelling < 200m ²
	At least 2 spaces per dwelling > 200m ²
	1 car parking space in every 15 spaces for use by people with disabilities
Main Street & City Frame Zones	1 space per dwelling <200 m ²
	At least 2 spaces for each dwelling >200 m ² (except in Main Street (Adelaide) and City Frame Zone)

Bicycle Parking Requirements

Bicycle Parking	1 for every apartment less than 150m ²
	2 for every apartment greater than 150m ²
	1 car parking space in every 15 spaces for use by people with disabilities

Application Requirements

A development application for a multi-level apartment building should contain the plans outlined in the Development Information Guide for Large Scale Developments, available on Council's website: cityofadelaide.com.au/da

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.