

Multilevel Apartment Buildings

This information is provided as a general guide only and may not be relevant to your specific circumstances. We encourage you to speak with Council's City Planning team about your specific requirements. You can access free advice from a Council Planning Officer by phoning 8203 7185.

Who should read this guide?

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

Introduction

One of Council'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 residential 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.

Council's Development Plan requires both medium and high scale residential or serviced apartment developments to be well designed and include:

- functional internal layouts
- maximum environmentally sensitive design and performance
- a high standard of amenity and adaptability for a variety of accommodation and living needs
- functional 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

Requirements for multi-level apartment buildings

Multi-level apartment buildings must:

- have easily recognisable, sheltered entrances
- maximise their 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. They should not use light wells 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
- 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
- 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 following minimum standards:

Size of dwelling/apartment	Minimum internal floor area	Minimum private open space requirement which can include balconies or communal open space areas accessible to all occupants of the development	Minimum storage area
Studio (where there is no separate bedroom)	35 m ²	No minimum requirement but some provision is desirable	6 cubic metres
1 bedroom dwelling/apartment	50 m ²	8 m ²	8 cubic metres
2 bedroom dwelling/apartment	65 m ²	11 m ²	10 cubic metres
3+ bedroom dwelling/apartment	80 m ² (plus an additional 15 square metres for every bedroom over 3 bedrooms)	15 m ²	12 cubic metres

NB: Private open space should have a minimum dimension of two metres

- 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
- incorporate fences and walls that are detailed to provide visual interest and allow for views outwards into public spaces
- 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 both the privacy of the residents and important non-residential uses in the area.
- provide on-site car parking as outlined below:

Type of Area	Car parking requirements
Residential & North Adelaide Historic (Conservation) Zones	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)

- provide bicycle parking as outlined below:

Bicycle Parking	1 for every apartment less than 150m ²
	2 for every apartment greater than 150m ²
	1 visitor bicycle park for every 10 apartments

- 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 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.

Information to be submitted

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.

Further Information

For further information or to discuss your specific requirements, please contact Adelaide City Council's City Planning team on 8203 7185. Development Information Guide: Large Scale Developments