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Environmental Planning and Assessment Amendment (SEPP 65) Regulation 2002 Explanatory note Page 2 (b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.

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#### SEPP 65 & APARTMENT DESIGN GUIDE

The Amendments to SEPP 65 and the introduction of the ADG On 19 June 2015, a comprehensive review of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65) was finalised.

[Environmental Planning and Assessment Amendment \(SEPP 65 ...](#)

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[Residential Flat Design Code - NSW Department of Planning ...](#)

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Since 2002, SEPP 65 and the accompanying Residential Flat Design Code have proven to be a highly effective way of improving the quality of apartments in NSW. The review of SEPP 65 and the draft Apartment Design Guide has provided the opportunity to clarify the process, the relationship with other planning and design

#### SEPP 65 & APARTMENT DESIGN GUIDE

• SEPP 65 commenced on 17 July 2015. Savings provisions allowed applications to be lodged before the commencement date • DAs lodged before 19 June 2015: Previous SEPP and Residential Flat Design Code apply

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[Practice Note - Solar access requirements in SEPP 65](#)

It provides design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development).

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[Additional Lodgement Checklist for SEPP 65](#)

• a new State Environmental Planning Policy for residential flat development (SEPP 65) which means that only people with the right architectural design qualifications can design these buildings; • the establishment of a number of design review panels to assist Councils improve the design quality of

[Residential Flat Design Code - NSW Department of Planning ...](#)

intent of the design quality principles as set out in Schedule 1 of SEPP 65. This statement is made in accordance with the Design Quality Principles as set out in Schedule 1 of SEPP 65, and pages 12 and 13 of the Apartment Design Guide -Tools for improving the design of residential

[SEPP 65 Design Verification Statement](#)

(2) If a development application or an application for the modification of a development consent has been made before the notification on the NSW legislation website of the making of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development (Amendment No 3) and the application has not been finally determined before the commencement of that amendment, the application must be determined as if the amendment had not commenced.

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SEPP 65 stands as a model for mandating improved design quality. It demonstrates the importance of political commitment and the need to legislate to effect real change. It has the potential to become a catalyst for change through the application of its principles to other building types.

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The aims and objectives of SEPP 65 have been supplemented to include the following new matters: To contribute to the provision of a variety of dwelling types to meet population growth, and To support housing affordability, and To facilitate the timely and efficient assessment of applications for development to which this Policy applies.

#### [SEPP 65 and Apartment Design Amendments in Detail ...](#)

Improving apartment design and affordability - State Environmental Planning Policy No 65 The NSW Government is proposing changes to the New South Wales Government policy that promotes better apartment design - the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development (SEPP 65).

#### [Plans and Policies](#)

SEPP 65 is the only area of practice in NSW that is restricted to architects. The SEPP aims to improve the design quality of residential apartment development in New South Wales.

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