



Better Apartments

SEPP 65 & Apartment Design Guide

Overview of the Apartment Design Guide



Apartment Design Guide

- Part 1 considerations for identifying the site context
- Part 2 considerations for councils in preparing DCP controls
- Parts 3 & 4 focusing on the design and configuration of apartment developments, to use in the design process and the preparation & assessment of development applications
- Part 5 outlines the role and administration of design review panels

Part 1 – Identifying the context

- The purpose of this Part is to provide design response suggestions for generic apartment types based on site context
- It is to be used when designing development controls as part of a strategic planning process



Part 1 – Identifying the context

- Part 1 includes three sections:
 - 1A Apartment building types
 - 1B Local character and context
 - 1C Precincts and individual sites
- Under the EP&A Regulation council must give consideration to this Part before adopting a DCP



Part 2 – Developing the controls

- The purpose of this part is to provide a toolbox for councils when developing their building envelopes and primary planning controls
- It explains how to set and test the primary controls
- It could also be used by councils during their strategic planning
- Under the EP&A Regulation council must give consideration to this part before adopting a DCP





Part 2 – Developing the controls

- Part 2 includes the following sections:

2A Primary controls

2B Building envelopes

2C Building height

2D Floor space ratio

2E Building depth

2F Building separation

2G Street setbacks

2H Side and rear setbacks

Part 3 – Siting the development

- Part 3 provides guidance on the design and configuration of apartment development at a site scale
- It is to be used when designing or assessing a residential apartment development
- The sections include objectives, design criteria (not all sections) and design guidance



Part 3 – Siting the development

- Part 3 includes the following sections:

3A Site analysis

3B Orientation

3C Public domain interface

3D Communal and public open space

3E Deep soil zone

3F Visual privacy *

3G Pedestrian access and entries

3H Vehicle access

3J Bicycle and car parking

* Visual privacy is covered by clause 6A of the SEPP (the same matters in a DCP have no effect)



Part 4 – Designing the building

- Part 4 addresses the design of apartment buildings in more detail, focusing on the internal function and design
- Part 4 is to be used when designing or assessing a residential apartment development proposal
- The sections include objectives, design criteria (not all sections) and design guidance



Part 4 – Designing the building

- Part 4 contains the following sections, under the categories of amenity, configuration and performance:

Part 4 – Amenity	Part 4 – Configuration	Part 4 – Performance
Solar and daylight access*	Apartment mix	Energy efficiency
Natural ventilation*	Ground floor apartments	Water management and conservation
Ceiling heights*	Facades	Waste management
Apartment size and layout*	Roof design	Building maintenance
Private open space and balconies*	Landscape design	
Common circulation and spaces*	Planting on structures	
Storage*	Universal design	
Acoustic privacy	Adaptive reuse	
Noise and pollution	Mixed use	
	Awnings and signage	

* called up by clause 6A of SEPP 65 (the same matters in a DCP have no effect)



Part 5 – Design review panels

- Part 5 explains the role of design review panels in the development assessment process including administrative procedures and templates for the successful operation of panels
- Councils should use Part 5 as a resource when setting up a design review panel under SEPP 65



Part 5 – Design review panels

- The Minister’s function for establishing and managing SEPP 65 related design review panels is delegated to councils
- A copy of the instrument of delegation and determinations is available on the Department’s website

A vertical photograph on the left side of the slide shows a modern, multi-story building with a white facade, large windows, and a prominent wooden slat pergola structure over a balcony. The building is set against a clear blue sky. In the foreground, there is a wooden slat fence and some green landscaping.

Part 5 – Design review panels

- Key resources for design review panels include:

General function of panels

Pre-DA discussions

Membership

Panel establishment and selection of members

Core selection criteria for panel members

Funding and remuneration



Part 5 – Design review panels

- The roles and responsibilities of panel membership is outlined relating to:

Panel coordinator

Panel chairperson

Panel members

Pecuniary interests

Agenda

Part 5 – Design review panels

- A resource for establishing meeting procedures is provided covering:

Meeting preparation and site inspection

Quorum and attendance

Meeting format

Providing advice and voting on recommendations

Minutes and reporting

