

Achieving the objectives of the SEPP 65 Design Guide.

Parts 3 and 4 of the SEPP65 Apartment Design Guide provide objectives, design criteria and design guidance for the siting, design and amenity of apartment development.

Each topic area in the SEPP65 Apartment Design Guide is structured to provide the user with:

1. a description of the topic and an explanation of its role and importance
2. objectives that describe the desired design outcomes
3. design criteria that provide the measurable requirements for how an objective can be achieved.
4. design guidance that provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria cannot be met.

Therefore the “Design Criteria” is the component that is compulsory to comply with the SEPP65 and the “Design guidance” is just advisory on one of the means that the Objective could be achieved and therefore not mandatory.



The Objective 4Q-1 deals with universal design features and Objective 4Q-2 deals with Adaptable Housing features.

Objective 4Q-1 - As can be seen on the following snapshot from the Apartment Design Guide, the requirements of 20% apartments incorporating Livable Housing Guideline's silver level features is under "Design guidance" and not under "Design Criteria" and therefore that gives flexibility to designers to incorporate features that they believe will satisfy the Objectives.

Objective 4Q-2- As can be seen on the following snapshot from the Apartment Design Guide, the requirements of Adaptable housing is only required where Council's policy requires the same. There is no Council policy that applies to the subject development that asks for Adaptable housing and therefore no Adaptable housing requirements apply in accordance with SEPP65.

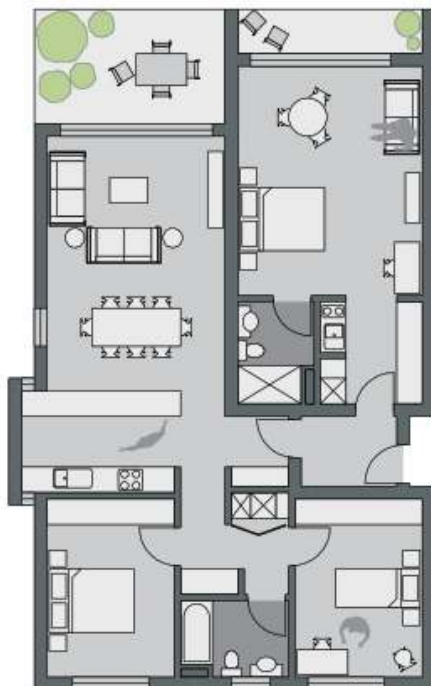


Figure 4Q.4 A flexible dual key apartment design allows for a variety of configurations including home office or separate tenancy
Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA and for calculating dwelling mix

Objective 4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

Design guidance

Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features

Objective 4Q-2

A variety of apartments with adaptable designs are provided

Design guidance

Adaptable housing should be provided in accordance with the relevant council policy

Design solutions for adaptable apartments include:

- convenient access to communal and public areas
- high level of solar access
- minimal structural change and residential amenity loss when adapted
- larger car parking spaces for accessibility
- parking titled separately from apartments or shared car parking arrangements