

**SEPP 65 and Residential Flat Design Code Review Submission**

SEPP 65 refers to the Residential Flat Design Code which has in it 'Rules of Thumb' that provide development standards and these have served to lift the quality of apartment buildings.

The Apartment Design Guide (ADG) has a performance based planning system that lists a series of performance criteria under which sit 'acceptable solutions' which mirror the 'Rules of Thumb' and in some areas even improve on them.

However, the 'Rules of Thumb' can be bypassed by proposing a "different design feature or method that achieves the relevant criteria " (ref pg 11)

The problem is that the performance criteria are so inadequately framed that no standard as set out in the ADG would survive a challenge in court. Unlike the Building Code of Australia (BCA), there is no verification method. This will allow developers to hire experts to make it up themselves and the Planning Assessment staff will be confused by the technical reports that they don't have the technical expertise to understand.

The development industry and Urban Taskforce must be looking forward to the proposed reduction of design quality standards that this exhibition draft would allow.

**What Needs to Happen?**

Standards need to be clearly identified in SEPP 65.  
Performance criteria need to be radically strengthened and aligned with the standards.

SEPP 65 and ADG are extremely important documents in supporting design quality. We assert that the standards within both these documents need to be strong, clear and unambiguous and therefore able to be consistently applied to all development applications.

We therefore urge that the proposed changes are not adopted.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal stroke.

David Melocco  
on behalf of No Lewisham Towers Ltd Committee