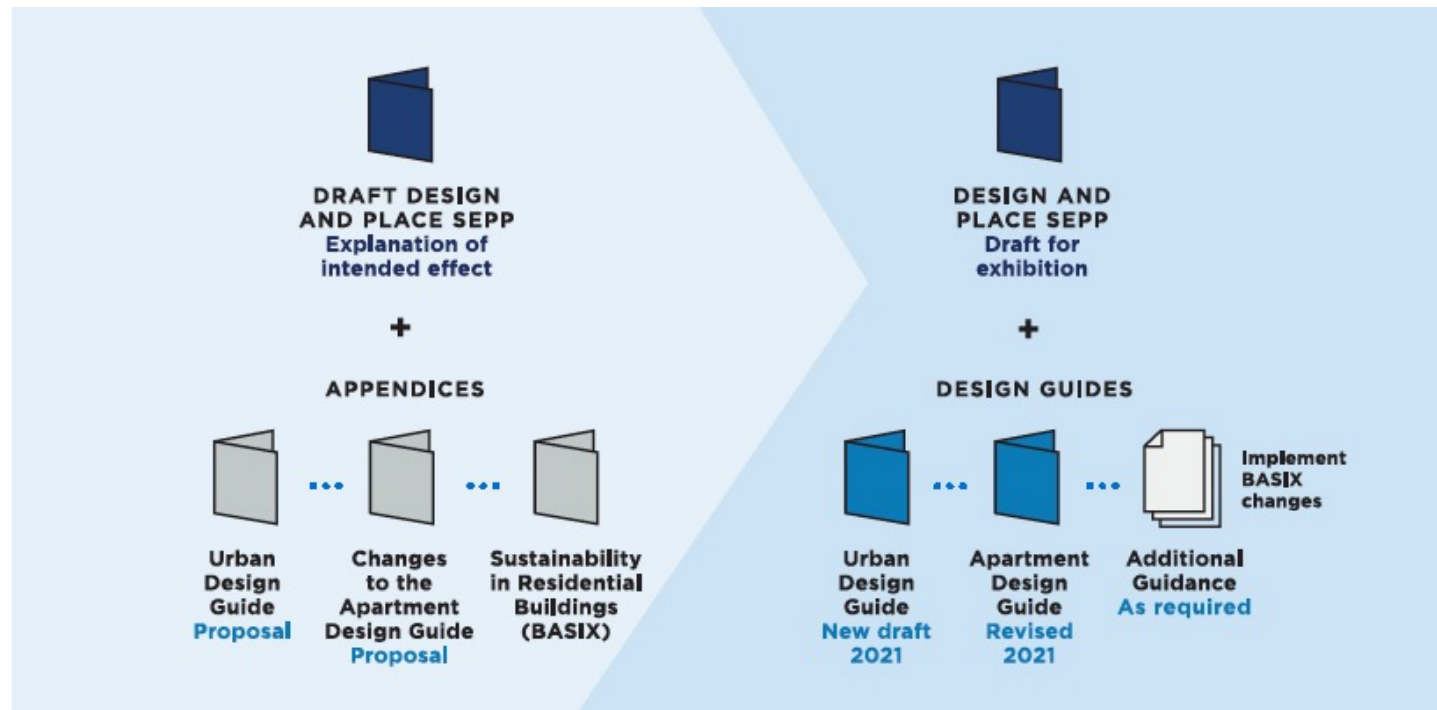


▶ Design and Place SEPP



Purpose of the Design and Place SEPP

- ▶ Will establish principles for the design and assessment of places in urban and regional NSW
- ▶ Attempt to simplify the NSW planning system by repealing two existing SEPPs:
 - ▶ SEPP No 65 – Design Quality of Residential Apartment Development
 - ▶ SEPP (Building Sustainability Index: BASIX) 2004



Purpose of the Design and Place SEPP

- ▶ Principles enforced by new Mandatory Matters for Consideration

				
PRINCIPLE	PRINCIPLE	PRINCIPLE	PRINCIPLE	PRINCIPLE
1.	2.	3.	4.	5.
Design places with beauty and character that people feel proud to belong to	Design inviting public spaces to support engaged communities	Design productive and connected places to enable thriving communities	Design sustainable and greener places for the wellbeing of people and the environment	Design resilient and diverse places for enduring communities.

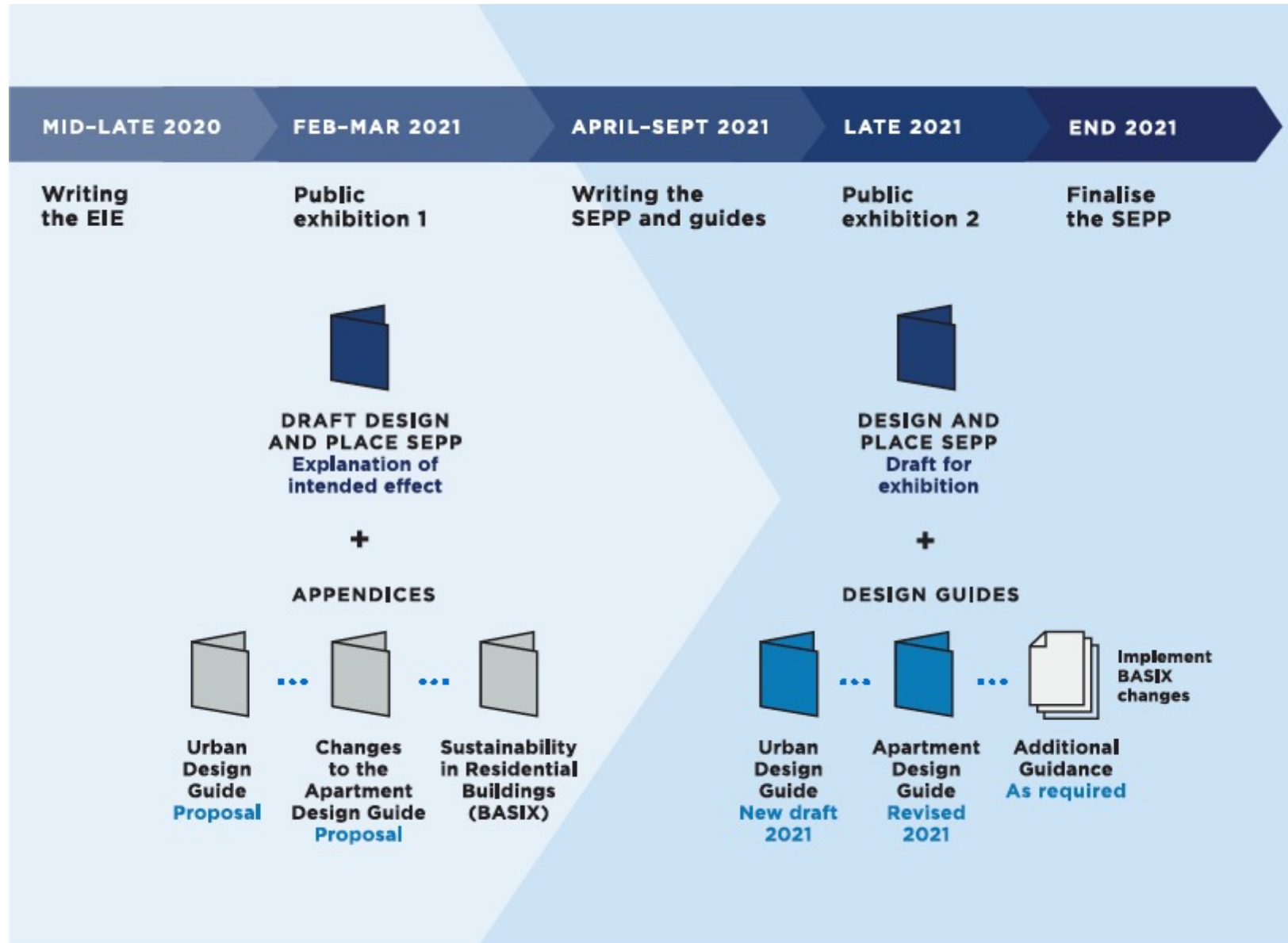
Purpose of the Design and Place SEPP

The SEPP will:

- ▶ Establish matters for consideration and application requirements
- ▶ Provide a single point of reference for design considerations and performance criteria
- ▶ Define scales of development (precincts, significant development and other)
- ▶ Introduce a robust and consistent design process
- ▶ Integrate a design-led, place-based approach - *Connecting with Country* Framework
- ▶ Be supported by a revised Apartment Design Guide (ADG), new Urban Design Guide (UDG) and revisions to Building Sustainability Index (BASIX)
- ▶ Repeal two SEPPs (SEPP 65 and SEPP BASIX)



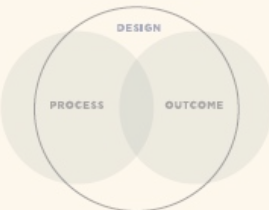

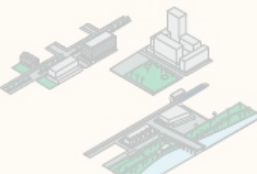

Timeframes



Key components

Aims and principles

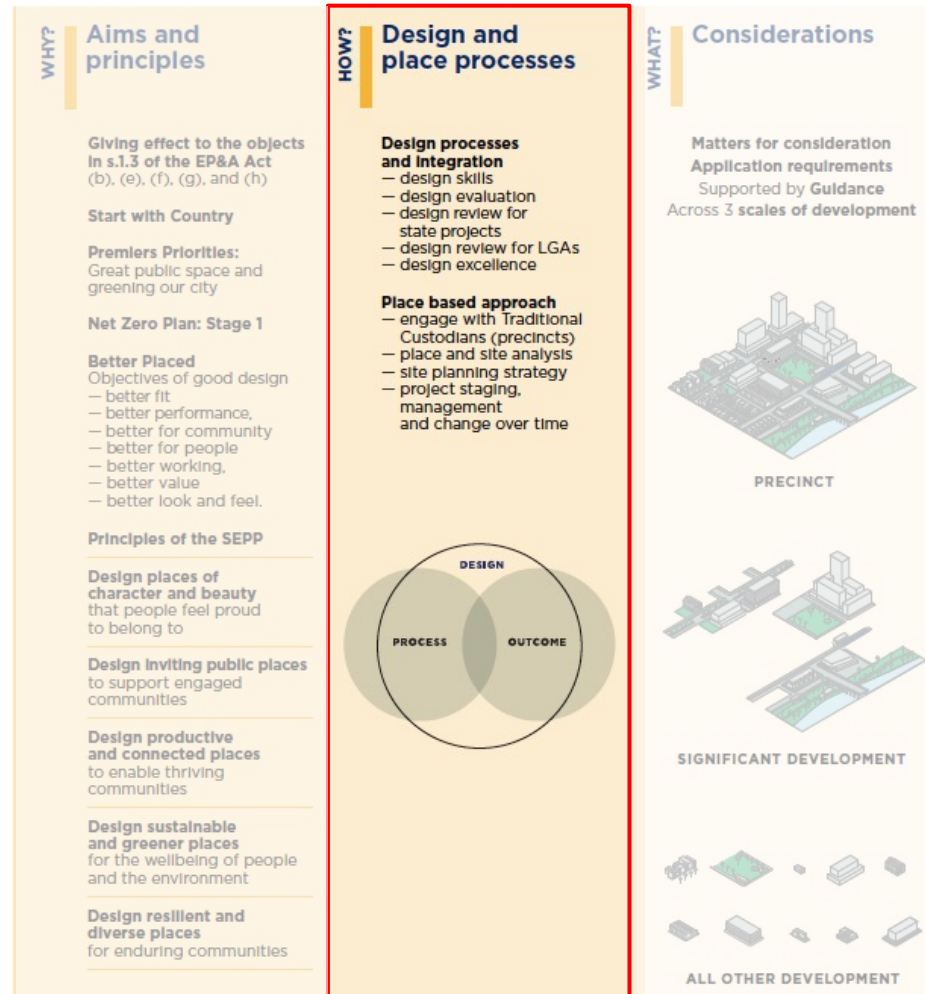
- ▶ Give effect to objectives of the EP&A Act
- ▶ Start with Country as a foundation for place-based design and planning - *Connecting with Country Framework*
- ▶ Respond to relevant Premiers Priorities (tree canopy and access to open space)
- ▶ Net zero emissions by 2050 - *Net Zero Plan Stage 1: 2020-2030*
- ▶ Five principles - moving away from prescriptive controls

WHY?	Aims and principles	HOW?	Design and place processes	WHAT?	Considerations
	<p>Giving effect to the objects in s.1.3 of the EP&A Act (b), (e), (f), (g), and (h)</p> <p>Start with Country</p> <p>Premiers Priorities: Great public space and greening our city</p> <p>Net Zero Plan: Stage 1</p> <p>Better Placed Objectives of good design</p> <ul style="list-style-type: none">— better fit— better performance,— better for community— better for people— better working,— better value— better look and feel. <p>Principles of the SEPP</p> <p>Design places of character and beauty that people feel proud to belong to</p> <p>Design inviting public places to support engaged communities</p> <p>Design productive and connected places to enable thriving communities</p> <p>Design sustainable and greener places for the wellbeing of people and the environment</p> <p>Design resilient and diverse places for enduring communities</p>		<p>Design processes and integration</p> <ul style="list-style-type: none">— design skills— design evaluation— design review for state projects— design review for LGAs— design excellence <p>Place based approach</p> <ul style="list-style-type: none">— engage with Traditional Custodians (precincts)— place and site analysis— site planning strategy— project staging, management and change over time		<p>Matters for consideration</p> <p>Application requirements Supported by Guidance Across 3 scales of development</p>
				 <p>PRECINCT</p>  <p>SIGNIFICANT DEVELOPMENT</p>  <p>ALL OTHER DEVELOPMENT</p>	

Key components

Design and Place Processes


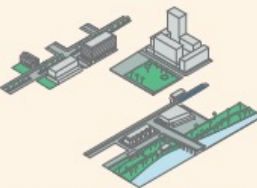

- ▶ Design skills
 - ▶ Three or more storeys = registered architect
 - ▶ Open space greater 1,000m² = registered landscape architect
 - ▶ Precinct and significant development = qualified designer
 - ▶ Definitions to be aligned with existing requirements under NSW Design and Building Practitioners Act 2020
- ▶ Place based approach
 - ▶ New application requirements for precinct and significant development (structure plan, resilience risk assessment, local character statement, design statement, sustainability plan etc)
- ▶ Design evaluation and review
 - ▶ Design Review Guide (State and local) = role, expertise, advice relevant to planning framework, thresholds for review



Key components

Considerations

- ▶ Application requirements (site analysis, precinct plan etc)
- ▶ Mandatory Matters for Consideration - 19 in total that:
 - ▶ Give affect to the 5 principles
 - ▶ Apply depending on scale of development
- ▶ Guidance documents - to complement principles
 - ▶ Revision of existing guides (ADG, Better Placed etc)
 - ▶ New guides (UDG, Greener Places etc)

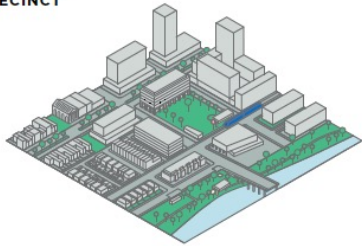
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A Venn diagram with three overlapping circles. The top circle is labeled 'DESIGN', the bottom-left circle is labeled 'PROCESS', and the bottom-right circle is labeled 'OUTCOME'. The intersection of all three circles is shaded.

Application of the new SEPP

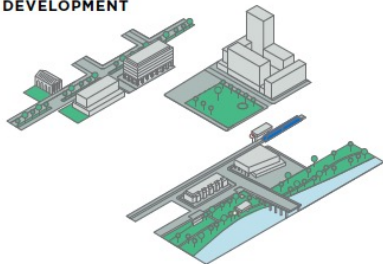
- ▶ Apply to all 'urban land' in NSW for DAs and PPs of different scales and typologies.
- ▶ Broaden the range of development typologies that are considered from individual buildings, public spaces to whole neighbourhoods.
- ▶ Note: Method of occupancy calculation will be utilised to determine number of people

PRECINCT



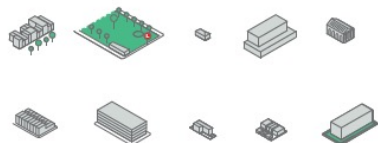
- ▶ Greater consistency in the planning of precincts including a definition and method for defining a precinct to deliver better neighbourhoods.
- ▶ Thresholds to define where considerations would apply
 - PP, Precinct Study or Master Plan, PP greater than 10ha or 1000 people, community scheme subdivision or subdivision with more than 50 lots, areas identified for LSPS amendments (LEP updates), any other spatial arrangement greater than 10ha or 1000 people

SIGNIFICANT DEVELOPMENT



- ▶ Thresholds to define where considerations would apply:
 - SSD, SSI or regional development as declared in the SRD SEPP; and
 - Development on a parcel of land:
 - within a precinct or on a site bounded by streets on all sides
 - on a site greater than 4,000 m² or 500 people
 - on a site greater than 1,500 m² in a metropolitan centre.

ALL OTHER DEVELOPMENT



- ▶ Individual buildings and spaces.

Key components

► Mandatory Matters for Consideration – subject to scale of development

Precincts	Significant Development	Other Development
1. Culture and built heritage	8. Resilience	12. Transport and Parking
2. Public Space	9. Fine-grain Movement	13. Attractive form
3. Connectivity	10. Density	14. Impacts on public space
4. Local Living	11. Housing Diversity	15. Impacts on vibrant areas
5. Street Design	12. Transport and Parking	16. Activation
6. Water Management	13. Attractive form	17. Emissions and Resource Efficiency
7. Green Infrastructure	14. Impacts on public space	18. Tree Canopy
8. Resilience	15. Impacts on vibrant areas	19. Affordable Housing
9. Fine-grain Movement	16. Activation	
10. Density	17. Emissions and Resource Efficiency	
11. Housing Diversity	18. Tree Canopy	
12. Transport and Parking	19. Affordable Housing	

Key components

Mandatory Matters - Highlights

- ▶ **Consideration 4 – Local Living:** All new housing in urban areas of new precincts is within:
 - ▶ 20 minutes walk of local shops
 - ▶ 5 minutes walk of local public open space
 - ▶ 20 minutes walking distance to primary schools, district open space, public transport (where possible)
- ▶ **Consideration 5 – Street Design:** Street intersection density and minimum block length between intersection
- ▶ **Consideration 7 – Green Infrastructure:** Replace significant or moderately significant tree with two trees or precinct DCP/council replacement rate. Meet tree canopy target specified by Council or in Greener Places (whichever is higher)
- ▶ **Consideration 10 – Density:** Height and floor space ratio on urban-capable land – gross residential densities based on location and transport access, with minimum density capacity of 15 dwellings per hectare
- ▶ **Consideration 12 – Traffic and Parking:** Minimise car parking using lowest rates (RMS Guide)

Amendments to ADG and SEPP 65

- ▶ Replace the SEPP 65 design quality principles with the 5 principles of the proposed Design and Place SEPP.
- ▶ Removes precinct style considerations from the ADG and incorporates these into the UDG.



Amendments to ADG

Item	Current Design Criteria	Proposed Design Criteria
Deep Soil Landscaping	Minimum 7% of site area	Increase min. deep soil zones as a % of site area: < 650 m ² min. 14-18% 650-1500 m ² min. 14-18% 1500-3000 m ² min. 14-18% > 3000 m ² min. 21-25% Allow a pro-rata reduction in the targets if retail, commercial and entrances on the ground floor > 85% of the building footprint.
Communal open space	Minimum 25% of site area	Replace the area metric with a unit mix / occupancy metric. New specific requirements for communal open space and communal (internal) rooms. Providing covered communal space accessible from the street capable of hosting private/public events/activities: <ul style="list-style-type: none"> • 2.5% of GFA for non-residential uses • Minimum of 250m² for residential developments > 1,000m²
Building separation for residential towers	9 storeys and above – 24m between habitable rooms.	25 storeys and above – 30m between habitable rooms.
Ground floor to ceiling heights	Currently 4m for non-residential uses.	Amended to 4.2m for non-residential uses (habitable rooms only).
Ground floor activation	Direct street access should be provided for ground-floor apartments.	Require all ground floor units facing a street to have direct access to the street.

Amendments to ADG

Item	Current Design Criteria	Proposed Design Criteria
Car parking	Minimum car parking rates in the Guide to Traffic Generating Developments (RTA 2002) or Council rates (which ever is less).	Five options for change: <ol style="list-style-type: none"> 1. Review existing minimum ratios – reduced in specific locations (over supply or 800m of train station). 2. Apply maximum ratios – mandated for new apartments. 3. Unbundling – ownership separated from housing and to be centrally managed. 4. Adaptive travel plan - Developers to reduce car parking numbers where alternatives meet travel demand. 5. Increase car share spaces
Solar access	70% of apartments receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter (Sydney Metropolitan Area)	Increase the range of sunlight access hours (subject to design testing and industry feedback). Limit east-west single aspect units and maximise units within 15 degrees of north.
Natural Ventilation	60% of apartments are naturally cross ventilated in the first 9 storeys .	70% of apartments are naturally cross ventilated across all storeys . Require ceiling fans for habitable rooms with 2.7 m ceiling heights. Improve guidance on which units can be included (dual aspect/corner units)

Amendments to ADG

Item	Current Design Criteria	Proposed Design Criteria
Private open space (balconies)	Minimum depths: <ul style="list-style-type: none"> • Studio units no min. • 1-Bed units 2m • 2-Bed units min. 2m • 3+Bed units min. 2m 	Minimum depths: <ul style="list-style-type: none"> • Studio units min. 1m • 1-Bed units no change • 2-Bed units min. 2.4m • 3+Bed units min. 2.4m <p>No changes to total areas.</p> <p>Air conditioning condensers and hot water units not to be located on balconies.</p> <p>For towers (9 or more storeys) additional guidance on design of wintergardens.</p>
Storage	<ul style="list-style-type: none"> • Studio units 4m³ • 1-Bed units 6m³ • 2-Bed units 8m³ • 3+Bed units 10m³ <p>50% of the required storage is to be provided within each apartment.</p>	<p>Increase requirements to:</p> <ul style="list-style-type: none"> • Studio units 6 m³ • 1-Bed units 9 m³ • 2-Bed units 12 m³ • 3+ Bed units 15 m³ <p>Decrease the minimum amount to be provided inside the apartment to one third (i.e. the remaining amount can be provided outside the unit).</p> <p>Require internal storage to provide for one storage space outside of bedrooms:</p> <p>Studio-1-Bed units – 0.9m deep x 0.9m wide x 2.4m high 2+Bed-units – 0.6m deep x 1.2m wide x 2.4m high</p>

Amendments to ADG

New design criteria and supporting guidance

- ▶ **Contribution to place:** New objectives to consider connection with Country and contribution to local neighbourhoods and planning aspirations, character and place-making.
- ▶ **Residential towers:** New criteria for residential towers (9 or more storeys):
 - ▶ Maximum GFA of 700m² floor plate only
 - ▶ Maximum of 8 units per core per floor (8-12 units per floor to remain permissible below 9 storeys)
- ▶ **Mixed use development:** Allocate 40% of ground floor space for non-residential use in R3 and R4 zones and centres.
- ▶ **Bicycle storage:** New bicycle parking and mobility storage requirements:
 - ▶ Studio/1-Bedroom units - 1 space
 - ▶ 2-Bed units - 2 spaces
 - ▶ 3-Bed or more units - 3 spaces
- ▶ **Local Planning considerations:** demonstrate response to LSPS and housing targets.
- ▶ **Development along busy roads (>20,000 vehicles/day):** Update design guidance where environmental quality is compromised to supplement the ISEPP.

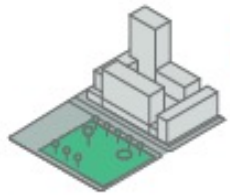
Amendments to ADG

New design criteria and supporting guidance

- ▶ **Apartment sizes:** No changes to minimum sizes however guidance will be provided to assess departures.
- ▶ **Apartment layout:** Requiring 20% of 2 or more bedroom units to be 'family units' providing a minimum of 12m² bedrooms for all bedrooms.
- ▶ **Acoustic separation:** To support people working from home or studying:
 - ▶ 1 and 2-Bed units – provide 1 acoustically separable area from the main living space
 - ▶ 3+Bed units – provide 2 acoustically separable areas from the main living space
- ▶ **Daylight and ventilation to corridors:** Provide supporting design guidance on adequate daylight and natural ventilation to all common circulation spaces.
- ▶ **Lift requirement:** A lift report to be provided for development 9 or more storeys or over 40 units.
- ▶ **Building access and common circulation:** Require access and circulation to achieve Liveable Housing Australia silver performance level.
- ▶ **Environmental Performance:** The environmental performance of apartment buildings and reduce their carbon footprint to reflect current best practices and incentivise the uptake of technology such as electric vehicles.
- ▶ **Build to rent:** Include build-to-rent apartment development in the application of this policy.

Urban Design Guide

- ▶ Guide for planning proposals and large scale precinct development applications
- framework for Country, Structure, Grain and Form



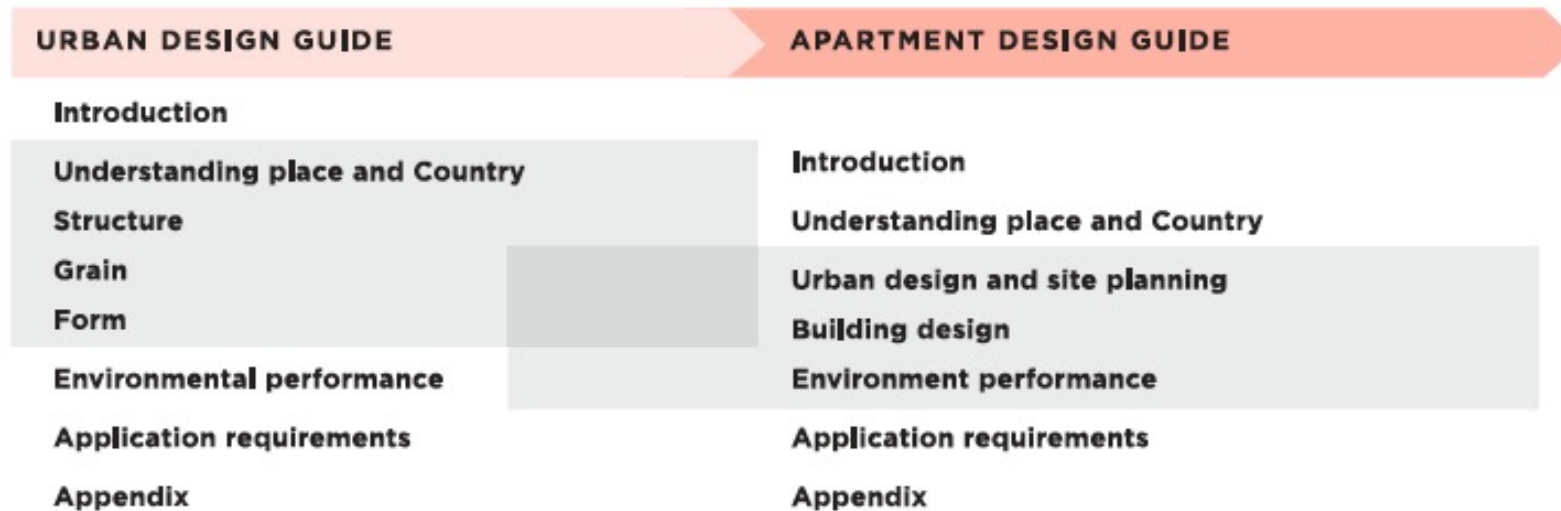
EARLIER PROJECT STAGES

Master planning
Precincts and larger sites



LATER PROJECT STAGES

Apartment buildings
Site arrangement, architecture and performance



Urban Design Guide

- ▶ Proposes design criteria including:
 - ▶ Preparation of walking and cycling networks
 - ▶ Limiting amount of single use residential zones to less than 50% and the minimum non-residential ground floor space required in R3 and R4 zones and centres
 - ▶ Dwelling lot sizes, lot width criteria that relates to housing typology (rear lane access lots etc)
 - ▶ Location of sensitive land uses away from rail, busy roads, noxious uses etc
 - ▶ Front, rear and side setbacks
 - ▶ Wayfinding, street wall heights and utility integration

Table B1 Example of design criteria for streets by type in the UDG

TYPE	RIGHT OF WAY WIDTH	FOOTPATH WIDTH	TREE ROWS	LANDSCAPE ZONES
1 (Grand Street)	25m +	3.2m each side	4 (2 each side)	2.1m
2 (Neighbourhood Street)	16 - 25m	3.2m each side	2 (1 each side)	1.3 - 1.5m
3 (Little Street)	12 - 16m	2m each side	1-2	-
4 (Lane)	4.5 - 8.5m	2m unless shared zone	0-1	-

Amendments to BASIX

- ▶ Design and Place SEPP proposes to **transfer and repeal** the provisions from the BASIX SEPP.
- ▶ The policy will continue to apply to NSW for all residential development including **alterations and additions** that meet or exceed a certain value (currently **\$50,000**).
- ▶ The Design and Place SEPP continues to give authority to BASIX and **overrides competing instruments** at present.
- ▶ **Staged and incremental increase in sustainability targets** to enable industry to plan for future change and implementation in line with the NSW Government's Net Zero Plan.
- ▶ Provide **more flexibility** in the available assessment pathways to demonstrate a design meets sustainability performance requirements such as independent merit assessment pathway.
- ▶ **Aligning sustainability performance requirements with the principles** of the Design and Place SEPP.
- ▶ **Exploring new policies** that could be assessed such as embodied energy, green infrastructure and stormwater runoff.
- ▶ **Allowing thermal comfort to be traded off** by increasing energy performance (more energy efficient appliances or solar PVs).

Consideration of new SEPP for planning stages

- ▶ Proposing transitional arrangements will be put in place before implementation

SSD and Precincts	SSI	Local council DAs	REFs	Planning Proposals
<p>Address principles and mandatory considerations (as relevant to scale of proposal)</p> <p>State Design Review Panel (SDRP) in the preliminary scoping stage</p>	<p>Address principles and mandatory considerations (as relevant to scale of proposal)</p> <p>State Design Review Panel (SDRP) in the preliminary scoping stage</p>	<p>Address principles and mandatory considerations (as relevant to scale of proposal) and may include early engagement with Aboriginal community</p> <p>If DRP or DEP process is required, input provided in alignment with DRP Guide as part of pre-application consultation process</p>	<p>Application of proposed Design and Place SEPP will be determined during development of the SEPP.</p>	<p>Gateway assessment will include consideration of the Design and Place SEPP and conditions may include requirements to address consistency</p> <p>Targeted engagement with Aboriginal community may be required if relevant (s3.33(3) of the EP&A Act</p>

Relationship with other planning instruments

- ▶ **EP&A Regulations:** Amendments to the EP&A Regulation to enable implementation of the new Design and Place SEPP, including requirements relating to DCPs, design skills and verification statements and provision of additional information.
- ▶ **LEPs and DCPs:**
 - ▶ When the LEPs/DCPs undergo a five year review they will need to **align with the Design and Place SEPP**.
 - ▶ **Amending Clause 4.6** of the Standard Instrument (Local Environmental Plans) Order 2006 to reflect the need to demonstrate that any variation to development standards will result in **an improved planning outcome and public good**. State or Council design review panels may be involved in determining this.
- ▶ **SEPPs:** The following SEPPs will be reviewed and revised for alignment with the Design and Place SEPP in 1-3 years, including: Codes SEPP; Proposed Housing Diversity SEPP; Education SEPP; and Infrastructure SEPP).
- ▶ The Design and Place SEPP will supplement other SEPPs where plan-making or development is subject to precinct or master planning controls.
- ▶ **Housing Diversity SEPP:** The **revised ADG** will apply market-led housing development and tenure models including **student accommodation, co-living and build-to-rent**, where accommodated in residential apartment development, with specific provisions to be added for these typologies where appropriate.



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