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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.

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

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.

SEPP 65 The NSW Government promotes better apartment design across NSW through the State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65).

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[SEPP 65 Design Verification Statement](#)

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

• 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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(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.

[View - NSW legislation](#)

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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