

Design and Place State Environmental Planning Policy (SEPP)

SUBMISSION – 27 April, 2021

Design Matters National is Australia's leading industry organisation which represents building design professionals. We work closely with federal, state and local government to ensure the quality of building design is maintained at the highest professional and ethical standards, and we are accepted among government agencies, universities/TAFES and industry groups as a thought leader on building design issues.

We recently amalgamated with the Building Designers Association of Western Australia (BDAWA), and the Building Designers Association of the Northern Territory (BDANT) with over 2200 members nationally. We are proudly Australia's largest professional association of building designers and thermal performance assessors.

3.1 Design processes

3.1.1 Design Skills

It is imperative that 'suitably qualified design professionals' is defined to include qualified Building Designers to ensure no restriction of trade for these professions or adverse anti-competitive measures.

To avoid potential risk to Building Designers, we also request that 'suitably qualified design professionals' be clearly defined in the body and glossary of the proposal at the outset.

The proposal does not clearly support Building Designers designing and documenting buildings exceeding small residential projects, which is not in line with the profession's scale of work which exceeds these small projects. Qualified Building Designers are educated to professionally design and document a range of buildings (including mixed use) which needs to be supported and clearly outlined in this proposal.

3.1.2 Place-based approach

Agree

3.1.3 Design evaluation and review

Agree. As Design Matters National is Australia's peak body for Building Designers we welcome the opportunity for a Design Matters National Building Designer to sit on the panel to represent the industry.

3.2 Design and Place considerations

Agree.

3.2.1 Application requirements

Agree.

3.2.2 Mandatory matters for consideration

We request that the term 'minimum design skills' be clearly defined to include the skillset and qualifications of Building Designers as well as architects and all other design professions in the built environment.

3.3 Guidance

Noted.

3.3.1 Existing guidance

Noted.

3.3.2 Guidance to be revised

Noted.

3.3.3 New guidance

Noted.

Part 4 Proposed amendments to existing State Environmental Planning Policies

Part 4.1 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

Noted.

Part 4.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Noted.

4.2.1 Sustainability in residential buildings

Noted.

4.2.2 Other reforms

Noted.

Part 5 Relationships with other planning instruments and policies

5.1.1 EP&A Act and EP&A Regulation

Noted.

5.1.2 LEPs and DCPs

Noted

5.2 Other environmental planning instruments impacted by the new SEPP

Noted

5.2.1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Noted

5.2.2 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Noted

5.2.3 Proposed Housing Diversity State Environmental Planning Policy

Noted

5.3 Planning circulars and practice notes

Noted

5.4 Ministerial directions

Noted

5.5 Better Placed

Noted

Part 6 Planning Pathways

6.1 Development Under Part 4 of the EP&A Act

6.1.1 State significant development and precincts

Noted

6.2 Development Under Part 5 of the EP&A Act

6.2.1 State significant infrastructure

Noted

6.2.2 Review of environmental factors

Noted

6.3 Planning proposals

Noted

6.4 Transitional Provisions

We request that **Building Designers** are clearly defined and acknowledged as ***qualified designers*** as outlined in *'allow qualified designers (and other potential design verification experts) an opportunity to ensure appropriate skills are in place to meet the requirements of the SEPP ...'*.

Acronyms

Noted

Glossary

We request that a definition of a qualified building designer is incorporated in the Glossary.

Appendix A Proposed amendment to the Apartment Design Guide and SEPP 65

Agree