

14 November 2018

NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam

**Subject: Urban Design for Regional NSW Draft Guide**

Council appreciates the opportunity to provide feedback on the draft Urban Design Guide for Regional NSW. The Strategic Planning Unit has reviewed it and would like to provide the following comments;

The draft guide is a great initiative and will be a valuable tool to help achieve better design outcomes across regional NSW. However one major factor noticeably absent from the document but which warrants consideration for inclusion is local climatic factors.

There is no consideration of climatic factors influencing design. In our region winters are extremely cold well summers are extremely hot. This should be one of the utmost fundamental consideration in design throughout are region. It is important to design buildings reliant of the local climatic conditions in a way which does not use a large amount of energy.

Climate is an important design consideration for many reasons including providing a suitable living environment for occupants; provide a financially and environmentally sustainable housing supply. This can be achieved through better design such as appropriately orientating dwellings, appropriate use of deciduous trees and other vegetation and the use of passive heating and cooling.

We would also like to note that there is a focus on the main streets or rural towns. While these are significant and generally hold a large amount of historical buildings, there tends to already be many planning controls regarding design in this area. However main streets only make up a very small part of the urban fabric, detached dwellings tend to make up the majority of the urban form and this is likely to continue into the future. As such it seems prudent of the guide to provide design guidance for the significant part of the built environment which it currently fails to do.

Adding to this point a challenge for many rural towns and villages is the interaction with the urban fringe and rural land. Land use conflict inevitably arises in these situations; this issue could be eradicated with better urban design practices and outcomes.

The items of concern noted above for consideration would turn this good document into a great one with real tangible benefits for regional communities across the state. We trust this feedback will be given the significant consideration deserved.

Notwithstanding these items of concern Council does believe urban design guidelines taking into account complexities or regional NSW is needed and appreciate the work the

Government Architect and Department of Planning and Environment have put into this document.

Should you have any queries regarding this submission please contact me on (02) 6455 1907 or at [alexanda.adkins@snowymonaro.nsw.gov.au](mailto:alexanda.adkins@snowymonaro.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alexandra Adkins', written in a cursive style.

Alexanda Adkins

**Senior Strategic Land Use Planner**