

10 July 2015

Director – Planning Frameworks
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

Subject: Exhibition – State Environmental Planning Policy Review 2015

I am writing in response to your invitation to review and comment on the NSW Department of Planning and Environment's (DPEs) *State Environmental Planning Policy Review 2015*.

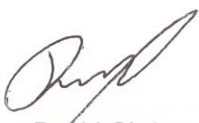
Following a review of the proposed amendments; AlburyCity is supportive of the integration and repealing of 16 SEPPs currently applicable across the State, which will help reduce the duplication of planning controls and remove outdated controls as a means of simplifying the NSW planning process.

Whilst AlburyCity notes that the majority of the identified SEPPs do not apply to AlburyCity, we reconfirm our support for the department to provide a simplified, streamlined and appropriate regime of SEPPs relevant to development in NSW.

AlburyCity would also like to take this opportunity to note that we, along with other representative councils, have been working closely with the Western Region office of the Department of Planning and Environment to create a specific regional SEPP for Exempt and Complying Development that has a key aim to simplify the current controls so that they are easier to use and understand. We support the efforts of the Department in this endeavour and believe that changes such as these will assist in creating a simplified and accessible planning system for NSW, especially where there are opportunities to reflect the different development outcomes and pressures occurring in regional areas as opposed to metropolitan NSW.

If you would like to discuss any aspect of this submission, please contact Council's Town Planning team on 02 6023 8285.

Yours faithfully



David Christy
Team Leader Town Planning
Planning and Environment