

23 April 2018

NSW Government – Planning & Environment

Lodged Electronically:

http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=9217

To Whom It May Concern:

Submission – Planning for the Future of Retail Discussion Paper

We write to provide a submission on the Planning for the Future of Retail Discussion Paper.

Primewest is one of Australia's most active and successful private real estate investment and development fund managers with a national portfolio exceeding AUD \$3 billion. We invest heavily in all states and currently have property holdings in New South Wales in excess of \$450 million; our retail investments in NSW include:

Property	Address	Property Class
Primewest Auburn Megamall	265 Parramatta Road, Auburn	Large Format Retail
Primewest West Gosford	356 Manns Road, West Gosford	Large Format Retail
Primewest Rutherford	343 New England Hwy, Rutherford	Large Format Retail
Belmont Citi Shopping Centre	Macquarie St & Edgar St, Belmont	Neighbourhood Shopping Centre
Lisarow Shopping Centre	11 Parsons Rd, Lisarow	Neighbourhood Shopping Centre

In addition to the above we have interests in various other office and industrial assets.

Primewest are a long-term platinum member of the Large Format Retailers Association (LFRA) and have developed and own many of the premium centres across Australia. We strongly endorse the LFRA's submission to the Discussion Paper on *'Planning For The Future Of Retail'*.

The proposed introduction of the definition *'Specialised Retail Premises'* is a positive step for NSW; we believe it will provide clarity, consistency and certainty for retailers and developers for existing zoned land; however will not address the underlying problem of a lack of suitably zoned land for Large Format Retail.

We would encourage the NSW Government to consider:

- Rezoning certain employment land zones to allow Large Format Retail as a permitted use

- Introducing mandated zones for '*Specialised Retail Premises*' as part of the overall Retail Strategy for the state so we can make strategic land acquisitions for future development.

If you have any comments in relation to this submission please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. O'Donoghue', with a stylized flourish at the end.

ADAM O'DONOGHUE
Head of Asset Management

Email: adam@primewest.biz