

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 – Proposed Amendments to the Standard LEP

We write to provide a submission on the Proposed Amendments to the Standard LEP.

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 all definitions exhibited, particularly the definition of '*Specialised Retail Premises*'.

We have been working alongside the LFRA for a number of years in all states of Australia to support and encourage planning reforms with the aim of ensuring the industry has uniform definitions in each jurisdiction to ensure that there is clarity, consistency and certainty for retailers and developers. This certainty encourages investment and results in employment. The proposed introduction of '*Specialised Retail Premises*' is a positive step for NSW and will bring the state into line with planning instruments in Victoria, Western Australia and South Australia.

The definition of '*Specialised Retail Premises*' will result in Primewest seeking to further invest in the state of NSW; as developers we require certainty when making investment decisions and this change will be a great step forward. We have recently employed a Development Manager in our Sydney office and believe that part of our business will only grow into the future as these types of important planning reforms come to fruition.

We would also like to take the opportunity to encourage the NSW Government to consider 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

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