

Ref: 180424 NSW Planning Future of Retail Submission.docx

26 April 2018

Director  
Employment Policy and Systems  
GPO Box 39  
Sydney  
NSW 2001

**By email:** [retail@planning.nsw.gov.au](mailto:retail@planning.nsw.gov.au)

To Whom It May Concern

**SUBMISSION RE. PLANNING FOR THE FUTURE OF RETAIL DISCUSSION PAPER**

BWP Trust ("BWP") is a real estate investment trust investing in and managing commercial properties throughout Australia. The Trust is managed by an external responsible entity, BWP Management Limited.

The majority of the Trust's properties are large format retailing properties, in particular, Bunnings Warehouses, leased to Bunnings Group Limited ("Bunnings"). Bunnings is the leading retailer of home improvement and outdoor living products in Australia and New Zealand, and a major supplier to project builders, commercial trades people, and the housing industry. In NSW BWP own 16 properties valued at approximately \$455.7 million in total.

As a proud member of the Large Format Retail Association ("LFRA"), we strongly endorse the LFRA's submission to the Discussion Paper on '*Planning For The Future Of Retail*'. Whilst the adoption of the proposed definition of '*Specialised Retail Premises*' will assist us and our tenants in providing clarity, and certainty in respect of the goods that can be sold and services provided, it will not in itself increase the supply of land on which Large Format Retailing can occur.

As a Large Format Retail landlord we would like to express our concern as to the lack of adequately zoned sites to develop Large Format Retailing in NSW and the difficulty in obtaining planning approvals to develop Large Format Retailing in NSW. We are currently working through a live example at 2 Lyn Parade Hoxton Park (recently vacated by Bunnings) where there are unnecessary lettable area caps and restrictions imposed as part of the B6 zone. In essence, this has restricted the type and size of retailers allowed to trade from this site.

In conclusion, we strongly support the proposition that Business zones be simplified and collapsed so that Large Format Retailing is less restricted and can occur in a wider range of zones.

Yours sincerely



**Antony Crossland**  
Asset Manager, BWP Management Ltd