



Re: NSW Planning Reform Submission

Thursday, May 3, 2018

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The Department of Planning and Environment are seeking feedback on the 'Discussion Paper Planning for the Future of Retail' and the five strategic amendments to retail-related definitions within the Standard Instrument Local Environmental Plan.

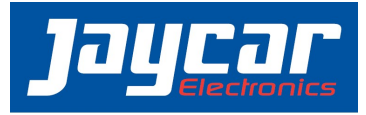
Jaycar and Road Tech Marine (RTM) have a significant interest in these matters and are a significant employer and retailer within NSW with over 35 stores and employing over 200 retail staff.

Jaycar and RTM have had significant problems in dealing with the NSW planning system that really only defines both uses as a "shop". This has required court cases and even the need to become a wholesale supplier in one instance. We desire to locate in areas that are specialised and not within shopping centres or Westfield shopping towns. Our customers desire that we locate in outlying zones such as bulky goods retail areas, but neither use fits easily into the current definition. This has forced us to even try and find sites that have existing use rights so that approvals can be obtained. It has not been a pleasant experience and has carried unnecessary costs.

In short, we fully support this overhaul taking place. We strongly agree with the move away from a revised definition for "bulky goods premises" which did not solve any of the planning issues that we experience. The proposed definition of "specialised retail premises" is strongly supported for the following reasons:

- It removes the rigidity that forces many uses into the restrictive definition of a "shop" which are prohibited in most zones outside large and medium sized commercial centres.
- It creates a more flexible environment that allows customers to mandate where they want certain uses to locate.
- It allows Jaycar and RTM to locate on sites with better loading docks and car access which is not possible in many conventional shopping centres.
- While many of our products are small, our customers desire that we locate near uses such as homemaker centres and furniture stores and the like.
- It will encourage us to explore longer term property investment in NSW as a result of greater surety and flexibility.
- The changes align better with the approach taken by other states in Australia.
- This change will also allow the Government to also explore specific zones for "specialised retail premises" which is supported.

While our main support is towards the "specialised retail premises" definition, Jaycar and RTM are members of the Large Format Retail Association and support all the new definitions being exhibited.



Furthermore, we strongly endorse the Large Format Retail Association's submission to the Discussion Paper on '*Planning For The Future Of Retail*'. The need for clear strategy and appropriately zoned land for large retail premises is critical to the growth of the industry in NSW and ensure that supply promotes appropriate affordability which benefits the customers and retailers alike. The review and simplification of Business zones is appropriate so that Large Format Retailing can occur in a wider range of zones, thereby increasing the supply of suitable land.

Jaycar would even make itself available to be referenced as a typical 'specialised' use in any circulars or explanatory notes. This would ensure that there is no future doubt within government that we are intended to be captured by this new definition. We categorically reaffirm that if our customers wanted us to locate in Westfield centres then that is where we would locate. However, they do not. These proposed changes are very much supported.

Yours sincerely,

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