

17 May 2018

Director  
Employment Policy & Systems  
GPO Box 39  
Sydney NSW 2001

## **PROPOSED AMENDMENTS TO STANDARD INSTRUMENT LEP BETTER PLANNING FOR THE NSW RETAIL SECTOR**

We are pleased to provide our response to the proposed amendments to the standard Instrument LEP currently on public notice by the NSW Department of Planning and Environment.

Anaconda is one of Australia's leading large format retailers in the outdoor adventure products sector with 50 stores currently operating across Australia. Anaconda is also a retail member of the Large Format Retailers Association (LFRA) which includes other retailers operating in the same market sector such as BCF and Rays Outdoors. In New South Wales, Anaconda has 13 operating outlets.

We have reviewed the material placed on public exhibition and we are principally interested in the proposed amendment to the definition of 'bulky goods premises'. By way of background; Anaconda made submission to the Department of Planning on 13 December 2017 in response to the proposal to undertake minor drafting revisions to the same land use term. In that submission we stated as follows - *"Anaconda submits that there is an immediate need to adopt a new definition for the current land use term - 'Bulky Goods Premises' which needs to be completely re-drafted to reflect the recent planning reform adopted in other States of Australia."*

We are very encouraged that this request has been taken seriously and strongly support the current proposed amendment to the LEP which changes both the title of the land use term and the structure of the definition itself.

We support the change in title to 'specialised retail premises' on the basis that 'bulky goods' is an outdated and unhelpfully narrow description of products historically sold from large format retail outlets. The proposed intent supporting the change of title is well articulated and entirely appropriate, particularly in respect of the large format retail sector in today's market.

We strongly support the change in structure of the definition to a list of compliant products rather than a subjective description of what constitutes 'bulky goods'. The current definition has been problematic for years now and has stifled development of property and our ability to expand our store network in New South Wales. This change will restore certainty and create confidence to invest in the large format retail sector. It will also streamline the planning consent process which has been unnecessarily complicated, costly and time consuming.

In summary, Anaconda supports the proposed amendments to the bulky goods definition and encourages the NSW Government to implement the proposed changes as soon as possible.

We thank you for the opportunity to provide this submission.

Yours sincerely,



**Chris Lude**  
CEO Anaconda