

17 May 2018

Director  
Employment Policy & Systems  
GPO Box 39  
Sydney NSW 2001

## **PLANNING FOR THE FUTURE OF RETAIL DISCUSSION PAPER APRIL 2018**

We are pleased to provide our response to the Planning for the Future of Retail discussion paper as prepared by the NSW Department of Planning and Environment in April 2018 and currently on public notice.

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.

By way of background, Anaconda has also made a submission to the Proposed Amendments to the Standard Instrument LEP. In this submission we provided clear support for the proposed change to the definition of 'bulky goods premises' to be replaced by an entirely new definition of the land use term – 'specialised retail premises' We also supported the other key amendments proposed in that project.

We have undertaken a review of the discussion paper – Planning for the Future of Retail and make the following comments in response –

### **Direction 1 – Better local strategic planning for retail.**

We support the principles and objectives identified in Direction 1. Our key issue is to ensure that planning provides for an increased supply of suitably zoned land to support development in the retail sector. There is currently an undersupply of land for retail uses in NSW and this is stifling growth in our industry. Local councils need to identify land for development and plan for its development to enable the private sector to respond accordingly. The State Government should be assisting local councils to undertake this work.

### **Direction 2 – A modern approach to retail development that reflects a range of retail formats in centres.**

We support the principles contained within Direction 2. It is important to recognise that there are various types of centres and this is not limited to simply major shopping centres. If a centres policy is intended to inform retail development, it should be done by encouraging development not acting to constrain it through the creation of artificial barriers such as floor space caps and prohibition controls. This is a very important issue for the large format retail industry as many of our outlets are located in out-of-centre locations.

We believe that a review of industrial land in Sydney is required and that industrial land can be a source of increased supply for retail development.

### **Direction 3 – Adaptability and certainty for retail.**

In relation to Direction 3, we strongly advocate that the current zones in the standard instrument should be reviewed to make large format retail uses permissible in more zones. The current situation where bulky goods premises is encouraged only in the Enterprise corridor zone falls well short of addressing the needs of our sector. We support the proposal to create flexible 'open' zones. We also strongly support the concept of an "innovation in retail" provision that can allow for uses that aren't covered by the current planning system structure

We thank you for the opportunity to provide this submission.

Yours sincerely



**Chris Lude**  
CEO Anaconda