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Planning & Environment Department  
NSW Government

**SUBMISSION – The Future of Retail Discussion Paper**

Hector Abbott established McDuck Properties Pty Ltd in 1998 as a property consultancy and property development company focusing solely on the Large Format Retail sector.

McDuck Properties has worked extensively over the years with retailers such as Supercheap Auto, BCF, Ray's, Petbarn, Baby Bunting, Bunnings, The Good Guys, Beacon Lighting, Super AMart etc.

McDuck operates nationally and whilst being based in Sydney has focused on other states in recent years as planning limitations across NSW severely restrict the ability for large format retailers to operate.

As such McDuck strongly endorses all the proposed definitions as exhibited in particular the relevant "Specialised Retail Premises". Should this definition be adopted state wide then McDuck will be in a position to refocus attention on NSW, it's home state and service the pent up demand that the restrictions have created.

However it is important to note that this change will not increase the supply of land available for large format retailing, only what can be sold in existing approved areas and zones. There is a critical lack of appropriately zoned land in NSW and a first step would be to permit large format retail to operate in Industrial Zones. We strongly support the view that all Business Zones are simplified similar to that in Victoria so that large format retailing can operate in a wider range of zones thereby increasing the supply of land.

Further, as an associate of the Large Format Retailers Association we strongly endorse their submission to the government on this matter.

This will establish is planning clarity, consistency and certainty within NSW and we strongly encourage the NSW Government to also consider mandating zones in for "Specialised Retail Premises" as part of the Retail Policy.



Hector Abbott  
Managing Director  
McDuck Properties Pty Ltd