

18 May 2018

Director
Employment Policy & Systems
GPO Box 39
Sydney NSW 2001

**RE: Proposed Amendments to the Standard Instrument LEP
Support for Better Planning in the NSW Retail Sector**

Home Consortium are pleased to make this submission in response to the 'Proposed Amendments to the Standard Instrument LEP / Better Planning for the NSW Retail Sector' report, prepared by the NSW Department of Planning and Environment in April 2018.

In early 2016, Home consortium was established by a group of Australian investors to create a unique retail and services concept. In August 2016 Home Consortium acquired the former Masters holding entity from Woolworths, which included 61 former Masters Home Improvement sites, 14 of which are located in NSW. It is our intention to develop these sites predominantly for use by large format retail tenants, and as such, we have a significant interest in the NSW planning system that regulates this sector.

Upon review of the discussion paper 'Proposed Amendments to the Standard Instrument LEP / Better Planning for the NSW Retail Sector', Home Consortium are pleased to confirm our support of this project. We are encouraged by its strategic response to the key issues facing the retail industry at present and believe there is a need for review of the planning system in NSW to respond to changing times as other States in Australia have already done.

We provide our comments on the proposed amendments to the LEP as follows;

Artisan premises

We support the proposal to create a new land use definition for 'artisan premises' that recognises new and emerging producers of food and drink premises.

Garden centre

We support the proposed amendment to the definition of 'garden centre' and revisions to the definition to include product categories that are primary and ancillary.

Local distribution premises

We support the proposal to create a new land use definition for 'local distribution premises' that deals with the shift in format in the logistics industry.

Neighbourhood Supermarket

We support the proposal to create a new land use definition for 'neighbourhood supermarket' up to 1,500sqm with the intent to make it permissible in the B1 zone.

Specialised retail premises (incorporating bulky goods premises)


Home Consortium strongly supports this proposed amendment.

The change in the land use term from 'bulky goods premises' to the new 'specialised retail premises' provides a clear shift in thinking to recognise that this sector of retail has changed over time and the current way in which it is defined is no longer appropriate. We support the new and improved definition based on the list of product categories outlined as well as the retention of flexibility to cover goods which are not specifically defined. We are pleased that the new definition is drafted in similar terms to other States, most notably Victoria.

In conclusion, Home Consortium support the proposed amendment to the 'bulky goods premises' definition and other proposed amendments. We believe they should be implemented immediately.

We thank you for the opportunity to provide our comments in relation to this submission.

Yours sincerely,


David Di Pilla
Chairman
Home Consortium