



STEINHOFF

ASIA PACIFIC GROUP HOLDINGS PTY LTD

Steinhoff Asia Pacific Group Holdings Pty Ltd
A.C.N. 612 890 874

Registered office

Level 4, 1 Epping Road
North Ryde NSW 2113
Australia
Tel +61 2 9882 9000
Fax +61 2 9882 9099
Website www.steinhoff.com.au

Department of Planning and Environment
NSW Government

Online submission:

Submission on behalf of Steinhoff Asia Pacific Limited:
Planning For The Future of Retail Discussion Paper

Steinhoff Asia Pacific Holdings Pty Ltd ("SAPH") operates a chain of retail stores under the trading brands Fantastic Furniture, Plush, OMF, Freedom, Snooze and Bay Leather Republic. We have a portfolio of 297 stores across Australia, of which 111 are in NSW and have been members of the Large Format Retail Association since its inception, so we believe we are well placed to provide feedback on the proposed amendments to the Standard LEP. SAPH is a subsidiary of Steinhoff Asia Pacific Group Holdings Pty Limited, which also owns and operates the Best & Less, Harris Scarfe (including Harris Scarfe Home) and Debenhams brands in Australia. The total number of retail stores operated by the Group or its franchisees is 558 around Australia, and 196 in NSW.

We strongly believe the adoption of the proposed definition of 'Specialised Retail Premises' is a positive step for the Large Format sector and for the people of NSW. We maintain a concern however that this is only part of the problem at hand, as we face as great a challenge with the zoning within NSW. There is a clear lack of supply of suitably zoned land on which Large Format Retailing can operate in NSW. This constrains the potential for expansion, making it difficult to both plan for and commit to new store expansion across our brands in the State.

As the Proposed Amendment has identified, consumer and market demands have changed, and convenience and location of Specialised Retail Premises is paramount. Zoning policy must therefore provide a wider provision of land within which Large Format Retailing may operate, so that our stores can meet these consumer needs.

We strongly support the proposition therefore that Business zones be simplified so that Large Format Retailing can occur within these zones. The increase of land supply would go further in providing the industry with certainty within which to expand and create more

job opportunities within the State. It is our belief that there is a natural progression following clarifying a use; to the identification of where that use can then occur.

We congratulate policy makers in bringing this conversation to the forefront of industry thinking but now urge you to use this as a platform to build on. Going one step further and unlocking a greater supply of land use through planning policy would bring significant benefits to the market, consumers, and the State of NSW as a whole.

With regards

Jim Hibbett | General Manager Property | Steinhoff Asia Pacific

T + 61 2 8717 2668 | **M** + 61 (0)434 624490 | **F** + 61 2 8717 2679

E jim.hibbett@fantasticholdings.com.au

A 62 Hume Highway, Chullora NSW 2190



STEINHOFF
ASIA PACIFIC LIMITED

Representing business units:

