

**General Submission
Retail Policy Review Discussion Paper – Victoria**

Axiom Properties Limited
Ben Laurance, Managing Director
Level 20, Australia Square
264 George St
Sydney NSW 2000

Telephone: (02) 8243 2801
Email: ben@axiompl.com.au

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Dear Sir/Madam

We refer to the submission made by the Bulky Goods Retailers Association (BGRA) with respect to the Retail Policy Review being conducted by the Victorian Department of Planning and Community Development and we wish to make our own submission to express our strong support and endorsement of the BGRA's submission.

Specifically, we wish to endorse the Association's views on the following key areas:

1. The need to increase the supply of suitably zoned land for the purposes of developing new restricted retail / homemaker centres to meet the forecast demand
2. The need to recognise bulky goods retailing / homemaker centres more widely in planning policy particularly in the network of activity centres
3. The need for a revised definition of Restricted Retail Premises to take into account the existing industry and provide flexibility for future retail innovation and growth
4. The need to defer the proposed prohibition of restricted retailing in Industrial zones pending a review of industrial landuse demand and the rezoning of suitable land to increase supply

As a major property development company who is an active developer of retail and bulky goods centres, and indeed as an Associate Member of the BGRA, Axiom Properties Limited urge the DPCD to take notice of the BGRA's submission and its suggested responses to the Retail Policy Review and to actively engage with the BGRA in shaping its future policy for this sector. The Bulky Goods industry forms a very important part of the overall retail sector, and it is critical that this sector has policies and initiatives in place to ensure its growth, its future, and its importance to the wider retail sector.

We respectfully request the DPCD to consider this submission as support for the BGRA's comments, the "Need for Change", and the proactive management and process for achieving that change.

Yours sincerely



Ben Laurance
Managing Director
Axiom Properties Limited
Associate Member – Bulky Goods Retailers Association