



26 February 2009

The Hon Justin Madden
Minister for Planning
Level 17 - 8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister

Re: Retail Policy Review Discussion Paper – October 2008

On behalf of Officeworks, we would like to commend your Government on its commitment to a review of retail planning policy. It is important that policy and changes likely to derive from it have regard to the changing nature of the market place as well as the retail needs of all Victorians and the businesses which meet them.

Officeworks has had the opportunity to review the Retail Policy Review Discussion Paper of October 2008 and is pleased to see that the paper proposes no change to the definition of 'restricted retail premises' – this being the definition which presently encompasses the Officeworks business.

Officeworks is, however, very concerned at the response (No.9 at Section 3.3 of Part 3 – Key Findings) which canvasses the prohibition of restricted retail premises in Industrial Zones based on the proposition that policy in relation to retail and industrial land use seems not to be effective in minimising out-of-centre development.

Officeworks has recently opened a new store in an Industrial Zone co-located with Bunnings (also in the Wesfarmers stable of businesses) and anticipates establishing more of these sites.

Accordingly, Officeworks is concerned with any response which contemplates amendments to the land use provisions of industrial zones and sees the draft response as one which effectively "turns back" the government's commitment to flexibility within planning controls and emphasis on policy based decision-making. Officeworks, is not convinced that the Discussion Paper provides a convincing basis for this change to zone provisions (especially in these economically challenging times), or sufficient detail as to the proposed transitional provisions for:

- the ongoing use of existing restricted retail premises;
- current permits for restricted retail premises not yet acted upon; and
- current applications for restricted retail premises where decisions are pending.

It is respectfully submitted that further consideration of the proposed changes to land use provisions and their ramifications is needed.

We look forward to discussing these matters with you in further detail.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Kerry Duncan".

Kerry Duncan
Regional Property Development Manager (VIC/TAS/SAWA)

cc: retailpolicy.review@dpcd.vic.gov.au