

SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

THURSDAY 23 JUNE 2016

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NSW AND WESTERN AUSTRALIA PROGRESS RETAIL AND ACTIVITY CENTRE POLICY REVIEWS

The Shopping Centre Council has lodged a submission with the NSW Retail Expert Advisory Committee following the recent announcement of a review of the retail planning policy framework ([Shop Talk 17/6/16](#)). Land-use planning has multiple objectives, including transport and infrastructure efficiency, environmental and heritage protection, resource protection, employment growth and competition, and this review should appropriately balance how these multiple objectives can best be achieved. The Harper Competition Report, which reported in March 2015 and to which the Federal Government responded to in November 2015, is the 'final word' on competition and planning having recommended a 'public interest test' approach. The Government's own strategic plans, including Sydney's metropolitan plan, *A Plan for Growing Sydney* are also relevant. In our view, the NSW Government does not have a great track record of understanding or proposing holistic and fair retail planning reforms. We are hoping that, this time around, it's both a better process and provides more considered recommendations. Meanwhile, the Western Australian Department of Planning has advised that the Western Australian Planning Commission has endorsed a review of *State Planning Policy 4.2 – Activity Centres for Perth and Peel*, which has a heavy focus on retail planning issues. The SCCA is a member of the Government's working group.

BILL ESTABLISHING EMERGENCY SERVICES LEVY MONITOR PASSES THE NSW PARLIAMENT

The [Emergency Services Levy Monitor Bill 2016](#) passed the NSW Parliament in early June, and Mr Allan Fels AO has been appointed to the role ([Shop Talk 26/5/16](#)). The Monitor is to obtain information from insurers to assist modelling of the new land-based Emergency Services Property Levy. A Bill to establish the new Levy is expected in the Parliament before the end of the year. The Shopping Centre Council has provided modelling to Treasury.

COALITION POLICY ANNOUNCEMENTS ON SUSTAINABILITY AND 'CITIES'

The Minister for Resources, Energy and Northern Australia, Josh Frydenberg, this week [announced](#) that a re-elected Coalition Government will reduce the threshold for commercial office buildings under the Commercial Building Disclosure (CBD) scheme from 2,000m² to 1,000m². It is expected this will bring an additional 1,000 commercial offices under the scheme. This policy was informed by a comprehensive review of the scheme by ACIL Allen in 2014. The Shopping Centre Council was successful in having ACIL Allen acknowledge, among other things, existing disclosure requirements under state-based retail tenancy laws. The review report went on to recommend that the CBD scheme not be extended to shopping centres or other retail buildings ([Shop Talk 11/2/16](#)). The Coalition has also provided [further information](#) on the proposed implementation of its so-called 'smart cities' policy. A returned Coalition Government will establish a competitive \$50 million 'Smart Cities Program' to encourage councils to pilot "...cutting edge technology solutions to urban problems and service improvements...". This element of the Coalition's policy is underpinned by improved access to and use of data. The Coalition will also establish a 'Sustainable Cities Investment Fund', administered by the Clean Energy Finance Corporation (CEFC), to "...leverage private sector capital to accelerate the deployment of cutting-edge projects...". 'Green buildings' are noted as a possible project type. The Fund has an annual investment target of up to \$100 million each year.

NEW CONSUMER AFFAIRS MINISTER APPOINTED IN VICTORIA

Following the resignation of the former Minister for Consumer Affairs, Jane Garrett, (was also the Minister for Emergency Services), Marlene Kairouz MP has been [appointed](#) by Premier Daniel Andrews, as the new Victorian Minister for Consumer Affairs, Gaming and Liquor Regulation.

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