



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Friday 10 September 2010

[Archive](#)

SCCA SUBMISSION ON PRODUCTIVITY COMMISSION'S INQUIRY INTO PLANNING

The Shopping Centre Council of Australia has lodged a [submission](#) to the [Productivity Commission's Inquiry into Planning, Zoning and Development Assessment](#) (*Shop Talk* 23/4/10, 28/5/10, 23/7/10). Our submission focuses on one aspect of the Inquiry's terms of reference: the impact of the planning system on competition. We have addressed the prevailing myths surrounding this issue and the continued misleading assertions made by certain groups seeking special treatment (and not a level playing field) under the planning system.

The first is the myth of a restriction on retail space. It is clear from the evidence that the total of both shopping centre and non-shopping centre floor space has grown much faster than the rate of population growth, with total retail space increasing from 1.88 sq m per capita in 1991-92 to 2.18 sq m in 2005-06. The second is the myth that activity centres policies lockout new retailers, particularly new supermarkets. Modelling by Urbis of five major activity centres illustrates this claim is not true - highlighting 26 additional supermarkets established over ten years, 11 of which were Aldi supermarkets. Activity centres are also inherently competitive, as they concentrate competing businesses in the one location. The third is the myth of so-called 'new and innovative' competitors deserving special planning treatment. This is more nonsense. The floor plate, size of goods, transport needs or business model of these new competitors (such as being member based or discounting) are little different to other retail formats.

It is to be hoped that sanity will prevail in the Commission's Draft Report (due in February 2011) and the Commission will interrogate the evidence, and see the claims for what they really are: pleading by self-interested groups seeking special treatment for their own competitive advantage.

RETAIL 2010 EXHIBITION AND CONFERENCE IN SYDNEY ON 20-22 SEPTEMBER

Don't forget the Retail 2010 Exhibition and Conference to be held at the Sydney Convention and Exhibition Centre from 20-22 September. Click [here](#) for further information and registration details.

SHOP TRADING ARRANGEMENTS FOR LABOUR DAY AND WA QUEENS BIRTHDAY

NSW, South Australia and the ACT celebrate Labour Day on Monday 4 October 2010. There are no trading restrictions in NSW and the ACT on this day but non-exempt shops (i.e. large shops) are unable to open on this day in Adelaide. Western Australia celebrates the Queens Birthday on Monday 27 September 2010. General shops (i.e. large shops) are unable to open on this day in Perth, unless they are located in a 'special trading precinct'.

LATEST EDITION OF URBIS RETAIL PERSPECTIVES IS NOW AVAILABLE

The August/September edition of the Urbis *Retail Perspectives* is available [here](#). This edition includes the usual comprehensive analysis of retail sales and economic data and an analysis of the current population policy debate in Australia and what this means for retail.

SPECIAL DEAL FOR ICSC RECON ASIA IN BEIJING AND MIPIM ASIA IN HONG KONG

A special rate applies for those interested in exhibiting and/or attending both the International Council of Shopping Centers RECon Asia 2010, in Beijing on 7-9 November, and the MIPIM Asia 2010 Conference in Hong Kong from 10-12 November. Registration and program details for RECon Asia are [here](#) and the MIPIM program is [here](#) and MIPIM registration details are [here](#).