



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 1 December 2011

[Archive](#)

POTENTIAL FOR NEW DEVELOPMENT LEVY IN ACT DRAFT TRANSPORT PLAN

The Shopping Centre Council has lodged a submission on the [ACT's Draft Transport for Canberra: 2011-2031](#), which outlines Canberra's transport goals and various actions over the next 20 years ([Shop Talk 20/10/11](#)). Our initial concerns that a levy on existing spaces was being proposed have been somewhat allayed, following discussions with the Government. Our main area of concern is a proposed 'parking offset fund', to apply from 2013 to the city area and town centres. Revenue for this fund would be raised through a proposed new development levy, which would be triggered when parking cannot be provided on site at the required rate. The current parking rate for shopping centres in the city area and town centres, under the [ACT Parking and Vehicular Access General Code](#), is 4 spaces per 100 square metres of Gross Floor Area (GFA). While we've been advised that the design of the levy will be subject to further consultation, an immediate concern is the proposal that a contribution from a developer could be used for non-parking related issues, as well as being used in other parts of Canberra. In other words, a levy that comes about as a result of a supposed shortfall in parking on a site, and calculated according to relevant parking factors, may not be tied to a parking solution or a solution in the immediate vicinity. The ACT Government has highlighted its willingness to work with our industry on this issue.

SUBMISSION ON DRAFT QUEENSLAND PLANNING PROVISIONS

We have lodged a [submission](#) on the Draft Queensland Planning Provisions (QPPs). One concern is the proposed new definition of Gross Floor Area (GFA), which could undermine the Government's recent infrastructure charges reforms, and the feasibility of development projects. We are working with the Government on refining the Draft QPPs before they are finalised.

FURTHER FRANCHISING REGULATION BILL INTRODUCED IN WESTERN AUSTRALIA

Labor has introduced a [Bill](#) to regulate franchising in WA, following the recent defeat of a Liberal MP's Bill which sought to do the same. Once again the Bill is being opposed by the Franchise Council of Australia, which represents franchisors, and which has argued that state laws which differ from Federal laws are a recipe for confusion and increased conflict. The FCA has, however, undermined its arguments against the Bill by pushing at the same time for a federal retail tenancy code of practice, which would sit on top of state-based retail tenancy legislation - surely a similar recipe for "confusion and increased conflict" ([Shop Talk 4/8/11](#) & [3/11/11](#)).

QLD GOVT RELEASES DISCUSSION PAPER ON REVIEW OF RETAIL SHOP LEASES ACT

The Queensland Government has released a [Discussion Paper](#) concerning the statutory review of the [Retail Shop Leases Act 1994](#). Submissions close on 30 January 2012.

OPTIONS PAPER ON REVIEW OF SOUTH AUSTRALIAN PUBLIC HOLIDAYS ACT

Following its controversial decision to declare Christmas Eve and New Year's Eve as public holidays from 5pm ([Shop Talk 24/11/11](#)), the South Australian Government has announced a review of the law governing public holidays. An [Options Paper](#) on *A Review of the Holidays Act 1910 (SA)* has been released. Submissions close on 21 December 2011.

AMP CAPITAL SHOPPING CENTRES LAUNCHES FREE NEW E-COMMERCE PLATFORM

AMP Capital Shopping Centres has announced a new free eCommerce platform, called 'eMall', to support its retailers. This allows shoppers to link directly from the AMP CSC eMall website to the retailers' website and make secure online purchases.