



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

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## NSW GOVERNMENT TO ALSO EXPLORE A PROPERTY-BASED FIRE SERVICES LEVY

The NSW Government [revealed](#) in its Budget Papers this week that it will also explore the adoption of a property-based fire and emergency services levy. The Government will soon issue a discussion paper with a final decision expected to be made "towards the end of 2012". The Government stated that "any change to the funding sources will not change the overall level of funding for fire and emergency services". This announcement was expected since, following the Victorian Government's in-principle decision to move to a property-based levy, NSW is the last remaining state to fund fire services through a levy on insurance policies. The cost of the three fire/emergency services bodies was \$1.021 billion in 2011-12. We are still awaiting the fine details of the proposed property-based levy in Victoria, and the promised draft legislation, which will operate from 1 July 2013 ([Shop Talk 6/10/11](#)).

## APPLICATIONS NOW OPEN FOR SHOPPING CENTRE NEWS MARKETING AWARDS

The latest edition of [SCN \(Shopping Centre News\)](#) is now available. This edition also contains details of how to enter the 2012 *Shopping Centre News Australian and New Zealand Marketing Awards* (for campaigns established between 1 July 2011 and 30 June 2012). The deadline for entries is close of business on Friday 20 July 2012. For subscriptions to SCN contact Alessa on 02 9555 7494 or email: [alessa@shoppingcentrenews.com.au](mailto:alessa@shoppingcentrenews.com.au).

## RETAIL PROPERTY MANAGEMENT AND MARKETING COURSE IN SYDNEY

The Property Council Academy is offering a two-day introduction course on Retail Property Management and Marketing, in Sydney, from 1-2 August 2012. Further details are [here](#) and click here to [register](#).

## NSW EMPLOYMENT LANDS TASK FORCE FURTHER UNDERMINES CENTRES POLICY

A further step in the gradual erosion of the activity centres policy in NSW has come with the recently released [report](#) of the Employment Lands Task Force. The report suggests increased flexibility in industrial zones for "compatible" land uses, such as "large format retailing". The report makes no effort to define "large format retailing" and there is no such definition in the Standard LEP Instrument. Nor is there any attempt to justify why this (undefined) form of general retailing deserves special planning consideration or why it should be given a significant competitive advantage over other retail property formats by being able to locate in industrial zones (such as IN1 and IN2). Does this mean shopping centres will now be able to locate in industrial zones, rather than be forced into the expensive 'centres' zones (B2, B3, B4)? After all, retail formats don't come any larger than shopping centres. Of course not! That's because 'large format retailing' is simply code for the special pleaders, such as 'bulky goods retailers' (which already have a planning advantage by being the only 'shops' allowed in the B5 zones and which are now seeking entry to the B6 and IN1 and IN2 zones), as well as for the so-called 'new retail formats', such as Costco. This is the sort of sloppy analysis which results from the present policy vacuum in NSW on retail planning.

## URBIS STUDY TOUR TO USA WEST COAST AND ASIA, INCLUDING WORLD SUMMIT

Urbis is offering an 11-day West Coast USA retail study tour, beginning on 4 September, which concludes with attendance at the [ICSC Retail Real Estate World Summit](#) in Shanghai (on 11-14 September). A separate component comprises a 6-day Asian retail study tour (Tokyo, Hong Kong, Kuala Lumpur, Singapore), immediately after the World Summit in Shanghai. More details are [here](#).