



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

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## QUEENSLAND GOVERNMENT ANNOUNCES NEW PLANNING LEGISLATION NEXT YEAR

Queensland Deputy Premier, Jeff Seeney, has [announced](#) he intends to introduce early next year legislation to replace the *Sustainable Planning Act*. Mr Seeney said the present planning system was over-regulated and the purpose of the new legislation would be to drive development by simplifying land use planning and the development approval process. Mr Seeney also had a dig at the NSW Government, saying his review "will not be a long drawn out approach such as we have seen elsewhere with green papers followed by white papers followed by interminable debate."

## FURTHER CONSULTATION TO BE HELD ON THE FRANCHISING CODE REVIEW REPORT

The Federal Government has [announced](#) consultation on the recommendations in the recent report of the Review of the Franchising Code of Conduct ([Shop Talk 30/5/13](#)). The consultation period closes on 9 July. The consultation paper issued by the Government is available [here](#).

## BRISBANE CITY COUNCIL OPPOSES PAID CAR PARKING BUT ONLY FOR OTHERS

Brisbane City Council's [draft City Plan](#), currently on exhibition, includes a proposal for some shopping centres to provide parking for commuters (i.e. non-shoppers) and that such parking must be free of charge. At the same time Council has, rather hypocritically, introduced a [scheme](#) to extend metering hours for paid on-street parking in inner-city areas. Council claims this will "provide more opportunity for people to find a car park"; that parking policies "need to keep up with the changing demands in inner-city areas"; and "increasing parking turnover" can "boost the local economy". These are sounds arguments and precisely the reasons why shopping centres introduce managed parking! It seems that what's good for some...

## COSBOA HEAD WANTS EVEN MORE REGULATION OF RETAIL TENANCIES

The Council of Small Business of Australia (COSBOA) is not renowned for its advocacy of sensible public policy. This was again demonstrated last week when COSBOA's head, Peter Strong, issued an immature and irresponsible diatribe about shopping centres ("gulags where the landlord acts more like politiburos who command and punish") and called for a voluntary code of practice "to protect retail tenants from being bullied". He said that "if a landlord is not a signatory [to the proposed voluntary code] then that must mean they intend to be a bully and potentially destroy the finances and health of the small business and the person who owns that business." How's that for intelligent and rational analysis! Mr Strong made no mention of the existing obligation of shopping centre owners to obey the myriad laws protecting retail tenants - in all aspects of the retail tenancy relationship (beginning even before a lease is signed) - contained in retail leasing legislation in every state and territory. The Queensland *Retail Shop Leases Act*, to take one example, runs to 84 pages and has 135 separate sections. Over and above those retail lease laws are the protections of the national *Competition and Consumer Act*. Under Mr Strong's 'leadership' COSBOA has become something of a joke, saved only by the Federal Government deliberately pumping up its tyres as part of the unseemly political auction for the 'small business vote'. Not surprisingly, Mr Strong's media statement was basically ignored by the media.

## ICSC 2013 ASIA PACIFIC SHOPPING CENTER AWARDS IN BEIJING ON 2 DECEMBER

Entry details are [here](#) for the 2013 *International Council of Shopping Center's Asia Pacific Shopping Center Awards*. Enter online [here](#). Nominations close on 5 September 2013. The winners will be announced at a ceremony at this year's [ICSC Asia RECon](#) in Beijing on 2 December 2013.