



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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REVISED DRAFT BRISBANE CITY PLAN SUBMITTED FOR GOVERNMENT APPROVAL

Following the consideration of more than 2,700 submissions, including from the Shopping Centre Council, Brisbane City Council has approved a revised draft new City Plan and submitted it for final consideration and approval by the Queensland Government ([Shop Talk 26/9/13](#)). The [revised draft Plan](#) and supporting material (including a 1,420 page review of the submissions) was considered by Council a few weeks ago but only made available for inspection on Council's website this week. In a welcome move the Plan has maintained a strong population and economic growth focus, as well as a strategic outcome for Brisbane to be a "celebrated shopping destination". This includes targeted growth around major centres outside the CBD, such as Chermside, Upper Mt Gravatt, Indooroopilly and Toombul, along with other District and Neighbourhood centres. This urban structure helps form part of Council's approach to efficient growth by leveraging existing and planned infrastructure, and limiting major growth to less than seven per cent of the City's land area to ensure that a range of existing suburban areas will not be subject to major change. The revised draft Plan has also seen the removal of a number of harmful proposals, including a key proposal for shopping centre developments adjacent to certain transport infrastructure to build, provide and operate free and secure commuter parking. We strongly opposed this proposal, principally on the basis that it should be the Government's, or Council's, responsibility to provide adequate parking for commuters using public transport facilities. Council has also amended previous restrictions to delivery times which we believe conflicted with the proposal for an "18-hour" economy in certain locations. We are continuing to review the revised draft Plan in detail. Subject to the Government's approval, Council will then need to adopt the Plan as final and will then set a commencement date.

CHOICE CONFUSES NEW TAXES AND TAX AVOIDANCE ON LOW VALUE THRESHOLD

Consumer organisation, Choice, with its claim that lowering the Low Value Threshold means shoppers will be slugged with an 'internet tax', continues to confuse 'new taxes' with 'tax avoidance' ([Shop Talk 6/12/12](#)). The internet tax arrived in Australia in July 2000 with the introduction of the GST. This tax applies to all Australian retailers, including Australian internet retailers. At present overseas retailers, including overseas internet retailers, can legally (and also illegally) avoid GST if the imported goods are worth less than the current \$1,000 LVT. A report last year by Ernst and Young, commissioned by the Australian National Retailers Association (ANRA), has refuted the Productivity Commission's argument that lowering the LVT would cost more to implement than it would gain in GST revenue. This report estimates that around \$1 billion in GST revenue is now being lost each year. The LVT actually operates as a 'reverse tariff', by raising the prices of local goods and lowering the prices of imported goods. That makes no economic sense, particularly when it means less money is available for hospitals and schools – services demanded by the very people Choice claims to represent.

LATEST ISSUE OF INSIDE RETAIL MAGAZINE IS NOW AVAILABLE

The [latest issue](#) of *Inside Retail Magazine* is now available, with a cover story on AMP's exciting redevelopment of Pacific Fair, on the Gold Coast. Subscriptions (\$59.95 for six issues) are available at subs@octomedia.com.au.

WORLD RETAIL CONGRESS ASIA PACIFIC IN SINGAPORE ON 24-27 MARCH

The World Retail Congress Asia Pacific will be held in Singapore from 24 to 27 March 2014, with an emphasis on entering the Chinese market. See the program [here](#) and register [here](#).