

20 March 2011

Inquiry into Australian Retail Industry  
Productivity Commission  
[retail@pc.gov.au](mailto:retail@pc.gov.au)

The following is my contribution to the Productivity Commission's invitation for comments in relation to Australian Retail Industry.

Urban planning practice to date encourages a specific physical form of retail centres, particularly within 'greenfield' subdivisions. Retail centres in new suburbs are similarly designed. They generally consist of a parcel of land, under single ownership, where the physical form is almost completely internalised. The physical form is also often dominated by one or two large 'anchor' tenants and a smaller component of independent retailers. Such larger 'anchor' tenants have found it difficult to date to compete with 'online' retailers. In this case, current urban planning practice is contributing to the creation of a retail industry which is becoming increasingly vulnerable.

Such physical forms and their repetitive nature make retailing vulnerable to impending changes within the retail industry.

Should new retail centres consist of lots under multiple ownership, with greater variation in lot sizes, they will include the dynamism required to adapt to changes within the sector in a timely fashion.

Thank you for the opportunity to provide comments on this matter. Should you wish to discuss the matter further, please contact me on the details below.

Sincerely

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