

9 June 2015

General Manager, Small Business, Competition and Consumer Policy Division
The Treasury
Langton Crescent
PARKES ACT 2600

Dear Review Secretariat

COMPETITION POLICY REVIEW – FINAL REPORT

The Planning Institute of Australia (PIA) welcomes the opportunity to comment on the *Competition Policy Review – Final Report*, following on from the PIA's submission to the Issues Paper in June 2014 and Draft report in November 2014.

We refer you to the comments made in the previous PIA submission regarding the critical role that urban planning, through land use zoning, plays in managing externalities.

Recommendation 9 – Planning and Zoning of the Final Report lists competition policy considerations that must form part of any public interest test. Several of these considerations are not sufficiently clear and need further refinement, in particular 1, 5, 6, 7 and 8. Further, PIA does not fully agree with 4 - *The impact on the viability of existing businesses is not a relevant planning consideration*. This "consideration" conflicts with the Productivity Commission's 2011 research report into planning, zoning and development assessments which found that considering impacts on the viability of centres is a relevant planning consideration during strategic planning stages. Successful, thriving retail and business centres play an important role in creating productive and cohesive communities and planning plays an important role in supporting that through policy and zoning to encourage the right mix of uses and business types to support the needs of communities.

Please do not hesitate to contact me at kirsty.kelly@planning.org.au if you have any questions regarding this submission.

Yours sincerely



Kirsty Kelly MPIA CPP
Chief Executive Officer