



Legislative Assembly for the
Australian Capital Territory

Standing Committee on Environment,
Planning, Transport and City Services

Submission Cover Sheet

Inquiry into Petition 002-25: Hawker Village shops redevelopment

Submission number: 019

Submitter: Sophie Pender

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From:
To: [LA Committee - Environment](#)
Subject: Objection to Sale and Redevelopment of Springvale Drive Carpark and Public Land at Hawker Shops
Date: Sunday, 13 April 2025 10:58:07 AM

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To Whom It May Concern

I am writing to express my strong opposition to the proposed sale of the Springvale Drive carpark and adjoining public land at the Hawker Village shopping precinct to Woolworths, and to raise serious concerns regarding the potential redevelopment of this space.

The proposal is deeply problematic for a number of reasons:

1. Lack of Genuine Community Consultation

There has been minimal public consultation or transparency around the decision-making process to date. Given that this land is public and essential to the functioning of the Hawker Village, decisions affecting its future must be subject to meaningful community engagement. This falls short of principles outlined in the ACT Government's *Community Engagement Strategy*, which calls for inclusive, open, and accountable processes when public assets are involved.

2. Unfavourable Cost-Benefit Implications

The proposed redevelopment does not present a clear or convincing public benefit. The existing carpark is rarely at full capacity, and its removal or modification to accommodate underground parking and high-density development (including office or residential space) introduces high costs and long-term disruption for questionable gain. The scale and nature of the redevelopment could also result in a loss of visual appeal and amenity that currently defines the Hawker Village.

3. Accessibility and Social Impact

Hawker is home to a significant number of elderly residents who rely on the convenience of accessible, above-ground parking to maintain independence and access essential services. Displacing this convenience—particularly during a potentially prolonged construction period—will disproportionately affect these residents and reduce overall accessibility. This runs counter to planning principles prioritising inclusive, age-friendly infrastructure.

4. Long-Term Disruption to Local Business and Community Use

The development timeline would likely span months or even years, during which time access to the shops would be impaired. This risks significant disruption to local businesses, with reduced foot traffic and convenience for both traders and customers.

5. Missed Opportunities for Improvement Within the Existing Footprint

No serious consideration appears to have been given to upgrading or enhancing the current site within its existing footprint. There are viable alternatives that would retain public ownership and accessibility while modernising facilities in a way that respects community character and needs.

I respectfully urge you to reject or suspend the proposed sale until:

A comprehensive and independent cost-benefit analysis is published;

- A robust community consultation process is undertaken; and
- Viable options for improving the current centre and carpark, without significant development or privatisation, are properly considered.

I appreciate your attention to this matter and request that my concerns be recorded as part of any ongoing consultation or assessment process. I would welcome further information about how residents can stay informed and engaged on this issue.

Yours sincerely,

Sophie