



Legislative Assembly for the Australian Capital Territory

Standing Committee on Environment
and Planning

Petition 002-25: Hawker Village Shops Redevelopment

Inquiry into Petition 002-25: Hawker Village Shops Redevelopment

Legislative Assembly for the Australian Capital Territory
Standing Committee on Environment and Planning

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About the committee

Establishing resolution

The Assembly established the Standing Committee on Environment, Planning, Transport and City Services on 3 December 2024. On 26 June 2025, it became the Standing Committee on Environment and Planning when the Legislative Assembly resolved to establish the Standing Committee on Transport and City Services.

The Committee is responsible for the following areas:

- Environment and climate change
- Heritage
- Water and energy policy and programs
- Emissions reduction
- Environment and ecological sustainability
- Commissioner for Sustainability and the Environment
- Environment Protection Agency
- Parks and conservation
- City Renewal Authority
- Suburban Land Agency
- Planning
- Land management

You can read the full establishing resolution [on our website](#).

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About this inquiry

[Petition 002-25: Hawker Village shops redevelopment](#) was presented to the Assembly on 6 February 2025. The petition received at least 500 signatures and was referred under Standing Order 99A to the Standing Committee on Environment, Planning, Transport and City Services for consideration. Standing Order 99B requires the Committee to make a decision on whether or not to inquire into a referred petition within 28 days of the Minister’s response to the petition being tabled in the Assembly.

The Committee decided to inquire into the petition on 19 February 2025.

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Acronyms & Abbreviations

Acronym or Abbreviation	Long form
ACT	Australian Capital Territory
BCC	Belconnen Community Council
CCTV	Closed circuit television
DA	Development application
EPSDD	Environment, Planning and Sustainable Development Directorate
FoHV	Friends of Hawker Village

Recommendations

Recommendation 1

The Committee recommends that the ACT Government conduct a wide-ranging community consultation process across the suburbs served by the Hawker Group Centre. The findings should be integrated with the Government's assessment of the Centre's future potential to develop controls and outcomes in the necessary planning documents that reflect the views of all demographic groups and provide clear guidance for potential developers and existing leaseholders.

Recommendation 2

The Committee recommends that the ACT Government not approve any direct sale application at Hawker Group Centre until the consultation outlined in Recommendation 1 is completed and the government response has been published.

1. Introduction

1.1. On 6 February 2025, [Petition 002-25](#) was tabled in the Assembly, sponsored by Chiaka Barry MLA, and signed by 544 signatories.¹

1.2. The full terms of Petition 002-25, titled *Hawker Village shops redevelopment*, were:

This petition of certain residents of the Australian Capital Territory draws to the attention of the Assembly of a Direct Sale application to be lodged by Woolworths regarding a redevelopment proposal of the Hawker Village including the carpark, which is of major concern to certain residents of the Australian Capital Territory.

Your petitioners, therefore, request the Assembly to not proceed with the direct sale and save the Hawker Village Car Park and in addition, ensure that no further action is taken until an Assembly committee properly examines and considers this proposal.

1.3. The petition was referred to the then Standing Committee on Environment, Planning, Transport and City Services under Standing Order 99A.² On 19 February 2025, the Committee resolved to inquire into and report on Petition 002-25. Subsequently, on 26 June 2025 the Assembly resolved to amend the resolution of 3 December 2024 appointing standing committees to establish the Standing Committee on Transport and City Services and the Standing Committee on Environment and Planning. Pursuant to this resolution, the Inquiry into Petition 002-25 stayed with the Standing Committee on Environment and Planning.³

Conduct of the inquiry

1.4. On 19 February 2025, the Committee adopted the inquiry and listed it on the Committee website. On 6 March 2025, the Committee invited public submissions via a media release, with a closing date of 17 April 2025. This media release noted a Ministerial Statement by Chris Steel MLA, Minister for Planning and Sustainable Development, on the future of Hawker Village, and asked that submitters to the inquiry respond to the ACT Government's future plans for the site.⁴

1.5. The Committee received 71 submissions which were published on the inquiry website and are listed at Appendix A.

1.6. A site inspection at Hawker Village was held on 21 August 2025, and public hearings were held at Hawker Village on 21 August 2025 and at the Legislative Assembly on 28 August

¹ ACT Legislative Assembly, *Minutes of Proceedings*, 6 February 2025, p 89.

² The Standing Orders and Continuing Resolutions of the Assembly, March 2024, Standing Order 99A, available at: https://www.parliament.act.gov.au/parliamentary-business/in-the-chamber/standing-orders/standing_orders.

³ ACT Legislative Assembly, *Minutes of Proceedings*, 26 June 2025, pp 331-333.

⁴ ACT Legislative Assembly, *Ministerial Statement: Update on Hawker Group Centre*, Chris Steel MLA, Minister for Planning and Development, March 2025, https://www.parliament.act.gov.au/_data/assets/pdf_file/0006/2821290/Ministerial-Statement-Update-on-Hawker-Group-Centre.pdf, accessed 17 September 2025.

2025. The Committee heard from witnesses listed at Appendix B. The transcript and video recording of the hearing are available on the Assembly website.

- 1.7. Statistics on the gender of witnesses, collected in response to an audit by the Commonwealth Parliamentary Association, are at Appendix C. The information is collected to determine whether committee inquiries are meeting the needs, and allowing the participation of, a range of genders in the community. Participation is voluntary and there are no set responses.

2. Background

Hawker Village

- 2.1. Hawker Village, formally known as Hawker Group Centre in the Territory Plan, is located in the Canberra suburb of Hawker and is bounded by Belconnen Way, Springvale Drive, Beetaloo Street and Coniston Street, and covers Sections 33 and 34 in the Territory Plan map. The site includes commercial, urban open space and community facility zoning, and services the surrounding suburbs of Weetangera, Page and Scullin. The site is surrounded by RZ2 Suburban Core zones which includes both apartments and detached single dwellings.⁵
- 2.2. The ACT Government owns part of the land covered by these three blocks in Sections 33 and 34, which are currently surface car parks, open space areas (Blocks 24 and 25) and parts of the Hawker Place road reserve.⁶ The rest of the commercial zoned blocks are subject to private leases, and include both a Woolworths Metro supermarket and the Belconnen Way Hotel as well as a range of other small businesses.⁷

Direct sale application

- 2.3. Section 266 of the *Planning Act 2023* provides for the ACT Government to grant the direct sale of a lease if doing so meets one or more of the following objectives:
 - To benefit the economy of the ACT or surrounding region
 - To contribute to the environment, or social or cultural features in the ACT
 - To introduce new skills, technology or services in the ACT
 - To contribute to the export earning and import replacement of the ACT or surrounding region
 - To facilitate the achievement of a major policy objective.⁸
- 2.4. According to the ACT Government, once an application has been received ‘the Government needs to decide if it is open to selling the land and then if it is appropriate that the land be sold through a direct sale process’.⁹
- 2.5. Once an application is assessed as eligible, the advice of the Land Request Advisory Committee, comprised of officials from across the ACT Government, is sought to determine whether the application meets the statutory requirements.¹⁰ The ACT Government told the Committee that this assessment includes consideration of ‘existing planning strategies for

⁵ *Territory Plan 2023*, Part B, Maps, B02 – Belconnen.

⁶ ACT Government, *Submission 54*, p 2.

⁷ ACTmapi, *Land Custodianship Map*, <https://apps.vertigisstudio.com/web/?app=c646e16c60634a87a1b9491f0b0061fe>, accessed 30 November 2025.

⁸ *Planning Act 2023*, section 266(2) and (4).

⁹ ACT Government, *Submission 54*, p 3.

¹⁰ ACT Government, *Submission 54*, p 6.

the area’, the policies and strategic objectives of Government, ‘and other relevant planning and technical studies’.¹¹

2.6. Applications are then presented to the Direct Sales Panel for consideration. This Panel is composed of senior officials from across the ACT Government and makes a recommendation to Cabinet for consideration and determination of the application.¹²

2.7. The ACT Government noted that in cases where officials recommend a direct sale, their ‘advice also includes recommendations on any conditions that should attach to the determination of eligibility for the direct sale’. Specifically:

It is common for direct sales to be generally conditioned upon the applicant obtaining approval of a development application (DA) for their development proposal, from the independent Territory Planning Authority. A DA process includes public consultation, which provides the community with the opportunity to have a say on the development proposal, through an independent process, prior to the sale of the land being finalised.¹³

Woolworths application

2.8. Woolworths Group Limited (Woolworths) told the Committee that the supermarket industry’s commonly used benchmark is ‘one full-line supermarket for every 8,000 to 10,000 persons within a defined catchment’.¹⁴ In terms of Hawker, Woolworths stated that:

We have identified that the area serviced by the existing Hawker supermarket contains approximately 12,000 persons within a primary catchment, and with a secondary population of 16,000 persons, with no full-line supermarkets in the whole catchment.¹⁵

2.9. According to Woolworths, its current Metro store in Hawker cannot meet the ‘strong demand for a full-line supermarket in the Hawker central area’, and as a result ‘people need to jump in their cars and travel to a larger shop to access a range of items’. Woolworths noted that this underpinned its ‘proposal to revitalise a section of the Hawker shopping precinct’.¹⁶

2.10. In March 2024, Woolworths made an application to the ACT Government for the direct sale of land including the surface carpark and part of the road reserve. The purpose of the application was to expand the existing Metro supermarket and provide additional retail space via a two-storey retail and office building with basement parking.¹⁷

2.11. Woolworths explained the development it proposed:

¹¹ ACT Government, *Submission 54*, p 2.

¹² ACT Government, *Submission 54*, p 3.

¹³ ACT Government, *Submission 54*, p 4.

¹⁴ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

¹⁵ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

¹⁶ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

¹⁷ ACT Government, *Submission 54*, p 2.

In Hawker, our application to acquire four parcels of land from the ACT government would support a new retail development, including a full-line Woolworths supermarket and direct-to-boot, new specialty shops, and updates to the current centre, including new walkways, public areas, a playground, and car parking.¹⁸

2.12. According to Woolworths, their proposed development would provide new construction jobs, ongoing retail jobs, renewable energy, electric vehicle charging, a playground and outdoor space, and refreshed landscaping.¹⁹

2.13. Officials told the Committee that the direct sale application and ‘its merits under the legislation’ were considered. They told the Committee that:

In light of the government’s objective and the community’s expectation and also what value the direct sale application would bring to that area, at the time, we advised the minister that it is not supported.²⁰

2.14. The then Environment, Planning and Sustainable Development Directorate (EPSDD) communicated the ACT Government position on the direct sale application to Woolworths, noting that the proposed development on the site ‘does not meet the strategic objectives or policy setting for commercial mixed-use group centres’, in particular the ‘ambition to enable an additional 30,000 dwellings by 2030, including more “shop-top housing” in commercial centres’.²¹

2.15. Woolworths noted that it understands ‘there is now a greater focus on delivering more housing’, and that while its ‘proposal to date has not included housing’, it is ‘willing to work with government to determine whether a mixed-use development, including housing, is feasible on this site’. Furthermore, Woolworths noted the need to submit a DA on any proposed development, ‘a process where far more detail... and further community consultation would be considered’.²²

3. Views of the Hawker community

3.1. Belconnen Community Council (BCC) noted the vital role of local shops in Canberra communities. BCC stated that local centres like Hawker Village ‘provide essential services, support local small and family businesses, and create spaces for community interaction’.²³

3.2. On Hawker Village specifically, BCC told the Committee that:

¹⁸ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

¹⁹ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

²⁰ Sanzida Akhter, City and Environment Directorate, *Proof Committee Hansard*, 28 August 2025, p 66.

²¹ ACT Government, *Submission 54*, Attachment 1, p 1.

²² Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

²³ Belconnen Community Council, *Submission 66*, p 2.

Hawker Village holds special significance for the local community. The precinct functions beyond a mere shopping centre – it serves as a valued social and service hub contributing significantly to Hawker and neighbouring suburbs.²⁴

- 3.3. The Committee heard a wide range of perspectives on the future of Hawker Village, the Woolworths proposal, and community consultation from residents of Hawker and surrounding suburbs.

Future of Hawker Village

- 3.4. Almost all local residents who gave evidence to this inquiry agreed that Hawker Village is in need of an upgrade or refresh, regardless of the position they took on the Woolworths proposal or wider ACT Government priorities for the site. BCC summarised this position, noting that ‘based on its current condition and community growth, improvements to Hawker Village are required’. It noted community feedback, highlighting ‘substantial community consensus’ on the need to support existing businesses, improve public spaces, and maintain essential services.²⁵
- 3.5. Friends of Hawker Village (FoHV) stated that it does not oppose improvements to the site but argued that these should be ‘of appropriate scale and design for this location’ and ‘consistent with community needs, preferences and expectations’.²⁶
- 3.6. Members of the local community echoed the call for improvements. Suzanne Winser, a local resident, noted that Hawker Village is currently ‘not welcoming’, and that ‘if we want our community to grow, and to get money in, we have to make it a welcoming area’.²⁷ Ms Winser argued that at present Hawker Village ‘is looking very old and not cared for’, and is ‘in need of a renewal’.²⁸
- 3.7. Similarly, another local resident – Christine Gingell – told the Committee that she would ‘welcome improvements to the Hawker shops’, noting that the ‘open areas are dirty, and neither the government nor building owners do anything to make the centre more attractive’. Ms Gingell was thus in favour of improvements.²⁹
- 3.8. Many others from Hawker and nearby suburbs reflected on the need for change at Hawker Village. Jessica Buckland characterised it as a ‘dead shopping precinct’³⁰, and Rob Charman noted that it needs ‘renovation to make it more pleasing to the eye’.³¹ Rodney Ward told the Committee that upgrades to facades, amenities and landscaping would be welcome,³² and Nancy Sever noted that the existing Woolworth Metro ‘is rundown in comparison with other supermarkets in the area and is itself in need of an update and refresh’.³³

²⁴ Belconnen Community Council, *Submission 66*, p 2.

²⁵ Belconnen Community Council, *Submission 66*, p 2.

²⁶ Friends of Hawker Village, *Submission 69*, p 7.

²⁷ Suzanne Winser, private capacity, *Proof Committee Hansard*, 21 August 2025, p 4.

²⁸ Suzanne Winser, *Submission 4*, p 1.

²⁹ Christine Gingell, private capacity, *Proof Committee Hansard*, 21 August 2025, p 11.

³⁰ Jessica Buckland, *Submission 1*, p 1.

³¹ Rob Charman, *Submission 38*, p 1.

³² Rodney Ward, *Submission 40*, p 2.

³³ Nancy Sever, *Submission 41*, p 2.

- 3.9. However, while there appeared to be broad agreement on the need for some form of change at Hawker Village, as noted by BCC the ‘scale and nature of potential redevelopment’ was an area of community contention.³⁴

Committee comment

- 3.10. During its visit to the site on 21 August 2025, the Committee was able to confirm the community view that Hawker Village is in need of renovation. While the Committee visited several local businesses and saw for itself the commitment small business brings to Hawker Village, the public areas are clearly ageing and are not reflective of the vibrancy of Hawker Village. The key question is how any refresh is undertaken, rather than whether it is needed.

Support for the Woolworths proposal

- 3.11. Some local residents considered the proposal by Woolworths to be a means of revitalising one of ‘many derelict local centres in Canberra’. Jessica Buckland stated that the Woolworths plan for Hawker village was ‘fantastic and would breathe some desperately needed life’ into the area.³⁵ Tanja Benac supported ‘any ideas’ for ‘updating the current shops’.³⁶
- 3.12. Matthew Sullivan, who recently settled in Hawker, contrasted the local shops with the ‘well-integrated, vibrant suburban hubs’ he was familiar with in Melbourne. Mr Sullivan thought that in its current state, Hawker Village shops ‘lack the amenity, accessibility, and vibrancy that should define a local centre serving such a diverse and growing community’. In Mr Sullivan’s view, liveability in Hawker would be significantly enhanced by a full-line supermarket ‘combined with a mix of retail, dining and health services, all underpinned by thoughtful public design and a people-first layout’.³⁷
- 3.13. John Gregory, a local resident, told the Committee of his support for expanding the supermarket at Hawker Village. Mr Gregory considered that any sale of ACT Government land at Hawker ‘should include the provision for a full-line supermarket’ given that the needs of the community are not serviced by the existing Woolworths Metro.³⁸ Nigel Coldrick thought that a full-line supermarket would increase foot traffic and make the precinct more attractive and viable for small business.³⁹
- 3.14. Mr Gregory noted there ‘there are issues with the direct sale approach’, but also noted the reality that ‘Woolworths are the only company that have the available land to include a full-line supermarket in the area’.⁴⁰ Ms Buckland similarly noted that while a direct sale

³⁴ Belconnen Community Council, *Submission 66*, p 2.

³⁵ Jessica Buckland, *Submission 1*, p 1.

³⁶ Tanja Benac, *Submission 7*, p 1.

³⁷ Matthew Sullivan, *Submission 30*, p 1.

³⁸ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 2. See also Vicki Goss, *Submission 10*, p 1.

³⁹ Nigel Coldrick, *Submission 16*, p 2.

⁴⁰ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 2.

may not be the best method, she did not expect there was a 'line of prospective buyers waiting for their turn to revitalise this dead shopping precinct'.⁴¹

- 3.15. Suzanne Winser argued that the community should work with Woolworths to ensure that any future renewal at Hawker Village suits community needs.⁴² In Ms Winser's view, key considerations include parking availability, traffic flows, a safe play area for children during the development, a sustainable garden, and sufficient lighting.⁴³ According to Mr Gregory, the financial benefits of any direct sale should be directed towards supporting the community through the provision of improved facilities such as a playground, carparking and newer public toilets.⁴⁴
- 3.16. Other local residents echoed the various perspectives in support of the redevelopment proposed by Woolworths outlined above.⁴⁵

Opposition to the Woolworths proposal

- 3.17. Some local residents objected to the direct sale and redevelopment proposal put by Woolworths in general.⁴⁶
- 3.18. Others outlined a number of reasons for their opposition, including access to carparking, opposition to increased density, the sufficiency of the existing supermarket, and opposition to the direct sale process.

Carparking

- 3.19. Woolworths told the Committee that in any development 'parking is one of the most important considerations for us as a business'. In general, Woolworths stated that when redeveloping it seeks to 'make sure that the existing parking numbers... are replaced', and that sufficient allowance is made for any additional retail space provided.⁴⁷
- 3.20. For Hawker specifically, according to Woolworths, its plans involve both replacing the existing parking lost to the proposed redevelopment, as well as providing the additional parking for any retail, commercial and residential space resulting from redevelopment.⁴⁸
- 3.21. The major issue raised by community members was the mode of parking provided, rather than the overall number of spaces. Ease of access to the existing shops at Hawker Village via the open air carpark was put forward by several submitters as an argument against the direct sale and redevelopment proposal.

⁴¹ Jessica Buckland, *Submission 1*, p 1.

⁴² Suzanne Winser, private capacity, *Proof Committee Hansard*, 21 August 2025, p 4.

⁴³ Suzanne Winser, *Submission 4*, p 1.

⁴⁴ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 2.

⁴⁵ See: Marc Johannes, *Submission 33*, p 1; Brian Selmes, *Submission 34*, p 1; Robert and Judith Gunning, *Submission 70*, p 1; Denis Bowler, *Submission 59*, p 1; Alan Vogt, *Submission 2*, p 1; and Rosemary Richards, *Submission 21*, p 1.

⁴⁶ See: Gillian Treloar, *Submission 9*, p 1; Bryant Allen, *Submission 14*, p 1; Robert Goodin, *Submission 15*, p 1; Teresa Corcoran, *Submission 22*, p 1; Jan Boshier, *Submission 23*, p 1; Keira Orr, *Submission 28*, p 1; Diane Orr, *Submission 29*, p 1; Fran Rhodes, *Submission 31*, p 1; Beverley and Peter Treloar, *Submission 35*, p 1; Geoff Robertson, *Submission 36*, p 1; Greg Allan, *Submission 43*, p 1; Licho Wang, *Submission 62*, p 1; and CJ and JR Dennett, *Submission 60*, p 1.

⁴⁷ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, pp 24-25.

⁴⁸ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 25.

- 3.22. Peter Ellett told the Committee that he had been using Hawker Village for most of his household's shopping for 25 years, and that parking in the existing Springvale Drive carpark 'provides safe and ready access to [the] nearby Woolworths Metro'. Mr Ellett noted that losing this entry point will mean travelling further for his shopping needs.⁴⁹
- 3.23. According to Robert Goodin, replacing the surface carpark with underground parking would lead him to travel to other suburbs with surface carparks instead. In Mr Goodin's view, rather than revitalise Hawker Village, the proposed redevelopment would instead 'be the death knell' of the shops.⁵⁰
- 3.24. Similarly, Christine Gingell stated that the existing carpark is important for visitors with mobility impairments.⁵¹ This concern was echoed by Margo Saunders, who told the Committee that replacing the ground-level, open air carpark would 'present particular difficulties for older people', and place additional pressure on the remaining surface parking available for 'patients attending medical and allied health services', among others.⁵²
- 3.25. Barry Smith also highlighted that the current surface carpark is very good for him as an 'elderly patron' of Hawker Village. Mr Smith further noted that it is both 'big enough and open enough to allow larger vehicles' such as trade and commercial vehicles to use the shops, and that moving to underground parking will negatively affect business owners and visitors.⁵³ David Wynn argued that the existing carpark attracts 'many out-of-area shoppers' due to it providing 'a flat area to park and walk safely to the shops without the need to climb stairs, ride an elevator or [use a] travelator'.⁵⁴
- 3.26. Similarly, Carolyn McLaren recognised that while a larger supermarket may bring benefits, doing so by removing the existing 'convenient' parking would discourage 'quick trip' shoppers. This in turn would 'directly affect the revenue and viability' of small businesses at Hawker Village, 'reducing the diversity and community focus' of the site.⁵⁵
- 3.27. Ken and Rhonda Jorgensen also emphasised the convenience of existing parking arrangements. They told the Committee that whereas the surface carpark 'provides quick, easy and ready access', underground parking introduces 'additional stresses on drivers in navigating entry, finding a car park, and on exit'. Additionally, the Jorgensens argued that the outdoor carpark helps discourage 'car-related and carpark-related' crime.⁵⁶
- 3.28. According to Keith Da Silva, an advantage of the existing carpark is that there is no cost to visitors. He noted his concern that not only would underground parking make it less accessible, but also that it would transition to paid parking as it did in the suburb of

⁴⁹ Peter Ellett, *Submission 24*, p 1.

⁵⁰ Robert Goodin, *Submission 15*, p 1

⁵¹ Christine Gingell, *Submission 44*, p 2.

⁵² Margo Saunders, *Submission 53*, p 5.

⁵³ Barry Smith, *Submission 39*, p 1.

⁵⁴ David Wynn *Submission 42*, p 1.

⁵⁵ Carolyn McLaren, *Submission 18*, p 1.

⁵⁶ Ken and Rhonda Jorgensen, *Submission 32*, pp 1-2.

Dickson.⁵⁷ Michael Nagle raised the example of Kingston, where underground parking has been ‘hard to access, negatively affecting traffic flow and costly’.⁵⁸

- 3.29. Other local residents echoed concerns about changes to the carpark at Hawker Village.⁵⁹
- 3.30. Conversely, the Committee also heard support for changes to parking arrangements at Hawker Village.⁶⁰ John Gregory told the Committee that space considerations at the site made it a necessity ‘if you want to improve the services that are available’.⁶¹
- 3.31. Suzanne Winser related underground parking to safety. In her view, the presence of CCTV makes underground carparks more secure, and travelators allow people with disabilities or prams to move around more easily.⁶²

Density

- 3.32. The Minister for Planning and Sustainable Development noted that part of the ACT Government’s plan to enable 30,000 new homes to be constructed by 2030 would involve ‘fostering more “shop-top” housing’. According to the Minister, housing located at shopping centres can ‘incentivise renewal of these ageing community hubs whilst retaining the retail services that are enjoyed by the community’.⁶³
- 3.33. As noted above, the ACT Government told Woolworths that its original proposal did not meet the strategic objectives of government that would be required to proceed with a direct sale application. Officials told the Committee that EPSDD had assessed the direct sale application from Woolworths ‘in light of the Government’s objective’ and community expectation, and had advised the Minister that the application was not supported. Since communicating this to Woolworths, officials stated that they ‘have not had any further engagement with Woolworths’.⁶⁴
- 3.34. Woolworths told the Committee that it was ‘currently comparing plans’ for possible developments at Hawker Village and was ‘looking at integration of housing within those plans’ to determine ‘whether that is a proposal that we think is viable on this land at the moment’. It anticipated completing that process within a 12 month timeframe.⁶⁵
- 3.35. Mr Gregory, while supportive of the original Woolworths proposal, noted his objection to any redevelopment that includes shop-top housing. He stated that this type of housing ‘does not fit’ and would ‘either reduce the amount of commercial use buildings’ or increase building heights to inappropriate levels. According to Mr Gregory, alternative locations can be used to meet housing targets through accelerated land release. Further, seeking to

⁵⁷ Keith Da Silva, *Submission 68*, p 1.

⁵⁸ Michael Nagle, *Submission 67*, p 1.

⁵⁹ See: Kim McCabe, *Submission 17*, p 1; Erika Contis, *Submission 20*, p 1; Beverley and Peter Treloar, *Submission 35*, p 1; Geoff Robertson, *Submission 36*, p 1; Rob Charman, *Submission 38*, p 1; and Rodney Ward, *Submission 40*, p 1.

⁶⁰ See: Rosemary Richards, *Submission 21*, p 1; and Vicki Goss, *Submission 10*, p 1.

⁶¹ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 6.

⁶² Suzanne Winser, private capacity, *Proof Committee Hansard*, 21 August 2025, p 7.

⁶³ Chris Steel MLA, *Ministerial Statement: Update on Hawker Group Centre*, Legislative Assembly of the ACT, March 2025, p 4, https://www.parliament.act.gov.au/data/assets/pdf_file/0006/2821290/Ministerial-Statement-Update-on-Hawker-Group-Centre.pdf. Accessed 20 November 2025.

⁶⁴ Sandiza Akhter, City and Environment Directorate, *Proof Committee Hansard*, 28 August 2025, p 66.

⁶⁵ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, pp 33-34.

include shop-top housing is not required as an additional incentive for Woolworths to redevelop the site, given it is 'already proposing an appropriate development that would improve the area'.⁶⁶

- 3.36. Rather than develop housing at Hawker Village, and recognising the need to build up in Hawker,⁶⁷ Mr Gregory considered 'reasonably sized' apartments in Hawker more appropriate than shop-top housing, noting that there is unused land in both Hawker and Weetangera available for the purpose.⁶⁸ In this regard, Suzanne Winser raised the example of Jamison, where the housing is built around the shopping centre.⁶⁹ Brian Selmes noted that densification was already occurring in other parts of Hawker, and 'Woolworths should [not] have to provide accommodation with any redevelopment'.⁷⁰
- 3.37. Many local residents from surrounding areas expressed opposition to increased density in Hawker Village, citing concerns that it would alter the character of the shops.⁷¹
- 3.38. According to Sophie Pender, increased density for either office or residential purposes could 'result in a loss of visual appeal and amenity that currently defines' Hawker Village.⁷² Erika Contis echoed the concerns expressed by Ms Pender, noting that the densification would 'change the friendly, open feel of the village' causing 'years of disruption' in the process.⁷³
- 3.39. Voices of West Belconnen noted the need for holistic planning to achieve good shop-top housing. According to Voices of West Belconnen, a 'thoughtfully designed precinct like Casey or Crace' could be achieved if 'shop-top housing is part of a well-planned, integrated village environment' that 'aims to foster a cohesive village atmosphere'. It contrasted this with other local examples like Dickson which 'feel disconnected and poorly integrated'.⁷⁴
- 3.40. Emily Johnson told the Committee that the redevelopment proposed by Woolworths should be expanded, and saw potential for accessible housing to form part of any housing at the site, particularly if they include shared facilities and restaurants on the ground floor.⁷⁵ Another submitter argued that including housing above the shops would 'increase foot traffic', and open opportunities for 'a diversity of shops',⁷⁶ which Ms Johnson noted would bring the opportunity for 'local residents to build upon commercial ideas'.⁷⁷

⁶⁶ John Gregory, *Submission 8*, p 1.

⁶⁷ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 6.

⁶⁸ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 8.

⁶⁹ Suzanne Winser, private capacity, *Proof Committee Hansard*, 21 August 2025, p 8.

⁷⁰ Brian Selmes, *Submission 34*, p 1.

⁷¹ See: Jan Kicenka, *Submission 57*, p 1; Helen Daniel, *Submission 58*, p 1; Felicity M Fullagar, *Submission 63*, p 1; Wilfred Fullagar, *Submission 64*, pp 1-2; Keith Da Silva, *Submission 68*, p 1; and Peter Ellett, *Submission 24*, p 1.

⁷² Sophie Pender, *Submission 19*, p 1.

⁷³ Erika Contis, *Submission 20*, p 1.

⁷⁴ Voices of West Belconnen, *Submission 48*, p 2.

⁷⁵ Emily Johnson, *Submission 5*, p 1.

⁷⁶ Name withheld, *Submission 12*, p 1.

⁷⁷ Emily Johnson, *Submission 5*, p 1.

Full-line supermarket

- 3.41. As noted above, Woolworths applies an industry metric of one full-line supermarket for every 8000 to 10,000 people within a defined catchment,⁷⁸ and has identified a ‘primary catchment’ in the Hawker precinct with up to 12,000 people, and a wider secondary catchment with almost 28,000 people.⁷⁹
- 3.42. Woolworths reflected on the feedback in relation to the existing Metro store in Hawker. It stated that:
- Within the Hawker “voice of customer” feedback, the key things that we are constantly hearing from our customers is, “Store’s not big enough, doesn’t offer full range, we need to go elsewhere to get our full-range shop, it’s good for a top-up shop but not quite what we need for a full family shop, store’s tired, store can do with reinvestment.”⁸⁰
- 3.43. Ken and Rhonda Jorgensen disputed the need for a full-line supermarket at Hawker Village. They noted that the area was ‘already well served by three larger shopping centres at Belconnen Town Centre, Kippax Centre and Jamison Centre all within a three kilometre radius’ of Hawker Village.⁸¹ David Wynn noted that these locations are ‘all within a 10 minute commute’ of Hawker Village.⁸² Geoff Robertson stated that Belconnen, Kippax and Jamison included seven full-line supermarkets.⁸³
- 3.44. According to the Jorgensens, population growth in the area of Hawker Village is ‘unlikely to support yet another large shopping centre’, and ‘well designed, community focused smaller centres’ encourage ‘community usage’ that provides ‘a focal point for local community activity beyond that possible in larger, more impersonal centres’.⁸⁴
- 3.45. Christine Gingell told the Committee that, in addition to full-line supermarkets being available within close proximity of Hawker, ‘the current size of the Metro store enables quick, convenient shopping’.⁸⁵ FoHV further noted that the existing Woolworths Metro is not only larger than other Metro stores, but that Woolworths arguing that it is insufficient is inconsistent with Woolworths’ own messaging displayed at Hawker.⁸⁶

Direct sale process

- 3.46. Geoff Robertson considered the sale of public land to be a ‘fundamentally flawed way to fund government services’. Mr Robertson argued that ‘future generations deserve better than to have no remaining public land’, and urged that alternatives to land sales be

⁷⁸ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 22.

⁷⁹ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, pp 27-28.

⁸⁰ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 26.

⁸¹ Ken and Rhonda Jorgensen, *Submission 32*, p 1.

⁸² David Wynn, *Submission 42*, p 1.

⁸³ Geoff Robertson, *Submission 36*, p 1.

⁸⁴ Ken and Rhonda Jorgensen, *Submission 32*, p 1.

⁸⁵ Christine Gingell, *Submission 44*, p 2.

⁸⁶ Friends of Hawker Village, *Submission 69*, p 4.

considered to fund services.⁸⁷ Voices of West Belconnen considered the ‘rationale and community benefit behind a direct sale’ to be unclear.⁸⁸

- 3.47. FoHV told the Committee that the direct sale process contains ‘deficiencies’ which ‘constitute significant barriers to ensuring’ that a ‘rigorous and carefully considered process’ takes place.⁸⁹ They elaborated on these concerns as follows:

A particular concern is that the Direct Sale process involves virtually nothing in terms of transparency, publicity or meaningful community engagement. This means that the initial and fundamental issue of whether the land should be sold for development, as opposed to what the development would consist of, is not subject to a systematic and prescribed process for public consideration and comment.⁹⁰

- 3.48. This lack of community input means that any decision is ‘based entirely on internal government processes, without the benefit of community input’. FoHV stated that this situation ‘allows a developer-driven community engagement process’ wherein ‘the prospective buyer’ controls the design of consultation, as well as the implementation and interpretation.⁹¹

- 3.49. FoHV proposed that the approach taken to consultation in cases like Hawker Village should, at least, conform to the ACT Government’s *Planning (Good Consultation) Guidelines 2023*.⁹²

- 3.50. John Gregory noted that, while more competition is desirable, given Woolworths already owns land at Hawker, selling just the carpark would likely lead to a second smaller supermarket with housing above, leaving ‘no future for services’ and ‘two smaller supermarkets that still cannot service the needs of the community’.⁹³

- 3.51. BCC stated that ‘confining redevelopment to a single proponent unnecessarily limits the creative vision’ for community spaces. They noted that:

Competitive processes typically yield more creative solutions as different developers present distinctive visions and approaches. The current single-option approach forces the community to react to one vision rather than being in the conversation about selecting from aspirations multiple possibilities, effectively reducing the project’s potential to truly reflect community aspirations.⁹⁴

- 3.52. Suzanne Winser raised the possibility of a tender process for the land leading to undesirable outcomes. According to Ms Winser, because Woolworths has already ‘put some work and money into what they are planning’, they should be ‘given the option of

⁸⁷ Geoff Robertson, *Submission 36*, p 1.

⁸⁸ Voices of West Belconnen, *Submission 48*, p 1.

⁸⁹ Friends of Hawker Village, *Submission 69*, p 2.

⁹⁰ Friends of Hawker Village, *Submission 69*, p 2.

⁹¹ Friends of Hawker Village, *Submission 69*, p 3.

⁹² Friends of Hawker Village, *Submission 69*, p 3.

⁹³ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 6.

⁹⁴ Belconnen Community Council, *Submission 66*, p 5.

developing or having the first say'. Putting the land up for sale could result in it being developed instead by a 'big food chain', an outcome that Ms Winser opposed.⁹⁵

- 3.53. BCC noted that 'Woolworths' existing position as the adjacent anchor tenant' may be considered to create 'unique commercial circumstances' which justify 'direct negotiation'. However, according to BCC 'negotiating exclusively with one proponent likely diminishes the financial return to the ACT budget', as competitive processes 'typically drive higher land values and better development outcomes' as competing bidders 'seek to differentiate their proposals'.⁹⁶

Committee comment

- 3.54. It is clear that there are a wide range of views within Hawker and surrounding suburbs regarding the future of Hawker Village. Many local residents are clearly very attached to the existing layout and atmosphere provided by the existing shops. Others have outlined a vision for the future that involves substantial change. Still others have presented views that sit somewhere in between.
- 3.55. Nonetheless, almost all agreed that some form of update or upgrade is required. The extent to which any changes at Hawker Village are accepted or embraced by the local community will largely depend on a range of factors including the depth and effectiveness of community consultation as well as the benefits to the community from the development of the land.

Consultation

- 3.56. One of the key aspects raised in this inquiry is the role of community consultation in achieving positive local outcomes.
- 3.57. Woolworths argued that, in raising its development proposal, it 'took a comprehensive approach to the consultation sessions' it held. According to Woolworths:

We had over 45 workshop participants, we had 179 drop-in attendants, and there were 49 online comments. We felt that it was a relatively comprehensive approach. We letterbox-dropped over 3½ thousand dwellings across the catchment and provided ample opportunity for consultation with the community. We also had a website that was ongoing and accessible by all of the community.⁹⁷

- 3.58. Margo Saunders described this consultation process differently. Ms Saunders noted that the 2023 consultation, undertaken by Communication Link, 'consisted of minimal opportunities to engage with Woolworths about the proposal', and no engagement with the ACT Government at all. She elaborated:

The engagement exercise was based on poor methodology, and community feedback was limited by a lack of publicity about the available opportunities and about the proposed development. The overall number of feedback responses was

⁹⁵ Suzanne Winser, private capacity, *Proof Committee Hansard*, 21 August 2025, p 7.

⁹⁶ Belconnen Community Council, *Submission 66*, p 5.

⁹⁷ Andrew Loveday, Woolworths Group Ltd, *Proof Committee Hansard*, 28 August 2025, p 24.

small, and no attempt was made to obtain information from a representative sample of the community.⁹⁸

- 3.59. BCC noted that Woolworths' consultation took place prior to the direct sale application and was held during 'the visioning stage' prior to any design. BCC questioned whether it was possible to determine whether the direct sale is appropriate when there was no specific development design available.⁹⁹
- 3.60. FoHV noted that consultation undertaken for a direct sale application was problematic, as 'community engagement is designed and conducted entirely by the applicant', while 'the applicant's claims are assessed without a systematic and prescribed process for public scrutiny and comment'.¹⁰⁰
- 3.61. BCC agreed that the consultations undertaken in the context of a direct sale application 'inherently reduce transparency and constrain opportunities for meaningful community engagement'. According to BCC, 'public visibility into decision-making pathways' is diminished and contradictory to 'the ACT Government's stated commitment to transparent planning processes'. This in turn 'undermines community confidence in development outcomes'.¹⁰¹
- 3.62. Voices of West Belconnen noted that, while it was supportive of a full-line supermarket in Hawker, any redevelopment must 'be undertaken with community, context and character at heart', and that 'genuine, not tokenistic, community consultation' is necessary.¹⁰²
- 3.63. In this regard, BCC noted that a 'single-option approach forces the community to react to one vision', rather than fostering a 'conversation about selecting from multiple possibilities'. This acts to reduce the 'potential to truly reflect community aspirations'.¹⁰³
- 3.64. In terms of fostering this conversation in the community, BCC noted that it had seen 'nothing from the government' despite opportunities to be an active participant since 2023. According to BCC, 'the ACT Government needs to be clear on what it actually wants' at Hawker Village, and that its views on the future of the site should be 'inspired by community feedback'.¹⁰⁴
- 3.65. BCC argued that the ACT Government should be in a 'continuing conversation with the community'. It noted that it could have taken steps when it became aware Woolworths wanted to redevelop the site, when the application for direct sale was made, and when it rejected the initial direct sale approach.¹⁰⁵
- 3.66. The Minister for Planning and Sustainable Development noted that 'the government is not proposing anything' at Hawker Village. According to the Minister:

⁹⁸ Margo Saunders, *Submission 53*, p 2.

⁹⁹ Lachlan Butler, Belconnen Community Council, *Proof Committee Hansard*, 28 August 2025, p 51.

¹⁰⁰ Margo Saunders, Friends of Hawker Village, *Proof Committee Hansard*, p 38.

¹⁰¹ Belconnen Community Council, *Submission 66*, p 4.

¹⁰² Voices of West Belconnen, *Submission 48*, p 2.

¹⁰³ Belconnen Community Council, *Submission 66*, p 4.

¹⁰⁴ Lachlan Butler, Belconnen Community Council, *Proof Committee Hansard*, 28 August 2025, p 49.

¹⁰⁵ Lachlan Butler, Belconnen Community Council, *Proof Committee Hansard*, 28 August 2025, p 53.

I appreciate that the community would like to get engaged, but we are not proposing anything at this point in time. Yes, at a future point in time, if something was proposed, hypothetically, on the site, then we would look at opportunities for engagement with the community. But the government is not proposing anything at the site at the moment.¹⁰⁶

- 3.67. Despite not having a specific proposal for any future developments at Hawker Village, the Minister noted that the ACT Government is ‘looking at the whole site’ to examine opportunities ‘beyond the car parks specified by [Woolworths] as part of their direct sale’ application.¹⁰⁷ The Minister added that this examination is being undertaken at all 14 group centre sites across Canberra.¹⁰⁸
- 3.68. Officials elaborated on the nature of this work, noting that the purpose is ‘to understand whether any change can occur to those sites’. It includes an assessment of parking capacity, any possible contamination that could render redevelopment unviable, and any infrastructure upgrades that are needed. According to officials, understanding these ‘elements at a very base level’ is required ‘before we can even understand what the potentials are in the Hawker Group Centre’.¹⁰⁹
- 3.69. The Minister noted that this inquiry was undertaken in the early stages of the process to look at group centres which, ‘is actually not a bad time to get input from the community about some of the issues that are occurring’, particularly issues that government ‘may need to consider in future’.¹¹⁰
- 3.70. In terms of getting effective input from the community, John Gregory raised an important consideration. Mr Gregory noted that the Committee’s inquiry will not hear from younger residents to the same extent as it heard from other demographics. According to Mr Gregory, people of his age group do not have the ability to respond to inquiries, or to attend public hearings held on a weekday.¹¹¹
- 3.71. Another issue hindering redevelopment highlighted by the Minister was the ownership structures at group centres. According to the Minister, fragmented ownership ‘can create problems with getting reinvestment’, and achieving ‘agreement amongst the owners for renewal of the privately owned buildings’ at group centres ‘is a similar problem’.¹¹² Officials confirmed that Hawker Village is subject to such a fragmented ownership structure.¹¹³
- 3.72. The Minister told the Committee that the issue of fragmented ownership is something that needs to be addressed:

It is something that we will have to grapple with at some point in the territory, because there is a large number of fragmented centres and their buildings are

¹⁰⁶ Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 68.

¹⁰⁷ Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 66.

¹⁰⁸ Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 68.

¹⁰⁹ Sam Engele, CED, *Proof Committee Hansard*, 28 August 2025, p 67.

¹¹⁰ Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 75.

¹¹¹ John Gregory, private capacity, *Proof Committee Hansard*, 21 August 2025, p 9.

¹¹² Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 73.

¹¹³ Sam Engele, City and Environment Directorate, *Proof Committee Hansard*, 28 August 2025, p 73.

ageing. Something has to change. It is not necessarily something that government can lead. It may require owners to discuss amongst themselves—how they wish to consolidate or address those issues.¹¹⁴

Committee comment

- 3.73. Despite the divergence of views outlined in this report on exactly what the future of Hawker Village should look like, one key theme emerged in the evidence to this inquiry. It is clear to the Committee that local residents believe Hawker Village needs an upgrade in some form. While the opinions on what form this upgrade should take varied widely, the need for an upgrade was unanimous. As noted above, having visited the site, the Committee agrees.
- 3.74. The consultation undertaken by Woolworths provided the opportunity for the community to be informed about what Woolworths wanted to do with the site. How effective this consultation was seemed to be in part informed by your opinion of the proposed development, which is not uncommon with consultations that attract community interest. It is clear to the Committee that the consultation undertaken on the redevelopment proposed has not resulted in a positive outcome, either for local residents or for Woolworths.
- 3.75. It appears timely then that the ACT Government is currently undertaking a wide-ranging assessment of group centres around Canberra, with a view to determine what, if any, change is possible in the future. This process presents a timely opportunity to, either concurrently or subsequently, seek the views of the residents of Hawker and surrounding suburbs on the future of their local group centre. This should be supported by demographic data, retailing trends as well as the outcomes of site investigations undertaken by the ACT Government.
- 3.76. Ensuring that whatever happens at Hawker Village is informed by the views of those who know it best is key to ensuring a good local outcome. While consulting on specific proposals can bring out what the community desires for an area, a process which seeks the input of as wide a range of local stakeholders as possible, and that is undertaken in such a way that it facilitates feedback from all demographic groups in the area, could inform the best possible result for the community.
- 3.77. As noted by John Gregory, consultation often precludes input from some demographic groups. The Committee notes that this may skew the results of the process, and that the limitations placed on consultation by awaiting specific development proposals or applications may increase the limitations of consultation.
- 3.78. By conducting a long-term consultation with the Hawker community, that includes multiple methods of providing input and takes place during a range of times and days, the ACT Government could form a view on the future of Hawker Village that is more reflective of the desires and preferences of local residents and visitors. Conducting this consultation parallel to the survey work to determine the future potential of the site could be used to

¹¹⁴ Chris Steel MLA, Minister for Planning and Sustainable Development, *Proof Committee Hansard*, 28 August 2025, p 73.

form a plan for the future of Hawker Village. This information could be used by Government to help guide potential developers and existing leaseholders in developing proposals which meet local needs, and satisfy as many residents as possible.

- 3.79. Such a plan would also help to give local residents more certainty about the future of their local shops, and provide a basis against which to judge future development proposals. It would also act to give more certainty to potential developers like Woolworths as they prepare development proposals, in that the views of the community can be more effectively factored in prior to the DA consultation process commencing, when development proposals are at an advanced stage. These views could be reflected in the documents associated with the new planning system, such as the Territory Plan or Technical Specifications or Design Guides.
- 3.80. In regard to Hawker Village, the Committee believes there is an opportunity for the ACT Government to take the lead in developing and implementing a vision for the future of the Hawker Group Centre. Rather than waiting for a specific proposal to drive consultation, the Committee believes there is value in developing a plan for the area via consultation that can drive specific proposals in the future which would then be reflected in the necessary planning documents.
- 3.81. While local residents and visitors from surrounding suburbs put forward a wide range of views on the future of Hawker Village, their fondness for their local shops was clear. Now is the time to harness this fondness and apply what is learned to the future of the area.

Recommendation 1

The Committee recommends that the ACT Government conduct a wide-ranging community consultation process across the suburbs served by the Hawker Group Centre. The findings should be integrated with the Government's assessment of the Centre's future potential to develop controls and outcomes in the necessary planning documents that reflect the views of all demographic groups and provide clear guidance for potential developers and existing leaseholders.

Recommendation 2

The Committee recommends that the ACT Government not approve any direct sale application at Hawker Group Centre until the consultation outlined in Recommendation 1 is completed and the government response has been published.

4. Conclusion

- 4.1. The Committee would like to thank everyone who participated in this inquiry, particularly the many local residents of Hawker and nearby suburbs who so generously donated their time to prepare submissions and attend hearings. Their evidence has been invaluable in informing the Committee's consideration of the matters raised by Petition 002-25.
- 4.2. The Committee makes two recommendations.

Fiona Carrick MLA

Acting Chair, Standing Committee on Environment and Planning

18 December 2025

Appendix A: Submissions

No.	Submission by	Received	Published
1	Jessica Buckland	11/03/25	14/04/25
2	Alan Vogt	13/03/25	14/04/25
3	Susannah Todd	14/03/25	14/04/25
4	Suzanne Winser	02/04/25	14/04/25
5	Emily Johnson	02/04/25	14/04/25
6	Belconnen Way Hotel	04/04/25	14/04/25
7	Tanja Benac	02/04/25	14/04/25
8	John Gregory	04/04/25	14/04/25
9	Gillian Treloar	05/04/25	14/04/25
10	Vicki Goss	06/04/25	14/04/25
11	Withdrawn	06/04/25	N/A
12	Name withheld	07/04/25	14/04/25
13	Michael Ryle	08/04/25	14/04/25
14	Bryant Allen	09/04/25	14/04/25
15	Robert Goodin	09/04/25	14/04/25
16	Nigel Coldrick	11/04/25	01/05/25
17	Kim McCabe	12/04/25	01/05/25
18	Carolyn McLaren	12/04/25	01/05/25
19	Sophie Pender	13/04/25	01/05/25
20	Erika Contis	13/04/25	01/05/25
21	Rosemary Richards	13/04/25	01/05/25
22	Teresa Corcoran	14/04/25	01/05/25
23	Jan Boshier	14/04/25	01/05/25
24	Peter Ellett	14/04/25	01/05/25
25	Elizabeth Walker	14/04/25	01/05/25
26	Katy Skinner	14/04/25	01/05/25
27	Robert Bleyerveen	14/04/25	01/05/25
28	Keira Orr	14/04/25	01/05/25
29	Diane Orr	14/04/25	01/05/25

No.	Submission by	Received	Published
30	Matthew Sullivan	14/04/25	01/05/25
31	Fran Rhodes	14/04/25	01/05/25
32	Ken and Rhonda Jorgensen	14/04/25	01/05/25
33	Marc Johannes	15/04/25	01/05/25
34	Brian Selmes	15/04/25	01/05/25
35	Beverley & Peter Treloar	15/04/25	01/05/25
36	Geoff Robertson	15/04/25	01/05/25
37	Damon Kelly	15/04/25	01/05/25
38	Rob Charman	15/04/25	01/05/25
39	Barry Smith	15/04/25	01/05/25
40	Rodney Ward	15/04/25	01/05/25
41	Nancy Sever	16/04/25	01/05/25
42	David Wynn	16/04/25	01/05/25
43	Greg Allan	16/04/25	01/05/25
44	Christine Gingell	16/04/25	01/05/25
45	MJ Batten	16/04/25	01/05/25
46	Pip Batten	16/04/25	01/05/25
47	JJ Batten	16/04/25	01/05/25
48	Voices of West Belconnen	16/04/25	01/05/25
49	Dion Jones	16/04/25	01/05/25
50	Bec Kriticos	17/04/25	01/05/25
51	Tania Kriticos	17/04/25	01/05/25
52	Helen Duffy	17/04/25	01/05/25
53	Margo Saunders	17/04/25	01/05/25
54	Government	17/04/25	01/05/25
55	Robyn Coghlan	17/04/25	01/05/25
56	Robert Hogan	17/04/25	01/05/25
57	Jan Kicenko	17/04/25	01/05/25
58	Helen Daniel	17/04/25	01/05/25
59	Denis Bowler	17/04/25	01/05/25
60	CJ and JR Dennett	17/04/25	01/05/25

No.	Submission by	Received	Published
61	Daren Kriticos	17/04/25	01/05/25
62	Licho Wang	17/04/25	01/05/25
63	Felicity M Fullagar	17/04/25	01/05/25
64	Wilfred Fullagar	17/04/25	01/05/25
65	Victoria and Clara Hill	13/04/25	22/05/25
66	Belconnen Community Council	05/05/25	22/05/25
67	Michael Nagle	01/05/25	22/05/25
68	Keith Da Silva	30/04/25	22/05/25
69	Friends of Hawker Village	30/04/25	22/05/25
69.1	Friends of Hawker Village	04/09/25	11/09/25
70	Robert and Judith Gunning	15/04/25	22/05/25
71	Hawker Community Landcare	21/08/25	11/11/25

Appendix B: Witnesses

Thursday, 21 August 2025

Private capacity

- **Mr John Gregory**
- **Ms Suzanne Winser**
- **Ms Christine Gingell**
- **Ms Robyn Coghlan**
- **Ms Victoria Hill**
- **Ms Katy Skinner**

Thursday, 28 August 2025

Organisation

Woolworths Group

- **Mr Andrew Loveday**, Director of Development

Friends of Hawker Village

- **Ms Margo Saunders**, Committee member
- **Ms Christine Gingell**

Belconnen Community Council

- **Mr Lachlan Butler**, Chair

Belconnen Way Hotel

- **Mr Deane Russell**, Director

ACT Government

Planning and Sustainable Development, City and Environment Directorate

- **Mr Sam Engele**, Deputy Director General, City and Environment Directorate
- **Ms Sanzida Akhter**, A/g Executive Group Manager, Development and Implementation, City and Environment Directorate
- **Mr Graham Mundy**, Senior Director, Land Supply, Development and Implementation, City and Environment Directorate

Appendix C: Gender distribution of witnesses

Beginning in April 2023, in response to an audit by the Commonwealth Parliamentary Association, Committees are collecting information on the gender of witnesses. The aim is to determine whether committee inquiries are meeting the needs, and allowing the participation of, a range of genders in the community. Participation is voluntary and there are no set responses.

Gender indication	Total
Female	8
Male	6
Non-binary	0
Gender neutral	0
No data	0