



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: 040

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From:
To: [LA Committee - Environment](#)
Subject: Submission for the Inquiry into Petition 002-25: Hawker Village Shops redevelopment
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Submission to the Standing Committee on Environment and Planning Transport and City Services, ACT Legislative Assembly

Subject: Concerns Regarding the Proposed Redevelopment of Hawker Shops

Dear Committee Members,

I am writing to express my concern regarding the proposed redevelopment plans for the Hawker shops precinct.

While urban renewal and improvement can bring great benefits, the current proposal appears to risk undermining the very aspects that make Hawker unique and valuable to the local community. The Hawker shops are more than just a retail zone—they are a central hub of small, locally-owned businesses that provide convenient, walkable access for residents, particularly older citizens who rely on the area for essential goods, services, and social connection.

My key concerns include:

Loss of local small businesses: The redevelopment risks displacing a number of small, independent businesses that are currently co-located in one convenient area. These businesses provide essential services and character to the precinct. There is no guarantee they will be able to return after years of construction, particularly if new fit outs or leases are more expensive and less accessible.

Redundancy of large retail development: A large-scale shopping complex is unnecessary in this location, as similar services and offerings already exist nearby at the Jamison Shopping Centre. The proposed redevelopment may duplicate, rather than complement, existing infrastructure.

Disruption during extended construction: The local community would likely lose access to many services during the redevelopment period, potentially lasting years. This would disproportionately affect seniors and others who rely on Hawker's walkability and convenience.

Reduced parking and accessibility: The proposal includes using up current carpark space, which will likely result in more limited and difficult access for seniors and those with mobility issues, especially if shops are relocated or spread further apart. While underground parking is sometimes suggested as an alternative, it can be problematic for several reasons. Navigating underground carparks is often more difficult for older residents, and these spaces can come with ongoing issues such as water seepage, poor ventilation, and reduced sense of personal safety. The existing surface-level parking at Hawker is one of its key practical benefits, particularly for people who rely on quick, accessible entry to shops and services.

Loss of community identity and social space: Hawker shops serve as a communal meeting point, particularly for elderly residents. The current mix of services, casual dining, and familiar faces fosters a sense of community that could

be lost in a large, impersonal development.

Risk of reduced competition and variety: Large redevelopments often favour chain stores over independent operators, reducing diversity and choice for consumers. The vibrant and eclectic mix currently in Hawker is part of its charm—and its competitive strength.

While improvements within the existing footprint may be welcome, such as upgrades to facades, amenities, and landscaping, this has not been proposed. Instead, what has been outlined prioritises large-scale change over thoughtful, locally responsive improvement.

In summary, I urge the Committee to carefully **consider whether this redevelopment serves the needs of Hawker residents—or risks damaging the social, economic, and cultural fabric of the area.** A more modest, community-centred approach may better reflect the values and priorities of the people who live and work in Hawker.

Thank you for considering this submission.

Sincerely,

Rodney Ward
