



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: 008

Submitter: John Gregory

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Submission to the Hawker Shops Redevelopment Inquiry
Petition 002-25, Hawker Shops Redevelopment
John Gregory



Hawker resident

I wish to provide the following information to the Inquiry as to why a considered development should occur at Hawker Shops and why housing should not be included in any redevelopment proposal. I support in principle the initial proposal by Woolworths but do not support shop-top housing at Hawker Shops.

1. Woolworths proposal provided a good balance between community needs and upgrading the Hawker Shops. Whilst additional improvements with their proposal are required, such as public toilets and adequate parking, their proposal meet the main needs of the community.
2. Hawker Shops has already had area previously meant for commercial use, rezoned for residential use. This has therefore reduced the size of the commercial area at Hawker Shops and makes it a small group centre. This includes Hawker section 33, Block 29 and Hawker Sections 35,36 and 37.
3. The Hawker Shops needs to continue to grow into the future, as stated by the minister. Residential areas are shown to be difficult to change in the future as community needs for increased commercial spaces are realised at Hawker Shops. This is evident as developers have previously bought the meet house place with the intention to develop the area but were unable to purchase the Belconnen Motel due to its ownerships structure of multiple owners.
4. The size and scale of the top-shop housing needs to ensure that adequate commercial space is available for use and additional parking requirements are available to ensure that any residents of the apartments are not overflowing into commercial use parking. The Government does not have good planning policies around sufficient parking for apartments.
5. Alternative locations are available for the Government to meet their housing requirements without the need for shop-top housing in Canberra. The Government need to get on with the job of releasing available land and not delay considered development at Hawker. Surrounding areas are already increasing in density which is completely appropriate.
6. The minister stated that housing is an incentive for development at Group centres. At Hawker, there is no need for additional incentives as Woolworths are already proposing an appropriate development that would improve the area.
7. Shop-top housing does not fit with the shops and would need to either reduce the amount of commercial use buildings from the proposed Woolworth development or increase the height of the development which would be inappropriate at Hawker Shops.
8. The Government should conduct its own consultation with the community. The Government stated that they want the shop-top housing, and therefore the Government should conduct the community consultation to see if it is appropriate for community and not leave this to Woolworths or any private company.

Woolworths has already conducted community consultation which was attended by Tara Cheyne MLA and community consensus was that apartments and buildings above 2 stories were inappropriate for the area. This was confirmed by the Belconnen Community Counsel survey.

9. If the Government wants to get involved to dictate that shop-top housing is required. They should get fully involved and develop a master plan for Hawker Shops with significant community consultation. Alternatively, they should get out of the way and allow Woolworths to proceed with considered redevelopment with community consultation.
10. Selling of Government land should include improvements in the Hawker area, such as, additional/improved playground, upgrading other parking within the area, improve public toilets and facilities at Hawker.
11. Adequate parking is required at Hawker and additional sale of alternate car parks should not be considered. Improvements of the car parks are required and should be a condition of the sale of the proposed car park.

In conclusion, considered development is required at Hawker Shops and Woolworths have provided a fair (whilst not perfect) proposal. The Government should not overstep and provide poor outcomes for the community which will stifle the ability to enhance Hawker Shops in the future. The Government should look to provide conditions of sale to ensure that Hawker is not disadvantaged by the sale of its public land by including the improve of surrounding car parks, upgraded/new playgrounds in Hawker and public facilities at Hawker Shops.

The Government's intention to build shop-top housing at Hawker Shops is inappropriate for the area and will significantly increase the height of any proposal. The Government should conduct its own community consultation, rather than leaving consultation to a private company.