



# Hawker Village Masterplan

HAWKER PLACE, HAWKER ACT 2614

March 2024

Ngunnawal Country  
Hawker, ACT

Prepared by:

**Clarke  
Hopkins  
Clarke**



# Contents

## 01 Statements

- 01.01 Development Concept
- 01.02 Design Intent

## 02 Context

- 02.01 Historical Context
- 02.02 Existing Site Photos
- 02.03 Context Plan
- 02.04 Existing Land Zonings
- 02.05 Land Parcels Required for the Development

## 03 Our Vision

- 03.01 Our Vision
- 03.02 Vision Pillars
- 03.03 Spirit of a Village
- 03.04 Multi-Generational Space
- 03.05 Convenience
- 03.06 Sustainability

## 04 Look & Feel

- 04.01 Look & Feel
- 04.02 Spirit of a Village
- 04.03 User-focused design
- 04.04 Sustainability

## 05 Masterplan

- 05.01 Conceptual Ground Floor Plan
- 05.02 Conceptual First Floor Plan
- 05.03 Conceptual Basement Parking Plan

## 06 Renders



01.01

# Development Concept

The proposed development site will be created by the amalgamation of 7 existing land parcels (6 Blocks and one section of the Hawker Place road reserve - see page 9), and the demolition of the Woolworths supermarket and the buildings between the supermarket and Hawker Place.

The new development will comprise a full-range Woolworths supermarket, supplemented by Direct-to-Boot; Home Delivery facilities for online customers; new retail and food tenancies and space on the upper level for such uses as office, health and gym; all connected by outdoor public walkways and spaces.

A new playground will be a feature. Parking (including the replacement of the existing public parking) will be provided at the basement level, below the supermarket and shops.

For the development to proceed, formal approval will be required from the ACT Government for a grant of direct sale for the unleased land within the Hawker Place road reserve, part Block 33 Section 33 Hawker, and Block 24 and Block 26 Section 33 Hawker. If approved, a Development Application would be submitted for the proposal on the consolidated Blocks.



01.02

# Design Intent

The proposal will provide a modernised and accessible retail centre, with a design that will serve the community by building on four key vision pillars: convenient, intergenerational, sustainable, and embodying a village spirit.

A strength of the existing site is the established pedestrian thoroughfares, which the proposal thus seeks to maintain, building around them a more accessible, equitable and engaging pedestrian experience that prioritises people over cars. The existing public car park will be retained, but relocated underground.

A vastly improved playground will be part of the new development. This would become a meeting place for the community, promoting incidental and intergenerational interaction.

For a sustainable response, the development will target a 5-star Green Star rating. This starts with a pedestrian- and cyclist-centric design and then builds on that with renewable energy strategies including charging points for electric vehicles and on-site power generation from PV panels. Additionally, important remnant trees will be maintained and other existing landscaping is to be retained where possible, and expanded upon in the space made available at ground level with the relocation of cars to an underground carpark.

To reinforce the proposal as a village centre, a low-rise approach has been taken with a focus on active frontages that blur the lines of indoor and outdoor spaces. Pockets of space are envisioned to be the canvas for informal gatherings. All of these strategies will culminate in a centre that celebrates the spirit of a village by being people-centric, intergenerational, sustainable and lively.

Hawker 1978



ACT Government Archives - Canberra's Group and Local Shopping Centres in photos

02.01

# Historical Context

*"...Hawker Group Centre had a 'strong bias' toward restaurant and food service outlets ... footwear/ clothing, hardware, general store and delicatessen outlets."*

ACT Government Archives.

Hawker has origins as one of the first retail centres in the ACT region with a focus on the community's retail experience.

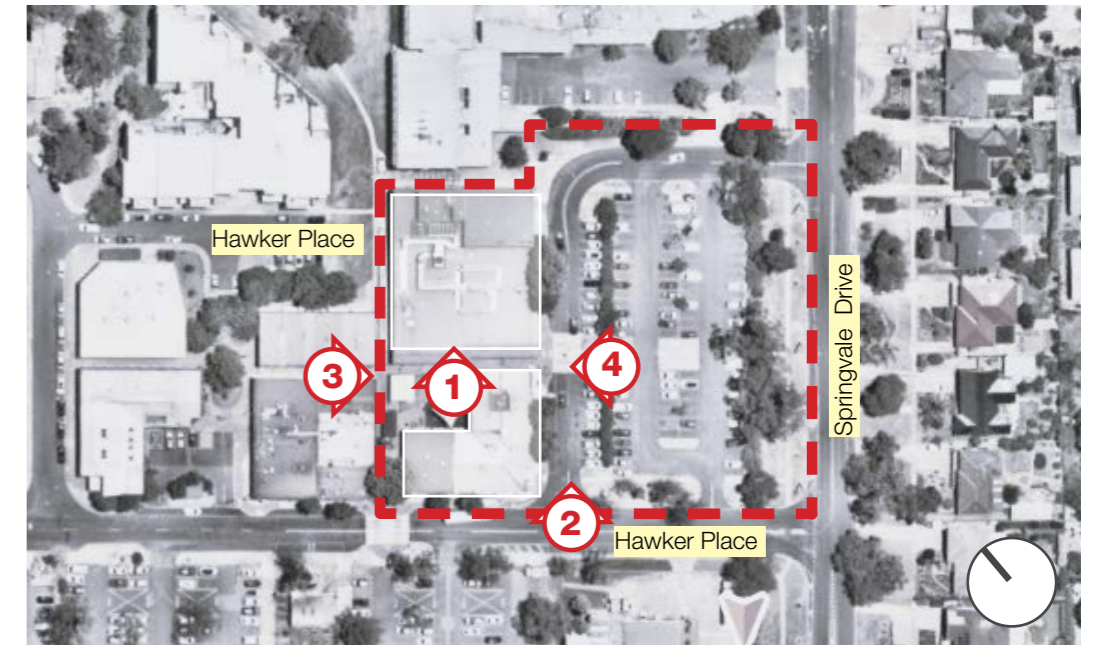




1.

02.02

# Existing Site Photos



Existing site map and viewpoints



2.



3.












4.

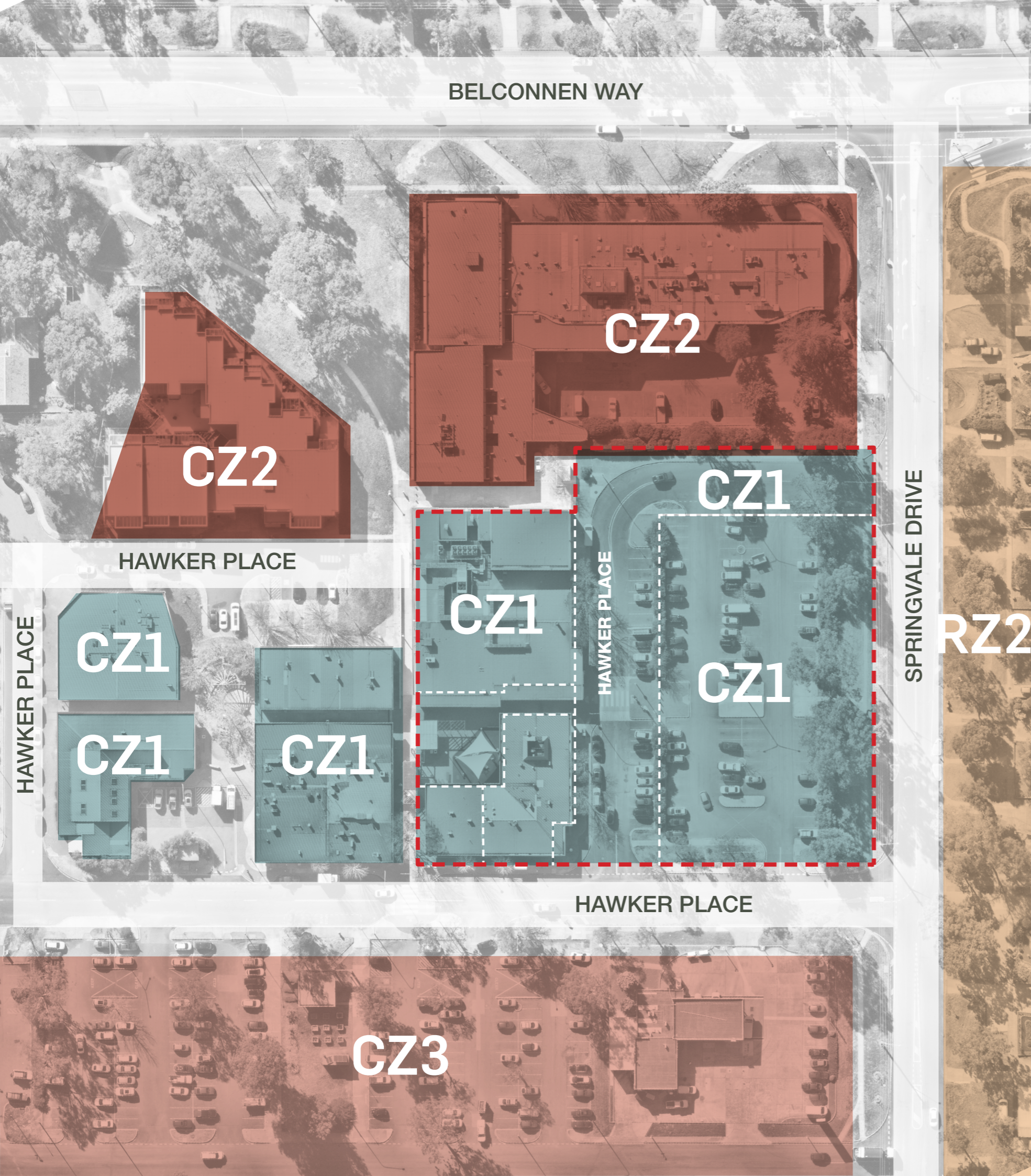
02.03

# Context Plan

## Legend

-  Site
-  Proposed Development
-  Residential
-  Community
-  Existing shops and businesses
-  Education
-  Public Amenities
-  Public Parking
-  Main Roads





02.04

# Existing Land Zonings

## TERRITORY PLAN - LAND USE ZONE:

● **CZ1: CORE ZONE:**

Zone Objectives:

- a) Encourage a mix of predominantly commercial land uses that contribute to a diverse and active character.
- b) Provide for a range of conveniently located retail and services outlets.
- c) Promote vibrant, interesting and lively street frontages including during evenings and weekends.
- d) Encourage an attractive, safe and well-lit pedestrian environment with convenient access to public transport.
- e) Maintain and enhance a high standard of urban design through set of sustainable design and materials and ensure that buildings retain a high level of design consistency and compatibility.
- f) Provide opportunities for business investment and employment
- g) Maintain and enhance environmental amenity
- h) Promote the establishment of cultural and community identity that is representative of, and appropriate to, the place.
- i) Promote active living and active travel
- j) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.

- **CZ2: BUSINESS ZONE**
- **CZ3: SERVICES ZONE**
- **RZ2: SUBURBAN CORE**



02.05

# Land Parcels Required for the Development

--- Proposed Development

## WOOLWORTHS HOLDINGS

- 1** 26 Hawker Place  
Block 18 Section 33 Hawker (Woolworths Supermarket) 1,574 sqm
- 2** 56 Hawker Place  
Block 16 Section 33 Hawker 272 sqm
- 3** 38 Hawker Place  
Block 17 Section 33 Hawker 552 sqm

Total area Woolworths Holdings: 2,398 sqm

## GOVERNMENT HOLDINGS (Unleased Territory land)\*

- 4** Courtyard  
Block 24 Section 33 Hawker 539 sqm
- 5** Hawker Place 2,687 sqm
- 6** Car park  
Block 26 Section 33 Hawker 3,748 sqm
- 7** Hawker PI Extension  
part Block 33 Section 33 Hawker 130 sqm

Total area Government Holdings (Unleased Territory land)\*: 7,104 sqm

Total combined area: 9,502 sqm

\*These parcels are the subject of a Direct Sale Application by Woolworths

All areas are approximate





03.01

## Our Vision

Referencing Hawker's retail & people-centric history, our vision is to re-invigorate the local neighbourhood centre with a community-focused shopping and dining precinct that encompasses the spirit of a village.

Our vision is to create spaces that promote social interaction, ease of pedestrian access and convenience, all with an underlying sustainable conscience.



# Vision Pillars

## Spirit of a village



- The vibrancy, energy and social interaction that define a village will be encouraged through alfresco dining spaces, offering an open and inviting environment.

## Multi-generational



- Children, young adults, adults and the elderly will all be accommodated with the incorporation of a playground, social gathering spaces and furniture selections.

## Convenience



- Returning the ground floor to the community and moving the carpark to a secure, basement level.
- An expanded, full-range supermarket.
- A variety of shops and dining options.
- An upper level designated for offices, health facilities, and a gym.

## Sustainability



- Tailoring the precinct in such a way that minimises the reliance on high-carbon footprint materials and finishes.
- EV charging stations.
- Solar panels.
- Bicycle and pedestrian access through the site.



03.03

# Spirit of a Village

Our vision is to create a vibrant, engaging and lively retail experience & activated streetscape. Pedestrian friendly, sheltered walkways & plenty of seated dining spaces.

This includes:

- Alfresco dining blending indoors and outdoor spaces
- Activated frontages
- Green pockets and incorporation of planting throughout
- Pedestrian focused laneways with lighting, materials and sheltered walkways
- Relocating the parking underground to increase useable community spaces





03.04

## Multi-Generational Space

Everyone in the local community should have access to a convenient, safe and exciting place to socialise, play and relax.

A place where families & friends can come together for a bite within a unique retail offering in the heart of the Belconnen District.

This includes:

- Safe pedestrian walkways with clear visibility for ease of access and security
- Variety of seating options and public furniture offerings
- Family-friendly spaces e.g. a children's playground





03.05

## Convenience

A new & convenient retail precinct including a state-of-the-art full-range supermarket and specialty retail shops tailored towards the local Hawker community.

Blurring the lines between indoors and outdoors with activated laneways and a central thoroughfare surrounded by permeable frontages.

This includes:

- A full-range supermarket with a convenient direct-to-boot service and Home Delivery hub.
- Multiple shopping and dining options
- Building a convenient basement car park and returning the ground floor to the community for retail and dining uses.
- Pedestrian accessways incorporated throughout





03.06

# Sustainability

Our vision is about long-term sustainability and minimising our ecological footprint.

We are committed to creating a precinct that is healthy and sustainable. Hawker Village will be a visibly green landmark for the Group Centre.

The precinct's scale and form provide a unique and meaningful opportunity to create healthy spaces and best practices in sustainable design.

This includes:

- Solar access and natural ventilation
- Recycled materials
- Renewable energy strategies
- Native plant species
- Greenery across the public realm to create a connected village centre
- Bicycle parking & EV charging stations



# Look & Feel

We aim to showcase Hawker's unique geographic context and importance as a hub of local gathering, convenience and activity through three key themes that are to be carried throughout the project's architectural language:

## Spirit of a Village



- A central courtyard with a children's playground, potential for art installations with a variety of indoor and outdoor seating options for gathering.
- Tactile, earthy materials which evoke warmth with plenty of opportunities to unwind, sit and relax.

## User-focused design



- Human-scaled with clear signage and well-designed, accessible pathways and entry points for multi-generational community members to navigate through an open retail hub.

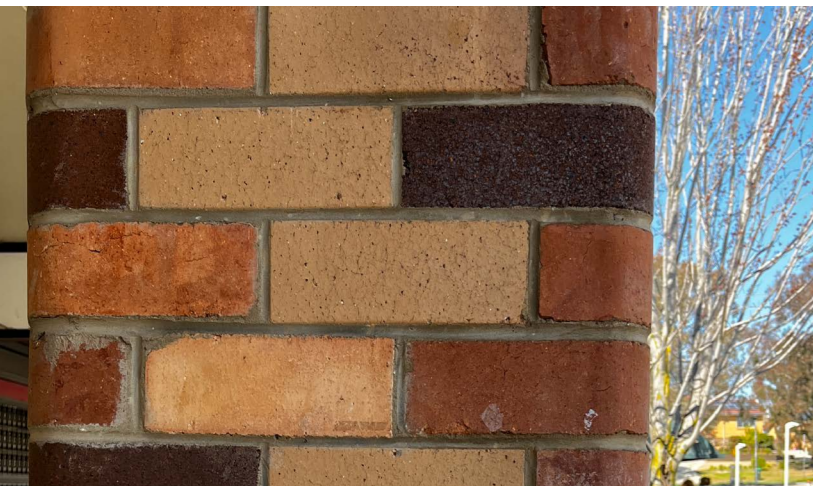
## Sustainability



- Re-using, where possible, existing materials and reducing our carbon footprint. Looking to the surrounding community and tying in with the local vision, colours and textures of that region.



# Look & Feel: Spirit of a Village



# Look & Feel: User-focused design




















# Look & Feel: Sustainability



# 05.01 Conceptual Ground Floor Plan

## Legend

-  Site boundary
-  Pedestrian access
-  Active travel route
-  Substation access
-  Shop entry points
-  Loading dock
-  Children's playground
-  Landscaping/ tree planting
-  Retail / F&B tenancies  
1,400 sqm approx
-  Woolworths supermarket  
4,000 sqm approx
-  BWS Liquor shop  
150 sqm approx
-  Travelator
-  Passenger lift and stairs
-  Existing substation
-  Public parking
-  Public amenities
-  Render viewpoints

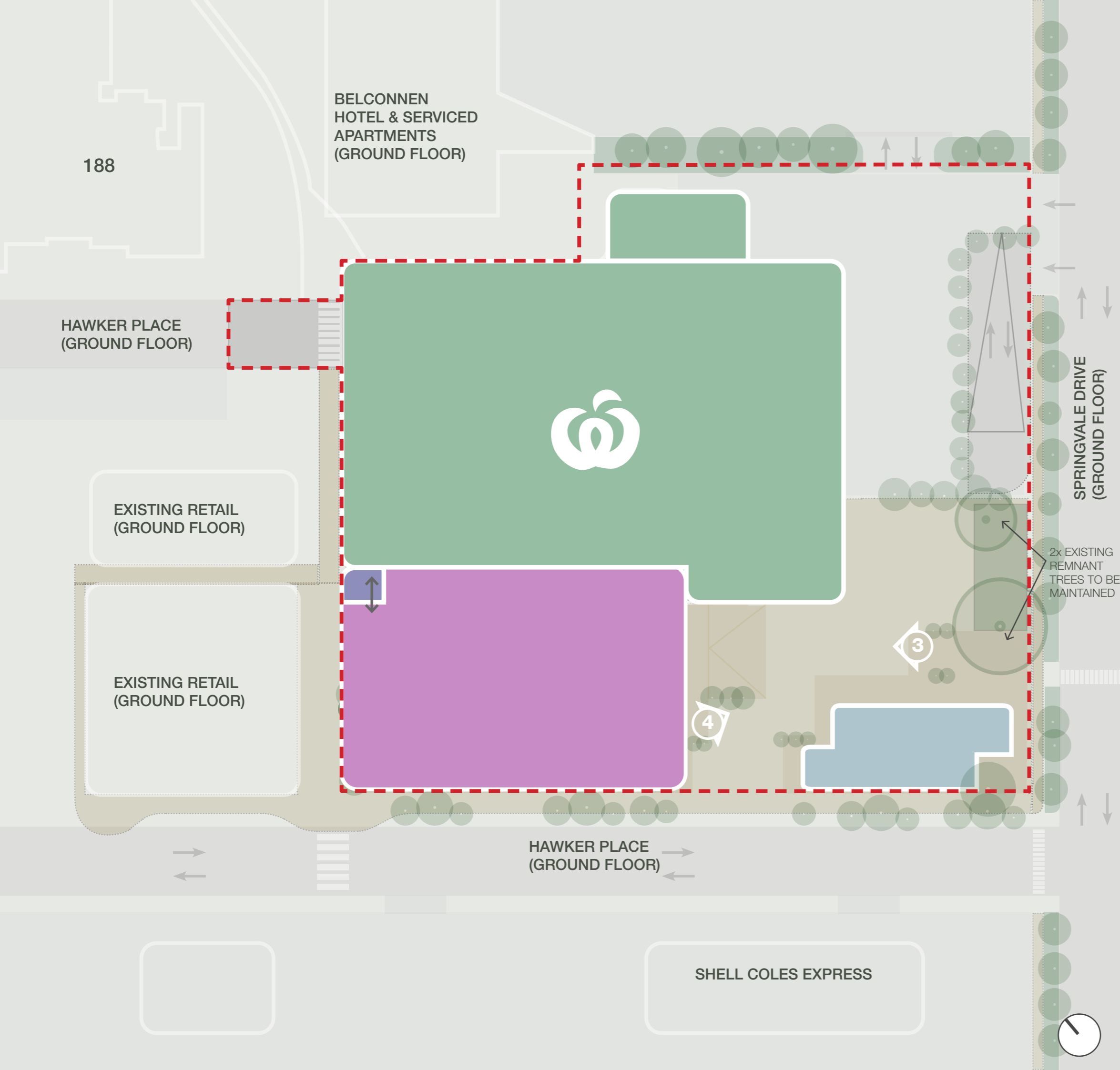


Plan is conceptual only and is subject to change as the project evolves.

# 05.02 Conceptual First Floor Plan

## Legend

- Site boundary
- Landscaping/ tree planting
- Retail / F&B tenancies (Ground Floor)
- Woolworths supermarket (Ground Floor)
- Passenger lift and stairs
- First Floor tenancies (for office, health, gym, etc) 1,500 sqm approx
- Shop entry points
- Render viewpoints






Plan is conceptual only and is subject to change as the project evolves.

05.03

# Conceptual Basement Parking Plan

## Legend

-  Direct To Boot (for online grocery orders)
-  Travelator
-  Passenger lift and Stairs

188

BELCONNEN HOTEL & SERVICED APARTMENTS (GROUND FLOOR)

HAWKER PLACE EXTENSION

HAWKER PLACE

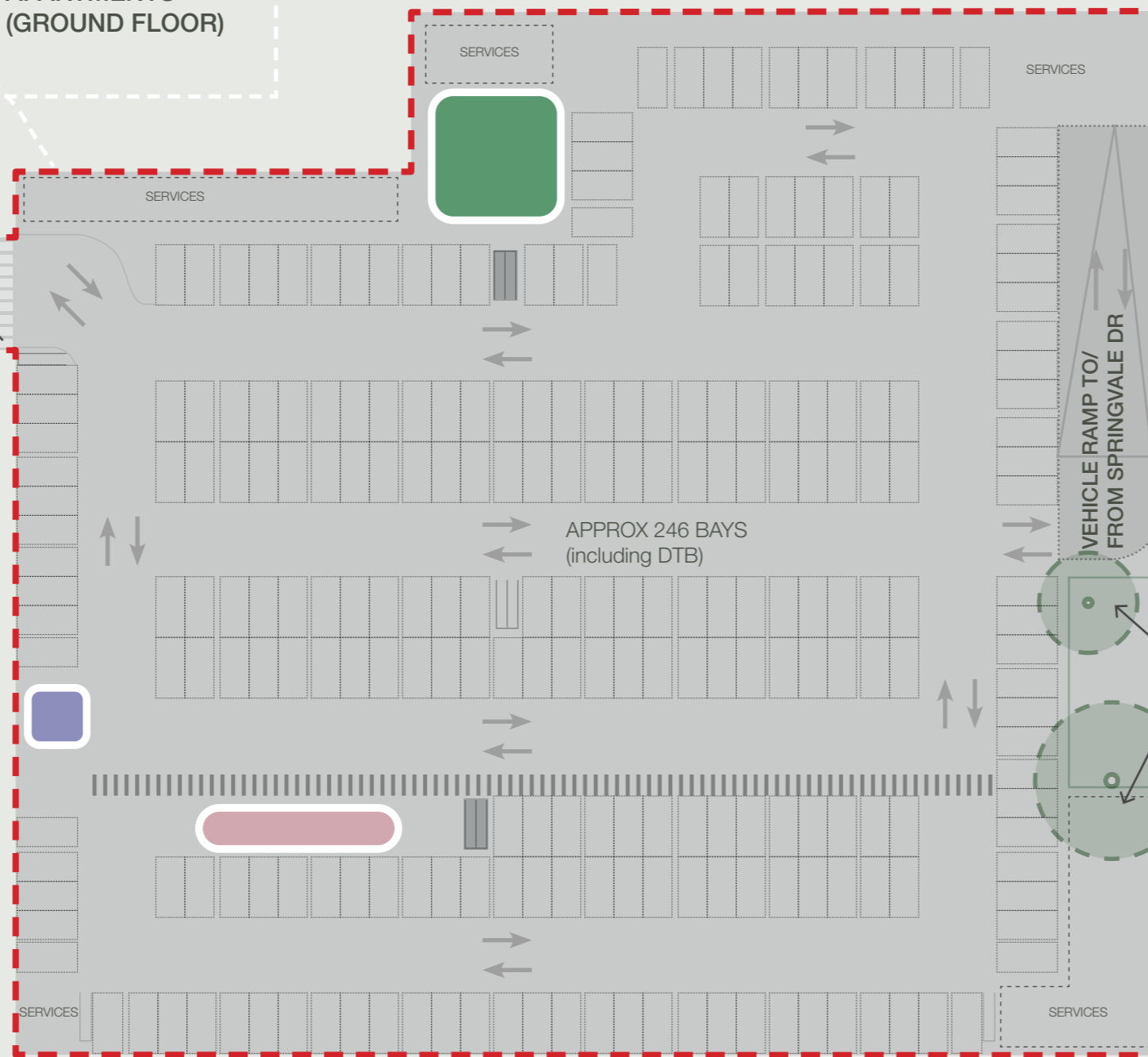
NEW PEDESTRIAN CROSSING

EXISTING RETAIL (GROUND FLOOR)

EXISTING RETAIL (GROUND FLOOR)

HAWKER PLACE (GROUND FLOOR)

SPRINGVALE DRIVE (GROUND FLOOR)



2x EXISTING REMNANT TREES TO BE MAINTAINED (GROUND LEVEL)



Plan is conceptual only and is subject to change as the project evolves.

# Renders



1 Proposed new building with existing retail on Hawker Place



2 Proposed Hawker Place precinct





3 Proposed walkway to travelators and Woolworths



4 Proposed outdoor community space



5 Proposed entrance from Springvale Drive



6 Proposed covered walkway and travelators to/from basement car park



7 Proposed playground and shops

**Clarke  
Hopkins  
Clarke**

**ClarkeHopkinsClarke**

ABN 18 146 947 762  
studio@chc.com.au  
www.chc.com.au

# Impact Tomorrow

**Melbourne**

Wurundjeri Woiwurrung Country  
L9, 700 Swanston St  
Carlton VIC 3053  
03 9419 4340

**Sydney**

Gadigal Country  
Suite 3, Ground Floor, 91 Campbell St  
Surry Hills NSW 2010  
03 9419 4340

*Disclaimer:*

*ClarkeHopkinsClarke Architects Pty Ltd has been commissioned to produce this Document. The Document is intended for the specific purpose for which it refers. ClarkeHopkinsClarke Architects Pty Ltd has used best endeavours to minimise inaccuracies in the Document, exercising the reasonable skill, care and diligence to be expected of an appropriately qualified and competent consultant. ClarkeHopkinsClarke Architects Pty Ltd does not make any representations or warranties in relation to information contained in the Document, whether supplied directly or via third parties, and we disclaim liability for any possible errors or omissions. There is to be no claim in connection with any information provided in this Document or any failure to provide, or delay in providing, any information to third parties; and we accept no liability for the accuracy, completeness or*

*currency of the information provided.*

*All artist impressions are for illustrative purposes only. It is provided in good faith to represent the elements and finishes of the design intent but should not be relied upon as a depiction of the final product. Please refer to contract documentation for specifications for individual properties.*

*This Document may not be shared, reproduced or copied in whole or in part without prior written consent from ClarkeHopkinsClarke Architects Pty Ltd. This disclaimer and any other disclaimers and copyright notices contained in the Document must be included in any reproduction, copy or transfer of this Document, or part thereof.*

