

## **Public Submission to ACCC Grocery Inquiry by James Bishop on 3 March 2008.**

Dear ACCC

Woolworth has a supermarket in Jackson Court Doncaster East. A supermarket has occupied the site for over thirty years. Twelve years ago Woolworth decided they opened more supermarkets in nearby shopping centres and did not require the Jackson Court Safeway. I was told by a manager at Safeway Jackson Court that they retained the lease on the Jackson Court site to stop any other supermarket providing an alternative to Safeway- Woolworths other stores.

Woolworths have not upgraded or maintained the supermarket as they did to nearby Safeway supermarkets and allowed the Jackson Court site to stagnate. It is my belief they occupied the site for the last twelve years to prevent an alternate supermarket gaining access to the site. Several other independent supermarket owners have tried to acquire the lease on the site but have been out bid at every attempt by Woolworth. Woolworths decided in 2006 or 2007 to make Dan Murphy occupy the site to prevent the independent supermarkets getting access and providing some competition. They again out bid IGA and other supermarkets when renewing the lease for the site in 2006-2007.

In late 2007 I spoke with the Woolworths - Dan Murphy development manager who explained that Jackson Court had not been a planned development until he was requested to occupy the site by Woolworth's executives. He had advised he had long term plans on about one hundred new sites for Dan Murphy and Jackson Court was a not planned but an opportunistic site he was asked to look at by Woolworth's executives.

It is clear that Woolworths has not wanted a Safeway supermarket on the site for many years and has only maintained the supermarket to prevent competition. I hope you can review the Woolworths and Dan Murphy documentation to prove that the actions of Woolworths are anti competitive and hurting Australians and my community by preventing competition.

Regards

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