# Inaugral Meeting for Hackett Community Association

St Margaret;s large hall, 7.30 pm 20 June, 2002.

A facilitator, Jocken Zeil, previously chair of the working group, welcomed the people who gathered to elect officers to form an association. He spoke on the reasons for the need for strong community representation. and other procedural matters:

- There is a need for the community to be reasonably well informed, and enabled to respond to Government initiatives.
- A group of people need to be elected to decide on the structure, the constitution, meetings – venues, times, fees for membership etc.
- Eight positions need to be filled so that a minimal structure will exist and tasks can be distributed among them. Positions suggested were Chairman, Deputy Chairman, Secretary, Deputy Secretary, Treasurer, Deputy Treasurer, Public Officer, Historical Officer. Deputies could be rotating deputies where needed to share post box, open mail and disseminate information.
- A secret ballot had been organised.

Terry de Luca then spoke, stating that he envisaged a team rather than hiarchy. Eight members would generate interest and action and represent a pool of enthusiasm:

- The Association would be a vehicle to express concerns to the Government. The fact that it exists is an important part of the political process
- The elected committee could exist for a trial period, maybe up to January or February 2003, so that the task ahead need not be seen as so onerous, and so that people would be encouraged to nominate
- Structures are already in place eg the Neighbourhood Watch which has monthly meetings and a newsletter that will disseminate information as to what is happening with the new organization.
- A flexible approach will be taken in forming a constitution. We will study materials from Registrar-General and make contact with other community associations.
- It will be registered so that it will be known to the Government.

Objectives: - to develop a structure that facilitates a Resident Association. This will represent a Lobby

- To draw information from the Government about planning.
- To draw information from the owners of the shops.
- To enable us to get to know what is happening.
- To make approaches to appropriate authorities.
- On issues such as the shopping centre, planning of new buildings, the Nature Park, Monash Drive.
- Residents and workers would be invited to be members.

Jocken then called for nominations from the floor. Self nominations were encouraged. The following positions were filled:

**Chairman** -Terry de Luca **Deputy Chairman** -Len Crossfield
**Secretary** -Dorothy Mackenzie **Deputy Secretary** -Lynne Hall
**Treasurer** -Margaret Simpson **Deputy Treasurer** -Tony Steel
**Public Officer** -Laura Turnbull **Historical Officer** -James Walker.

Jolanta Gallagher gave an update on her activities, particularly in regard to the shopping centre. She read a letter from Simon Corbell who had attended the working bee to spruce up the shopping centre. It was very positive and reaffirmed the Governments desire to work with the communities in Canberra in planning of neighbourhoods. It indicated clear support.
The northern centres are next on the list for attention by the Neighbourhood Planning team.
Jolanta and the Secretary of Neighbourhood Watch had visited King Roby to talk about their curtains and lighting as a means to being more attractive to customers. Hackett has been given as an example of positive communication between traders and community, especially in regard to the painting program.
In response to community fears about redevelopment there is very good news:

- Building owners don't support redevelopment in the near future.
- Meeting with Rosie Smith of the Help Shop indicates that maybe some Government assistance is on the way.
- PALM documents are available to anyone from Shop Front and they dispel the myth of secrecy. Jolanta said that Ray Brown was very helpful in going through them with her. They found no applications for any redevelopment, or any interest expressed in the shops, the school, the large block opposite Kellway Street. Dual occupancy for 8,000 sq. metres, and triple occupancy for 1400 sq. metres. Heights not to exceed 2 storeys.
- The Government is putting limitations to retain garden city character of the area.

Lynne Hall spoke on her work re acquisition of new traders:

- Approaching reputable businesses with view to taking up vacant shop space eg Silo Bakery in Kingston not interested. A gourmet food outlet. Bellucas.
- Agents for owners are willing to negotiate on rents.

Other comments and questions were noted:

- Professional suites. I.T.
- Size of the supermarket and its replacement when Andy Haridemos moves?
- Advertising on Mt Majura to direct cyclists to the shops.
- Information Centre.
- Bicycle paths to link Northern suburbs.
- Inspiration of the Griffith shops that evolved naturally and focussed on organic foods.
- Tenants of Griffin Centre. Is it worth approaching them? 2XX – Artsound successfully using Curtin shopping area space.
- Hackett School – building is fully occupied. But maintenance work needs to be done.
- Sports House. We could approach them for ideas.
- Market Research – We should identify what our market is as a first step.

Lynne thanked Jolanta for the immense amount of work that she has done and wished her a safe and happy trip.

Terry announced the date for the next meeting of the Community will be advertised in the Neighbourhood Watch newsletter as well as on signs and notices around the suburb.
**The Committee is to meet on Tuesday, 30 July in the annex to Holy Cross Church at 7.30 pm.**

**Minutes of Hackett Community Association ~~June~~ July 30 held in the Holy Cross annex.**

**Present:** Terry de Luca, Tony Steele, Laura Turnbull, James Walker, Len Crossfield, Michael Flynn (resident of Downer and Legal Officer) Dorothy Mackenzie

**Apologies**: Margaret Simpson, Lynne Hall

Michael Flynn spoke to the meeting about the implications of Registration. The following are points made, questions asked.

- Registration means Incorporation The Constitution has to be registered.
- An association that is registered has a legal personality
- Insurance needs to be taken out before registration
- Is it worth paying for insurance? Are we really going to be at risk? Are we in the high risk category?
- There are always risks whenever people meet together
- Legal returns need to be filed each year
- There is no substitution for continual good management
- The Government should encourage community associations to be registrated. They may help financially.
- Len mentioned ideas to raise money – Garden show, sausage sizzle, fete. Would have potential liability.
- Legal liability cover.
- Fear about claims – 1984 NSW Incorporation Act to protect people which has brought on the idea of suing. Mentality has changed. People litigious. But may lose these cases.
- Won't do any harm to incorporate. Will have to find money.
- Story about developers who frighten people and an Association who stopped developing.
- In order to receive a Gov't grant do we need to be incorporated?
- Incorporation is meant to stop individuals being sued. Complex and not a perfect remedy.
- Expulsion – need to have the power to throw people out.
- Fee can be nominal
- Membership fee – becomes proof of membership and allowing the person to vote. If factions should arise and things get intense this is usual way of sorting things out on who's paid and who has voting rights.
- Very successful Neighbourhood meetings can be public occasions. Everyone there would not necessarily have voting rights.
- At public meetings voting can be by acclamation.
- If was a need to change the constitution, or authorise the spending of money then voting rights would be an issue.
- May want to be able to refuse membership. Have mover/seconder.
- A bleak view of what could happen if a community organization is taken over by a faction. We need to think about this.
- Application for membership and signed by applicant. Joining fee? Then yearly fee?
- Imposing a fee would reduce membership numbers

- Committee could suggest a set fee in the Constitution and application and annual fees could be waived at their discretion.
- Len suggested the need to list things that should be done and start to tick them off
- Check List: Develop some principles for our Association
    - Agree that we want to incorporate
    - Find out where money comes from
    - Be an unincorporated Association.

**Motion: The HCA become incorporated and adopt the Watson Community Association's Constitution that's tabled, as amended. Tony S/Laura T.**

- We are already an unincorporated body.
- Amendments to the WCA Constitution
- Take out Watson and replace with Hackett
- Need right to levy fees. This to be decided at a later meeting.
- Donations are welcome
- Tony disagrees with fees. A point for debate
- Membership fee if any can be set by the committee
- Annual fees to work out who voters are, and who can stand for committee
- There is a membership application
- We need a financial base - sponsorship, fund raising.
- Need an Auditor – recommend a local solicitor (Trevor Barker, Brian Tetlow)
- Need to appoint a solicitor who can advise against inappropriate and illegal activity such as intimidating residents.
- One of the goals for a community association is to made waves, maybe embarrass the Govt. Be a front line. If the Govt is not delivering on what they promise.
- To encourage people in to public meetings.
- We would postpone decisions on money, fees etc until we have a broader group to decide on the way to go.

**The meeting spent the rest of the time starting to amend the Watson Community Association Constitution. When completed we would ask Michael Flynn to check out our document.**

- **It was agreed that at the next meeting set for Wed. 18 Sept. but changed to 25 Sept, we would look at actions we need to take and any issues arising. We would plan a meeting for the suburb and think about fund raising. James raised the possibility of having a Hackett day – The turning of the first sod in 1963.**

rough draft.

## Hackett Community Association

Meeting of the Committee held on Wednesday, 25 September, 2002 at Holy Cross Anglican Church annex.

**Present;** Terry de Luca, James Walker, Lynne Hall, Jolanta Gallagher, Jocken Teil Dorothy Mackenzie.

- A number of issues affecting our region were discussed and reports received:
- The Watson Community Association Constitution has been amended by the committee and changes made to our purposes. The Hackett Community Association Constitution should now be proof read in order that it is able to be adopted at a future general meeting in 2003.
- Terry had attended a LAPAC meeting at which an announcement of concern for Watson had come up. A 20 hectare housing development for medium density housing on Stirling Ave, near to Watson Woodlands. This is at the gate of Canberra. Concern that Development should be of high quality and that planning be balanced.
- Another matter is that this area has been used by Polocrosse enthusiasts for many years.
- Motion: Terry to write a letter to Simon Corbell and the Planning Committee to support the Polocrosse people in gaining another venue for their sport.
- Discussion on above included that before we get behind Polocrosse we need to dialogue with WCA and Watson Woodlands as to what they think is best.

**Supermarket Update** Jolanta

- October 30 is the date that the lease expires on the IGA supermarket. Could be extended.
- We need to be assured that Hackett residents have access to supplies.
- Tony at the Early Bird is selling basic items
- There is someone interested in one vacant shop. This person will speak to the next Neighbourhood Watch meeting on October 16.
- The Neighbourhood Watch newsletter for November will contain information on a free bus for residents without cars to Dickson
- Installation speakers, umbrellas, music for courtyard.
- New IGA may open at about Christmas time. A number of people are interested.

**Community House** as suggested by the Northside Community Service is not to go ahead at moment. They may have been considering one of the empty Hackett shops. Terry will get clarity on the situation. We need to have a say in this matter. Now is the time to do something by ringing the Northside Community Service for information.

**Territory Plan** Government has a plan – 200 metres zone near shopping centres for more medium density . It is non-residential but can be used by any group.

- **Other Matters**

- **Gaol** suggested for Majura Lane on the north of Mt Majura. Not a pleasant prospect for the gateway to Canberra. Need to be kept informed so that we can keep a watching brief.
- **Dragway** –a bigger worry – noisy – volume of noise will be incredible if this goes ahead. Maybe it won't if the gaol does.
- **Nature Reserves** are very popular walkways and need to be protected.
- **Airport Noise.**
- **Write a letter** on behalf of impact on Nature Reserve re noise.
- **2 non-members** who were present were invited to be coopted on to the committee. Jocken Teil consented.

**James Walker and Historical Project**

- Actual formal inauguration of suburb of Hackett sometime in early 1963. It was the last suburb in North Canberra when there was a big release of land.
- We need a date in Autumn for 40th anniversary in April.
- Invitations to all interest groups in the area- Churches, dancers to put on a special item.
- A fete – stalls etc
- Get former residents to come back for the occasion and have a big party.
- Businesses in the old Hackett Primary School.
- Pre-schools
- Chronicle, Canberra Times. Profiles.
- Creating Archives.

**Fund raising**

- Lynne Hall spoke about how to raise funds Apply for a grant. Kerrie Tucker will help to write a submission. Biggest expense is paper. Newsletter. Use advertising space.

**Other matters and general comments**

- We want to see a blending of design of houses in community.
- Dual occupancy notifications through LAPAC
- Apply to PALM for plans to be submitted to us. Need to react and oppose as necessary. We will fight for the retaining of a traditional suburb.
- Dual occupancy in Ainslie on the corner of Officer and Majura. No room for trees. Are regulations being breached?. The buck stops with PALM. What are legally accepted boundaries? Who are the independent inspectors?
- AAT -Administration Appeals Tribunal if regulations are breached.

**Jobs to do**

- **Banking form**
- **Next meeting – Tuesday 3rd December at Holy Cross Annex. 7.30 pm.**

**Hackett Community Association**

Meeting of the Committee held on Tuesday 3 December 2002 at Holy Cross Anglican Church annex.

**Present:** Terry de Luca, James Walker, Lynne Hall, Len Crossfield, Laura Turnbull, Dorothy Mackenzie.

**Apologies:** Margaret Simpson.

**Minutes** of the meeting of Wednesday, 25 September, 2002 were circulated and passed as a true and accurate account. James Walker/Terry de Luca.

**Business Matters discussed:**

- Terry spoke about the Community House not going ahead in the short term.
- The Chief Executive Officer of the the Northside Community Council, Steven Larkham is also a developer. Daramalan Club has proposed some big development in the Dickson area. The Arts Centre is up for grabs, Putt Putt may go as its in an excellent position.
- We need development for employment, and the community should be involved and be part of the planning. We agree that we wish to see sustainable blending in the environment which should look neat and add to the environment rather than be an eyesore.
- Hackett house prices going up and up.
- Richardson House adjacent to shopping centre– student accommodation – purpose built – St Vincent de Paul short term accommodation.
- LAPAC report by Terry. Dual occupancy going up at 1 Hedley Street. Problems of intensive building is when we lose trees.
- Trees – PALM – types and heights rules apply. A worrying issue is what happens if people do chop down a tree unnecessarily. Will there be prosecutions? Weakness of PALM – just rhetoric.
- "Your Canberra – Have your say" "Your Canberra – Your Future" Aug.2002.
- Power lines. The cost of ActewAGL putting wires underground prohibitive.
- Type of trees people are planting is of concern. New developers should be encouraged to plant certain types of trees.
- **Neighbourhood Planning** – Legislation to enforce developers to follow the wishes of the community would be a step closer to living in a democracy.
- **Community Value Statement** on heights of buildings, size of blocks, trees. The more we promote less development the more our properties will be worth.
- **The 200 metre rule** Neighbourhood Plans will want to knock this on the head.
- **We should start articulating the sort of suburb we want to live in.**
- The shadow of the Monash Drive that continues to appear in maps, needs to be right off the drawing board.
- Unrestricted Public access - Restricted Public Access.
- Agenda for next LAPAC is **Neighbourhood Plans.** Nth Watson residential development is driven by investment from Sydney. Its about to go ahead.
- **Traffic** - morning hazard as motorists short cut through Hackett, in effect land locks us.

**Jolanta Gallagher's report on the Shopping Centre** was read by Dorothy Mackenzie

- Nick George's shop. Legal proceedings are in the final stage to secure an agreement with a new tenant.
- Bookshop – Lyal Benjamin "Benjamin Books" prospect looks strong. Will open when the new IGA opens in mid January. Literacy partnership with schools – performances – reading aloud.
- IGA – Negotiations with the Government for an atrium over the centre of the shopping centre, are proceeding. Pana Lionis has agreed that he would then change the doorway to face into the Mall or Plaza of the shopping precinct.
- Drycleaners and Laundrymat will be Mr Vizavitus' own business. He owns the middle block of shops.
- A letter should have been written by Antony Thompson (secretary of NW) to Urban Services about the bins and drainage at the shopping centre.
- Tony Steele resanded and surfaced the timber signs for the Hackett Shopping Centre.
- Two murals, one on each end wall of the centre have been suggested. Tony Steele is happy to work on designs. Committee of 3 – Jolanta, Tony and ..... The wall is to be rendered. Young people to be involved in a Community Partnership Program. We have the form for an application for a grant which closes on 28 February.
- Police presence around the shops should be stepped up.
- Bus to Dickson on a Thursday for shoppers.
- Planter boxes to be watered by volunteers. This has been started. There is an important piece of equipment, a tap extension that has to be carefully looked after and passed along, and kept track of. Yolanta has bought extra Rosemary plants as some were stolen. She will be reimbursed by NW.
- Edwina Richardson has completed a planting plan for the median strip on Madigan Street, near Grayson Street.

**James Walker gave a report on the Hackett 40th Anniversary celebration ideas and the Historical Project.**

- Keep a watch on Canberra Times and Chronicle about Hackett happenings.
- James needs volunteers for interviews, both those to be interviewed and those to interview.
- Oral and taped interviews.
- 2CN is interested in local history.
- Holy Cross Anglican Church is doing a history, and St Margaret's is interested.
- Church of Christ, Ainslie.?
- Roman Catholic Church and Baptists still to be approached.
- **Wingding date is Saturday 5 April.**
- We need **letterhead** for correspondence
- Has spoken to most organizations – Scout and Guides have old photos, the tenants in the school, World Dance, Montessori, Govt Pre-school will have an Open Day
- Previous residents to be encouraged to return for the day.
- Stalls. Need to advertise Get shops involved Art Group Lithuanean Assoc.

- Community Training volunteers.
- Canberra Times archives Canberra Times.
- Heritage Library need a set of Neighbourhood newsletters.

**Immediate Matters**

- Footpaths – people park over them
- Street signs many are missing. Speak to ACT Roads
- Flagpole at the shopping centre – trees impede vision. Get Gov't to move it
- Hackett Family. Permission to use bits of their coat of arms
- Dickson College could be involved in designing a flag.
- Traffic Matters need to compile statistics about the way the roads are being used. Antill and Phillip Ave.
- Official Name Tag for volunteers.
- Business Cards.
- Subscriptions – suggest $2.00 for a year.
- Terry consented to remain Chairman until the next AGM.

**Back to the matter of the 40th Anniversary**

- Sub-committee
- Entertainment - Bands - Dancers
- Invitations - pollies – Helen Cross, Simon Corbell
- Funding – Insurance. Michael Flynn may be asked to look into that.

**Next Meeting Monday, 16 December –to discuss Wingding.**