

A place to grow...



Samford
commons

Annual Report

28 October 2015

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*...a model for sustainable
living, working and playing.*

1 Foreword by the board

It is exciting to know we are reporting to an ever-expanding group of members, partners and supporters. Such support is the lifeblood of Samford Commons and has enabled us to progress the vision with energy, commitment and a growing awareness about the potential value to be added to our community, the region and the planet.

The vision “...a place to grow” is being acted out each day as we join with new people, new organisations and emerging partners to grow knowledge, skills, aspirations and optimism to truly become a working model for sustainable living, working, learning and playing.

We relish the opportunity to provide the stewardship necessary to enable future generations to live sustainably and we thank all our members and the Samford Community generally for their amazing commitment, enthusiasm, insight and engagement.

The significant strengthening of our partnerships with Moreton Bay Regional Council, Regional Development Australia Moreton Bay, state government and a growing number of community organisations has been a feature of the year.

*New people, new ideas and new partners
are growing a sustainable future together.*

We also thank our retiring board members Jeremy Williams, Jeremy Mansfield, George Quezada, Kate vanderVoort, Karen Warbrooke and Howard Nielsen for their significant contributions to the Board of

Samford Commons. The two Jeremys have indicated their ongoing support for Samford Commons and we know that George has relinquished his Board duties so that he can put his full energies into the delivery of Samford Commons. Karen has played a crucial role managing the finances and being company secretary. She will continue to provide support to the Board in an advisory role associated with governance. Kate will continue her high level of involvement through her role as Acting Business Development Manager. Howard will continue to be fully engaged as General Manager and as such will be an ex-officio, non-voting participant on the Board.

In 2016 and on we have great expectations of continuing to grow the great potential of Samford Commons.



Janette Clonan, Director

*Volker Jahnke, Director, Secretary (September 2014 – April 2015),
Chair (April 2015 – October 2015)*

Howard Nielsen, Director, Chair (September 2014 – April 2015)

George Quezada, Director, Secretary

Kate vanderVoort, Director

Karen Warbrooke, Director, Treasurer, Company Secretary

Jeremy Williams, Director (June – September 2015)

Traversing the crossroad

We are essentially a start-up organisation. And we are no doubt at the crossroads.

We can see the Commons road ahead – bright, inviting, intriguing and downright compelling. Sometimes slippery yet always driveable. Often daunting yet never defeating.

What sits at the crossroads with us right now is not a lack of vision, not a paucity of know how, not a lack of optimism – not even a leveling of energy. What sits here is the tantalising question “how can we persuade those with the capacity to resource the vision to do just that?”

Noone has said the vision for Samford Commons is a waste of space. What some wonder is whether or not such a grand concept, simple though it is, can actually be made to work.

“Can I really help this big idea? Will I only help if others do?” they may think or say.

The outcome of this thinking is of course a lengthy stay at the crossroads, as the lights flickeringly decide to change from amber to green.

Yet the switch to ‘go’ is simple. If enough people in this community decide that Samford Commons must happen in a timely way, then the outside resourcers – the government departments, the corporate sponsors, the business investors – will follow.

How do we show that this must happen? By maintaining our commitment and belief, by engaging positively with others and by joining in if we’ve been on the outskirts. We can also invest or donate funds.

Significant cash dollars from us will be enough to trigger the outside resourcers to provide the remaining funds needed to go all the way.

This contribution from the community will add significantly to the amazing commitment already shown by so many.

*Howard Nielsen,
General Manager*



3 The concept of Samford Commons

Samford Commons is emerging as a working model of sustainable living, working, learning and playing. It was conceived from a significant community engagement process and operates as a community-owned, not-for-profit company limited by guarantee, Samford Commons Ltd.

Our vision is to be *a place to grow...* and our mission is to create an environment where new possibilities are nurtured so we can build a sustainable and resilient future for our community.

There will be an Arts Precinct, Urban Farm, Renewable Energy Showcase, School of Sustainability, Innovations CoLab, Well Being Precinct, Co-working Hub, Accommodation and Catering Centre, Conferencing Facility, Performing Arts Precinct, Festivals and Markets Precinct, Research and Development Projects, Commons Classroom for local schools, Samford Community Library and other developing concepts consistent with the concept of Samford Commons as a model for sustainable living, working and playing.

Samford Commons is planned as an exciting precinct using leading-edge technology, creative

educational strategies and innovative approaches to engage communities and businesses on-site and on-line at the site of the former CSIRO Research Station in Samford.

It will nurture a sustainable local economy which provides also a significant social, economic and environmental value to the region and much wider.

The Commons will draw on the insight, wisdom and sustainable practices of indigenous peoples to enhance the learning of people engaging with the site. Samford's creativity, community collaboration, futuristic thinking, educational capacity and commitment to a sustainable future will be demonstrated and local employment and businesses will benefit. Community organisations will have a hub for their activity and meetings.



The entrance to the Samford Commons site.



4 The Samford Commons journey 2014-15

4.1 The catalyst

The catalyst for the establishment of Samford Commons was the insights of the large number of people engaged with the Samford Futures process. This vision complements the Master Plan designed some fifteen years earlier by the Moreton Bay Regional Council in consultation with the community.

4.2 The opportunity recognised

The community conversation explored what became a compelling need to more fully utilise the potential of the CSIRO Research Station site which had been entrusted to the Council a decade prior.

The community's ideas acknowledged the need to build a more sustainable local community. Those ideas encouraged the notion that for the development of a sustainable local community there is a need for increased awareness, knowledge and skills regarding practical action. It is understood that a variety of approaches is required to provide a high quality "hands-on" and virtual experience and to meet the needs of the various target groups and their current approach to achieving a balance of social, economic and environmental sustainability.

The overall viability of Samford Commons is dependent on the endorsement, engagement and financial support of the local community, the three tiers of government, selected private sector companies and community agencies. Such practical support will enable people from all walks of life, regardless of financial means, to access Samford Commons.



People realise the potential of Samford Commons and the power of collective action for shared benefit.

4.3 Partnerships forged

There is a strong partnership being formed at a community level as people and organisations realise the potential of Samford Commons and the power of collective action for shared benefits. Sporting clubs, service organisations and community groups are enthusiastic about their potential involvement.

Schools, professional organisations and tertiary institutions are involved in discussions leading toward strong collaborative effort in learning, research and the creation of new and sustainable ways of doing things.

A number of partnerships are growing in tandem with Samford Commons and have been strong in their support and engagement. Millen Farm and Creative Samford were the fledgling partners and the emergence of Samford Connect, School of Sustainability and Samford Power have added to that foundation of partners.



Local and regional groups which have signed agreements with Samford Commons include Kupidabin Cultural Association, KYC (Kids, Youth, Community), Samford Chamber of Commerce, Samford Support Network, Moreton Bay Regional Industry and Tourism Ltd and Samford Tennis Club. Discussions are progressing with a number of other local and regional organisations wishing to be part of the ongoing activity.

Moreton Bay Regional Council has adopted a strong partnership approach with Samford Commons. The unanimous approval of Council for in-principle approval to allow Samford Commons to utilise the CSIRO site was a visionary decision by an innovative council. The subsequent signing of a Stage 1 lease has enabled the

occupation of 2 core buildings and the start up of the urban farming project facilitated by Millen Farm Ltd. A significant partnership with Moreton Bay Regional

Moreton Bay Regional Council has adopted a strong partnership approach with Samford Commons.

Industry and Tourism (MBRIT) has been established. Ongoing negotiations are being conducted with tertiary institutions and government organisations.

The work and leadership of Cr Bob Millar, the Samford Commons Members and Working Groups and council staff is recognised with gratitude. Similarly, Mayor Sutherland and all MBRC Councillors, the CEO and Directors are acknowledged for their show of trust in both the concept and the people involved in Samford Commons.

Samford Commons has been assisted with various aspects of its development by Regional Development Australia – Moreton Bay and the United Nations Global compact Cities programme, both of which have a continuing interest in our progress.



*State MP Mark
Furner and Councillor
Bob Millar at the Samford
Commons LIVE launch event.*

4.4 Key achievements

There has been a steady increase in participation of people from a wide cross-section of the community brought about by a strong presence of Samford Commons in the community via a Samford Live launch event, local shows, expos, the Village Pump, Samford Connect and various workshops. The strong, consistent contribution from members has been the lifeblood of the establishment phase.

Key achievements include:

- Signing of a lease for Stage 1 of the Samford Commons precinct.
- Start up of the urban farming plot by our partners Millen Farm
- Significant expansion of our member base and supporter base, which has more than doubled during the year
- Design of the Little Red Brick Building precinct to include indoor-outdoor features, workshop space, office space and storage space, and the beginning of the practical refurbishment stage of that building
- Enhancement of a core project plan, including the preliminary master planning design of the whole precinct and detailed planning of Stage 1 and 2 facilities.
- Drafting of major proposals to all three tiers of government to request a staged funding regime to the end of 2018.
- Continuation of a strong social media presence and public profile via the Samford Connect Facebook site, the website, local press and a physical presence at public events. Over 1200 Facebook likes have been achieved.
- Establishment of a Board and enhancement of a strong governance framework including ethical principles, approvals and decision making processes, accounting & reporting processes, environmental management system, effective communications mechanisms, risk management guidelines and various policies & procedures.
- Establishment of strong relationships with state government organisations and specifically agreement from the Department of Education and Training to provide significant human resources to support the School of Sustainability.
- Development of a renewed strategy to engage and support volunteers
- Attraction of funding from the Pine Rivers Climate Action Network, Moreton Bay Regional Council and RDA Moreton Bay
- Completion of a study on People Movement which focuses on the connection between Samford Village and Samford Commons
- Development of a 10 year Economic Plan and redrafted business plan. The Economic Plan shows a return of over \$16m to Samford and \$33m to the Moreton Bay Region over 10 years.
- Conduct of an official launch of Samford Commons – Samford Commons LIVE!
- Expansion of the capacity of Members Working Groups which have provided extensive ideas and capacities to carry out the work of Samford Commons. The initiation of a Community Library Working Group is significant. The very significant achievements of these Working Groups are described elsewhere in this report
- Signing of formal partnerships with eight organisations.

4.5 Key challenges

The chief challenge is the resourcing of Samford Commons. Samford Commons is a multi-million dollar facility which has relied almost entirely on both skilled and semi-skilled volunteer worker input. This cannot continue without significant investment of time and professional support.

At the same time, maintaining and growing the already high capacity of members and volunteers is a challenge at a time when practical on-the-ground action is in its infancy.

Maintaining the vision is a high priority in the face of special interests wanting to be a part of Samford Commons. This is a significant balancing act due to the need to develop a collaborative culture while developing and maintaining high standards consistent with the expectations of members, partners and the community.

The signing of a lease with council for Stages 2 through 6 is a high priority as this will enable funding proposals to be presented with significant impact.



State MP Mark Furner, Samford Commons General manager Howard Nielsen and Councillor Bob Millar join in the fun at the 'Samford Commons LIVE!' event in May 2015.

5 The work of the collective

5.1 Members' Steering Group

Twenty-five Foundation Members, including board members, formed the initial Members Group which has been both the rudder and sail for the ship that is Samford Commons. Their contributions continue to be added to by new members who bring new skills, ideas and energies.

The membership met monthly in a workshop process to develop and agree on major projects and activities and to enhance underlying principles and values, purposes, decision forming processes, governance guidelines, project plans and practical implementation strategies.

It has also been the core group which has staffed public stalls at local shows and events. It has worked with the Board to get things done.

5.2 Working groups

Working groups have been set up to provide guidance and development for core requirements of Samford Commons.

These are focused on:

- Culture
- Infrastructure and Services
- Marketing and Communications
- Funding and Business Development
- School of Sustainability
- Samford Power
- Co-working Space
- Community Library.

Culture

Purpose

To support a deliberate culture that aligns the Samford Commons values with the behaviour of all members and volunteers.

Main achievements this year

- Developed a people and culture strategy
- Drafting a volunteer induction manual
- Conduct of social events (*eg* Commons Family Hangouts) and workshops (*eg* Commons Synergiser Workshop)
- Supported the Samford Commons presence at fetes and festivals
- Appointment of a Volunteer Coordinator.



Objectives for next 12-24 months

- Increase volunteer numbers, and build the profile of volunteers
- Roll out the people and culture strategy
- Prepare policies and procedures that will support a collaborative, innovative and high trust culture across Samford Commons and partner organisations.

Main challenges

- Managing complexity of the commons project; helping members and volunteers manage complexity and change
- Building a shared sense of purpose and appreciation for Samford Commons vision and values.

People participating: Lainie Peltohaka, Leah Marshall, George Quezada (coordinator), with help from our events crew coordinated by Daisy Bradford.

George Quezada (Convenor)

Infrastructure & Services

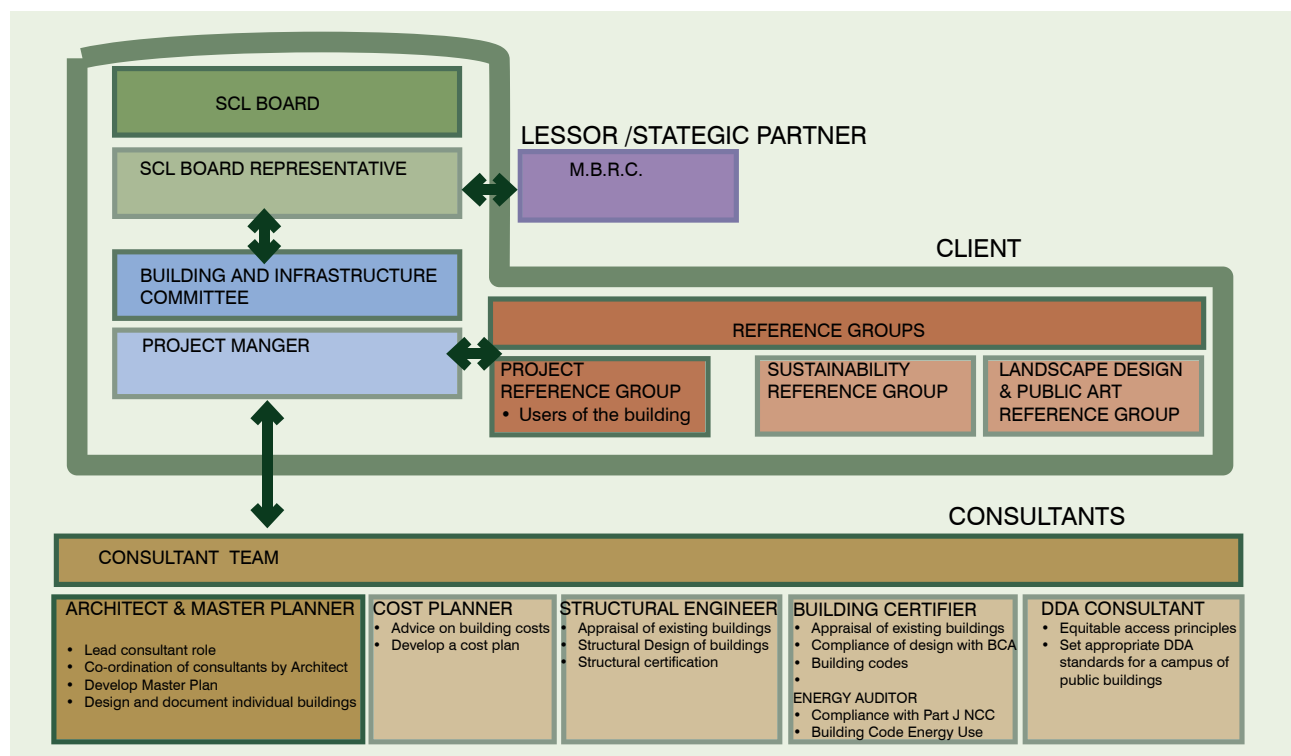
Purpose

- Master Plan
 - Develop Strategic Master Plan for the staging and sequencing of site development
 - Propose detailed solutions for the public realm spaces between buildings
 - Develop principles for integration of landscape design, public art and sustainable design principles
- Buildings and Structure
 - Evaluate condition of existing structures
 - Evaluate buildings for suitable uses/activities
 - Design, document and deliver structures to user requirements and code compliance.
- Site Infrastructure and utilities
 - Map existing site utilities
 - Co-ordinate site-wide building services and utilities (roads, parking, electricity, communications, water, sewerage, alternative energy generation).



Achievements to date

- Appointment of Sulinski Booth Architects as Site Architect and Master Planner
- Completed 3D model for display and promotion
- Site measure, photos and base drawings of Stage 1 and 2 buildings
- Sketch design work for B54 (Red brick building) completed
- Multiple presentations to various interest groups and stakeholders
- Draft outline of project management framework (Project Plan, Procurement Plan)
- Review of Millen Farm water catchment and storage strategy
- Development of staging plans for precincts
- Development of Project Delivery Framework responsibility chart
- Lodgement of funding grant applications
- Providing some overall roof drawings and areas for the Solar Roof Top Farm Proposal
- Clean up of B54 (red brick building) to make it safe and clean and ready to go
- Clean up of grounds.



Project delivery framework responsibility chart

Marketing & Communications

Objectives for the next 12-24 months

- Engage consultant team to complete design work and secure development approval from MBRC
- Complete design and documentation work for Stage 1 & 2 Buildings
- Complete background work for Project Plans and other consultancy input and project delivery
- Complete some buildings and OCCUPY.

Main challenges

- Securing funding for:
 - engagement of consultancy team
 - building work and delivery
 - site infrastructure work and delivery.

People participating: Volker Jahnke, John Atkinson, Peter Booth (Sulinski Booth Architects), Howard Nielsen, Daniel Nordh, George Quezada, Cameron Meekin, plus working group volunteers.

Peter Booth (Convenor)

Purpose

To help Samford Commons achieve its vision and purpose through effective marketing and communication. This involves communicating with a wide range of stakeholders, including local residents, community groups, government representatives (local, state, federal), educators and students, businesses, the media, industry bodies and non-governmental organisations, as well as the Samford Commons team Itself. Specifically, the group aims to:

- Raise awareness and interest within the community; keep people informed about progress
- Provide online channels to connect people and foster multi-way communications (via 'Samford Connect')
- Encourage and attract members, volunteers and partnership organisations
- Support fundraising activities
- Document the Samford Commons story and promote a shared understanding of the SC vision and values
- Facilitate effective communication within and between working groups and related entities.



Some of the marketing materials produced for the Samford Commons LIVE event

Main achievements

- Planned, promoted and ran 'Samford Commons LIVE' launch event (24 May 2015)
- Set up email marketing mailing list and templates for production of e-newsletters
- Produced signage and promotional materials for Samford Commons
- Promoted Samford Commons at various events, including the Samford Show, Wellness Expo, Steiner School Fair, Samford State School Fair, and other local school and community events
- Published regular articles in the Village Pump
- Maintained and updated the Samford Connect Facebook page and other social media channels, increasing engagement with the community
- Set up a blog for Samford Commons
- Established a partnership with MBRIT (Moreton Bay Regional Industry & Tourism) to create a Samford precinct within a regional destination website (launching Nov 2015)
- Designed and produced documents to support fundraising and development goals, including a strategic business plan and partnership proposals to government.

Objectives for the next 12-24 months

- Continue with events and communication activities to support fund raising, membership drives and other key priorities for Samford Commons Board, working groups and entities
- Develop overall communications strategy for engaging and communicating with the main stakeholder groups
- Upgrade or redevelop the website for Samford Commons
- Leverage our partnership with MBRIT to ensure that Samford and Samford Commons have a regional presence
- Support ongoing management of Samford Connect social media.

Main challenges

- Limited funding for communication activities and materials
- Availability of people to manage the team or do time-critical work
- Need to connect Samford Commons to the village and develop a holistic approach for maximum community benefit.

People participating: Kate vanderVoort, Carolyn King, Vanessa Chadwick, Lainie Peltohaka, Leah Hudson, Howard Nielsen, John Hudson, Daisy Bradford, Linda Murray.

Carolyn King (Convenor)



Entertainers at the Samford Commons LIVE launch event in May 2015.



Architect Peter Booth working on the site 3D model.

We want to connect Samford Commons to the village, for maximum community benefit.

Funding & Business Development

Purpose

The working group works closely with the board to raise funds and attract resources to enable the Samford Commons vision to materialise.

Main achievements

- The preparation of a 10 year Economic Plan, in close work with a senior economic advisor from Hall Chadwick, Andrew Perkins – we thank him for his generous pro bono work
- Preparation of a staged Funding Proposal to the 3 tiers of government, to end of 2018
- Preparation of a Strategic Business Plan which complements the staged Funding Proposal
- Submitted proposals to potential small grant funding sources for \$60,000, realising \$25,000 so far - thanks to Regional Development Australia Moreton Bay, Moreton Bay Regional Council and Pine Rivers Climate Action Network for grants
- Preparation of a Partnership Prospectus document which has formed the foundation of approaches to a number of potential partners
- Establishment of formal partnerships with eight businesses or organisations
- Establishment of relationships intended to lead toward formal partnerships with another 10 businesses or organisations
- Development of a strategy to establish social enterprises within the scope of Samford Commons and to engage in partnerships with other social enterprises
- Preparation of a first draft of a proposal for funding from the National Stronger Regions Fund, pending in early 2016. Thanks to the RDA Moreton Bay for funding support
- Refined a process for the implementation of a crowd funding project planned for 2016
- Gained commitment from State Government to provide human resources to establish the School of Sustainability.

Objectives for the next 12-24 months

- Gain funds from the three tiers of government to complete capital works of up to \$13m by the end of 2018
- Develop business partnerships with appropriate organisations where there are mutual benefits
- Gain funds from sponsors and business partners
- Implement a crowd funding project to attract funds for priority infrastructure and human resource requirements
- Continue to work with MBRC, RDA Moreton Bay and State and Federal government representatives to facilitate resource acquisition.
- Implement a membership drive, in liaison with other Working Groups, to increase our capacity to gain resources.



Main challenges

The main challenge is to gain sufficient establishment funds to construct appropriate facilities on the site. This will require significant marketing and communications strategies, strong sponsorship campaigns and significant support from the community and community organisations.

People participating: Jodie Miller, Lila Parry, Janette Clonan, Jude Williams, Peter Kearney, Kate vanderVoort, Volker Jahnke, Carolyn King, George Quezada, Karen Warbrooke and Howard Nielsen.

Howard Nielsen (Convenor)



Samford Commons School of Sustainability

Purpose

The School of Sustainability will offer learning opportunities across a full range of curriculum areas relating to education towards a sustainable community and society. The ESTEAM Curriculum (Entrepreneurship, Science, Technology, Engineering, Arts and Mathematics) will be the catalyst for inclusive co-learning processes accessible to school students, tertiary students, members of the community and workplace staff.

Main achievements

- Establishment of a strong Working Group representing various partnering entities
- Establishment of a strategic business plan and mode of operation
- Establishment of a capability statement for consultation with education systems, schools and other educational providers
- Workshops conducted with teachers, consultants, heads of departments and administrators from 4 local schools (Samford Primary, Mt Samson Primary, Steiner School and Ferny Grove High) to begin the co-creation of the offer to schools
- Draft partnership agreements with lead schools in the district
- Affirmation of the availability of a SC building as a Commons Classroom for use by Valley schools, with Samford Primary as a lead school
- Site visit by the Minister for Education which resulted in an affirmation of SC and a direction to gain funds from State Government to resource SCSOS
- Site visits by senior staff of Education Queensland resulting in an undertaking to allocate staffing resources to SCSOS.

Objectives for the next 12-24 months

- Finalise and activate an agreement with the Department of Education and training regarding the human resourcing of SCSOS
- Gain funds from the Advance Queensland grant and National Stronger Regions Fund to resource built infrastructure
- Finalise agreements with Microsoft and other sponsors
- Finalise agreements with schools regarding their use of the site and the co-creation of curricula
- Establish a government-private-community partnership to facilitate the operation of SCSOS

People involved: Jenni Guse, Lotty Cole, Brendan Gilmour, Michelle Hightower, Helen Evans, Janette Clonan, Howard Nielsen, Volker Jahnke.

Volker Jahnke (Convenor)



Samford Power

Purpose

The working group exists to coordinate both the development of a community owned energy services enterprise and physical infrastructure to service the Samford Commons site with affordable clean energy. The ultimate aim of the working group is to make clean energy easy to implement for asset/property owners and easy to invest in for anyone in the greater Samford region.

Main achievements

- Assessment of renewable energy options and potential through Griffith University intern
- Development of a 'clean energy precinct' concept at the Samford Commons site, including a building to provide creative educational installations and 'hackerspace' for students and innovators to experiment, design and build their own clean energy solutions
- Formal proposal developed for the staged roll out of clean energy infrastructure

Objectives for the next 12-24 months

- Develop a financing model for clean energy infrastructure and services at Samford Commons
- Commission clean energy infrastructure works in line with the Samford Commons stage plan
- Partner with like-minded organisations to develop educational content for the clean energy centre

Main challenges:

- Raising funds for up front infrastructure, which is expected to cover most of the energy infrastructure cost
- Finding time for the working group to meet has been challenging again this year, and could prove to be an ongoing challenge

People involved: Peter Booth, Lila Parry, John Clark, Lesley Hughes, George Quezada (coordinator), Arash Piran (intern)

George Quezada (Convenor)

Samford Commons Ltd

Co-working space

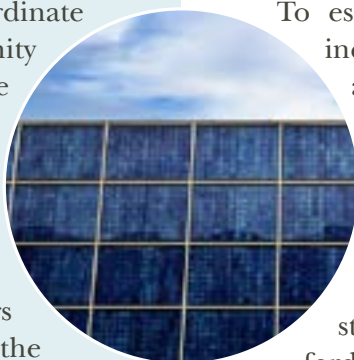
Purpose

To establish a unique co-working space including desks, offices, meeting space and collaboration opportunities to meet the needs of businesses and organisations in Samford and surrounds. Specifically, the group aims to:

- Ascertain demand and understand the needs of businesses in Samford and surrounds
- Develop a business case for the development of a co-working space
- Secure member businesses as anchor tenants
- Seek out opportunities to support and promote local businesses
- Develop partnerships with entities that support innovation and collaboration for members
- Seek funding opportunities to develop the co-working space

Main achievements

- Conducted a 'home based business' survey to ascertain interest and needs of local businesses, in conjunction with RDA Moreton Bay (March, 2015)
- Conducted a workshop to encourage co-creation of the co-working space (August, 2015)
- Became administrator for Samford Local Business Network
- Formed partnership with MBRIT to have a regional presence and engage with industry clusters and businesses across the region
- Continuing to work with MBRIT on providing promotional opportunities for Samford businesses and supporting the Moreton Bay Innovation Awards
- Working with TV producer on a Samford 'Our Town' Series 30 minute TV show, to showcase the Samford community and local businesses.



Objectives for the next 12-24 months

- Complete business case for co-working space
- Secure anchor tenants in the lead up to launch of co-working space
- Design and renovate the co-working space
- Launch/open co-working space for businesses
- Sell memberships to the MBRIT destination platform business listings (Samford Commons receives 20% of membership)

Main challenges

- Limited funding for development of a business case
- Require funding for the refurbishment and fit out of co-working space

People/organisations participating: Kate van derVoort, Carolyn King, Howard Nielsen, RDA Moreton Bay.

Kate vanderVoort (Convenor)

Commons Community Library

Samford is to get a library – not a council-funded architectural gem, but a true community library at Samford Commons, owned and run by the people of Samford district. It will be a comfortable, welcoming, accessible, multi-use place where folk can meet, have meetings, learn and share ideas. Our library will allow people from the valley to “recycle” books, CDs, DVDs, toys, journals, magazines, things gathered through community donations. Already, thousands of books have been donated.

In August, at the general meeting of the Samford Commons, the idea of a community library was put forward by a local group and enthusiastically sanctioned. The idea is to form a modern version of the old ‘penny library’, popular in Britain in the Victorian era and in small communities throughout Canada even today. Although a small charge will be made for each borrowing to help with maintenance of the collection and the cutting edge technologies Samford Commons is planning, the library will not operate as a second-hand bookstore.

The intention is for people to borrow and return, not keep, resources. Like Samford Commons, the community library will be not-for-profit. We plan to be able to link with the mobile library.

People participating: Mary Mageau White, Judith Mayell, Wendy Sonnenburg, Julie Martin (Convenor)



Workshop discussing ideas for a co-working space

5.3 Partnerships and working entities

Partners are those groups, entities and community owned social enterprises which have established strong formative relationships with Samford Commons. The partnership model is a core part of the way Samford Commons operates and will be the lifeblood of our future as a sustainable enterprise. .

Creative Samford

A network of up to 200 artists and other creatives has formed an incorporated association, Creative Samford, which will establish studios, a gallery and exhibitions while using the precinct as a base for artists trails, teaching, performing and other pursuits. Performing arts will be a part of the Creative Samford partnership. Creative Samford is providing professional input into the School of Sustainability.



Co-owned Working Space

Local businesses and government agencies will form part of a hub of enterprises working in a creatively designed space which enables autonomous working conditions. The space will be the catalyst for promoting and facilitating collaborative relationships toward thriving businesses operating within sustainable frameworks.



Kupidabin Cultural Association

Kupidabin Cultural Association has a Mission “... to create a place where Indigenous people and other Cultural Groups can interconnect by sharing Ceremonies, Music, Wisdom and Knowledge.” The Association has built a Cultural Arts Centre at Cedar Creek primarily to carry out it’s mission. Options exist for KCAI to work with SC to promote and organise Indigenous Cultural Programs for the local community, take a leading role to organise NAIDOC Celebrations, enhance local community cultural and indigenous awareness and generally strengthen reconciliation and relationships in the local community.

KYC (Kids, Youth, Community Inc.)

KYC is a community owned regional organization which has a heavy emphasis on social justice and provides professional consultancy and direct service provision services in the development of young people and communities as well as to youth and community sector services and departments. KYC has a mission to “... empower young people and communities towards connect- edness and reaching their full potential as both individuals and communities themselves.” It is expected that the partnership will enable KYC services to be conducted in a consistent environment of community co-operation and net- working in Samford Valley and Hills District.



Millen Farm

Millen Farm is a community owned social enterprise which is establishing a viable farm at Samford Commons as a model and training ground for urban agriculture. It has a vision to 'learn, grow, feast' and is a core part of educational activities at the School of Sustainability. Millen Farm is expected to be a showpiece urban farm demonstrating and educating about food production. It will carry out food sales and continue to organise festivals, community education programs and participate in future markets.



Samford & Districts Chamber of Commerce

The Chamber actively supports and represents the business community of Samford and conducts regular meetings and events to engage with members and the business community generally. It is intended that the Chamber will contribute to the provision of business and commerce learning programs to students visiting SC and in particular to participate in programs for students from rural and remote communities who participate in the Samford Commons Sustainability Immersion Program. They plan to conduct specialist business events at SC and to participate in festivals and other events.



Samford Support Network

Samford Support Network has a mission to provide high quality community services for those with a disability or are incapacitated due to illness or injury. SSN provides volunteer transport to people in need and Samford Commons plans to support SSN through the use of office space and other office and meeting services provided by SCL at the proposed Samford Commons Community Hub space. We are also working together to provide sponsored vehicles for people with disability. The partnership will enable SSN services to be conducted in a consistent environment of community co-operation and networking.



Samford Tennis Club

Samford Tennis Club had a mission to provide high quality tennis coaching and general well-being programs for people across the full age spectrum. This may take place through micro-coaching services and tennis coaching services to students from rural and remote communities who participate in the Samford Commons Sustainability Immersion Program.



In time, specialist coaching camps may be accommodated at the SC Accommodation Centre. The tennis centre, which is built on highly sustainable principles, will be used as a learning model for school students and the community.

Moreton Bay Regional Industry and Tourism (MBRIT)

MBRIT is a newly formed regional organisation which is partnering with SC to increase the opportunity for the Samford community and businesses to upskill, develop, and gain leverage from opportunities presented by a regional digital platform, and its associated activities. MBRIT will deliver this sophisticated digital platform to showcase the Samford Precinct, both regionally, nationally and internationally. Samford Commons will co-manage a Relationship Manager to promote and develop MBRIT and SC in the district and region.

Samford Community Library

The concept of a Community Library at Samford Commons has emerged recently and promises to be an exciting addition of value to the community.

Samford Connect

This portal to Samford acts as the social media outreach arm of Samford Commons and connects the Samford community and ideas within the scope of the activity of Samford Commons. It will be incorporated into MBRIT activities in Samford and may move to include a community radio facility and expanded online capability.

Samford School of Sustainability

The School of Sustainability is a SC entity which is developing as a network of people, businesses and institutions which will offer education, training, research and other learning services to schools, tertiary institutions, businesses, community groups and the community generally. This will be provided on-site and on-line.

Moreton Bay Regional Council

The Moreton Bay Regional Council has already begun a relationship with Samford Commons which moves past the owner-leasee dimensions of the arrangements at the precinct. The mutual needs of the Council and the Commons invite a special partnership which will create long lasting benefits for Samford, the region and beyond.



Emerging partners

A number of entities are emerging which are currently part of discussions regarding partnering opportunities. These include:

- Schools and educational agencies: Samford Primary, Ferny Grove High, Steiner School, Mt Samson Primary, Mt Nebo Primary, QUT, USQ
- Businesses: Microsoft Australia, Beatsbus Productions, Orlar Ltd, Substation 33
- Government departments and enterprises: Department of Education & Training, Regional Development Australia Moreton Bay
- Local community groups: Samford Archery, Lions Club
- Sponsors: Two corporations (in confidence)

Other local, regional and national groups and businesses in the above categories will be approached in the coming year.



Proudly sponsored by



6 Annual accounts

The following represents the unaudited accounts of Samford Commons Ltd. Audited accounts are not currently required.

Balance sheet

As at 30 June 2015

| | 2015 |
|---------------------------------|-----------|
| <i>Current assets</i> | \$ |
| Bendigo bank account | 11,012.19 |
| Trade debtors | 4,000.00 |
| Total current assets | 15,012.19 |
| Total liabilities | - |
| Net assets | 15,012.19 |
| <i>Equity</i> | |
| Retained earnings | 7,642.93 |
| Current year surplus/ (deficit) | 7,369.26 |
| Total equity | 15,012.19 |

Statement of profit or loss

For the year ended 30 June 2015

| | |
|---------------------------------------|--------------------|
| <i>Income</i> | \$ |
| Operational income | 400.00 |
| Grant income: MBRC Community Grant | 10,750 |
| Donations | 13,696.00 |
| Membership fees | 410.00 |
| Total income | 25,256.00 |
| Total cost of sales | 0.00 |
| Gross profit | 25,256.00 |
| <i>General expenses</i> | |
| Accounting/Bookkeeping fees | (90.00) |
| Advertising/Marketing | (3,743.24) |
| Bank fees | (11.80) |
| Subscriptions | (805.00) |
| Catering | (156.00) |
| Consulting fees | (1,431.00) |
| Architectural services | (4,735.00) |
| Event mgt/Entertainment | (1,927.20) |
| Venue & equipment hire | (470.65) |
| General repairs/maintenance | (115.00) |
| Printing | (1,674.15) |
| Internet & website | (342.88) |
| Stationery | (23.85) |
| Total general expenses | (15,526.27) |
| <i>Insurance expenses</i> | |
| NFP liability insurance | (1,328.43) |
| Voluntary workers insurance | (409.75) |
| Public liability insurance | (623.29) |
| Total insurance expenses | (2,361.47) |
| Total expenses | (17,887.74) |
| Operating profit | 7,368.26 |
| Total other income: Interest | 1.00 |
| Total other expenses | 0.00 |
| Net profit / (loss) | 7,369.26 |

(Includes year end adjustments)

7 Acknowledgements

There are a significant number of people who have contributed to Samford Commons and the acknowledgements are described in the groupings which have contributed rather than the individuals who have made it happen.

We acknowledge

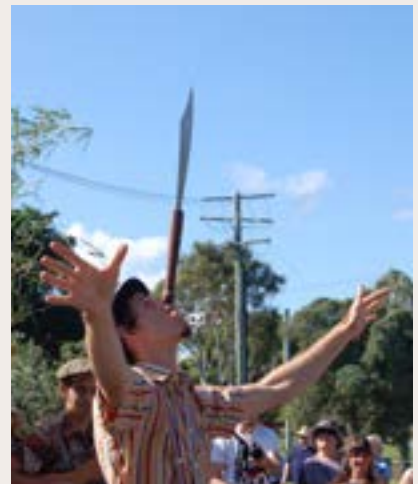
- The over 1100 community members who have befriended Samford Commons or who have given their general support to the concept of Samford Commons
- The Mayor, councillors and staff of Moreton Bay Regional Council who put their trust in our community to make good the vision of Samford Commons. In particular, we pay tribute to Cr Bob Millar who has been a very strong advocate for SC and who is retiring as Councillor in the new year
- The community organisations that have donated funds and/or emerged as partners
- The foundation members of Samford Commons who have given unstinting support
- The volunteers and commissioned staff who have worked hard to get things done
- Schools and universities which have endorsed the concept and built partnerships
- Local media which have carried the Samford Commons story
- The United Nations Global Compact Cities programme which has endorsed Samford Commons
- The members of Working Groups, which have helped in so many practical ways to establish Samford Commons as “*a place to grow*” and as a model for sustainable living, working and playing.

Board of Samford Commons Ltd.

28 October 2015



Celebrating progress on-site



SC LIVE launch event entertainer



On-site workshop for local schools and educators



Howard Nielsen and Bob Millar

samfordcommons.org.au

Email admin@samfordcommons.org.au

A place to grow...

*...a model for sustainable
living, working and playing.*



Samford
commons