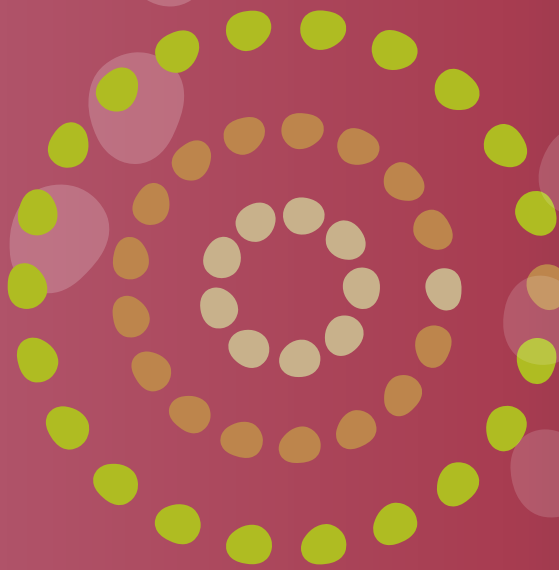


*A place to grow...*



Samford  
commons

Annual Report  
2015-16

*16 November 2016*

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

# 1 Foreword by the board

The support of an ever-expanding group of members, partners, organizations and supporters continues to be the success of Samford Commons. This has enabled us to support the vision with 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” reminds us that we are continually growing knowledge, skills, aspirations and optimism to become a working model for sustainable living, working, learning and playing.

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

The significant strengthening of our partnerships with Moreton Bay Regional Council, Regional Development Australia Moreton Bay, Moreton Bay Regional Industry and Tourism and a growing number of community organizations has been a feature of the year. Our task is to continue lobbying State and Federal governments for financial and human resources.

We would like to thank our retiring board members Volker Jahnke, Janette Clonan and Howard Nielsen for their significant contributions to the Board of Samford Commons. All have indicated their ongoing support for Samford Commons with Howard continuing his role as General Manager for the next two years. He will be an ex-officio, non-voting participant on the Board. Janette has played a crucial role as secretary and will continue to provide support in an advisory

capacity associated with governance and the School of Sustainability (SOS). Volker’s high level of commitment will now focus on links with the newly formed Samford Commons Precinct Coordination Group, School of Sustainability and the Facilities Operational committee.

Rob Seljak was appointed to the Board in December last year and his experience in the corporate world has allowed him to fulfil the role of treasurer and Board governance.

Cameron Meekin took on the role as Company Secretary and will continue as the Board representative on the Facilities Operational committee.

Lucille Chalmers’ roles in governance and Board operations will continue in 2017. Daniel Nordh played a significant role in producing the Samford Commons National Stronger Regions grant application and will oversee further grants and support fund raising activities.

In 2017 we have great expectations in expanding the true potential of Samford Commons.

*Volker Jahnke Director (Chair)*

*Janette Clonan, Director (Secretary)*

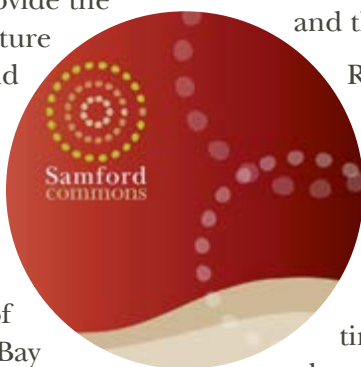
*Cameron Meekin, Director (Company Secretary)*

*Rob Seljak, Director (Treasurer)*

*Lucille Chalmers, Director (Governance advisor)*

*Daniel Nordh, Director (Funding advisor)*

*Howard Nielsen, Director, (General Manager)*



## 2 Comment by the General Manager

### *The adventure continues*

*Memberships are rising, partnerships are growing, participation rates are increasing, volunteer hours are soaring, precinct space is multiplying and support from government, business and community organisations is at an all time high.*

*Why is this? The answers likely lie in some fundamentals.*

*The concept of Samford Commons as an adventurous showcase for sustainable living, learning, working and playing is very sound. It is a signpost of the times for now and the future. People understand the need for 'future making not future waiting' and they respect that someone is doing something about it.*

*Many people are on the same page about what Samford Commons is trying to do. This grows confidence that the vision is right and the common bond enables optimism about our success and the generation of energy to deliver that vision. There's more to be done to engage with people at a meaningful level of course and that is part of the challenge for the future.*

*We have the autonomy to act. Our governance is strong and our capacity to work with business, community and government in a fair and open way builds networks which have faith in us. This faith allows us to act in interdependent ways which respect the need for each partner to nurture their own autonomy without impacting adversely on each others', indeed, often quite the opposite.*

*The growing support from government, business, educational institutions and the community is enabling us to be certain about our future. This certainty leads to even more confidence that further support will be forthcoming. The next year or two will be testament to this as our built space multiplies 10 fold and our activity does likewise.*



*After two years Samford Commons and our nineteen partners can be proud of our achievements, honoured by the support we are getting and optimistic about our capacity to grow the Samford Commons concept to a practical reality. The growing collective of people with the needed energy, wisdom and capacity has got us this far and will doubtless be the lifeblood of our future.*

*It will be an adventure worth living.*

*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. The concept 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.

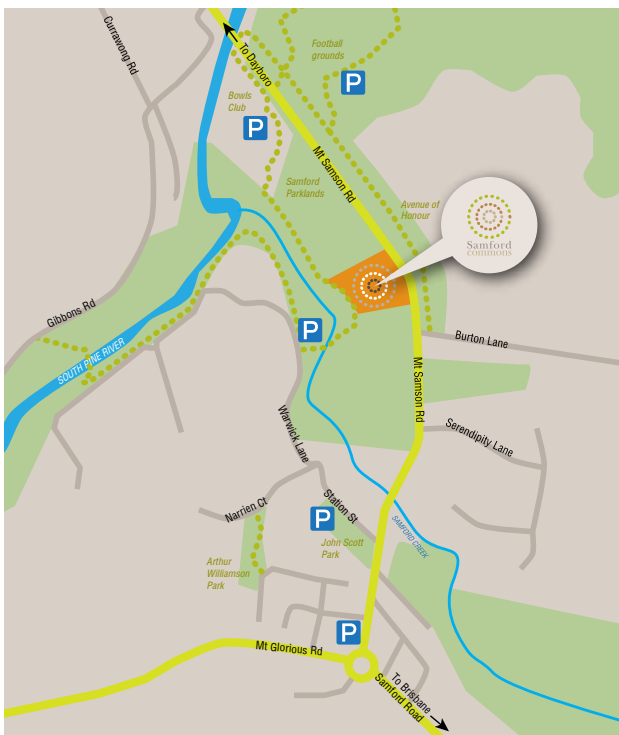
Samford Commons is designed as an exciting precinct using leading-edge technology, creative educational strategies and innovative approaches to engage communities and businesses on-site and online at the former CSIRO Research Station in Samford.

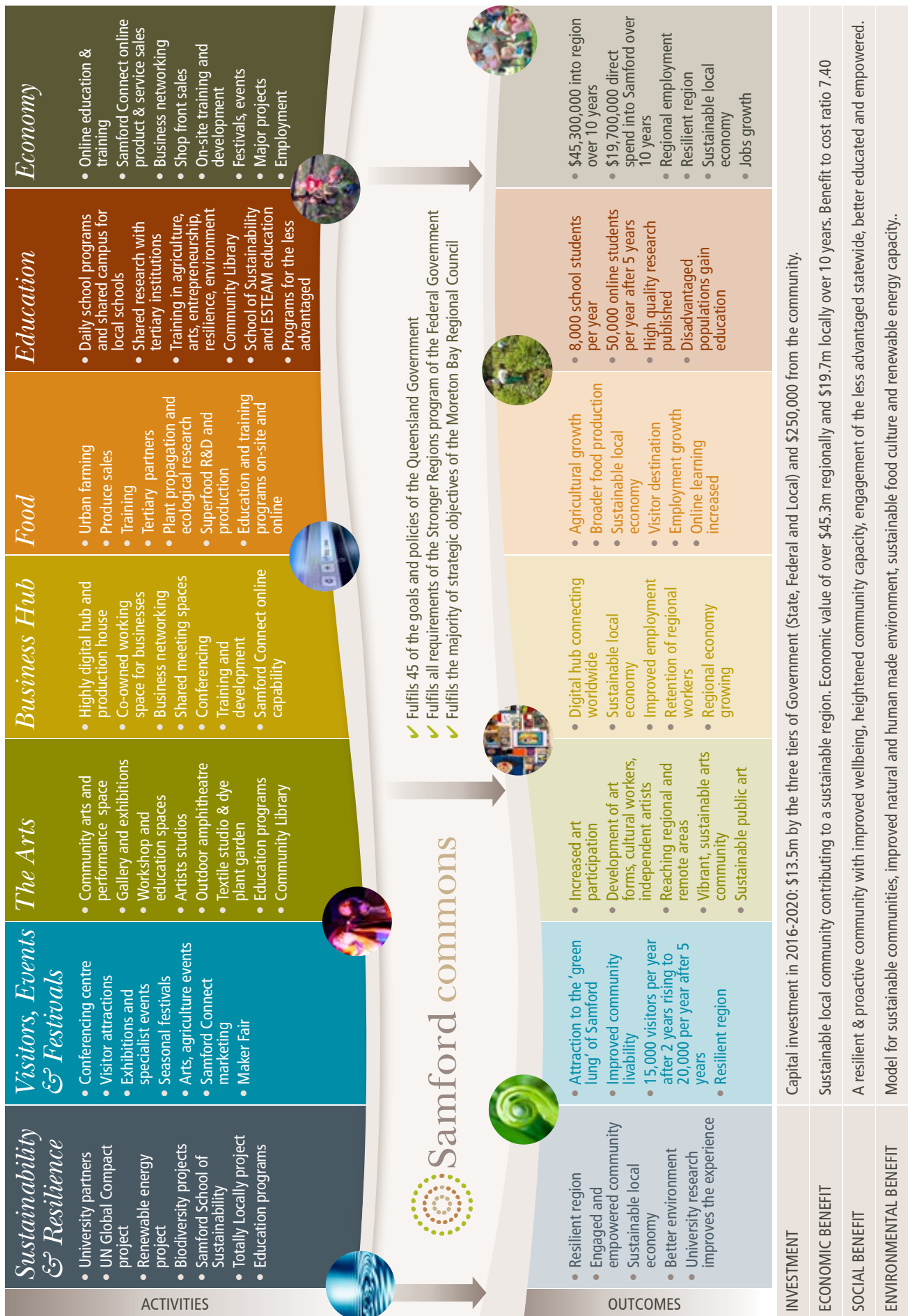
Council has approved the use of seven buildings and some basic refurbishment funds and plans are progressing to establish space for:

- The arts, visual and performing
- An expanded urban farm
- A School of Sustainability and associated Commons Classroom
- A renewable energy showcase
- An Innovation Hub and CoLab
- A training facility
- Festivals and markets
- Research and development projects
- The Samford Community Library
- A co-working space for emerging and current local businesses
- Other developing concepts consistent with the concept of Samford Commons as a model for sustainable living, working and playing.

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.





## 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 explored what became a compelling need to more fully utilise the potential of the CSIRO Research Station site.

The community's ideas acknowledged the need to build a more sustainable local community. These 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 to meet the needs of the various target groups.

The overall viability of Samford Commons is dependent on the endorsement, engagement and financial support of the local community, the three tiers of government, private sector companies and community agencies.



*Samford Commons is building partnerships with community groups and organisations*

## 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 involvement.

Schools, professional organisations and tertiary institutions are committed to their roles in leading sustainable and innovative collaborative learning, research and creation.

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 Community Library, School of Sustainability and Samford Power have added to the foundation of core partners.

Local and regional groups that have signed agreements with Samford Commons include Beats Bus Productions, Kupidabin Cultural Association, KYC (Kids, Youth, Community), Samford & Districts Chamber of Commerce, Samford State School, Samford Support Network, Moreton Bay Regional Industry and Tourism Ltd, Samford Community Library, Samford Tennis Club, Substation 33 and STEM Punks. 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 to allow Samford Commons to utilise seven 'new' buildings was a visionary decision by an innovative council. A significant partnership with Moreton Bay Regional Industry and Tourism (MBRIT) has been established. Ongoing negotiations are being conducted with tertiary institutions and government organisations.

The work and leadership of former councillor Bob Millar and his successor Cr Darren Grimwade, 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 acknowl-

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

edged 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, State government departments including Advance Queensland, Education, Science, Industry, Technology, Treasury, and the United Nations Global Compact Cities programme, all of which have a continuing interest in our progress.



A significant project was conducted with the University of Queensland with Dr Ron Johnstone and teams which focussed on two major areas of need. This included an assessment of the overall financial sustainability of Samford Commons and the development of an Integrated Trails Network in Samford and the Moreton Bay Region. These reports have provided valuable insights and practical assistance and have forged a strong working relationship with the University.

## 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 via a Wellbeing Forever Festival in partnership with Samford Chemmart Pharmacy, local shows, expos, the Village Pump, and various workshops. The strong, consistent contribution from members has been the life-blood 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, work-shop 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 Commons Facebook site, the website, local press and a physical presence at public events. Over 1500 Facebook likes have been achieved
- Strengthening of Board functioning by establishing a strong governance framework including principles, delegations, approvals and decision making processes, accounting and reporting processes, environmental management system, effective communications mechanisms, risk management guidelines and various policies and 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 Moreton Bay Regional Council and RDA Moreton Bay
- Completion of major studies with the University of Queensland on the economic sustainability of Samford Commons and on the development of an Integrated Trails Network
- Development of a 10 year Economic Plan and redrafted business plan. The Economic Plan shows a return of over \$19m to Samford and \$43m to the Moreton Bay Region over 10 years
- Initiation of a Free Bikes program with the Lions Club of Samford
- 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 achievements of these Working Groups are described elsewhere in this report
- Signing of formal partnerships with eighteen organisations in total.

## 4.5 Key challenges

The chief challenge remains the resourcing of Samford Commons.

Samford Commons is a multimillion 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 it is a major challenge to maintain and build the diverse group of members and volunteers who continually demonstrate an exceptional level of professionalism, expertise and experience, as well as long term commitment. These groups are vital to the continued practical action and operations of Samford Commons.



*A group of Korean students learn about the Samford Commons vision back in 2014*



*A Samford Commons general meeting at the Samford Commons site in May 2016*

## 5 The work of the collective

### 5.1 Members Group

Thirty-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 members 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 that 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:

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

#### *People and Culture*

##### **Purpose**

The People and Culture team look after the human element of the Commons, including general meetings, volunteer support and member administration.

##### **Main achievements this year**

- Introduction of newcomer information sessions prior to General Meetings.
- Shift focus and change format of General Meetings to inspire members and foster action and connections within and between Working Groups – working meetings rather than committee style meetings.
- Engaged and inducted new volunteers in the areas of administration, information events, crowd funding, marketing & communications.
- Subscriptions using new Member Management & Admin software, Zoho.
- Data migration and testing of new software to be in full use by December.

##### **Objectives for next 12-24 months**

- Use Zoho to its full potential for member management – renewals, payments online, newsletters ... and more!
- Continue to show gratitude to volunteers by increasing reward and recognition through volunteer spotlight and volunteer functions.
- Strengthen communication further between Working Groups, The Board and General Manager.
- Continue to build the culture of commons through open communication and empowered distributed leadership.

##### **Main challenges**

- Attraction and retention of willing volunteers, and conversion of interested people into active volunteers.
- Communication between Working Groups.
- Duplication of duties

**People participating:** Daisy Bradford, Meredith Hall, Leah Hudson, Lucie Verhelst, Kelly Watts.

*George Quezada and Leah Hudson (Co-Convenors)*

## Infrastructure & Services

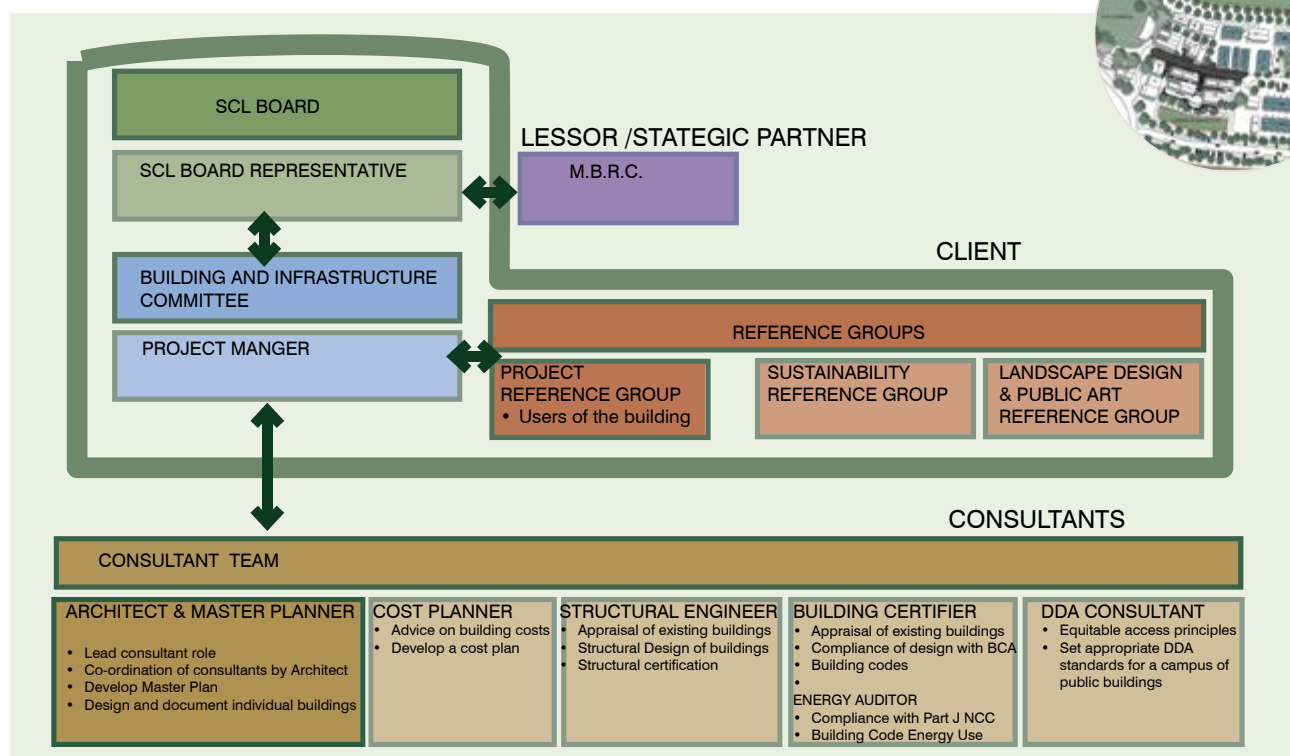
### Purpose

- 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).

### Main achievements to date

Appointment of Sulinski Booth Architects as Site Architect and Master Planner. Tasks completed include:

- 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.
- Lodgment of funding grant applications.
- Providing some overall roof drawings and areas for the Solar Roof Top Farm Proposal.
- Engage Skilling Queensland to work on Building 54



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 4 more buildings and occupy.

### Main challenges

- Securing funding for:
  - Engagement of consultancy team.
  - Building work and delivery.
  - Site infrastructure work and delivery.

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

*Peter Booth and Cameron Meekin (Co-Convenors)*

### 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 and keep people informed
- Provide online channels to connect people and foster multi-way communications
- Encourage and attract members, volunteers and partnership organisations
- Support fundraising activities
- Document the Samford Commons story and promote a shared understanding of the Samford Commons vision and values
- Facilitate effective communication within and between working groups and related entities.



*Howard Nielsen visits the Samford Area Mens Shed*



*The Community Library raised funds at the Samford Valley Markets*

## Main achievements

- Promoted Samford Commons at various events, including the Samford Show, Wellbeing Expo and other local school and community events
- Published regular articles in the Village Pump
- Maintained and updated the Samford Commons Facebook page, sharing news and publicising events from partners such as Millen Farm and the Community Library
- Designed a logo and branding approach for the Samford Commons Community Library and co-branding guidance for other entities
- Designed and produced documents to support fundraising and development goals, including an updated strategic plan and partnership proposals to government.
- Interacted with other community groups, including the QCWA Night Owls, Samford & District Playgroup, Samford area Men's shed, Samford Rotary Club, Samford Lions Club, Samford Support Network, Samford Target Archers and Samford State School.
- Delivered 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

- 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 communications strategy for engaging and communicating with the main stakeholder groups
- Upgrade or redevelop the website for Samford Commons
- Support ongoing management of Samford Commons social media.

## Main challenges

- Limited funding for communication activities
- Limited availability of people to lead the team, attend meetings and do time-critical work
- Sharing information, learning and resources effectively across a dispersed team.

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

*Carolyn King (Convenor)*



*Samford Commons team at Moreton Bay Regional Council offices in May 2016*

## 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 review 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 small grant funding sources - thanks to Regional Development Australia Moreton Bay, Moreton Bay Regional Council and Samford Bendigo Community Bank for grants
- Preparation of a Partnership Prospectus document which has formed the foundation of approaches to a number of potential partners
- Establishment and continuation of formal partnerships with eighteen 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 proposal for funding from the National Stronger Regions Fund, though unsuccessful. Thanks to the RDA Moreton Bay for funding support
- Refined a process for the implementation of a crowd funding project planned for 2017.
- 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
- 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, MBRIT 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:** Janette Clonan, Kate vanderVoort, Kelly Watts, Volker Jahnke, Carolyn King, George Quezada, Karen Warbrooke, Susan Wanmer 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**

- The Working Group expanded from representatives of various Samford Commons partnering entities to including local teachers, school personnel and a representative from home schooling. The Working Group moved from discussion and exploratory agendas to scoping and task specific agendas. Continued reference is made to the Samford Commons strategic business plan and mode of operations.
- Finalisation of a capability statement for consultation with education systems, school and other educational providers
- A hierarchy of workshops provided for teachers, consultants, heads of department and administrators for local schools including brief introduction and general brainstorming workshops, leading to a more in-depth exploratory workshop
- Finalisation of partnership agreement document, and shared with leading local schools. Currently Samford State School has committed to the agreement with consultations continuing with Samford Steiner School, Mt Nebo School, Hillbrook Anglican College, Pine Community School, Ferny Grove High, The Gap High, and Eatons Hill Primary.
- Final designation of Samford Commons building 11 for the classroom supported by the School of Sustainability, to be used by the Valley schools and learning providers with Samford State School as a lead school.
- The Curriculum Offer document laying out the learning formats and potentials has been started.
- A foundational draft template for the development of units/projects was created and trialled at a teachers' workshop.
- A successful pilot project has been put into action with Samford State School.



*The School of Sustainability will offer inclusive co-learning opportunities*



## Samford Power

### Objectives for the next 12-24 months

- Completion of lease agreement and scoping documents for Samford Commons building (Building 11).
- Continue to finalise and activate an agreement with the Department of Education and training regarding the human resourcing Samford Commons School of Sustainability.
- Continue to follow up funding from the Advance Queensland grant to fund resource built infrastructure.
- Continue to establish a government-private-community partnership to facilitate the operation of Samford Commons School of Sustainability.
- Continue to explore and finalise sponsors
- Continue finalising agreements with eight local schools regarding their use of the site and engaging teachers in co-creation of units/projects linked to the curriculum.
- Draft a variety of pilot programmes, including an ESTEAM Immersion Program.
- Continue to build and strengthen links with and between the partnering entities of Samford Commons, as well as with the local community, for diverse learning opportunities

### Main challenges

- Developing viable units and projects within the current conditions
- Developing an operational structure to optimise use of school allocated teach time for co-creation of curriculum.
- Funding of key organisation personnel.
- Timely renovation of the SOS classroom.
- Introduce appropriate IT technology.

**People involved:** Howard Nielsen, Volker Jahnke, Lotty Cole, Michelle Hightowers, Brendan Gilmore, Karen Hannay, Stella Sheil, Damian Larkin, Phil Driver, Louise Budgen, Helen Evans, Jenni Guse.

*Lotty Cole (Convenor)*

### 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 for Samford Commons
- Development of a 'clean energy precinct' concept at the Samford Commons site
- Attainment of a proposal for the installation of a solar farm on site

### Objectives for the next 12-24 months

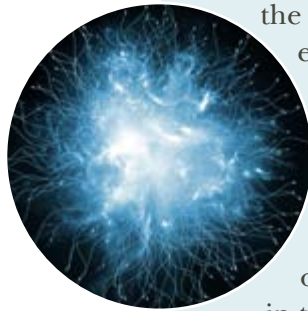
- Develop a financing model for clean energy infrastructure and services at Samford Commons.
- Commission clean energy infrastructure works (community owned solar power plant/farm) in line with the Samford Commons stage plan including a building to provide creative educational installations and 'hackerspace' for students and innovators to experiment, design and build their own clean energy solutions
- 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
- Driving forward to implement the strategy

**People involved:** Peter Booth, Cameron Meekin, Howard Nielsen, Mark Gjerek, and Alan Sonnenburg.

*George Quezada (Convenor)*



## 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:

- Review demand and understand the needs of businesses in Samford and surrounds.
- Revise 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

- Reviewed a 'home based business' survey to ascertain interest and needs of local businesses, in conjunction with RDA Moreton Bay
- Gained funds from MBRC to part-refurbish the built space
- Gained commitment from various businesses to establish at the co-working space and participate in a collective of sustainable businesses
- Conducted a workshop to encourage co-creation of the co-working space
- 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.

### Objectives for the next 12-24 months

- Design and renovate the co-working space
- Launch/open co-working space for businesses.

### Main challenges

- Limited funding for delivery of the space
- Require extended funding for the refurbishment and fit out of co-working space.

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

*Howard Nielsen (Convenor)*

# Samford Commons Community Library

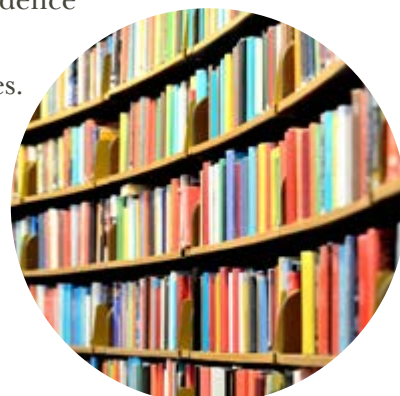
## Purpose

The Samford Commons Community Library aims to inspire interpersonal and inter-organizational communication, creativity, idea sharing and innovation through sharing donated resources through-out the community, providing a comfortable space for individual reflection and small group meetings, and stimulating discussion and debate around local and global issues.



## Main achievements this year

- Collecting over 20 000 books, CDs, DVDs, games and some furniture from the community and supportive organisations all over Brisbane
- Receiving immense support from Mark Furner, Moreton bay Regional Libraries, May Gibbs Children's Literature Trust, Children's Book Council and others
- Sorting and labelling about a third of collected resources
- Raising public awareness through newsletters, articles in Village Pump, the Samford Commons Community Library Volunteers Facebook page, the Facebook page for public discussion of books, ideas etc, a stall at the Wellness Festival and a sausage sizzle at Bunnings Brendale
- Receiving a grant for administrative equipment from the Samford and District Progress and Protection Association
- Having our own logo for correspondence and on T-shirts
- Drafting a strategic plan and policies.
- Beginning the Samford Little Libraries Literary Trail
- Working towards the Bag Library service for the elderly, the isolated and the incapacitated with Samford Support Network.



## Objectives for next 12-24 months

- Establish main library collection in a dedicated space.
- Extend library “boundaries” with satellite libraries pertinent to sectors.
- Extend the Little Library Literary Path with Little Libraries spread round Samford and District.
- Establish the Bag Library, working with Samford Support Network, to get books, DVDs, CDs, and games to the isolated, the sick and the elderly.
- Start a collection of handy objects for the “Library of Things”.



## Main challenges

- To collect, arrange, preserve and provide access to a comprehensive collection of resources, including reference resources relating to key sectors of Samford Commons such as Creative Samford, Millen Farm and the business hub.
- To operate a multi-use multi-space community library and library of things with a minimal budget and a wholly volunteer workforce.
- To provide ongoing workshops, activities, discussions, debates and speakers to meet community needs.
- To change people’s perceptions about what a library is and can be.
- To maximize use of recycled resources to create appropriate furniture for the library and its satellites, the Little Libraries and the Bag Library, using government funding, donations in kind and in time, and philanthropic support.
- To work collaboratively with all sectors of Samford Commons.
- To establish and maintain links with Moreton Bay Regional Council Library Service, the State Library of Queensland, and organizations such as Queensland Writers’ Centre, May Gibbs Children’s Literature Trust and Children’s Book Council Australia.
- To support small local groups such as book clubs, writers’ groups, debating groups, music groups, camera clubs, and other special interest groups.
- To establish a comfortable, relaxed, welcoming environment for both users and voluntary staff.



**People participating:** David McMahon, Kristina Challand, Dorothy Penning, Adrienne Hopkins, Tony Cole, Linda Murray, Rose Lane, Evelyn Williames, Jan Williams, Kelly Watts, Angela Galvin, Ellena Stone, Helen Hughes, Cornelia Nicholls, Tracy Twyford, Mary Mageau.

*Julie Martin and Wendy Sonnenberg (Co-Convenors)*



## 5.3 Partnerships and working entities

Partners are those groups, entities and community owned social enterprises that 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 with-in 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 its mission. Options exist for Kupidabin Cultural Association to work with Samford Commons 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.

### Kids, Youth, Community Inc (KYC)

KYC is a community owned regional organisation that 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 connectedness 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 networking 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.





## Moreton Bay Regional Industry and Tourism (MBRIT)

MBRIT is a newly formed regional organisation which is partnering with Samford Commons 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 Samford Commons in the district and region.



## 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 Samford Commons and in particular to participate in programs for students from rural and remote communities who join the Samford Commons Sustainability Immersion Program. The Chamber plans to conduct specialist business events at Samford Commons and participate in festivals and other events.



## Samford Support Network (SSN)

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 Samford Commons 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 Samford Commons 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.



## Samford Community Library

The concept of a Community Library at Samford Commons promises to be an exciting addition of value to the community. The Community Library has been vigorous in establishing itself through the acquisition of books and furniture and through a creative presence in the community.

## Samford School of Sustainability

The School of Sustainability is a Samford Commons entity 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 online.

## Moreton Bay Regional Council

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.

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## Samford State School

Samford State School is the first school to sign up as part of the Partnering Schools Program, co-creating the curriculum for the School of Sustainability. The school will use the precinct regularly with class visits and have 24 hour access to the Commons Classroom, CoLab and Maker Space. It engages in Samford Commons festivals and is conducting a short film event for the Forever Festival.



## Beats Bus Productions

Beats Bus is a local environmentally conscious music business that provides musical and performance programs via the School of Sustainability. It also provides vacation programs and broader community and business programs.



## Backwoods Original

This local business will provide on-site design and production of designer furniture with a sustainability base and participates in designer works for Samford Commons.





## Substation 33 Ltd

Substation 33 conducts a successful electronic waste recycling operation south of Brisbane and Samford Commons will operate in 2017 as a collection hub. Samford Commons expects to operate the social enterprise in full within two years.



## Orlar Ltd

Orlar Ltd is working with Samford Commons to develop the Orlar-Commons brand in the superfood industry. Orlar and QUT are conducting a superfood research and development project with Samford Commons, which is emerging with significant economic, environmental and social outcomes.



## STEM Punks

The partnership with STEM Punks enables learning about the world-wide imperatives of Science, Technology, Engineering and Mathematics. STEM is an important part of the Australian landscape now and future trends show that over 75% of jobs will require knowledge or qualifications in STEM related fields. (PwC report 2015)

This integrates with a focus on Entrepreneurism and Arts forming an ESTEAM offering from Samford Commons. The ESTEAM offering will be part of the School of Sustainability program for schools, businesses and the community with leadership and staffing by the innovative STEM Punks team.

## 6 Annual accounts

The following represents the audited accounts of Samford Commons Ltd.

### Balance sheet

As at 30 June 2016

	2016	2015
	\$	\$
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
<i>Bank accounts</i>		
Bendigo bank account	39,391.74	11,012.19
<i>Total bank accounts</i>	<i>39,391.74</i>	<i>11,012.19</i>
<i>Other current assets</i>		
Trade debtors	1,260.00	4,000.00
<i>Total other current assets</i>	<i>1,260.00</i>	<i>4,000.00</i>
<b>Total current assets</b>	<b>40,651.74</b>	<b>15,012.19</b>
<b>NON-CURRENT ASSETS</b>		
<i>Furniture</i>		
Furniture at cost	8,200.00	—
<i>Total furniture</i>	<i>8,200.00</i>	<i>—</i>
<i>Library assets</i>		
Library	93,925.00	—
<i>Total Library assets</i>	<i>93,925.00</i>	<i>—</i>
<b>Total non-current assets</b>	<b>102,125.00</b>	<b>—</b>
<b>TOTAL ASSETS</b>	<b>142,776.74</b>	<b>15,012.19</b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
<i>Other current liabilities</i>		
Trade creditors	1,233.90	—
<i>Total other current liabilities</i>	<i>1,233.90</i>	<i>—</i>
<b>Total current liabilities</b>	<b>1,233.90</b>	<b>—</b>
<b>TOTAL LIABILITIES</b>	<b>1,233.90</b>	<b>—</b>
<b>NET ASSETS</b>	<b>141,542.84</b>	<b>15,012.19</b>
<b>EQUITY</b>		
Retained earnings	15,012.19	7,642.93
Current year surplus/ (deficit)	126,530.65	7,369.26
<b>TOTAL EQUITY</b>	<b>141,542.84</b>	<b>15,012.19</b>

## Income and expenditure statement

July 2015 to June 2016

	2016	2015
INCOME	\$	\$
<b>OPERATIONAL INCOME</b>	<b>5,000.00</b>	<b>400.00</b>
<i>Grant income</i>		
Chemmart Community Fund	100.00	–
MBRC Community Grant	5,000.00	10,750.00
Gambling Comm Benefit Fund	30,000.00	–
<i>Total grant income</i>	<b>35,100.00</b>	<b>10,750.00</b>
Donations	4,927.00	13,696.00
Membership fees	1,010.00	410.00
Lease income	6,000.00	–
Wellbeing Forever Festival	10,250.00	–
<b>TOTAL INCOME</b>	<b>62,287.00</b>	<b>25,256.00</b>



	2016	2015
<b>EXPENDITURE</b>		
<i>General expenses</i>		
Accounting/Bookkeeping fees	110.00	90
Advertising & marketing	5,204.73	3,743.24
Bank fees	16.70	11.80
Subscriptions	737.00	805.00
Catering	–	156.00
Consulting fees	23,543.53	1,431.00
Architectural services	–	4,735.00
Legal fees	176.00	–
Event Mgt & Entertainment	700.00	1,927.20
Venue & equipment hire	897.76	470.65
General repairs & maintenance	130.00	115.00
Printing & photocopying	1,729.49	1,674.15
Internet and website	472.00	342.88
Lease expense	440.00	–
Stationery	66.95	23.85
<i>Total general expenses</i>	<b>34,224.16</b>	<b>15,525.77</b>
<i>Payroll expenses</i>		
Travel & accom expenses	63.86	–
<i>Total payroll expenses</i>	63.86	–
<i>Insurance expenses</i>		
NFP liability insurance	<b>3,593.33</b>	<b>2,361.47</b>
<i>Total insurance expenses</i>	<b>3,593.33</b>	<b>2,361.47</b>
<b>TOTAL EXPENDITURE</b>	<b>37,881.35</b>	<b>17,887.74</b>
<b>OPERATING INCOME SURPLUS/ (DEFICIT)</b>	<b>24,405.65</b>	<b>7,368.26</b>
<i>Other income</i>		
Extraordinary income	102,125.00	–
Interest income	–	1.00
<i>Total other income</i>	102,125.00	1.00
<b>NET SURPLUS/(DEFICIT)</b>	<b>126,530.65</b>	<b>7,369.26</b>

## Profit & loss statement

July 2015 to June 2016

INCOME	\$	\$	\$
<b>OPERATIONAL INCOME</b>		5,000	
<i>Grant income</i>			
Chemmart Community Fund	100.00		
MBRC Community Grant	5,000.00		
Gambling Comm Benefit Fund	30,000.00		
<i>Total grant income</i>		35,100.00	
Donations		4,927.00	
Membership fees		1,010.00	
Lease income		6,000.00	
Wellbeing Forever Festival		10,250.00	
<b>TOTAL INCOME</b>			<b>62,287.00</b>
<b>TOTAL COST OF SALES</b>			<b>0.00</b>
<b>GROSS PROFIT</b>			<b>62,287.00</b>
<b>EXPENSES</b>			
<i>General expenses</i>			
Accounting/Bookeeping fees	110.00		
Advertising & marketing	5,204.73		
Bank fees	16.70		
Subscriptions	737.00		
Consulting fees	23,543.53		
Legal fees	176.00		
Event Mgt & Entertainment	700.00		
Venue & equipment hire	897.76		
General repairs & maintenance	130.00		
Printing & photocopying	1,729.49		
Internet and website	472.00		
Lease expense	440.00		
Stationery	66.95		
<i>Total general expenses</i>		<b>34,224.16</b>	
<i>Payroll expenses</i>			
Travel & accom expenses	63.86	–	
<i>Total payroll expenses</i>		63.86	
<i>Insurance expenses</i>			
NFP liability insurance	<b>3,593.33</b>		
<i>Total insurance expenses</i>		<b>3,593.33</b>	
<b>TOTAL EXPENSES</b>			<b>37,881.35</b>
<b>OPERATING PROFIT</b>			<b>24,405.65</b>
<i>Other income</i>			
Extraordinary income		102,125.00	
<i>Total other income</i>			102,125.00
<i>Total other expenses</i>			0.00
<b>NET PROFIT/(LOSS)</b>			<b>126,530.65</b>

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 1500 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 Samford Commons and who retired as Councillor this year, and to new councillor Darren Grimwade
- 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 that have endorsed the concept and built partnerships
- Local media which has 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.*

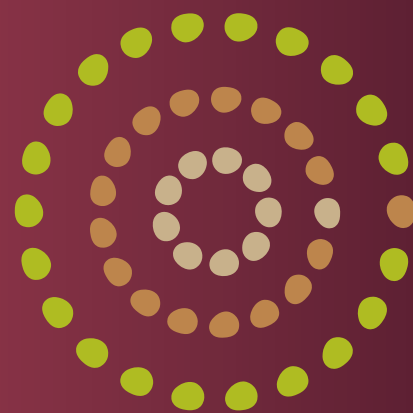
*16 November 2016*

[samfordcommons.org.au](http://samfordcommons.org.au)

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*A place to grow...*

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



**Samford**  
commons