



Annual Report 2016–17

A place to grow...

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

1 Foreword by the board

Samford Commons aspires to be a practical, dynamic example of sustainability principles in action, and the support of the growing number of members, groups and organisations is heartening to see.

With so many people volunteering their time and ideas towards building a sustainable community, the Board is well supported to provide the governance and oversight to secure our vision of living, learning, working and playing sustainably in Samford.

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 continues to be our strength. We continue to work with State and Federal governments to secure the tangible support and resources we need for the Commons to progress to the next stage.

Our thanks go to our retiring Board members Cameron Meekin and Daniel Nordh for all that they have contributed to the Board and Samford Commons more broadly. Both have generously shared their professional knowledge and time to drive the site planning to the next stage. Cameron oversaw the work on Studio 54 on behalf of the Board, working with Marist 180 to achieve the transformation. Daniel has played a key role on the Precinct Coordination Group, and participated in many meetings with Council to discuss the renovations of the buildings.

We are fortunate that both will remain members of Commons community and continue to support the planning and infrastructure progress.

Karen Warbrooke makes a welcome return to the Board following her election at the 2016 AGM. Karen brings with her a wealth of knowledge about the history and growth of Samford Commons, and has now taken on the role of Company Secretary.

Leah Hudson was appointed to a casual vacancy on the Board in May. Leah is well known to Samford Commons as the Volunteer Coordinator, and will strengthen the connection between the Board and Commons members.

John Elliott was also appointed in May. John is a practicing accountant and will support the Board in streamlining our financial processes and reporting.

Lucille Chalmers continued her role on the Board for a second year, and became chair in November 2016 following the resignation of Volker Jahnke. Rob Seljak continues on the Board as Secretary, as well as a focus on governance and government relations.

In 2018 we look forward to achieving the next phase of our sustainable future at Samford Commons.

Lucille Chalmers, Director (Chair)

Rob Seljak, Director (Secretary)

Karen Warbrooke (Company Secretary)

John Elliott, Director (Treasurer)

Leah Hudson, Director (Memberships)

Ellena Stone, Director

2 Comment by the General Manager

Building a legacy for the future

This year has been one where patience regarding the progress of the built site at Samford Commons has been matched by an amazing energy to deliver programs, design and implement exciting projects and initiate creative capacity to model sustainable living, learning, working and playing.

As co-initiators of Innovate Moreton Bay we have pioneered significant innovation activity in the region. The Maker Festival is an example of this with the Festival being a first for Queensland. A high profile at the state government Myriad Event has been rewarded by endorsement as an Innovation Hub within the State Government's Advance Regional Innovation Program. This will embed us as a catalyst for creative activity and support for others wanting to be sustainable community entrepreneurs. Our recent announcement as a finalist in the Moreton Bay Innovative Community Organisation of the Year Award reflects our growing presence and leadership.

The partnership with Marist 180 and the State Government's Skilling Queensland program has helped rebuild our core Studio 54 Building and provide a new courtyard and furniture and facilities for Millen Farm, the Arts Precinct and the Community Library. It has also taught more than 40 trainees about construction with more than half of them gaining employment, contributing to personal resilience and community benefit.

Our flagship STEAM Immersion Program delivered through our School of Sustainability was initiated in tandem with Mitchelton State High School, our Lead Secondary School and sponsor for the program. In December 2017, twenty students from five secondary schools in South East Queensland will experience a learning program unique in Australia.

The Samford Commons Maker Festival celebrates local makers and encourages participation from the community.



Our established partnership with Millen Farm is realising some very fertile outcomes and the Wednesday Markets are a proven success. Similarly the Samford Commons Community Library is going from strength to strength and the formative work of Unqualified Design Studio is edging us toward the delivery of our Launch Pad as a maker space for all.

High level reports by consulting teams led by Associate Professor Ron Johnson from the University of Queensland have enabled us to be better informed about our sustainable business practise and the design and delivery of our planned Integrated Adventure Trails. This is a valuable long-term partnership, as is the partnership with both Griffith University and the Australian Catholic University where we have an established internship program that has added creative value to our vision as ‘a place to grow.’

Our long term planning for community owned renewable energy is now reaching the practical stages with the engagement by at least one precinct of local businesses to take on the project a very likely outcome. This is planned to happen in tandem with the installation of a 5kw solar system and battery on Studio 54. The community owned renewable energy project is planned for long term benefits for Samford Valley and Samford Village.

Partnerships are growing and gaining capacity and participation rates of volunteers are increasing. Similarly, precinct space is gradually increasing with the use now of the roadside Glasshouse as a venue for programs, Long Table dinners, festivals and events.

While support from government for infrastructure costs has not realised our expectations we are now in a zone of receiving important project funds which we are using to maximum effect. Recent interaction with local and state government indicates some potential for increased support and 2018 is expected to be the year when our built structures are renewed or replaced, thus providing the necessary space for the Commons Classroom, Launch Pad maker space, Community Library, Arts Precinct, Wellbeing Precinct and The Fulcrum co-working space for community groups and emerging sustainable businesses.

An increasing number of people and organisations are on the same page about what Samford Commons is trying to do. This grows our confidence that the vision is right and this in turn grows our optimism about our success.

After three years, Samford Commons and its board, members, partners and networks are inspired by the support from the growing collective of people with the energy, insight and capacity to bring the vision to reality.

The journey is worth taking if we are to leave a legacy worth leaving for future generations.

Howard Nielsen, General Manager

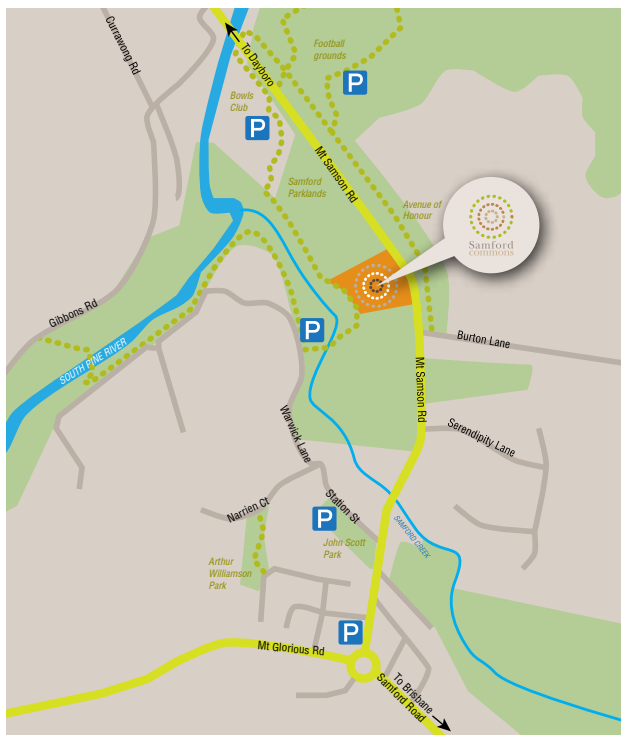


3 The concept of Samford Commons

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.

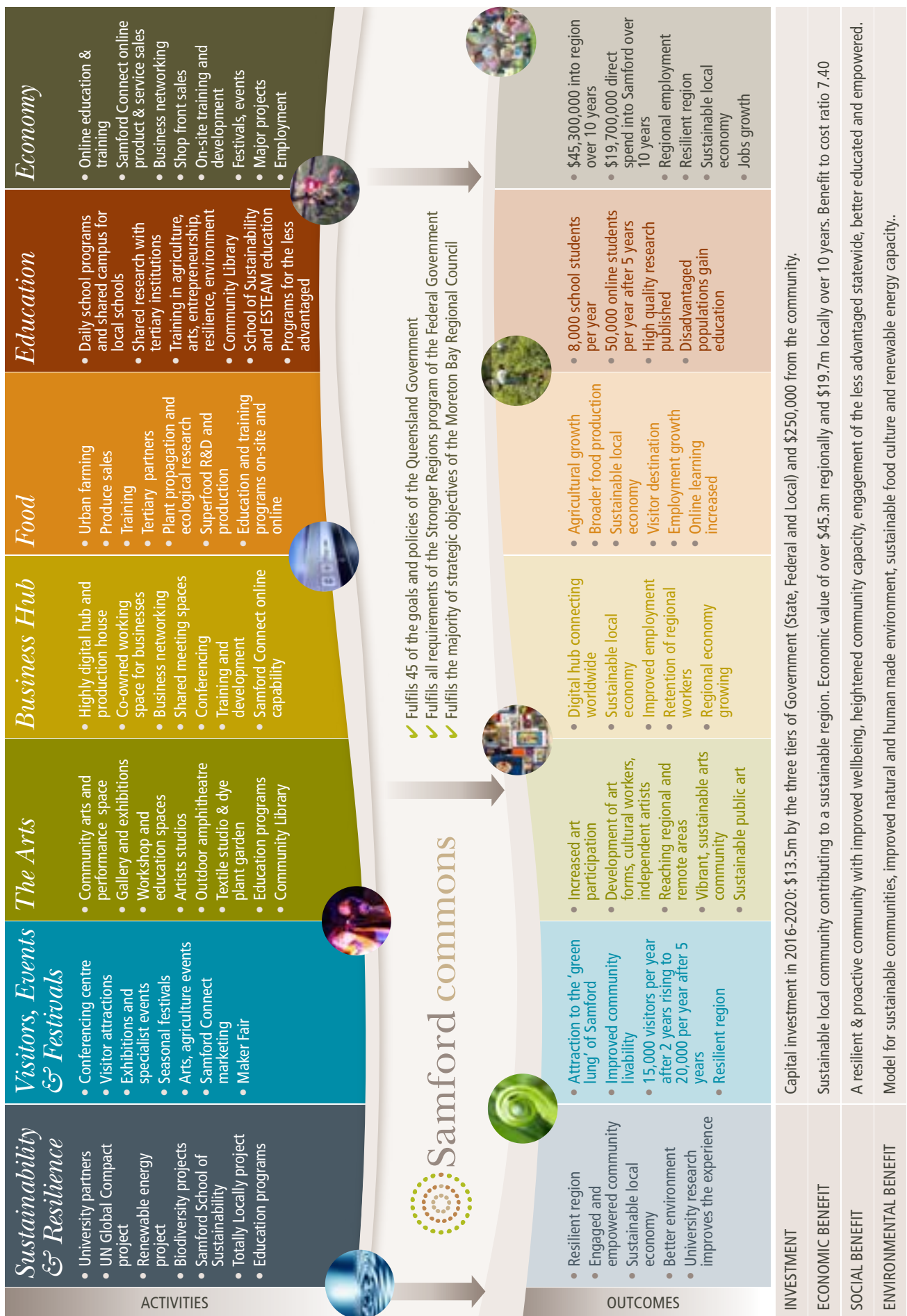


Council has approved the use of Stage 2 buildings and some basic refurbishment funds, and plans are progressing to establish space for:

- The arts (visual and performing)
- An expanded urban farm
- A School of Sustainability and associated Commons Classroom
- A renewable energy showcase
- An Innovation Hub 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 sixteen 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.

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, Kids Community Collect, Unqualified Design Studio, Edgware Creative Entrepreneurship and Samford Power have added to the foundation of core partners.



A number of local and regional groups have signed agreements with Samford Commons, including Samford & Districts Chamber of Commerce, Samford State School, Mitchelton State High School, Samford Support Network, Moreton Bay Regional Industry and Tourism Ltd, Samford Tennis Club, Substation 33, STEM Punks and others ([see pages 20–23](#)). 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 Stage 2 buildings was a visionary decision by an innovative council. A 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 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 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, 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.

Strong partnerships are being formed with local and regional organisations





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 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 the roadside glasshouse to enable programs and events such as Long Table Dinners and Festivals
- Continuation of the urban farming plot by our partners Millen Farm
- Being a founding partner with Innovate Moreton Bay and being recognised as an Innovation Hub by the State Government's Advance Regional Innovation Program
- Significant expansion of our member base and supporter base
- Refurbishment of the Little Red Brick Building precinct to include indoor-outdoor features, workshop, office and storage space. The partnership with Marist 180 and the State Government Skilling for Work program has been pivotal in the refurbishment
- Enhancement of a core project plan, including preliminary master planning design of the whole precinct and detailed planning of Stage 1 & 2 facilities by Guymer and Bailey architects, including a Launch Pad maker space design by Unqualified Design Studios
- Drafting of major proposals to all three tiers of government to request a staged funding regime to the end of 2019
- The initiation of a recycling program initiated by Kids Community Collect
- 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 1600 Facebook likes have been achieved
- The initiation of a Long Table Dinner program for start-up businesses and the community in partnership with Edgware Creative Entrepreneurship
- Strengthening of Board functioning and membership by developing our strong governance frameworks including principles, delegations, approvals and decision making processes, accounting and reporting processes and various policies and procedures
- Establishment of strong relationships with State government organisations and specifically agreement from Schools to provide significant resources to support the School of Sustainability
- Initiation of innovative programs and events such as a Makers Festival and STEAM Immersion Program both to be experienced in late 2017
- Development of a renewed strategy to engage and support volunteers
- Completion of major studies with the University of Queensland on the economic sustainability of Samford Commons and 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
- 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 on [pages 12-19](#) of this report
- Signing of formal partnerships with eighteen organisations in total.

4.5 Key challenges

The chief challenge remains the resourcing of infrastructure at Samford Commons.

Samford Commons is a multimillion dollar facility that has relied almost entirely on 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.



Architect's 3D model of the site



A sign advertises the Maker Festival at Samford Commons

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
- School of Sustainability
- Samford Power.

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:
 - Refinement of SCL Strategic Master Plan for the staging and sequencing of site development.
 - Coordinate master plan with existing development, MBRC precinct road and parking infrastructure.
 - 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:
 - Design documentation to suit user requirements and code compliance within the proposed SCL lease boundary.
 - Co-ordinate site-wide building services and utilities (roads, parking, electricity, communications, water, sewerage, alternative energy generation).

Main achievements to date

- Moreton Bay Regional Council assigning \$500k funding for building works in addition to \$1.35m precinct road upgrade.
- Building 54 works completed and in use by Marist 180 for delivery of construction traineeship program through the Queensland Government's Skilling Queenslanders for Work initiative.
- Repair and maintenance of glass house at the top site - design by 'Unqualified Design Group'
- Received Samford Rangers' disused changing room structure for suggested use as precinct toilet
- Provided feedback for proposed Council road infrastructure. Stakeholder engagement, cost estimates, impact and benefit analysis of six options were analysed and reported to MBRC to influence the adopted solution
- Cost estimates completed for refurbishment of existing buildings, toilet block, and utilities



- Existing building conditions have been evaluated by a Building Certifier leading to the preferred outcome of retaining four existing buildings and demolishing two buildings with timber salvaged for use in remaining buildings. The two buildings to be demolished have active termite nests, are more heavily dilapidated, and contain more significant amount of friable asbestos
- Work with Guymer Bailey Architects to date voluntary to develop Site Master Planning building on the foundation work undertaken by Sulinski Booth Architects. Tasks completed include:
 - Development of staging plans for precincts.
 - Development of Project Delivery Framework and Project Management Plans.
 - Proposed conversion of buildings for a Child Care Centre and café
- Lodgement of funding grant applications:
 - National Stronger Regions Fund (NSRF) round 3 - unsuccessful
 - Queensland Government Gambling Fund round 86 - successful
 - Queensland Government Advancing Regional Innovation Program (ARIP) - successful
 - Community Sustainability Action Grant - Qld Government.
- Two completed 20-week rounds of Skilling Queensland apprenticeship programme to work on Building 54 and Millen Farm delivered by Marist 180 funded by the Queensland Government.

Objectives for the next 12-24 months

- Secure additional minimum \$500k cash contribution funding for initial stage building works
- Engage consultant team to complete design work and secure development approval from MBRC.
- Complete design and documentation work for Stage 1 Buildings.
- Complete background work for Project Plans and other consultancy input and project delivery.
- Coordinate with MBRC for demolition of two buildings, removal of remaining asbestos, and salvage of reusable material.
- Complete the four additional Stage 1 buildings and occupy.

Main challenges

- Securing additional cash contribution funding towards building works.

People participating: Cameron Meekin, John Atkinson, Ralph Bailey and Tim Guymer of Guymer Bailey Architects, Howard Nielsen, Daniel Nordh, Peter Booth of Sulinski Booth Architects plus working group volunteers.

Daniel Nordh and Howard Nielsen (Co-Convenors)

Marketing & Communications

Purpose

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

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.

Main achievements

- Redeveloped the Samford Commons [website](#)
- Promoted Samford Commons at various events, including the Samford Show, Wellbeing Expo and other local school and community events
- Planned and promoted the Maker Festival
- Published articles in the Village Pump
- Maintained and updated the Samford Commons [Facebook](#) page
- Designed and produced signage for the Samford Commons site
- Designed and produced documents to support fundraising and communications, including templates for learning events.

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
- Develop educational and promotional materials to support learning events
- Ensure 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: Carolyn King, Ellena Stone, Daisy Bradford, Leah Hudson, Howard Nielsen, John Hudson, Pia Robinson, Susan Wanmer, Linda Murray.

Carolyn King (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 & Mathematics) will be the catalyst for inclusive co-learning processes accessible to school students, tertiary students, members of the community and work-place staff.

Main achievements

- Mitchelton State High School joined our Partnering Schools group and has taken on the role as Lead School for the STEAM Immersion Program, including financial sponsorship.
- Samford State School continued as our inaugural Partnering School and provided human resources for program development. Significant new programs are being developed for co-delivery with the school at the Commons precinct. The School P&C continues to include an item in its annual

budget for the purpose of supporting resource allocation to the Commons Classroom.

- The STEAM Immersion Program has been designed for delivery at the end of 2017 for 20 year 9 students from local schools. Partnering with Mitchelton High School as a sponsoring school, this program is unique in Australia and engages eight local people in its delivery. Specialist science, research and technology experts from Brisbane are also engaged
- Continued reference is made to the Samford Commons strategic business plan and mode of operations
- An Agile Learning Workshop was conducted by Professor Nyquvist from QUT with teachers and parents to inform the design of the Commons Classroom
- A Teacher Workshop was conducted with staff from six local schools to explore learning options at SC by participating schools
- Continuing farm oriented programs have been conducted with Samford State School.

This greenhouse is being used for a camp-out by school students doing the immersion program



Objectives for the next 12-24 months

- Completion of lease agreement and scoping documents for SC building (Building 11)
- Continue to finalise and activate an agreement with the Department of Education and Training Queensland regarding the human resourcing of SCSOS
- 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 SCSOS
- Continue to explore and finalise sponsors
- Activating expanded agreements with selected local schools regarding their use of the site and engaging teachers in co-creation of units/projects linked to the curriculum
- Continue to build and strengthen links with and between partnering entities and local community, for learning opportunities.

Main challenges

- Expanding the range of Immersion Programs to focus on Sustainability, Art, Community and STEAM in the primary sector
- Developing viable units/projects with current condition of buildings and lack of facilities
- Developing a rational operational structure to optimise use of school allocated teach time for co-creation of curriculum
- Funding of key organisation personnel
- Timely renovation of SCSOS classroom
- Introduce appropriate technology
- Inclusion of a nature based child care/learning facility
- Integrating with the planned Launch Pad maker space and Innovation Hub.

People involved: Damian Larkin, Phil Driver, Karen Hannay, Michael Holmstrom, Lois Cutmore, Jacob Cheung, Stella Sheil, Howard Nielsen, Volker Jahnke (2016), Lotty Cole (2016), Michelle Hightowers (2016).

Convenors: Lotty Cole (2016), Howard Nielsen

Samford Power

Purpose

The working group exists to coordinate both the development of a community owned energy services enterprise and physical infrastructure to supply 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 and beyond.

Main achievements

- Established a collaboration with local community energy expert Jim Chisholm, director of local consultancy 'Our Energy', to develop a clean energy precinct pilot project in Samford Village.

Objectives for the next 12-24 months

- Establish a pilot project/s to develop and refine the clean energy services model
- Scale up the model with property owners across the Samford region
- Develop clean energy infrastructure for the Samford Commons site in accordance with the stage plan.

Main challenges:

- Time constraints for working group members.

People involved: Michael Holmstrom, Cameron Meekin, Howard Nielsen, Mark Gjerek, Stephen Lowis and Alan Sonnenburg.

George Quezada (Convenor)



Samford Commons Community Library

Purpose

The Samford Commons Community Library aims to inspire interpersonal and inter-organisational 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

- On-going collecting of books, CDs, DVDs, games and some furniture, including shelves, from the community and supportive organisations all over Brisbane.
- Receiving immense support from the local community particularly The Samford Community Church, Samford State School and Hillbrook Anglican School.
- Supporting a wide range of charities such as Ronald McDonald House, the Lions drive for children's books for PNG, the plea from Kiribati to help their school libraries, and The Warriors Return and First Responders.
- Sorting and labelling thousands more resources.
- Raising public awareness through newsletters, articles in Village Pump, the Volunteers of SCCL Facebook page, the [SCCL Facebook](#) page for public discussion of books, ideas etc, the community Facebook pages, stalls at the Samford Show, the Samford Markets, Hillbrook Sustainability Day, Tadpoles' Community Day and the Wellness Festival, the Book Barrow at the Low Waste No Waste events.
- Initiating our first Samford Reads to celebrate The ALIA Australia-wide Reading Hour.
- Establishing The Small Business Satellite Library, The Millen Farm Horticultural Satellite Library and The Education Support Satellite Library in the blue building.
- Refining a strategic plan, policies, procedures and a constitution in preparation for incorporation.
- Furthering the Samford Little Libraries Literary Trail.
- Beginning the Bag Library service for the elderly, the isolated and the incapacitated with Samford Support Network.
- Recycling books and magazines which are damaged or out-dated into erosion controlling mulch.
- Repurposing out-dated books, copied CDs, spare CD and DVD cases through art and craft activities and workshops.
- Having our first "issues-based" discussion panel on Sustainability in an Urbanised Rural Environment.
- Organising a Big Book Bonanza to raise money for multi-purpose building to house the library and other services affiliated with Samford Commons Ltd.



Objectives for the 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 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 around 200 artists and creatives formed as 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. Potential provision of teaching programs on arts, music and performing arts for schools and the community.

Edgeware

An innovative business training and coaching company for start-up and established business owners, sole traders, entrepreneurs and community organisations. Partnering in design and delivery of start-up programs for small to medium businesses, in Long Table Dinners and in delivery of the School of Sustainability.

FliteOptix

Specialists in unmanned flight operations from multi-rotor and fixed-wing aircraft systems, for a range of industries. Partnering in use of drone technology to enable accurate mapping data on Samford Commons and in delivery of the School of Sustainability.

Kids Community Collect

Are about 'back to basics' play ideas and divert industrial and commercial discards from landfill for reuse projects centred around kids, community and learning. Partnering in workshops for parents with young children, using precinct space for making toys from recycled materials and in delivery of the School of Sustainability.



Kidz Youth Community Inc (KYC)

KYC is a community owned regional organisation with an emphasis on social justice. It provides professional consultancy and services for the development of young people and communities. KYC has a mission to "... empower young people and communities towards connectedness and reaching their full potential as both individuals and communities themselves." Partnering in programs for disadvantaged young people, programs to develop resilient families and communities, and on-site social enterprise to retail goods and services provided by young people.

Left: colourful felt work by Wendy Bailye of Creative Samford

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 a showpiece urban farm demonstrating and educating about food production. It provides food sales and community education programs and participates in festivals and events conducted at Samford Commons.



Mitchelton State High School

Mitchelton State High School is a leading Independent Public School on the north side of Brisbane, with an outstanding 100 year historical commitment to educating students. A key collaborator and 'anchor school' in the STEAM Immersion Program, partnering in the Maker Festival, resourcing the Commons Classroom, part-staffing curriculum choices and engaging the school community.



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.



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 & 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 State School

Samford Primary was the first school to sign up as part of the Partnering Schools Program, co-creating the curriculum for the SC School of Sustainability. Partnering in resourcing of the Commons Classroom, part-staffing to provide curriculum choices and engaging the school community.

Substation 33 Ltd

Substation 33 conducts a successful electronic waste recycling operation south of Brisbane and Samford Commons will operate in 2018-19 as a collection hub. Partnering to recycle, reuse and resell electronic waste and to develop a social enterprise to conduct the business at Samford Commons.



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 SCL at the proposed Samford Commons Community Hub space. Partnering to provide programs for disadvantaged young people and to develop resilient families and communities.



Samford Tennis Club

Samford Tennis Club has 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. Partnering in provision of teaching programs on tennis for schools and the community, negotiating use of accommodation facilities at SC and participating in festivals and events.



STEM Punks

Provides programs developed to inspire kids and young adults to learn about Science, Technology, Engineering and Mathematics (STEM) in a fun and interactive environment.

STEM Punks is partnering in provision of STEM learning as part of the School of Sustainability and corporate programs.

Michael Holmstrom from STEM Punks shows children how to program a drone



University of Queensland

One of Australia's leading research and teaching institutions, striving for excellence through the creation, preservation, transfer and application of knowledge. Partnering in provision of two consulting teams to develop a blueprint for SC as a sustainable enterprise and a plan for the delivery of an integrated trails network including arts, food, well-being, environment, walking, running, riding, cycling, culture and heritage.



Unqualified Design Studio

Is a collaborative practice working in the space between art, architecture, events and engineering designing interactive experiences to inspire and engage audiences. Partnering in design and construction of public art, maker space, festival production and co-ordination of a Maker Festival at Samford Commons.



6 Annual accounts

The following represents the unaudited accounts of Samford Commons Ltd.

Balance sheet

As at 30 June 2017

	2017	2016
	\$	\$
ASSETS		
CURRENT ASSETS		
<i>Cash and Cash Equivalents</i>		
Main Business	31,264	39,392
<i>Total Cash and Cash Equivalents</i>	<i>31,264</i>	<i>39,392</i>
<i>Trade and Other Receivables</i>		
Accounts Receivable	24,960	1,260
<i>Total Trade and Other Receivables</i>	<i>24,960</i>	<i>1,260</i>
Total current assets	56,224	40,652
NON-CURRENT ASSETS		
<i>Property, plant and equipment</i>	102,125	102,125
Total non-current assets	102,125	102,125
TOTAL ASSETS	158,349	142,777
LIABILITIES		
CURRENT LIABILITIES		
<i>Trade and Other Payables</i>		
Accounts Payable	–	1,234
<i>Total Trade and Other Payables</i>	<i>–</i>	<i>1,234</i>
Total current liabilities	–	1,234
TOTAL LIABILITIES	–	1,234
NET ASSETS	158,349	141,543
EQUITY		
Retained earnings	158,349	141,543
TOTAL EQUITY	158,349	141,543



Income and expenditure statement

For the year ended 30 June 2017

	2017	2016
REVENUE	\$	\$
Donations Received	4,198	4,927
Fundraising Revenue	1,389	10,250
Grants	21,980	35,100
Lease Income	7,680	6,000
Membership Fees	550	1,010
Operational Income	6,010	5,000
Other Revenue	-	102,125
TOTAL REVENUE	41,807	164,412
EXPENSES		
Advertising & Promotion	1,055	5,205
Bank Fees	52	17
Consultancy Fees	5,958	23,544
Employment Support and Supervision Costs	269	-
Event Management	3,450	700
Hire of Venue & Equipment	1,160	898
Insurance	3,593	3,593
Lease Expenses	2,200	440
Legal expenses	-	176
Meeting Expenses	566	-
Postage, Printing & Stationery	422	1,796
Repairs & Maintenance	10,075	130
Subscriptions	531	737
Travel Expenses	210	64
Website & Hosting Expenses	-	472
TOTAL EXPENSES	29,541	37,881
EARNINGS BEFORE INTEREST, DEPRECIATION AND AMORTISATION	12,266	126,531
NET EARNINGS	12,266	126,531

So many people contribute to Samford Commons in ways big and small, that there are too many to name individually. All these contributions make Samford Commons the successful community that it is now, and will continue to be as we achieve our aim to build a working example of sustainable living.

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. We thank Councillor Darren Grimwade for his ongoing support and advocacy.
- 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.

30 June 2017



Web: samfordcommons.org.au

Email: admin@samfordcommons.org.au

Facebook: facebook.com/samfordcommons

A place to grow...

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



Samford
commons