

Infrastructure and Environment Committee Meeting Agenda

Tuesday, 13 November 2012
Council Chamber, 401 Greenhill Road, Tusmore

Members: Councillor Palk – Presiding Member
Mayor David Parkin
Councillors Bills, Capogreco, Cornish, Davey, Hasenohr, Lemon,
Monceaux, Osterstock, Piggott, Pocock and Wilkins

1. Apologies

2. Leave of Absence

Councillor Cornish

3. Confirmation of Minutes

Recommendation

That the minutes of the Infrastructure and Environment Committee Meeting held on 9 October 2012 be taken as read and confirmed.

4. Reports of Officers

Items where there is no discussion to be had, are voted on individually at the beginning of this section of the Agenda, then all other items are debated and voted on individually.

- | | |
|--|-------------|
| 4.1 Magill Stone Mine Encroachment – Status | p 3 |
| Attachment A | p 7 |
| Attachment B | p 18 |
| 4.2 WH Holmes Reserve Encroachments | p 19 |
| Attachment A | p 23 |
| Attachment B | p 26 |
| Attachment C | p 27 |
| Attachment D | p 28 |
| 4.3 Waterfall Gully Road Encroachment | p 29 |
| Attachment A | p 32 |
| Attachment B | p 33 |
| 4.4 Fruit Gardens in Council Reserves | p 35 |
| Attachment A | p 49 |
| Attachment B | p 52 |

- | | | |
|------------|---|--------------|
| | Attachment C | p 133 |
| | Attachment D | p 139 |
| 4.5 | Hazelwood Park Memorial Tree Avenue Management Plan | p 141 |
| | Attachment A (provided to Elected Members under separate cover) | |
| 4.6 | Sport and Recreation Strategy 2022 | p 147 |
| | Attachment A | p 156 |
| 5. | Other Business | |
| 6. | Closure | |

Item No: 4.1
To: Infrastructure & Environment Committee
Date: 13 November 2012
Author: Kevan Delaney – Manager, Engineering Services
Contact: 8366 4257
Subject: MAGILL STONE MINE ENCROACHMENT – STATUS
Attachments: A. Council Report of 27 January 2009
B. Council Resolution of 27 January 2009
Prev. Resolution: S7245, 27/1/09

Officer's Recommendation

1. That the Report be received.
 2. That Council approve in principle, the sale of the Magill Stone Mine Reserve encroachments of 27 Coach Road, 37 Wyfield Street, and 55 Wyfield Street, Rosslyn Park, to the respective property owners, subject to Council agreeing on a fair sale price with the property owners.
 3. That the Administration recommence negotiations with the landowners of 27 Coach Road, Rosslyn Park; 37 Wyfield Street, Wattle Park; and 55 Wyfield Street, Wattle Park, who have encroached upon Council land with the aim to determine a fair and equitable sale price for the land encroachments, in accordance with the principles of the Encroachment Act 1944.
 4. Should the owners of 27 Coach Road, Rosslyn Park; 37 Wyfield Street, Wattle Park; and 55 Wyfield Street, Wattle Park agree to purchase the respective portions of Community Land, then a Report on the agreed fair value of the respective portions of land be presented to Council for endorsement prior to undertaking the revocation of Community Land classification process in order to affect the sales.
-

Purpose

1. To provide Elected Members with the background surrounding the matter of land encroachments into the Magill Stone Mine Reserve and action undertaken following the Council resolution of 27 January 2009.
2. The Report also details the action required to resolve the land encroachments subject to satisfactory negotiations with the property owners and Council endorsement.

Strategic Plan

3. The following Strategic Plan provisions are relevant:

“Access to a range of high quality passive and active recreational facilities”

“A connected system of open spaces that are well designed and maintained”

Communications/Consultation

4. The following communication / consultation has been undertaken:
 - 4.1. Internal discussions with the Engineering Services Department and the Asset Services Department regarding the history of the issue.
 - 4.2. The General Manager Urban Services, Manager Assets Services, and Group Team Leader Conservation and Land Management discussed the reserve and the importance of the encroached areas to the strategic objectives of Council.
 - 4.3. There have been a number of discussions with the owners of 55 Wyfield Street, Wattle Park, 37 Wyfield Street, Wattle Park, and 27 Coach Road, Rosslyn Park in respect of the encroachments and the value of the land.

Statutory

5. The following legislation is relevant in this instance:

Local Government Act, 1999

Encroachments Act, 1944

6. The key factor in the issue is the designation of the land as Community Land under Section 193 of the *Local Government Act, 1999*. In order to dispose of the land, Council needs to revoke the Community Land Classification under this Act.

Policy

7. The following Council Policies are relevant in this instance:

Proceeds from Economic Development Activity

Open Space

Risk Assessment

8. The following risks have been identified:
 - 8.1. Risk associated with a loss of a relatively minor portion of the open space has been managed through the consideration of the impact of selling the encroachments to the adjacent properties. There is minimal risk arising due to the large size of the Reserve and the passive style of recreation undertaken at the site.
 - 8.2. A risk exists that Council and the residents cannot agree on the fair value of the land and that legal steps, and associated costs, may be required to force the residents from Council's land. The Administration will attempt to balance the costs of any legal action with the possible revenue for the land and the Administration will seek to resolve the matter before costs exceed revenue prior to Council consideration.

Finance

9. The proceeds of any sales arising from the land, less any processing costs, will be invested into the Open Space Reserves Fund. Sale transfer costs will be borne by the property owners.
10. The final value of the land sales is yet to be quantified through negotiation. Council's previous land valuations indicate a value of the land at \$20,000, \$22,000 and \$45,000 for 55 Wyfield Street, Wattle Park, 37 Wyfield Street, Wattle Park, and 27 Coach Road, Rosslyn Park respectively. However, the resident's valuers note that there are alternative methods to valuing the land and propose lesser amounts. The Administration will negotiate the best value possible noting comments at paragraph 8.2.

Discussion

Background

11. Council owns land commonly known as Magill Stone Mine Reserve (technically comprising Magill Stone Mine Reserve, and Wattle Park Reserve) located in the valley landscape south of Coach Road and the east of the Rawson Penfold Drive cul-de-sac and has a total area of 35,000m² (refer Attachment A and Figure 1).
12. The Reserve consists of an abandoned olive grove, areas of native vegetation and State Heritage listed stone mines, and incorporates two 'Bush for Life' sites.

Figure 1 – General arrangement of encroachments



13. Whilst preparing a management plan for the Magill Stone Mine Reserve in 2002, Council discovered that there were three encroachments from properties surrounding the Reserve (refer Attachment A). The Reserve shares boundaries with several private properties. Three of these properties have some form of encroachment onto Reserve land and are detailed in Table 1 in Attachment A.

14. The details and background are included in Attachment A, being a Report to Council from 27 January 2009. In that Report, Council was informed of the issues surrounding the encroachments and the status.
15. Council resolved (refer Attachment B) to finalise negotiations with two property owners and that the process to revoke the Community Land classification on the encroached land be undertaken.
16. The Resolution was appropriate however due to resourcing at the time, no further negotiation was undertaken and the project stalled. Now that the resourcing issues have been resolved, it is appropriate that Council reaffirm the intent behind the previous Resolution and the Administration recommences the sale process.
17. It is proposed to proceed with the negotiations in accordance with the principles of the Encroachment Act.
18. Should the property owners agree to purchase the land, then a Report on the agreed fair values would be presented to Council for endorsement prior to undertaking the revocation of Community Land title process in order to affect the sales.
19. Should the owners not agree to purchase the land then they may be required to remove the encroachment within a reasonable period of time e.g. three months. Should this not occur then the process to remove the encroachments and recover costs may then proceed.

Attachment A

Report to Council of 27 January 2009

Strategic Planning and Environment Committee Meeting Agenda

27 January 2009

Item No: 4.1
To: Strategic Planning and Environment Committee
Date: 16 December 2008 (adjourned to 27/01/2009)
Author: Simon Bradley, Manager Open Space and Recreation
Contact: 8366 4252
Subject: MAGILL STONE MINE RESERVE ENCROACHMENTS
Attachments: A – Magill Stone Mine Reserve Location Plan
B – Magill Stone Mine Reserve Encroachments
C – Images of Encroachments

Prev. Resolution: S7243 – 16 December 2008

Officer's Recommendation

1. That the Report be received.
 2. That Council declare the:
 - (i) 120m² portion of reserve land, being portion of Allotment 19, Wattle Park in Deposited Plan 10838, Certificate of Title Volume 5553 Folio 573 otherwise known as Magill Stone Mine Reserve, suitable for disposal and amalgamation to adjoining landowners;
 - (ii) 65m² portion of reserve land, being portion of Allotment 1, Rosslyn Park in Filed Plan 100220, Certificate of Title Volume 5110 Folio 443 otherwise known as Magill Stone Mine Reserve, suitable for disposal and amalgamation to adjoining landowners;
 3. That Council approve in principle, the sale of this portion of reserve land to the owners of 37 Wyfield Street, Wattle Park and 27 Coach Road, Rosslyn Park respectively subject to the outcomes of the revocation of the Community Land process, with sale proceeds to be assigned to Council's Open Space Reserve Fund;
 4. That Council commence the process for revocating this portion of reserve land from its Community Land classification, including full community consultation in accordance with the process set out in the Local Government Act 1999;
 5. That a further Report be presented to Council with the results of the community consultation process.
 6. That Council honour its original offer to the owners of 37 Wyfield Street, Wattle Park and 27 Coach Road, Rosslyn Park to sell the encroached land for \$10,000 and \$8,000 respectively.
 7. That Council writes to Mr Vater of 55 Wyfield Street, Wattle Park requesting that Council wishes to resolve the issue of land encroachment originating from his property onto Magill Stone Mine Reserve.
-

Purpose

1. To provide Council with details on the history of negotiations between Council and adjoining landowners regarding three encroachments at Magill Stone Mine Reserve and proposed actions to facilitate an appropriate outcome.

\\montreal\share\Technology and Communication\Project Management\Website Update 2010\Keshia\New Website\seamless\agendas\SPE Agenda 27 January 2009.doc

Summary

2. Whilst undertaking a management plan for the Magill Stone Mine Reserve in 2002, Council identified that there were three encroachments from properties surrounding the reserve. The reserve shares boundaries with several private properties.
3. The Council owned land parcel, commonly known as Magill Stone Mine Reserve, is located in the valley landscape south of Coach Road and the east of the Rawson Penfold Drive cul-de-sac, and is Community Land and has a total area of 35,000m².
4. The two encroachments originating from 27 Coach Road, Rosslyn Park and 37 Wyfield Street, Wattle Park are long standing, contained and relatively minor in their impact on the reserve covering 65 m² and 120 m² respectively. The landscaping works on 55 Wyfield Street, Wattle Park extends considerably onto the reserve at 1060 m². This landscaping consists of rock embankments, lawns and shrub planting.
5. Council has been aware of the three encroachments for a number of years and between 2002 and 2004 exchanged correspondence regarding the suggested options in relation to the encroachments.
6. Council has a number of options in relation to the encroachments. Council Administration considers Option D, to sell the encroached land to each property owner, to be the most appropriate. This is due primarily to the previous negotiations between Council and the abovementioned property owners.

Strategic Plan

7. The following Strategic Plan directions are relevant:

Access to a range of high quality passive and active recreational facilities"

A connected system of open spaces that are well designed and maintained"

Communications/Consultation

8. A number of staff have been consulted in the development of this report, namely:
 - General Manager Planning and Infrastructure; and
 - Group Team Leader Conservation and Land Management
9. Over a number of years, Council's Administration has had correspondence with the owners of 55 Wyfield Street, Wattle Park; 37 Wyfield Street, Wattle Park; and 27 Coach Road, Rosslyn Park regarding their respective encroachments onto Magill Stone Mine Reserve.

Statutory

10. Under Section 193 of the Local Government Act 1999 (the Act), the Magill Stone Mine Reserve has been classified as Community Land and incorporated into Council's Community Land Management Plans (CLMP) as a Hills Face Reserve.
11. Community Land is one type of Council public land. Land that Council owns must be classified, under the Local Government Act, as either "community" or "operational" land.

12. Classification as Community Land reflects the importance of the land to the community because of its use or special features and must be managed according to special guidelines in the Local Government Act. Community Land is generally defined as land intended for public access and use, or where there are restrictions applying to the land that create some obligation to maintain public access. It will ordinarily comprise land such as a public park.

13. Community Land:

- Cannot be sold without due process;
- Cannot be leased or licensed for more than 21 years; and
- Must have a Management Plan prepared for it, or applying to it.

14. Community land is recognized as an important component of the urban environment, providing opportunities for recreation and leisure and a CLMP provides a framework within which Council can develop a balanced response to current opportunities and address future pressures in respect thereof.

15. CLMP's were adopted by Council on 7 December 2004.

Policy

16. There are no policy implications arising from this recommendation. Council's Consultation Policy specifies standards when Council is considering the disposal of land.

Risk Assessment

17. There are no risks arising from this recommendation.

Finance

18. If Council were to proceed as per Administration's recommendation, external funding would be injected into Council's Open Space Reserve Fund.

Discussion

Background

19. The Council owned land parcel commonly known as Magill Stone Mine Reserve is located in the valley landscape south of Coach Road and the east of the Rawson Penfold Drive cul-de-sac and has a total area of 35,000m² (Attachment A).

20. The portion of land that is subject to the encroachments is located within the Hills Face zone within the City of Burnside. The Hills Face zone is "*a zone in which the natural character is preserved and enhanced or in which a natural character is re-established...*"

21. The Reserve consists of an abandoned olive grove, areas of native vegetation and State Heritage listed stone mines. There are two 'Bush for Life' sites with several volunteers working there.

22. Whilst undertaking a management plan for the Magill Stone Mine Reserve in 2002 Council revealed that there were three encroachments from properties surrounding the reserve (Attachment B). The reserve shares boundaries with several private properties. Three of these properties have some form of encroachment onto reserve land and are detailed in Table 1.

Table 1 - Land Encroachment Details

| Property Address | Owners Surname Name | Size of Encroachment | Structures on Encroachment |
|-------------------|---------------------|----------------------|----------------------------|
| 27 Coach Road | Anaraki & Moore | 65m ² | Gazebo, landscaping |
| 37 Wyfield Street | Donnelly | 120m ² | Part of tennis court |
| 55 Wyfield Street | Vater | 1060m ² | Landscaping, rocks |

23. The two encroachments originating from 27 Coach Road, Rosslyn Park and 37 Wyfield Street, Wattle Park are long standing, contained and relatively minor in their impact on the reserve.
24. The encroachment originating from 27 Coach Road, Rosslyn Park has a gazebo structure and landscaping on it. The boundary fence of the property deviates off a direct line to encompass the abovementioned structures (Attachment C).
25. The encroachment originating from 37 Wyfield Street, Wattle Park has a small section of a lawn tennis court, a maintenance shed and an embankment on it. Whilst there is no fencing delineating the boundary, there is backstop fencing to the tennis court within the encroachment.
26. The landscaping works on the Vater property (55 Wyfield Street) extends considerably onto the reserve. This landscaping consists of rock embankments lawns and shrub planting. In the process of this work there was considerable washing of nutrient rich and weedy material onto the reserve, which has damaged the native grassland below the property. The landscaping is established now and there is no longer gross erosion of material onto the reserve although additional water from irrigation and fertiliser, flows onto the reserve and encourages weed growth.
27. From 1992, with the verbal permission of Mr Vater, Council deposited its street sweepings on to 55 Wyfield Street. This practice was discontinued in 1999 when the damage being done to native flora by washing of material onto the reserve was recognized. Dumping of sweepings by Campbelltown Council continued at the site until 2003.
28. It should be noted that there is no building development on the property of 55 Wyfield Street.

Actions to Date

29. Council has been aware of the three encroachments for a number of years. Below is a summary of the actions per adjoining property owner undertaken to date.

Mr Vater - 55 Wyfield Street

30. A letter was written to Mr Vater dated 24 September 2002 proposing a land swap in which the encroached land could be exchanged for an area containing a heritage listed mine. This would have added to the historical significance of the reserve. (This land has now been landscaped and it is recommended this land swap proposal not be further pursued).
31. Council again wrote to Mr Vater on 7 June 2004 advising him of the encroachment and that the Administration would like to discuss the matter with him.
32. Council has received no response to any correspondence.

Mr and Mrs Donnelly - 37 Wyfield Street

33. Council Administration wrote to Mr and Mrs Donnelly on 10 October 2002 informing them of the encroachment and suggesting options to either remove the encroachment or purchase the encroachment.
34. Council received a response from Mr and Mrs Donnelly on 17 October 2002 offering to explore the possibility of purchasing the encroachment.
35. Council received a valuation of the encroachment and offered to sell them the encroached land for \$10,000 as determined by an independent valuer (24 December 2002).
36. Mr and Mrs Donnelly accepted the offer to purchase the encroachment (29 January 2003). Council did not respond to this letter until 7 June 2004 where it acknowledged the Donnelly's acceptance of the offer. It was noted that the value of the encroachment had increased from \$10,000 to \$15,500 however Council was honouring its original valuation in accordance with previous correspondence. The letter requested a further acknowledgement from the Donnelly's.
37. Council received a letter from Mr and Mrs Donnelly dated 22 June 2004 advising that they still wished to proceed with the transfer of land.
38. Administration has recently met with Mrs Donnelly to discuss the process that is now required and options Council has in relation to the encroachment. Mrs Donnelly indicated that they still wish to process with the transfer of the land.

Dr Anaraki and Mr Moore - 27 Coach Road

39. Council Administration wrote to Dr Anaraki and Mr Moore dated 10 October 2002 informing them of the encroachment and suggesting options to either remove the encroachment or purchase the encroachment.
40. Council received a response from Dr Anaraki and Mr Moore on 17 October 2002 offering to explore the possibility of purchasing the encroachment.
41. Council received a valuation of the encroachment and offered to sell them the encroached land for \$8,000 as determined by an independent valuer (24 December 2002).
42. Dr Anaraki and Mr Moore responded on 19 May 2003 offering the amount of \$1,000 for the encroachment, based on their own independent valuation.
43. Council wrote back to Dr Anaraki and Mr Moore on 7 June 2004 not accepting their offer. Administration then met with Dr Anaraki and Mr Moore and it was agreed to transfer the encroachment for \$5,000 plus all costs associated with the survey, transfer, documentation and fees to amend and title of the properties. This offer was not accepted in writing as requested.
44. Council Administration has had no further contact with Dr Anaraki and Mr Moore.
45. It is understood that Council did not continue negotiations with all three parties from early 2004 due to the incorporation of community land under the Local Government Act.

Land Valuations

46. Council has engaged an independent valuation for the encroachments in November 2002, April 2004 and November 2008. These valuations are detailed in Table 3.

Table 3. Land Valuations Over a Period of Time

| Property Address | November 2002 | April 2004 | November 2008 |
|-------------------|---------------|------------|---------------|
| 27 Coach Road | \$ 8,000 | \$13,500 | \$20,000 |
| 37 Wyfield Street | \$10,000 | \$15,500 | \$22,000 |
| 55 Wyfield Street | Not Valued | \$35,000 | \$45,000 |

Options

47. Council has a number of options in relation to the encroachments. Options available to Council are:
48. Option A - Take no action and allow the encroachment to continue at Council's pleasure.
49. This is unlikely to be a satisfactory long term arrangement for all three property owners as if they wanted to sell their respective properties, the encroachment would have to be settled one way or another. The cost of removing each encroachment would be significant to each property owner.
50. Option B - Require the removal of the encroachment.
51. Options include Council removing the encroachment itself (but only after requesting the owner to do so first & giving a reasonable opportunity for this to occur) given that the work represents a trespass onto Council land. Alternatively, Council could make application to the Supreme Court under the Encroachments Act seeking an order against the encroaching party to remove the encroachment.
52. Either of these alternatives would be a significantly inconvenient and costly exercise for the individual property owners. Access for excavation vehicles to all three sites is nearly impossible and would cause significant damage to the reserve.
53. Option C - Enter into a lease arrangement for each property owner.
54. Appropriate leasing arrangements, up to 21 years could be entered into between each property owner and Council.
55. Option D – Sell the encroached land to each property owner.
56. Each property owner would be responsible for the costs involved in realigning the boundary between their property and the Council land to incorporate the encroachment within their property.
57. In the case of the encroachment of Mr Vater of 55 Wyfield Street, Administration has strategically identified that a land transfer may be an appropriate solution. Access into the Magill Stone Mine Reserve is very limited. If approximately 300 m² adjoining the Knox Terrace frontage were transferred from 55 Wyfield Street to the reserve, along with suitable reimbursement for the encroachment, Council could provide a valuable access node. Associated infrastructure such as a boundary fence, and a boardwalk would need to be constructed to complete the access.

58. Council Administration considers Option D, to sell the encroached land to each property owner to be the most appropriate. This is significantly due to the previous negotiations between Council and the abovementioned property owners.
59. In considering the proposal to dispose of community land, Council officers investigated the portion of land in question and reached the following conclusions:
- Council's involvement in the encroachment lands are minimal and the portion of land remains unused due to its location within the reserve;
 - There are no service requirements in respect of the lands;
 - There are no development considerations affecting the lands;
 - The lands are not required as a flood path;
 - These parts of the reserve are not used for recreational purposes;
 - There are no strategic plans affecting these portions of land; and
 - The is limited to no biodiversity value in these portions of land.
60. Table 2 details the current size versus the size of the property if the boundary was realigned to encompass the encroachment.

Table 2. Land Encroachment Details

| Property Address | Current Size of Property | Size of Property if Boundary Realigned | % Increase |
|-------------------|--------------------------|--|------------|
| 27 Coach Road | 1,191m ² | 1,256m ² | 5.5% |
| 37 Wyfield Street | 2,302m ² | 2,422m ² | 5.2% |
| 55 Wyfield Street | 13,710m ² | 14,770m ² | 7.7% |

Community Land

61. In August 2004 Council received legal advice in relation to Council selling (parts of) its community land. The process of selling community land is a long and detailed one and at the time Council Administration did not proceed due to the new legislation on Community Land at that time.

Revocation Process

62. The Local Government Act 1999 (the Act) states that all Council land (excluding roads) is classified as Community Land and that Council may only sell or otherwise dispose of an interest in Community Land after revocation of this classification.
63. The stages of the revocation process are:
- Council report to declare the land surplus to requirements and approve, in principle, the sale of transfer of the identified parcel;
 - Community consultation in respect of the proposed revocation and sale or transfer of the land;
 - Report back to Council on the community consultation process;
 - Submit a request to the Minister for State/Local Government Relations seeking consent to revoke the land from its Community Land classification; and
 - Once the Minister's consent is received, a report is presented to Council endorsing the revocation of the land and finalising the relevant arrangements.

64. The process to revoke this land parcel is at stage one (above), and approval is now sought from Council to declare the land surplus to requirements and approve, in principle, the sale or transfer of the identified parcel prior to undertaking the community consultation process. The Act is specific about the details to be provided to the community as part of the consultation process. This includes details on the intended use of the proceeds from the sale of the Community Land, which in this instance is recommended to be assigned to Council's Open Space Reserve Fund.
65. As part of the process Council is to receive a report on the outcomes of the consultation process that includes allowing any objectors to speak to Council prior to submission to the Minister seeking revocation.

27 January 2009

Operation Services Committee Meeting Agenda

Attachment A

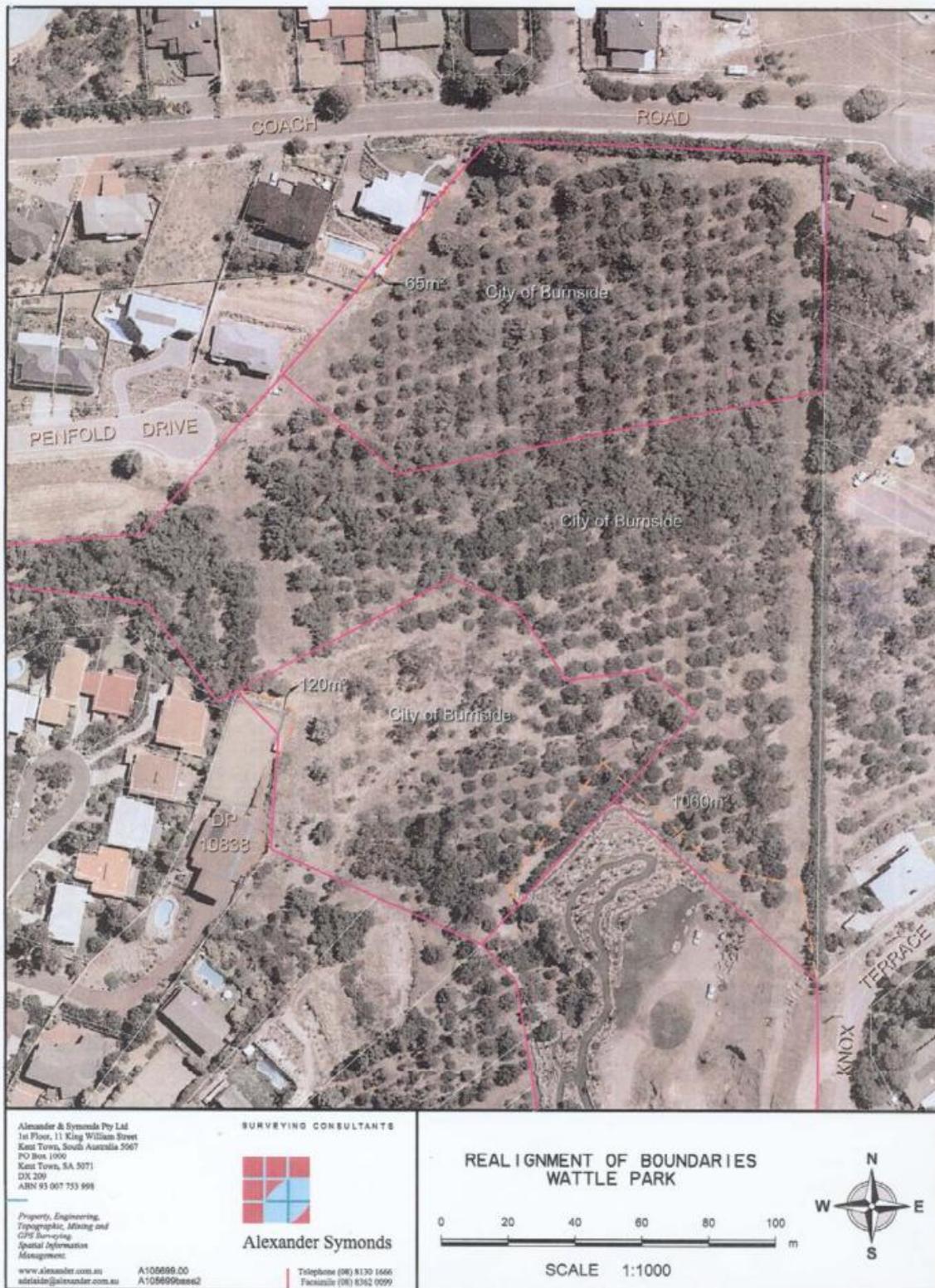
Magill Stone Mine Reserve Location Plan



\\montrealshare\Technology and Communication\Project Management\Website Update 2010\Keshia\New Website\seamless\agendas\ISPE Agenda 27 January 2009.doc

Magill Stone Mine Reserve Encroachments

Attachment B



Magill Stone Mine Reserve

Images of Encroachments

37 Wyfield Street, Wattle Park



Approximate boundary alignment



27 Coach Road, Rosslyn Park

55 Wyfield Street, Wattle Park



Attachment B

Resolution of 27 January 2009

S7245

1. That the Report be received.
2. That Council declare the:
 - (i) 120m² portion of reserve land, being portion of Allotment 19, Wattle Park in Deposited Plan 10838, Certificate of Title Volume 5553 Folio 573 otherwise known as Magill Stone Mine Reserve, suitable for disposal and amalgamation to adjoining landowners;
 - (ii) 65m² portion of reserve land, being portion of Allotment 1, Rosslyn Park in Filed Plan 100220, Certificate of Title Volume 5110 Folio 443 otherwise known as Magill Stone Mine Reserve, suitable for disposal and amalgamation to adjoining landowners;
3. That Council approve in principle, the sale of this portion of reserve land to the owners of 37 Wyfield Street, Wattle Park and 27 Coach Road, Rosslyn Park respectively subject to the outcomes of the revocation of the Community Land process, with sale proceeds to be assigned to Council's Open Space Reserve Fund;
4. That Council commence the process for revocating this portion of reserve land from its Community Land classification, including full community consultation in accordance with the process set out in the Local Government Act 1999;
5. That a further Report be presented to Council with the results of the community consultation process.
6. That Council again writes to the owners of 27 Coach Road, Rosslyn Park and 37 Wyfield Street, Wattle Park setting out the options available to them in relation to the encroachment onto Council land.
7. That Council writes to Mr Vater of 55 Wyfield Street, Wattle Park requesting that Council wishes to resolve the issue of land encroachment originating from his property onto Magill Stone Mine Reserve.

Item No: 4.2
To: Infrastructure and Environment Committee
Date: 13 November 2012
Author: Kevan Delaney – Manager, Engineering Services
Contact: 8366 4257
Subject: WH HOLMES RESERVE ENCROACHMENTS
Attachments: A. 16 March 2010 Council Report
B. 16 March 2010 Council Resolution
C. Sample of Letter to Adjoining Property Owners
D. Proposed areas to have the Community Land classification revoked
Prev. Resolution: O2599, 16/3/10

Officer's Recommendation

1. That the Report be received.
 2. That Council declare approximately 9m² of Community Land adjacent to 12, 12A, 14 & 16 Taylor Terrace, Rosslyn Park of Allotment 10, Deposited Plan 2299, Certificate of Title Volume 5759 Folio 35 otherwise known as WH Holmes Reserve, as surplus to requirements and suitable for disposal and amalgamation to adjoining land owners.
 3. That Council approves in principle, the sale of the WH Holmes Reserve encroachments adjacent to 12, 12A, 14 & 16 Taylor Terrace, Rosslyn Park to the respective property owners, subject to Council agreeing on a fair sale price with the owners.
 4. Should the owners of 12, 12A, 14 & 16 Taylor Terrace, Rosslyn Park agree to purchase the respective portions of Community Land, then a Report on the agreed fair value of the respective portions of land be presented to Council for endorsement prior to undertaking the revocation of Community Land classification process in order to affect the sales.
-

Purpose

1. In respect of the process regarding revoking Community Land classification over portions of the WH Holmes Reserve that are not practical for use as part of the Reserve and potential sale to adjacent property owners, the purpose of this Report is to:
 - 1.1. advise Elected Members of the results of the discussion with property owners; and
 - 1.2. recommend that Council undertake a similar process for smaller areas of the Reserve where encroachments exist.

Strategic Plan

2. The following Strategic Plan provision is relevant:

“Leading best practice and compliance in Council business”

Communications/Consultation

3. The following communication / consultation has been undertaken as a result of the original Council resolution:
 - 3.1. Discussions with residents adjacent the portions of the WH Holmes Reserve that Administration consider are non-functional and surplus to reserve requirements, and;
 - 3.2. Letters to 9, 13, 15, 17 Primrose Terrace, 6 Ayr Street, 19 Park Avenue, 12, 12A, 14, and 16 Taylor Terrace, Rosslyn Park requesting their comments and indicating their desires in respect of purchasing a portion of the WH Holmes Reserve.
4. Subject to endorsement of this Report, the Administration will recommence consultation with the affected property owners.

Statutory

5. Any proposed Community Land sale must comply with the *Local Government Act, 1999* including the process to revoke the Community Land classification.

Policy

6. The following Council Policies are relevant in this instance:

Proceeds from Economic Development Activity

Open Space

Risk Assessment

7. The following risks have been identified to date:
 - 7.1. The parcels of land are small (approximately 9m²), odd triangular shapes that have little impact upon the amenity of the Reserve and therefore it is recommended that they are offered for sale to the relevant property owners.
 - 7.2. A risk exists that Council and the property owners cannot agree on the fair value of the land and that legal steps, and associated costs, may be required to force the residents to remove the encroachment. The Administration will attempt to balance the costs of any legal action with the possible revenue for the land and the Administration will seek to resolve the matter before costs exceed revenue prior to Council consideration.

Finance

8. The revenue arising from the sale of the land (less processing costs) would be invested into the Open Space Reserve Fund.

Discussion

Background

9. Council owns the WH Holmes Reserve which is classified as Community Land.
10. The property boundary of the WH Holmes Reserve has unusual triangular shaped indentations into 10 properties surrounding the reserve (refer Illustration 1 and Attachment A of the 26 March 2010 Council report that is included as Attachment A to this Report).
11. Council had pursued various encroachments into WH Holmes Reserve by four property owners at 12, 12A, 14, and 16 Taylor Terrace on an individual basis.

Illustration 1 – Detail of WH Holmes Reserve and encroachments



12. Responding to resolutions of Council in February 2008, December 2008, February 2009, May 2009, February 2010 and March 2010, the Administration pursued the sale and revocation of the portions of land within the WH Holmes Reserve.
13. Up to March 2010, all attempts to potential transferral of ownership to respective adjoining property owners and to finalise the Community Land revocation process had failed.
14. The 16 March 2010 Council Report suggested that a unified approach be taken in respect of the potential transfer of portions of WH Holmes Reserve into private ownership rather than address individual encroachment issues on an as needs basis. The Report endorsed (subject to the appropriate requirements being met) that land identified as surplus to requirements, be revoked as Community Land and that they be eligible for sale to adjacent property owners.

15. Council Administration contacted the property owners involved and received mixed responses, with there being no genuine interest to purchase the land.

Analysis

16. Due to poor interest shown and in order to progress this matter, the Administration recommends that Council only deals with the four owners of properties that have an encroachment into the Reserve, to remove or legitimise the encroachments.
17. While the above approach is at odds with the 16 March 2010 resolution of Council, as that decision was made by a former Council, the current Council can override that decision without the necessity of a rescission motion.
18. Should the owners of 12, 12A, 14 & 16 Taylor Terrace, Rosslyn Park agree to purchase the land respective portions of Community Land, then a Report on the agreed fair values would be presented to Council for endorsement prior to undertaking the revocation of Community Land classification process in order to affect the sales.
19. Should the owners not agree to purchase the land, they may be required to remove the encroachment within a reasonable period of time e.g. three months. Should this not occur, then the process to remove the encroachments and recover costs may then proceed.

Conclusion

20. There are four properties adjoining WH Holmes Reserve which are marginally encroaching on the Reserve. The parcels of land are odd shaped, approximately 9 square metres in area and provide no real amenity to the City of Burnside. It is recommended that Council approve the sale of the parcels of land to the residents concerned, subject to Council agreeing on a fair value with the residents, in accordance with relevant Council policy and the Local Government Act 1999.

Attachment A

16 March 2010 Council Report

*Operation Services Committee Meeting Agenda**16 March 2010*

Item No: 3.6
To: Operation Services Committee
Date: 16 March 2010
Author: John Draper – Acting Manager, Open Space & Recreation
Contact: 8366 4254
Subject: WH HOLMES RESERVE – COMMUNITY LAND REVOCATION
Attachments: A – Image of Property Boundaries of Land Adjoining
WH Holmes Reserve
Prev. Resolution: O2532 – 19 May 2009

Officer's Recommendation

1. That the Report be received.
 2. That Council declare the 54m² (all Council land included in the revocation process), portion of the reserve land being portion of Allotment 10 Park Avenue, Rosslyn Park in Deposited Plan 2299, Certificate of Title Volume 5759 Folio 35 otherwise known as WH Holmes Reserve as surplus to requirements suitable for disposal and amalgamation to adjoining land owners.
 3. That Council approve in principle, the sale of portion of reserve land to the owners of 13, 15, 17 & 19 Primrose Terrace, 6 Ayr Street, and 21 Park Avenue, Rosslyn Park respectfully, subject to the outcomes of the revocation of the Community Land Process, with the sale proceeds to be assigned to Open Space Reserves.
 4. That Council commence the process for revoking this portion of reserve land from its Community Land classification, including full community consultation in accordance with the process set out in the Local Government Act 1999.
 5. That a further report be presented to Council with the results of the community consultation process.
-

Purpose

1. To provide Elected Members with an update on the current position of the issue of the encroachment into WH Holmes Reserve at 12 and 12A Taylor Terrace, Rosslyn Park.
2. The Report recommends that Council considers in its entirety the potential revocation of community land title of a portion of land (WH Holmes Reserve) that abut, 6 Ayr Street, 13, 15, 17 & 19 Primrose Terrace and 21 Park Avenue, which is determined to be surplus to the needs of the park.

Summary

3. The property boundary of the WH Holmes Reserve has unusual triangular shaped indentations into several properties (ten) surrounding the reserve. Council has to some extent pursued various encroachments into WH Holmes Reserve on an individual basis.
4. Responding to motions of Council in February 2008, December 2008, February 2009, May 2009 and most recently February 2010, Council Administration has pursued the potential revocation of specific parcels of land attached to the WH Holmes Reserve.
5. To date all attempts to finalise the community land revocation process and the potential transferring of ownership to respective adjoining property owners has not eventuated.

There are a range of issues related to the failure to finalise each previous Council resolution in this matter.

6. It is suggested that Council considers a broader or more unified approach be taken in respect of the potential to transfer portions of WH Holmes Reserve into private ownership rather than address individual encroachment issues on a needs basis.

Strategic Plan

7. The following Strategic Plan provision is relevant:

"Leading best practice and compliance in Council business"

Communications/Consultation

8. The following Council departments have been consulted in preparing this Report:

- Development and Regulatory Services
- Assets and Capital Works
- Facilities and Community Programs
- Open Space and Recreation
- Governance
- Operation Services
- Aged and Community Development

Statutory

9. Any action taken must be consistent with the Local Government Act 1999 as it pertains to encroachments or the sale of Community Land.

Policy

10. There are no policy implications arising from this recommendation.

Risk Assessment

11. There are no risks arising from this recommendation.

Finance

12. There are no financial impacts associated with this report other than the potential revenue from the sale of the land.

Discussion

Background

13. At the 16 February 2010 meeting of Council, it was resolved that (C7807):

"That a report be brought back to the March meeting of Council on the current position of the proposed sale of community land from W H Holmes Reserve to the four properties involved."

14. The property boundary of the WH Holmes Reserve has unusual triangular shaped indentations into several properties (ten) surrounding the reserve. Council has to some extent pursued various encroachments into WH Holmes Reserve on an individual basis.
15. Attachment A shows the property boundaries of land adjoining WH Holmes Reserve. The image indicates the disparity between Council land (reserve) and adjacent private property. Maintenance of these small parcels of land is cumbersome and in some cases has resulted in informal encroachments of Council land by adjoining property owners (fence realignments).
16. In February 2008, Council dealt with a similar issue of encroachment into WH Holmes Reserve at 14 and 16 Taylor Terrace. At the time the land in question was considered, Council also identified that the properties at 12 and 12A Taylor Terrace may also encroach into the Reserve. At that meeting Council resolved (in part):

"In order to expedite the boundary alignment to more logical locations, that the owners of 12a and 12 Taylor Terrace, Rosslyn Park be approached to ascertain their interest in straightening the alignment of their boundaries as part of this process for a similar price.
17. The issue was again raised by Council at the 16 December 2008 Council meeting, where it was resolved:

"That a report be presented to the February meeting of the Operation Services Committee on the current position of the matter pertaining to the offer of a boundary alignment and possible sale of land to the owners of 12 and 12A Taylor Terrace, Rosslyn Park."
18. Council Administration made initial contact with the owners of 12 and 12A Taylor Terrace and were awaiting a formal response. A report was brought to the 17 February 2009 Council meeting where it was resolved (in part):

"That a report be brought back to the Operation Services Committee March Meeting advising the outcome of the Council's offer to the residents of 12 and 12a Taylor Terrace regarding the proposed purchase of land."
19. Council Administration continued to attempt to get formal indication from the residents regarding their agreement to either remove the encroachment or consider purchasing the property. Two letters were written (dated 3 February 2009 and 19 February 2009) and emails (dated 27 March 2009 and 27 April 2009) to the owner of 12A Taylor Terrace. As no response was received prior to the March 2009 Council meeting, no report was presented (however Elected Members were made aware of this via Information Report).
20. Unfortunately the land sale issue at 14 and 16 Taylor Terrace has also not been finalised.
21. Responding to motions of Council in February 2008, December 2008, February 2009, May 2009 and most recently February 2010, Council Administration have pursued the potential revocation of specific parcels of land attached to the WH Holmes Reserve.
22. To date all attempts to finalise the community land revocation process and the potential transferring of ownership to respective adjoining property owners has not eventuated. There are a range of issues related to the failure to finalise each previous Council resolution in this matter.

Attachment B

16 March Resolution

O2599

1. That the Report be received.
2. That Council declare the 54m² (all Council land included in the revocation process), portion of the reserve land being portion of Allotment 10 Park Avenue, Rosslyn Park in Deposited Plan 2299, Certificate of Title Volume 5759 Folio 35 otherwise known as WH Holmes Reserve as surplus to requirements suitable for disposal and amalgamation to adjoining land owners.
3. That Council approve in principle, the sale of portion of reserve land to the owners of 13, 15, 17 & 19 Primrose Terrace, 6 Ayr Street, and 21 Park Avenue, Rosslyn Park respectfully, subject to the outcomes of the revocation of the Community Land Process, with the sale proceeds to be assigned to Open Space Reserves.
4. That Council commence the process for revoking this portion of reserve land from its Community Land classification, including full community consultation in accordance with the process set out in the Local Government Act 1999.
5. That a further report be presented to Council with the results of the community consultation process.
6. That the process of sale of portion of the W H Holmes Reserve to the owners of 12, 12a, 14 and 16 Taylor Terrace be continued as a matter of priority and an updated report be brought back to the Operation Services Committee June 2010 meeting.
7. That the Motion referring to the sale of land to owners of 14 and 16 Taylor Terrace be reinstated to the report on the Council's Progress of Strategies, Resolutions and Requests register..

Attachment C

Sample letter to Adjoining Property Owners

21 July 2011

Rossllyn Park SA 5072

Dear

Re: Revocation of a parcel of Community Land title land (W H Holmes Reserve).

As you may be aware, Burnside Council is seeking to finalise to revoke various parcels of Community Land (W H Holmes Reserve) that abut a number of private properties.

This has been quite an involved process, which will result in the revocation of community land to private ownership. In some cases adjoining property boundary fences have been realigned (with consent) without formalising the transfer of ownership from Council to private individuals.

Council administration have recommended that all parcels of land attached to the

W H Holmes Reserve, and that abut adjoining private property (10 properties in all) should not be handled in isolation as far as the necessary revocation of community title process allows. This will result in the realignment of the boundary of all 10 properties to occur at one time.

Therefore, Council would appreciate your feedback, and/or an in principle agreement with regard to continuing with and finalising previous attempts to revoke community title on the parcels of land (reserve land) that abuts your property, and to ultimately transfer ownership of the land into your hands.

It would be appreciated if you could consider whether you would support Councils attempts to finalise the process of revoking community title to the parcels of land that abut your property.

Please respond in writing by Friday 5 August 2011 with regard to formalising the revocation of land, and your continued participation in this process. Council administration intends to present to Council an outline of this proposal, with a recommendation that the process is formalised by the end of 2011.

If you would like to discuss the proposal, please contact me on 8366 4254 or at jdraper@burnside.sa.gov.au.

Yours sincerely



John Draper
Acting Manager Open Space and Environment

Attachment D

Proposed areas to have the Community Land classification revoked



Item No: 4.3
To: Infrastructure & Environment Committee
Date: 13 November 2012
Author: Kevan Delaney – Manager, Engineering Services
Contact: 8366 4257
Subject: WATERFALL GULLY ROAD ENCROACHMENT
Attachments: A. Encroachment and Location Plan
B. Correspondence from the Owners of 3 Zenith Avenue, Burnside
Prev. Resolution: N/A

Officer's Recommendation

1. That the Report be received.
 2. That Council declare up to approximately 100m² of community land (Waterfall Gully Road road reserve) adjacent to 3 Zenith Avenue, Burnside as surplus to requirements and suitable for disposal and amalgamation to the adjoining property owner.
 3. That Council approves in principle, the sale of up to approximately 100m² of community land (Waterfall Gully Road road reserve) adjacent to 3 Zenith Avenue, Burnside to the property owners, subject to Council agreeing on a fair sale price with the owners.
 4. Should the owners of 3 Zenith Avenue, Burnside agree to purchase the portion of community land, then a Report on the agreed fair value of the portion of land be presented to Council for endorsement prior to undertaking the revocation of Community Land classification process in order to affect the sales.
-

Purpose

1. To provide Elected Members with background surrounding a request to resolve an encroachment into the road reserve at Waterfall Gully Road.

Strategic Plan

2. The following Strategic Plan provisions are relevant:

"Preservation of the historic character of the City"

"Leading best practice and compliance in Council business"

Communications/Consultation

3. The following communication / consultation has been undertaken:
 - 3.1. Discussions with the property owner, their son, their real estate agent, and a representative from John Darley's office (Member of Parliament).
 - 3.2. Department of Planning, Transport, and Infrastructure (DPTI) in relation to its care and control of Waterfall Gully Road and any future road impacts.

Statutory

4. The following legislation is relevant in this instance:

Local Government Act, 1999

Roads (Opening and Closing) Act, 1991

Policy

5. The following Council Policy is relevant in this instance in respect of the income from the land sale:

Proceeds from Economic Development Activity

Risk Assessment

6. The parcel of land is small and has little impact upon the future functional requirements of the Road Reserve and therefore it is recommended that it is offered for sale to the property owner at 3 Zenith Avenue, Burnside.
7. A risk exists that Council and the property owner cannot agree on the fair value of the land and that legal steps, and associated costs, may be required to force the residents to remove the encroachment. The Administration will attempt to balance the costs of any legal action with the possible revenue for the land and the Administration will seek to resolve the matter before costs exceed revenue prior to Council consideration.

Finance

8. The revenue arising from the sale of the land (less processing costs) would be invested into the Open Space Reserve Fund.

Discussion*Background*

9. The Administration was contacted by a prospective purchaser of 3 Zenith Avenue, Burnside and then the property owner, in regard to an encroachment into the Waterfall Gully Road road reserve.
10. An encroachment of approximately 120m² is shown on Attachment A and encompasses, in part, the attached shed to the north, the verandah and associated concrete deck, and the lawn and associated landscaping by the residents at 3 Zenith Avenue.
11. It should be noted that there appears to be another encroachment by an adjacent resident that the Administration will pursue separately to this matter.
12. The property owners acknowledge that there is an encroachment and that they have used the road reserve for some years (refer Attachment B).
13. The property owners are seeking to sell their property and to do so, the issue of the encroachment requires resolution.

14. The property owners are seeking to maximise their revenue and minimise their sale costs and note that the cost of purchasing the full 120m² would materially impact upon their revenue. They are therefore seeking a reduced area that takes into consideration the built structures, as a minimum, of up to approximately 100m².
15. In determining whether the land is required by Council the Administration has reviewed the impact of the sale on the potential to either widen Waterfall Gully Road or a footpath for pedestrian traffic. The physical bitumen road section of Waterfall Gully Road at this location is on the western side of the road reserve due to the large earthen bank on the eastern side (refer Attachment A). At this location, Waterfall Gully Road is approximately 6.5 metres wide and while adequate for safe operation, ideally should be wider. Any widening of the road would entail cutting into the bank to the east, at the top of which is the encroachment.
16. Based on investigations, the top of the bank would not impinge upon the area of encroachment that the property owners desire to retain.
17. Widening the road may be achieved by constructing a retaining wall to retain the earthen bank, or to relocate the slope east (to create room for the road widening), which may be more cost effective. Relocating the slope would result in the top of the bank moving east as well, into the encroached area.
18. The Administration considers that the potential relocation of the top of the slope would be in the order of 1.5 metres at the widest point, which would leave a significant area of road reserve still available to sell to the property owner, as shown in the dot shaded area of Attachment A.
19. The exact configuration of the land to be sold will take into consideration any possible road widening that the Department of Planning, Transport, and Infrastructure (DPTI) may consider in the future and any increase in footpath provision by the City of Burnside as owners of the adjacent road reserve.

Conclusion

20. It is recommended that Council agree in principle to the sale of up to approximately 100m² of surplus Waterfall Gully Road road reserve to the property owners of 3 Zenith Avenue, Burnside who have encroached upon the road reserve, subject to Council agreeing on a fair sale price with the property owners.

Attachment A

Encroachment and Location Plan



Encroachment location (Shaded portion)

Attachment B

EMAIL 1 October 2012-10-25ear Mr Delaney,

I am writing to you regarding No 3 Zenith Ave, Burnside.
My wife & I moved into the property in January 1985.

The land at that time was fully fenced along all sides, one side & the back were fenced as per attachment .The eastern side had a brush fence, erected when the house was built approx 1971.

We arranged with a builder/carpenter to build a verandah & shed on the property in late 1985. In June 1999 we were informed, very nicely ,that we were in fact encroaching on Council land .

Understandably, we were totally taken aback by the news but at the same time advised that council would consult with us if they deemed it necessary to pursue the matter.

As we never heard any more from Council we just got on with our lives.

This year we contracted to buy a unit at Pineview Retirement Village, which meant we had to put our house up for sale.

We told our agent Annie Gauvin about the garden not all being on our land.

Recently we signed a contract for the sale of No3, after the survey, the prospective purchasers have asked that we approach council on their behalf requesting a letter stating that the land in question will be available for them to purchase at a later date .

We do understand from your letter to Ms Gauvin, that the matter is not high on your priority list ,which is understandable ,but as my wife & I are anxious to move to Pineview & the purchasers also keen to settle the contract would you write a letter allowing them to erect a fence in the interim, until the land in question will be available for purchase.
We look forward to meeting you on Tuesday at 9.30am.

We are sending you a photo of what remains of the fence inherited !!!!

Yours sincerely George & Barbara Sinclair

EMAIL 22 October 2012
Good Morning Mr. Delaney.

I am writing to you regarding the land issue with No 3 Zenith Ave ,Burnside. I did phone you on Oct 10th,leaving you a message requesting a return call ,on Oct 11th my wife & I called in to the council, left another message for you with the receptionist ,including our e.mail address, mobile no etc .We have not had the grace of a return phone call on either occasion

A young couple who had put a contract on the house ,had spent almost \$2000 on having a house inspection & a survey made an apt to see you and decided that all information that they had received was so ambiguous that they decided to break the contract, which was a great disappointment both to them & to my wife & myself .

We have had another offer but when would be purchaser realized the complexity of the situation he also withdrew his offer.

So as things stand at present, I own a house which in effect is totally unsalable .No sane person wants to get involved with the machinations of a council.

I have been a ratepayer of Burnside Council for the best part of 50 yrs, if I ever get to move to Pineview Village I will still be a ratepayer, so I feel I should be awarded some assistance from Council to resolve the issue with the land.

I have been along the Walking track, looking at the various boundaries along Zenith Ave, there is no continuity what so ever, they are quit simply all over the place, some finishing quite high up .others reaching down almost to the track.

Speaking to a neighbour yesterday ,he mentioned that he had not bothered to fence to his boundary as the gradient was too steep & to reach it he would have needed to terrace the land...this house is just 3 doors down from my house .

If I am not able to get the assistance I need from council I will have to look outside for help, I do not want to be put in such a position and feel that after so long as a resident of Burnside the land issue could be resolved without too much delay & without the need for me to seek advice from another source.

I would appreciate a reply from you to say that you have read this mail ,thanking you
George Sinclair

Item No: 4.4
To: Infrastructure and Environment Standing Committee
Date: 13 November 2012
Author: Leonie Scriven – Principal Strategy Officer
Contact: 83664140
Subject: FRUIT GARDENS IN COUNCIL RESERVES
Attachments: A. Tree Management Policy
B. Community Gardens Directions Policy Paper
C. Community Gardens Policy
D. Community Gardens in South Australia Brochure
Prev. Resolution: C8854, 11/9/2012

Officer's Recommendation

1. That the Report be received.
 2. That Council notes that the most efficient and effective mechanism for the development of fruit gardens in Council reserves is through the Community Garden model.
-

Purpose

- 1 To present Council with information regarding the opportunities and issues associated with creating fruit gardens in Council reserves.

Strategic Plan

- 2 The following Strategic Plan provisions are relevant:
"A connected system of open spaces that are well designed and maintained"; and
"Natural environments and watercourses protected and conserved".

Communications/Consultation

- 3 The following communication has been undertaken:
 - 3.1 The City of Burnside Tree Management Strategy, endorsed on 19 September 2006 (O2382) website link <http://www.burnside.sa.gov.au/Live/Environment/Trees> and the Tree Management Policy endorsed on 19 June 2007 (F1565) Attachment A, have undergone extensive community and Elected Member consultation during their development.
 - 3.2 Council's Community Gardens Policy Direction Paper, endorsed on 17 June 2008 (S7199) Attachment B and Community Gardens Policy (S7313) endorsed in January 2010 Attachment C, have also underdone extensive community and Elected Member consultation.
 - 3.3 Recent discussions with City of Burnside Senior Project Officer, Project Officer Asset Services, Cadet Landscape Architect, Manager Asset Services, Manager Operations Services and staff, Volunteer Coordinator and Chapel Street Reserve Community Gardens Project Coordinator and City of Unley Environmental Projects Officer.

Statutory

- 4 The following legislation is relevant to this issue in the City of Burnside:

Local Government Act, 1999

Policy

- 5 The following Council Policies are relevant in this instance:

Community Gardens Policy

Tree Management Policy

Verge Development Policy

Environment Policy

Arts and Recreation Policy

Open Space Policy

Volunteer's Policy

- 6 The following Council Strategies are relevant in this instance:

Tree Management Strategy

Open Space Strategy

Biodiversity Strategy

Environment Action Plan

Definitions

- 7 The following terms are used in this Report and require clarification.

7.1 Community Gardens: A Community Garden is defined as a parcel of public open space operated by the community, often with Council assistance and is used for: the production of produce for the personal use of its members through allotments or shared plots; demonstration gardening or where other environmental activities are undertaken; and encouraging the involvement of schools, youth groups, and elderly citizens in garden activities.

7.2 Productive Trees: Trees which are planted in verges or in reserves/parks and produce fruit, nuts or spices which can be picked, eaten or used by the public.

Risk Assessment

- 8 General risks identified with the establishment of fruit gardens in Council reserves include:

8.1 Impact to Open Space: The City of Burnside has limited open space from which to select ideal locations for the placement of either productive trees or community

gardens, especially in orchard style arrangements without impacting upon the existing amenity of the space and users.

- 8.2 Resource Impact: Volunteer based programs such as 'adopt a tree' and community gardens generally require dedicated administrative and often horticultural resources to run successfully and sustainably. Both types of activities have resource impacts upon the Council including: staff, equipment, and materials that are an additional cost to Council.
- 8.3 Council has an increased risk liability when using productive trees in the public realm due to:
 - 8.3.1 Possible infrastructure damage to footpaths, kerbs, cars etc;
 - 8.3.2 Theft of young trees or vandalism of trees through ripping off branches in order to get to the fruit;
 - 8.3.3 Conflict between residents with ownership aspirations for the fruit from particular trees;
 - 8.3.4 Potential injury arising through falls from ladders or from the tree itself, as people and particularly children reach for fruit nearer the tops of the tree; and
 - 8.3.5 Incidents of slipping on excessive unpicked fruit which has accumulated on the ground.
- 8.4 Further information regarding the risks and opportunities associated with maintaining productive trees in public open space are provided in the Discussion section of the report.

Finance

- 9 There are financial implications associated with the options discussed in this report.
- 10 There is currently no funding directed to the implementation of productive tree gardens in the 2012/13 Annual Business Plan. Any potential inclusion or implementation would need to be considered through the Annual Business Planning process or amended through financial year quarterly reviews. The latter is not recommended as all new initiatives should be considered by Council holistically, prioritised and funded accordingly.
- 11 Project costs will vary significantly depending on the project. For instance, whether the project is establishing productive trees in parks or trees in community gardens, the number of trees, types of trees used, the required site specific set up costs, how the trees will be maintained including whether the trees will be irrigated or hand watered and over what length of time and by whom - Council staff and/or volunteers.
- 12 A cost benefit analysis of the options has not been undertaken, however the following comparative percentages are based on generalised known purchase, establishment (materials and labor) and maintenance costs (materials and labor) for the average tree from the Tree Management Strategy or a Productive Tree. All comparative calculations shown in the following table are approximate and will vary project to project, and over time and are only intended to be a guide to the relative percentage differences in costs to form a basis for discussion and future project costing.

Standard Tree

| | | Relative Cost as compared to standard reserve tree | | |
|--------------|-------------------------|--|---------|----------|
| Reserve Tree | | 1 Tree | 5 Trees | 15 Trees |
| | Establishment Year | 100% | 100% | 100% |
| | Normal year maintenance | 100% | 100% | 100% |
| | Over 10 Years | 100% | 100% | 100% |
| | | | | |
| Street Tree | | | | |
| | Establishment Year | 214% | 236% | 324% |
| | Normal year maintenance | 100% | 100% | 100% |
| | Over 10 Years | 171% | 177% | 192% |

Productive Tree

| Reserve Tree | | | | |
|--------------|-------------------------|-------|-------|-------|
| | Establishment Year | 132% | 139% | 174% |
| | Normal year maintenance | 345% | 397% | 437% |
| | Over 10 Years | 255% | 293% | 347% |
| | | | | |
| Street Tree | | | | |
| | Establishment Year | 246% | 276% | 398% |
| | Normal year maintenance | 1044% | 1136% | 1234% |
| | Over 10 Years | 720% | 798% | 955% |

Irrigated Community Garden Productive Tree

| | | | | |
|--|-------------------------|-------|------|------|
| | Establishment Year | 424% | 239% | 119% |
| | Normal year maintenance | 1504% | 664% | 165% |
| | Over 10 Years | 1068% | 495% | 147% |

- 13 The basic purchase, establishment and maintenance cost of a productive tree in a reserve is approximately one third more expensive again than that of a standard tree in its first year. By year three, a productive tree costs around 3.5 times more to maintain than a standard reserve tree.
- 14 The basic purchase, establishment and maintenance cost of a productive tree as a street tree is approximately the same as that of a standard tree in its first year. By year three, a productive tree costs 10 times more to maintain than a standard street tree due to the requirement to continue to hand water the tree, additional formative pruning and clean up of fallen fruit etc required for the productive tree.
- 15 Standard street trees on average cost twice as much as standard reserve trees to establish, but after three years the costs are comparable due to the discontinuation of hand watering.
- 16 Over a period of 10 years, at one site of 15 trees, productive trees cost 3.5 times more than trees in a reserve to maintain and productive street trees cost approximately 9.5 times more than a standard street trees.

- 17 After 10 years, at one site of 15 trees, productive trees maintained in a community garden cost slightly more to maintain than standard reserve trees but community gardens is a much more cost effective method than maintaining productive trees in the reserves or streets where the cost can be up to five times as much due to the need for ongoing watering and additional maintenance.
- 18 The establishment cost of the Chapel Street Reserve Community Gardens was approximately \$70,000 and another \$10,000 has been allocated in the 2012/13 budget for promotional activities and additional hard infrastructure requirements.
- 19 An annual cost of maintaining a community garden such as Chapel Street would be approximately \$1,000 to \$1,500 per year to cover the cost of a peppercorn lease with Council and contributions towards essential services. If a coordinator is employed by Council to manage the activities of multiple community gardens, the annual costs would need to increase to cover the salary and on costs of that person who would support and administer the community garden, its programs and its volunteers.
- 20 Annual maintenance costs can be covered by Council, State or Federal community grants and supplemented by self run community events and membership fees.
- 21 The manner in which Council can meet any additional cost will need to be considered on a case by case basis as project proposals are presented for consideration.
- 22 Initiatives arising through Council requests that require additional Administrative resourcing would need to be presented to Council during the budget review process particularly requests for one off funds. New initiatives bids for capital or ongoing recurrent funding will need to be presented for consideration by Council at the next annual business planning process.

Discussion

- 23 On 11 September 2012 Council resolved (C8854):
“That the Administration present a report to the November 2012 meeting of the Infrastructure and Environment Committee investigating the opportunities and issues associated with creating fruit gardens in Council reserves”.
- 24 People have been growing productive trees in their own backyards for hundreds of years for the purpose of personal food security, revenue production and personal interest. The concept of sharing excess food produced from ‘home’ orchards is also common, less widespread is the concept of sharing the produce from publically grown trees.
- 25 Historically, Council has not generally planted productive trees in public open space. The majority of established orchards or groves are usually connected with historical character place making properties or statements and are usually associated with European trees.
- 26 Ongoing management of these established sites is very site specific and is closely associated with replacement planting plans covered by the Tree Management Strategy. In some cases it includes the replanting of native species in preference to existing exotic species. It must also be recognised that much of today’s leafy Burnside character is due to this historical thematic choice of tree species.
- 27 If Council did wish to pursue more widespread planting of productive trees, especially fruit trees in Council reserves for the purpose of providing fruit to the public, there are two mechanisms that could facilitate such a change to the existing thematic plantings.

- 28 Options include:
- 28.1 Establishment of more community garden sites where productive trees may be located; or
 - 28.2 Using productive trees in reserves as replacement or substitutes for existing trees or indeed stands of trees to create orchards.
- 29 It should be noted that the Council endorsed Environment Policy and Environment Action Plan both document Council's objectives of wanting to maximising the planting of low water usage species in Council reserves and streets and exploring the use of indigenous species to encourage biodiversity. The use of non native productive trees does not support these objectives.
- 30 To pursue either option would require the full development of each proposal and be submitted to Council Administration to allow suitably experienced and qualified staff to assess the value, impact, suitability, risk, sustainability, management, cost and service impact of each project on a case by case basis against formalised project selection criteria yet to be devised but which would build upon the current Community Garden Policy.
- 31 It must be recognised that any project reviewed by Administration that may potentially impact or change current service levels provided by Council will need to be considered on a case by case basis. A cost benefit analysis of the new initiative would also need to cover any additional costs that remove the impact to current service level delivery.
- 32 In addition, public consultation will be required to ensure that there is community support for any fruit tree proposals noting the costs and benefits of such proposals.
- 33 The following discussion provides background information, issues and opportunities associated with community gardens and productive trees grown in council reserves.

Community Gardens

- 34 Community Gardens have been working in Australia for over 40 years and there are more than 40 formal or informal community or kitchen gardens in South Australia currently. Refer to Attachment D.
- 35 The City of Burnside currently assists two community gardens namely the Chapel Street Reserve Community Garden and the Eastwood Community Centre Community Garden.
- 36 The Chapel Street Reserve Community Garden is a result of an investigatory and community communication process that resulted in the production of a Community Gardens Policy Directions Paper, subsequent Community Gardens Policy and ultimately the establishment of a sustainable community garden in the City.
- 37 An historical account of the development of the Community Gardens Policy Directions Paper and Community Gardens Policy is provided below:
- 37.1 As a result of the Council resolution (C7065) Council created a Community Garden Working Party to investigate the concept of creating a Community Garden in the City of Burnside.
 - 37.2 On 18 September 2007 Council resolved:

“That Council forms a "Community Garden" Working Party to investigate the concept of a Community Garden within the City of Burnside, within the following Terms of Reference.

Terms of Reference

- *Review alignment with the Vision 2020 Strategic Plan and investigate opportunities to meet related objectives within the plan.*
- *Investigate Community Gardens in other metropolitan Adelaide Councils.*
- *The scope of the investigation is to include history, size, costs (capital and operating), usage, charges and catchment.*
- *Investigation to include site visits as well as assessing documents and interviewing staff and users.*
- *Investigate potential suitable sites within the City of Burnside.*
- *Prepare a report covering investigation results.*
- *Report back to Council no later than March 2008 with recommendations.”*

- 37.3 The Community Garden Working Party prepared a Community Gardens Policy Directions Paper (Attachment B) which was endorsed on 17 June 2008 at the Operation Services Committee meeting and subsequently recommended that Council undertake a publicity program inviting Expressions of Interest from the public.
- 37.4 A further report was presented to Council on 27 January 2010, with results of the publicity program, community expectations and a recommendation on the community garden concept. A total of 45 expressions of interest and letters were received, resulting in 51 people registering interested in being involved with a community garden facility. Of these 45 expressions of interest, 87% of respondents were located in the City of Burnside.
- 37.5 The Council identified a number of potential sites which could potentially house a community garden when compared to the required site selection criteria detailed in the Community Gardens Policy Direction Report.
- 37.6 The criteria included: size of reserve to accommodate a community garden; availability of other facilities such as playgrounds, public toilets and car parking; and areas that generally have small residential allotments.
- 37.7 Using the above mentioned criteria, potential sites for community gardens included Mellor Reserve (Beulah Park), Chapel Street Reserve (Magill), Bell Yett Reserve, (Wattle Park), Burnside Nursery (Linden Park) and Conyngham Street Depot (Glenside).
- 37.8 The ‘other’ preferred sites identified by respondents included: 2 responses for Kingsley Avenue Reserve, Glenunga; 1 response for Effie Ferguson Reserve, Erindale; 1 response for Bradman Park, Kensington Park; 1 response for Kensington Park Reserve, Kensington Park; and one response for somewhere in the City of Mitcham.
- 37.9 The feasibility of establishing a community garden at any site was subject to further detailed investigation and contingent on development of suitable site master plans with identified facilities and the necessary capital and recurrent

budgets. Work on the critically important master plans for major reserves is still in progress.

- 38 In most cases when individual residents enquire about being involved with a community garden they are referred to the Chapel Street Reserve Community Garden.
- 39 If a community group enquires, they are referred to the City of Burnside Community Gardens Policy (Attachment C) and are encouraged to submit a proposal in accordance with the Community Gardens Policy. There has been one proposal submitted since January 2010 but it was not funded under the Council's community grants scheme.
- 40 The Community Gardens Policy requires that the interested community garden proponents provide details about the gardens envisaged development, management and operation as part of their bid to Council.
- 41 The Policy also informs the group that they will need to be an incorporated not for profit organisation that has approved and sufficient public liability cover, will need to manage safe access in and around the site; is prepared to commit to a user agreement and sign a lease agreement amongst other requirements.
- 42 Further work is required to expand and enhance the project selection criteria to sites beyond those initially identified and for different types of community gardens.

Productive Trees in Parks and Reserves

- 43 Council has endorsed a Tree Management Strategy (O2382) and Tree Management Policy (F1565) for the City of Burnside.
- 44 The Tree Management Strategy has been created to provide direction on the maintenance, development and enhancement of the tree plantings in the streets, parks and open spaces of the City.
- 45 During the Strategy's development, Council reviewed the whole streetscape and as an outcome chose to promote a tree species character within its streets, parks and reserves that is uniquely Burnside.
- 46 The Strategy identifies issues relating to trees located within the street as well as within our parks and reserves. It also suggests suitable planting themes and street tree species.
- 47 The broad objectives of the Tree Management Strategy are:
 - 47.1 To document procedures that ensure risk management objectives are achieved, minimising Council's exposure to liability;
 - 47.2 To ensure consistency in tree management across the organisation and the City in general;
 - 47.3 To define Council's responsibilities and requirements with respect to the protection, retention and replacement of trees throughout the City;
 - 47.4 To ensure that proper consideration is given to trees in planning, designing and constructing development;
 - 47.5 To facilitate the removal of trees considered to be 'pest' plants, dangerous trees and any other inappropriate plantings and replace these trees with well selected

- new trees, that will positively contribute to visual and environmental amenity and ecological sustainability;
- 47.6 To provide a document that will serve as an educational tool and is relevant to Elected Members, Council staff, residents, community groups, government and other agencies;
- 47.7 To minimise unnecessary injury to, or the destruction of, trees and to retain healthy individual trees of local amenity, aesthetical value and maximise the promotion of good tree management by all within the city; and
- 47.8 To retain healthy individual trees of local amenity, aesthetical value and maximise the promotion of good tree management by all within the City.
- 48 Within the Strategy, each of Council's reserves have been classified into specific categories in accordance with Council's Community Land Management Plans and for each park and reserve information is provided on the dominant tree species, proposed future tree planting species and a priority rating for replanting and risk.
- 49 The Tree Management Strategy endorsed a 'whole of street' planting approach to street tree selection and this approach should continue to be supported.
- 50 Productive trees are presently not listed in the Tree Management Strategy as desired tree species to be planted in Council reserves or as appropriate street trees.
- 51 There are benefits and opportunities resulting from using productive trees in Council reserves, which include:
- 51.1 Facilitation of local community development and the social benefit from the inclusive culture that is part of being in a community gardens hub;
- 51.2 Improved public access to and possible consumption of fresh fruit;
- 51.3 Increased resident-Council collaboration;
- 51.4 Additional Recreational benefits;
- 51.5 A potential forum for community education on sustainability and environment;
- 51.6 Community sharing of skills and knowledge for use at home; and
- 51.7 Supports sustainable urbanism principles.
- 52 Table A, following, summarises the perceived issues of community gardens, having fruit gardens in council reserves and using productive trees as street trees.

Table A: Comparison of Issues

| Issue/Barrier/Risk | Comment | Community Gardens | Productive Park Trees | Productive Street Trees (in road reserves) |
|-------------------------------|---|--|---|--|
| Management of produce | Provision and division of produce between all residents equally Oversupply issues including rotting fruit and fruit/nuts on ground | Not generally a problem Not generally a problem | Yes, can be a problem Possibly | Yes, can be problem Possibly and if so there is increased public liability risk |
| Ownership | Conflict of ownership ideas | No, though produce does get stolen | Yes | Yes |
| Allergies | Chemical spray allergy and unknowingly eating sprayed fruit | No, tend to be organic | No, don't spray due to public safety risk | No, don't spray due to public safety risk |
| Vandalism | Ripping off branches to get fruit, theft of young trees, attract vandals or undesirables | No | Yes, but to a lesser degree | Yes |
| Increased maintenance | Requires specific Council fruit tree horticultural resources to be utilised at specific times of the year | No, generally skills within a group | Yes | Yes |
| Increase noise | From additional visitors to site | Yes | Yes | Possibly, pickers tend to be on foot or bicycle but sometimes cars |
| Increased unpleasant odour | From decomposing fruit or compost | No, generally managed | Yes | Yes |
| Damage to footpaths and curbs | Additional lifted paving, broken concrete, tripping hazards, stained pavements | No | No | Yes, especially if root barrier not used |

| | | | | |
|---|---|---|--|--|
| Watering requirements | Increased watering in dry years required to be undertaken and or funded especially while being established | No, group pay for water and undertake task | Yes, but to a lesser degree than in streets | Yes, extra water truck visits required especially during establishment |
| Public liability risks | Falling fruit, slipping on fruit, damage to cars, throwing of fruit, falling off ladders | No, less impact as crop managed and safety considered | No, fruit are not in public walkway | Yes, will need more street sweeping to be undertaken |
| Resident parking loss | Increased visitation to site uses resident street parking places | No, site should be selected to minimise local resident impact | Yes, possibly | Possibly, generally pickers on foot or on bicycle but sometimes cars |
| Increased animal numbers | Increase in number of possums, bats, rats, mice, bees, birds and snakes visiting the site | No, crop and vermin usually managed | Yes | Yes |
| Control of invertebrate pests or diseases | Decreased ability to control fungal and viral disease or invertebrate pests because chemical control in public areas poses a high risk to public safety | No, permaculture principle can be applied to reduce risk | Yes, if spray is not used | Yes, if spray is not used |
| Loss of open space for other uses | Sites may suit other community purposes such as a playground site | Yes | Yes | No |
| Loss of property value | Possible reduction in adjoining property value | Yes | No | Yes, if inappropriate tree |
| Administration | Need for administration of volunteers and lease arrangements | Yes, generally | Yes, if delivered by volunteer program, particularly at project initiation | Yes, if delivered by volunteer program, particularly at project initiation |

| | | | | |
|---|--|--|--|---|
| Site selection | Community perception may differ about what and where it is appropriate to have different forms of programs in public open space | Yes | Yes | Yes |
| Insurance | Need for separate public liability insurance | Yes | No, if Council maintain Yes, if volunteer program used | No, if Council maintain Yes, if volunteer program used |
| Volunteer support and training | Need for organisation to meet Council OH&S obligations in relation to community volunteering on Council owned property. | Yes, managed through council volunteer program and group structure | No, if council managed trees Yes, if community involved | No, if council managed trees Yes, if community involved |
| Tree species suitability for public environment use | Not all fruit trees suitable for all applications | Yes | Yes | Yes |
| Decommissioning | Shut down and remediation of unsuccessful sites | Yes | Yes, but to a lesser degree | Yes, replacement of tree obvious if other non street trees are well established |
| Equity of provision across city | Limited sites available | Yes | Yes | No |
| Maintenance and watering | Increased maintenance requirements for council operational staff for fruit trees (pruning, clearing of rotting fruit and fertilising) Increased watering requirements for fruit trees especially during fruiting season | No, managed by community group Yes, however managed by group and considered in site selection | Yes Yes | Yes Yes |

- 53 Productive tree species that may be considered suitable to use in Council reserves will need to consider broader Council vegetation policies, the urban form (ie whether the area is high, medium or low density and the ability of residents to plant productive trees within their own properties) and have the following attributes:
- 53.1 Thrive in a warm temperate climate are drought tolerant and long lived;
 - 53.2 Do not have spines or thorns and the fruit or seed is non toxic to humans or animals;
 - 53.3 Tree is not susceptible to any pests or diseases commonly found in Adelaide;
 - 53.4 Are readily available and transplantable at advance size;
 - 53.5 Are not prone to major branch or limb shear;
 - 53.6 Does not have a suckering habit;
 - 53.7 Has an effective shade canopy when mature; and
 - 53.8 Does not have fleshy/stone fruits, which increase the risk of pests and or diseases.
- 54 Utilising this list of criteria, productive species that are generally considered to be suitable in reserves (site details would determine ultimate suitability) are: Walnuts, Almond, Apple, Pear (need to remove suckers), Fig, Apricot, Lemon*, Lime* and Naval Orange* (*require extra watering and generally spraying).
- 55 Administration consider that although there are some benefits of planting productive trees on public land, the issues and risks of using productive trees as street trees in the City of Burnside outweigh any perceived benefits.
- 56 Using productive trees as street trees would magnify the issues that Council already has with managing fallen fruits, flowers and seed pods (acting as a tripping hazards on footpaths), fruit staining footpaths or cars below, damage or theft of the tree, increased watering and additional pruning maintenance to promote fruit bearing wood.
- 57 The current Verge Development Policy permits residents who have submitted a proposal and received Council approval, to plant and maintain native grasses or lawns, ground cover or shrubs to a maximum height of 900m in their verge, and thus prohibits residents growing fruit trees on their verges. The existing street trees fate would also need to be considered in any development undertaken by a resident.
- 58 If Council did however, want to consider using productive tree species as formal street trees in the City in the future, Administration would need to invest considerable time developing a new initiative model and calculating the cost to Council, and subsequently present the model to Council for further consideration and public consultation, before presenting a request for a new project to be considered for funding using the annual plan budget process.
- 59 There are slightly less issues associated with using productive trees in Council parks and even fewer issues and risks associated with utilising the formalised and now working community gardens model.
- 60 The community gardens option is considered to be the most effective and efficient use of council resources to provide productive trees on public land for community benefit.

- 61 If Council still wishes to pursue formalised plantings of productive trees in public reserves, it is recommended that a formal authorisation process is utilised as per the process developed for community garden proposals and documented in a proposed 'Productive Trees Policy'.
- 62 For instance, the process should require an individual or community group to develop and submit a proposal to Council Administration for the proposed project to be assessed against the relevant Strategies and Policies, as well as for suitability, appropriateness, risk exposure and resource implications on a case by case basis.
- 63 The proposed project would initially need to meet the intent of the Tree Management Strategy and Open Space Strategy, both accessible to the community via the City of Burnside website, for the project to be reviewed in detail.
- 64 The project proposal would need to address the following points:
- 64.1 Document the basis for the style of 'garden' i.e. individual tree or orchard style;
 - 64.2 Requests type of tree(s) desired;
 - 64.3 A suggestion for a site and a site plan for development;
 - 64.4 How the trees are proposed to be maintained;
 - 64.5 List the numbers of people to be involved and whether they are residents of the City and if they intend to volunteer time to the project;
 - 64.6 If the people wanting to be involved in the project intend to volunteer services, what skills do they possess and are they willing to formally register as a Council volunteer;
 - 64.7 Willingness to commit to volunteer training and requirements of acting as a City of Burnside volunteer; and
 - 64.8 Willingness to commit to the relevant form of site management agreement if requested. not incongruent with Council policy and the urban form.
- 65 The manner in which Council can meet any additional cost for the proposal would need to be considered on a case by case basis as project proposals are presented. Supported projects that required additional Council resourcing would need to be presented to Council for consideration at the next annual plan budget process.
- 66 If successful projects prompt greater community interest in the concept, then a formal new service project initiative budget bid will need to be prepared for consideration in order to continue to meet community demand and not impact existing service delivery.

Conclusion

- 67 Using productive trees as street or reserve trees in preference to endorsed species as listed in the Tree Management Strategy, will ultimately impact the delivery of existing horticultural services, incur additional costs for Council without significant benefits and potentially increase the exposure to risk issues previously highlighted. Planting and maintaining non native productive trees is also not supportive of Council's environmental objectives for parks and reserves. For these reasons it is recommended that the most efficient and effective mechanism for having fruit gardens in public reserves is to use the community garden model and not in reserves or verges where some resourcing and set up costs can be met by the community organisation and risk is managed via a leasing agreement and the volunteer status of the participants.

Tree Management

| | |
|--------------------------|---|
| Classification: | Council Policy |
| Policy Name: | Tree Management |
| First Issued / Approved: | 19 June 2007 |
| Last Reviewed: | N/A |
| Next Review: | November 2010 |
| DWS tracking number: | 988232 |
| Responsible Officer: | General Manager Planning and Infrastructure |
| Relevant Legislation: | Local Government Act 1999 Development Act 1993 Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Animal and Plant Control Act 1986 Environmental Protection Act 1993 Electricity Act 1996 Heritage Act 1997 Road Traffic Act 1961 Native Vegetation Act 1991 |
| Related Policies: | Community Consultation Open Space Environment |

Introduction

A Tree Management Policy is required to ensure trees are managed to a standard and that gives adequate consideration to public safety and maintenance as well as protection and enhancement of the environment. It aims to maintain and develop the tree resources of the City by actively enhancing and fostering the management of these resources in partnership with the community.

It provides the framework for staff, residents and professionals to manage trees throughout the City for the long term. The Strategy applies to street trees, parks and reserve plantings and privately owned trees that affect Council infrastructure.

Strategic Plan Desired Outcomes

- A well maintained and aesthetic streetscape consistent across the City

Our Approach

- Maintain and upgrade trees in streets, parks and reserves
- Protect Significant Trees

- Maintain and upgrade streetscape appearance in accordance with community expectations

Legislative Requirements and Corporate Policy Context

The City of Burnside undertakes all necessary tree management actions with regard to a number of Acts of Parliament. It is the responsibility of all staff to act in accordance with the relevant Acts, and if any conflict arises between Council's Tree Management Policy and those Acts, then the Acts will take precedence.

All relevant internal Council policies and procedures will complement and be consistent with the Tree Management Policy. In particular, the Policy has reference to:

- Open Space Policy
- Community Land Management Plans
- Biodiversity Action Plan
- Development Plan
- Local Agenda 21

Policy

The City of Burnside is well endowed with street and park trees in comparison with most other Adelaide municipalities. Streetscape quality is highly valued by residents and contributes directly to the amenity of the City through:

- Aesthetic improvement
- Climatic modification
- Wildlife habitats
- Economic benefits
- Healthy environment
- Social well-being.

This Tree Management Policy aims to maintain and develop the tree resources of the City of Burnside by actively enhancing and fostering the management of these resources in partnership with the people of the City through the Tree Management Policy.

It provides a framework for staff, residents and professionals to manage trees throughout the City for the long term. The policy applies to street trees, parks and reserve plantings and privately owned trees that affect council infrastructure. It provides generic management plans for trees within Council-owned reserves, care and maintenance standards for 'significant trees', and guidelines and future directions for replacing street trees.

Closely linked to the City of Burnside's "2020 Strategic Vision" and to the recently completed Community Land Management Plans the policy provides a straightforward guide to all issues related to tree management within the City.

In September 2006, Council endorsed a Tree Management Strategy which combines all current practices, informal and formal policies into one document that includes a number of recommendations about the way the city of Burnside manages its trees.

To a great extent the management of the City's trees may be seen as a highly successful aspect of Council's function. However, demands and community expectations are continually rising, and managing this asset is becoming more difficult and complex. The City's street tree population is ageing and nearing the point where replacement will be necessary. In some cases this will completely change the amenity and character of parts of the City. Prolonging the life and safety of our ageing trees is a high priority for many residents of the City. Recognising this, the Strategy includes a broadened approach to street tree care that is more palliative; it aims to retain as many aged trees as possible, while its replacement strategy maintains the character and amenity of the area.

The Complete Care Pruning Program, for example, creates proactive care of street trees that addresses tree care on an individual tree basis. The basic objective of this Strategy is to re-define tree management practices and create policies that will maintain and improve the quality of the tree stock within our City for the future. Council policies and practices need to meet community expectations, in line with available resources. Council recognises its responsibility to maintain an asset that is dynamic and subject to increasing environmental changes in both built and natural environments. Management systems and practices must be flexible enough to adapt to these changes without being vague and inconsistent. This Strategy also includes a communication and information program that provides quality advice to the community. There is a comprehensive list of suggested replacement tree species for each street within the City, as well as suggestions about the significance of particular tree species in the history of the local area.



Community Gardens

Policy Directions for the City of Burnside

Contents

Definitions

| | |
|---------------------------------------|---|
| Community garden | 1 |
| City farm | 1 |
| Allotment garden | 1 |
| Sustainability education centre | 2 |

Summary

| | |
|-----------------|---|
| Structure | 3 |
| Burnside | 4 |

1. Community gardening

| | |
|--|---|
| 1.1 What it is What it is not | 6 |
| 1.2 An expanded definition | 6 |
| 1.2.1 Characteristics | 7 |
| 1.3 Which community? | 7 |
| 1.4 What community gardens are not | 7 |

2. The big picture

| | |
|--|----|
| 2.1 How community gardening relates to global trends | 10 |
| 2.1.1 The return of urban agriculture & local food | 10 |
| 2.1.1.1 The local food movement | 10 |
| 2.2 Motivators of community gardening | 11 |
| 2.2.1 Global warming | 11 |
| 2.2.2 Peak Oil | 11 |
| 2.2.3 Developing a model of sustainability | 11 |

3. Community gardening – brief history

| | |
|--|----|
| 3.1 A trend reversed | 14 |
| 3.2 Community gardening comes to Australia | 14 |
| 3.3 Adelaide's first | 15 |
| 3.4 Gardens in other sites | 16 |
| 3.5 Birth of a network | 17 |
| 3.6 Time of growth | 17 |

4. Community gardens – roles and benefits

| | |
|---|----|
| 4.1 The benefits of community gardens | 20 |
| 4.1.1 Access to nutritious food | 21 |
| 4.1.2 Environmental benefit | 21 |
| 4.1.2.1 Environmental planting in Randwick | 22 |
| 4.1.2.2 Multifunctional planting in Brisbane | 22 |
| 4.1.3 Health benefits | 22 |
| 4.1.4 Educational benefit | 22 |
| 4.1.4.1 Educational values – a recurring response | 23 |
| 4.2 Benefit to the arts | 24 |
| 4.3 Social Benefit | 24 |
| 4.3.1 The need for 'third places' | 25 |
| 4.4 Reducing crime | 25 |
| 4.5 Encouraging good council/community relations | 26 |
| 4.6 Breaking down cultural barriers | 26 |

5. The structure of community gardens

| | |
|---|----|
| 5.1 The number of gardens | 29 |
| 5.2 Establishing the gardens | 29 |
| 5.3 Access to land: where gardens are located | 30 |
| 5.3.1 Local government | 30 |
| 5.3.2 State Government | 30 |
| 5.3.3 Schools | 30 |
| 5.3.4 Churches | 30 |
| 5.3.5 Community centres | 30 |
| 5.4 Approaches to starting gardens | 31 |
| 5.5 Types of gardens | 31 |
| 5.6 Legal structure | 33 |
| 5.7 Cultivation methods | 34 |
| 5.8 Council involvement in the community garden | 34 |

6. Effective community gardening

| | |
|--|----|
| 6.1 Ideas on effectiveness | 36 |
| 6.1.1 Effective community gardens | 38 |
| 6.2 The training and support managers view | 38 |
| 6.3 Decision making in community gardens | 39 |
| 6.3.1 Restrictive models | 39 |
| 6.4 Garden democracy | 39 |
| 6.5 Funding the gardens | 40 |

7. Community gardens – constraints and opportunities

| | |
|---|----|
| 7.1 Constraints | 44 |
| 7.1.1 Land shortage | 44 |
| 7.1.2 Objections | 44 |
| 7.1.3 Soil quality | 45 |
| 7.1.4 Constraints of capacity | 45 |
| 7.1.5 Labour | 46 |
| 7.1.6 The use of organic methods | 46 |
| 7.1.7 Management | 46 |
| 7.1.8 Vandalism | 46 |
| 7.1.8.1 Fences and open space alienation | 46 |
| 7.1.9 Other constraints | 47 |
| 7.1.10 Water supply, irrigation and conservation | 47 |
| 7.1.10.1 Design the water system when the garden starts | 47 |
| 7.2 Opportunities | 48 |
| 7.2.1 Learning | 48 |
| 7.2.3 Centres for learning | 48 |

8. The management of community gardens

| | |
|---|----|
| 8.1 Housing Estate Gardens | 50 |
| 8.2 Council managed gardens | 50 |
| 8.3 Loose structure | 50 |
| 8.3.1 Management by information committee | 50 |

| | |
|---------------------------------|----|
| 8.4 The members agreement | 51 |
| 8.5 Informal is better | 52 |

9. A role for local government

| | |
|--|----|
| 9.1 In summary | 54 |
| 9.2 What the councils say | 54 |
| 9.2.1 Providing assistance | 54 |
| 9.3 Preparing to meet with council | 55 |

10. Community garden policy

| | |
|--|----|
| 10.1 Defining community gardens | 58 |
| 10.2 Policy | 58 |
| 10.2.1 Auckland City Council | 58 |
| 10.2.2 Randwick City Council | 59 |
| 10.3 The values of community gardens | 59 |
| 10.4 Other considerations | 60 |
| 10.5 Conditions | 60 |
| 10.5.1 Public access | 60 |
| 10.5.2 User agreements | 61 |
| 10.5.3 Common themes | 61 |
| 10.6 The South Sydney Council food security policy | 61 |
| 10.7 Possible community garden sites | 62 |

11. A process for Burnside

| | |
|---|----|
| 11.1 The Local Government Act | 64 |
| 11.2 Recommendations | 64 |
| 11.2.1 Recommendation – the lease | 64 |

| | |
|--|----|
| 11.2.2 Recommendation – develop a policy or adopt a process | 64 |
| 11.2.3 Recommendation – Council form a team | 64 |
| 11.2.4 Recommendation - land assessment and inclusion in plans ... | 65 |
| 11.2.5 Recommendation – adopt and orderly application process | 65 |

ATTACHMENT 1: Community garden start-up documents

| | |
|--|----|
| A1.1 Suggested submission topics | 68 |
| A1.2 Community garden checklist | 69 |

REFERENCES

| | |
|----------------|----|
| Listings | 74 |
|----------------|----|

Definitions

A number of terms are used to describe community gardening and associated activities.

Community garden

An area of shared land in which members of a community participate in the cultivation of food and other plants.

Community garden is an inclusive term for different types of enterprise that involve:

- horticulture, mainly of food species, usually vegetables and culinary herbs but, sometimes, fruit and nut trees
- community involvement
- sometimes, local government support and participation.

The focus of activity within a community garden varies with the enterprise; the more ambitious projects combine a number of focuses such as gardening and education.

Models for the design and management of community gardens include allotments and shared gardens.

City farm

This is a term often used interchangeably with 'community garden', especially for larger community gardens. It is also used to describe enterprises which keep farm animals as well as provide space for the growing of food.

Melbourne's Collingwood Children's Farm is an example. The large site in inner-urban Abbotsford includes:

- a long-established allotment garden
- an orchard
- educational facilities
- a shared garden
- farm animals such as mixed poultry and small numbers of horses, pigs and cattle.

The term 'city farm' is not commonly used to describe those community gardens that keep only a small number of chickens, as is the case in a number of Sydney and Melbourne community gardens.

Allotment garden

A term imported from the UK, this is a community garden in which gardeners have exclusive access to their own small area of garden.

In its Australian usage the term does not necessarily imply adoption of the full UK model in which local government establishes and has overall management of an allotment garden.

Allotment plots vary considerably in size in community gardens around Australia:

- some, such as those at Collingwood Children's Farm, Essendon, Highet Street and Flemington community gardens in Melbourne and Riverwood Community Garden in south-western Sydney are of sufficient size to supply a family with most of their commonly eaten vegetables

- others, such as those in Cook Community Garden in Sydney, have space sufficient for only a small amount of produce; they provide more a supplementary role to household food purchases.

Sustainability education centre

These are either:

- centres especially designed for community education and that usually include a community garden
- city farms and community gardens that have adopted a role of educating the public on sustainability issues; the educational role may have developed after operating for some time, primarily for food production, or may have been adopted when the garden started .

Summary

This policy directions document proposes that Burnside Council establish a structure to support community gardening as a food security, sustainability education and community development activity in the local government area (LGA).

The document starts from the observation that community gardening has become an established urban landuse and is increasingly practiced in Australian towns and cities. It makes a number of specific recommendations that would enable Council to take a proactive role and to systematise the application process for assistance to community gardening.

Local government is the key agency with direct influence on the future development of community gardening in Australia where access by the general public is concerned. Through enabling community gardening on public open space and, perhaps, on other classifications of land, community gardening offers councils the opportunity to link the practice with local amenity and local issues as well as enabling citizens to take personal action on global challenges.

Structure

The document is structured around the Action Learning model of:

Look > Think > Act.

The 'look' and 'think' components comprise research carried out for the document and the interpretation of that information. The 'act' component is represented by the recommendations for Council and any consequent Council action.

Sources consulted for the document include:

- community gardeners
- sustainability educators, most working in local government and others in community-based organisations
- people with a training or administrative role in community gardens
- local government officers.

Additional to these sources is:

- information derived from informal conversations with people having some involvement in the practice of community gardening
- information presented at conferences, seminars and meetings
- observation of community gardening over time and in different states.

A number of community gardens are repeatedly used as examples throughout this document. The reason for doing this is that they are gardens with a long history and that underwent a range of challenges and innovations.



City of Burnside

The document recognises that land for the development of community gardens is limited in the City of Burnside, just as it is throughout the eastern metropolitan Adelaide suburbs.

For this reason it proposes that community gardens assisted by Council:

- be multifunctional - having user groups other than those directly involved in food production, such as the local artists at the Duck Flat Community Garden
- include a component of community education where possible - either through gardeners offering educational services to the wider community or by Council negotiating access to community gardens for its own program of sustainability education e.g. composting workshops.
- be designed and managed for high productivity in small areas
- be incorporated into community land management plans for public open space
- be assessed for their value to strategic and other city plans.



1. Community gardening

1.1 What it is | What it is not

The definition of community gardening adopted by the Australian City Farms & Community Gardens Network (ACFCGN) states that:

Community gardens are places where people come together to grow fresh food, to learn, relax and make new friends.

The inclusion of food in the definition reflects the central role of food production in most community gardens.

Some gardens assisted by the Royal Botanic Gardens Community Greening program are used to grow exotic or native plants. It is because they have public participation that they are considered to be community gardens.

Food crops are the dominant plant type in community gardens in Australia and in other countries. That food production is the main horticultural activity in the gardens was clear at the five-day, 2007, Cities Feeding People conference in Melbourne. There, speakers and attendees affirmed that the focus of community gardening remains primarily one of urban food production and creating a sense of place, commonality and community.

A number of speakers made the link between community gardening and urban food security and suggested that the practice would increase in importance as the impacts of global warming became more apparent and the peaking of the global oil supply potentially pushes up food prices.

For the purposes of this document, the growing of food – annual and perennial vegetables, culinary and medicinal herbs and sometimes fruit and nut trees and shrubs will be an assumed activity in community gardens.

1.2 An expanded definition

Horticulture, cooperation and community initiative are the key definers of community gardening but the focus of activity within a community garden varies with the enterprise. The more ambitious projects combine a number of activities such as gardening and community education.

Over the past twenty years, a number of city farms and community gardens in Sydney, Melbourne and Brisbane have adopted community education as a primary role. They offer workshops, sometimes courses, on the various aspects of environmentally and socially sustainable living and demonstrate technologies and ideas related to this theme.

Because of this they may best be described as sustainability education centres.

Brisbane's Northey Street City Farm and the now-closed UNSW Permaculture Community Garden, in its earlier phase, fulfilled this role.

Other centres, such as Melbourne's CERES and the Macarthur Centre for Sustainable Living at Mt Annan in NSW were established primarily as sustainability education centres. The inclusion of community gardens as core facilities at these centres makes their experience relevant to this report. They, too, are included in references to community gardening.

1.2.1 Characteristics

The ACFCGN definition recognises the characteristics commonly referred to the practice of community gardening:

- access to fresh, nutritious food
- learning — not only about horticulture but about the skills of socialisation such as cooperation, working and making decisions with others — what are referred to in this report as ‘people skills’
- constructive and healthy recreation
- some degree of gardener self-management of both the site and the gardeners as a group; arrangements differ between gardens associated with particular Sydney councils.

In this document, the characteristics are those ascertained in formal and informal discussion with community gardeners and with others who have some connection to the practice of community gardening.

1.3 Which community?

‘Community’ is an overused word of varying meanings. The precise meaning varies with the user and their purpose.

For the purpose of this document, the term carries an implied meaning:

“community”, used in association with ‘garden’ or ‘gardening’, refers to a group of people active in the practice of community gardening or not-for-profit city farming.

A community gardening ‘community’:

- may be geographically dispersed through an area within convenient travelling distance of a community garden
- may be people sharing some common characteristic; for example
 - Sydney’s Street Jungle was a group of gardeners living with HIV
 - Melbourne’s Fitzroy Community Garden is made up mainly of Hmong people living in the adjoining tower blocks
 - housing estate gardeners are people sharing common residency on a state government housing estate
- will reside in a single or in neighbouring local government areas; this facilitates convenient access to the community garden;

A number of councils involved in community gardening restrict the use of their allotments to residents of the local government area, a practice that has come with the top down approach of councils starting community gardens.

1.4 What community gardens are not

If a definition of community gardening is accepted to include:

- substantial community involvement in a garden’s day-to-day activities and in decision making regarding garden management
- the production of food for gardener consumption

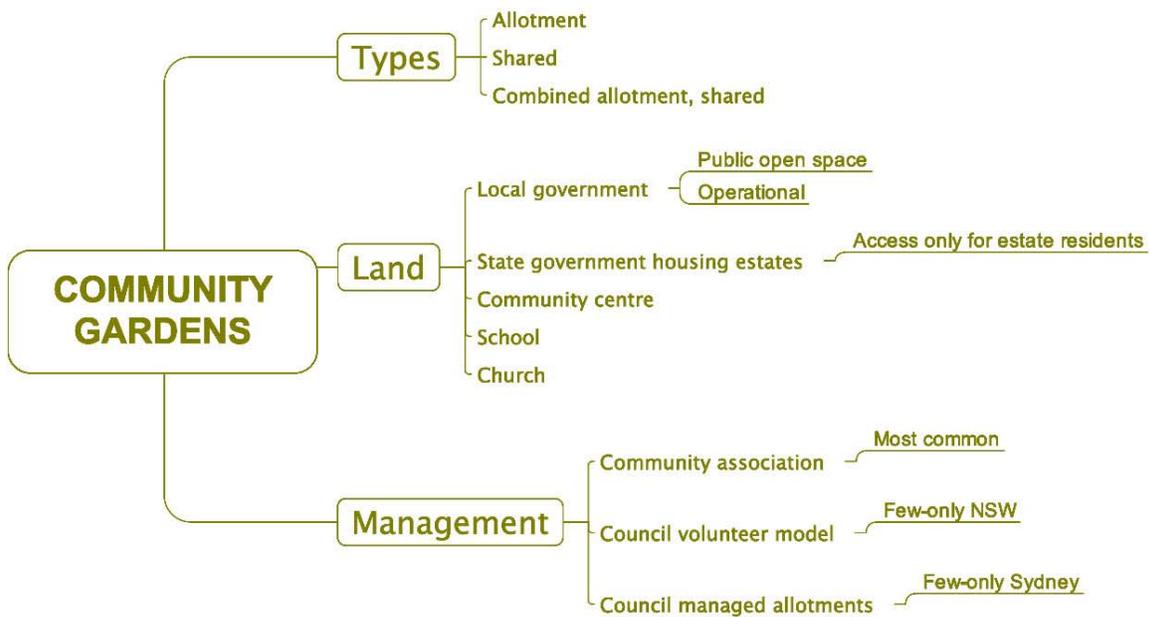
...then some types must be excluded for the purpose of this document.

These are educational/agricultural enterprises found in some Australian cities. Like Fairfield City Farm, which is a semi-independent enterprise of Fairfield Council in Sydney's south-western suburbs, their primary purpose is to educate school children about agriculture and farming.

These enterprises fill a valuable educational role. They are also the only places in which many children have contact with farm animals, something which lends them a role more to do with life education than academic study. It must be noted that this contact with animals also occurs in those community gardens in which chickens are kept.

Like community gardens and city farms, these educational/agricultural enterprises represent an alternative open space landuse to that commonly found in parks and gardens, remnant bushland reserves and sporting fields. As such — and like community gardens and city farms — they add to the diversity of urban recreational options.

Community gardening is a practice that comes under the heading of urban agriculture, which includes the urban and city fringe market gardening so important to feeding the city. The difference is that urban farming is a commercial activity while community gardens are not-for-profit, community-based enterprises producing food primarily for the consumption of the gardener.



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*

2. The big picture

The big picture contexts around the practice of community gardening and urban agriculture include issues of global warming, peak oil and associated trends such as the growing preference for local/regional food. They are increasingly the reason that people join community gardens.

With some councils addressing these issues through education and other activities, the potential of community gardens to be of use to local government officers with an educational role is worth noting.

2.1 How community gardening relates to global trends

Addressing global issues is a motivating factor for a growing number of community gardeners.

2.1.1 The return of urban agriculture & local food

Community food gardening is a part of the wider practice of urban agriculture.

A city feeding themselves was not such a novel idea just a hundred years ago. Most cities lived off of their urban fringe market gardens and from small, intensively managed farms within the suburbs. These were supplemented by productive home gardens. The market gardens in the Campbelltown and Prospect local government areas are remnants of this once extensive and important industry.

Community gardening cannot produce the quantities of commercial market gardening, but just as the commercial sector brings a measure of food security to the city, so do the allotments of community gardeners bring a small measure of food security to them.

2.1.1.1 The local food movement

The growing popularity of locally-sourced food is focusing attention on the future of Adelaide's urban fringe market gardens and farms, just as it is doing in other Australian and overseas cities. Local food advocates cite community gardening as another source of local, fresh food.

Popular television food programs, food books and a growing lobby in favour of relocalising the food supply have created a market for food produced locally, which is loosely defined as food produced within a few hundred kilometres of a city.

Evidence for the growing demand for local/regional food comes from:

- the country-wide popularity of farmers' markets such as that at the Adelaide Showgrounds Farmers Market and the Adelaide Central Markets
- the popularity of Melbourne's 100-Mile Café, which serves only food sourced from farms close to the city (<http://www.100milecafe.com.au/>)
- growth of the Melbourne Community Farmers' Markets organisation.

Stallholders at markets operated by Melbourne Community Farmers' Markets (<http://www.mfm.com.au/>) post signs on stallholders displays carrying an estimate of the distance the food on sale has travelled. The UK supermarket chains Tesco and Sainsbury's are to do the same as is the Manly Food Cooperative shop in Sydney.

As Melbourne Community Farmers' Markets states in its newsletter: "It's Victorian asparagus season now, so how can we justify the very vegetable, [marked] Product of Peru, in a supermarket this morning, just 20 kms from asparagus country?"

The concept of food miles is popularised by local food advocates. It is an estimate of the distance food has been transported from producer to eater, the quantity of fossil fuel consumed in its transport and the emission of greenhouse gases attributable to that transport. Some add a similar estimate for the packaging the food comes in.

Community gardens are examples of the do-it-yourself approach to local food. That fact is attested to by support for community gardening and farmers markets by the influential, international Slow Food movement in Melbourne and Sydney.

For local government seeking to establish credentials in the tackling of global warming and the health benefits of fresh food, the encouragement of farmers' markets and community gardens are clear and obvious signs that they can claim credit for.

2.2 Motivators of community gardening

Beyond the revived interest in urban agriculture and a relocalised food supply, there are number of topical, big picture contexts that are interlinked and that motivate people to join or start community gardens. As they receive increasing publicity and enter the political agenda, they are cited by more and more community gardeners as influencing their decision to participate in the gardens. They are also issues cited by local government staff in support of community gardening.

These big picture motivators are:

- global warming
- the peaking of the global oil supply
- sustainability issues such as waste reduction, water conservation and agricultural biodiversity.

2.2.1 Global warming

Community gardening as a means of taking personal action on global warming is sometimes cited as a factor in support of the practice. Generally, respondents for whom global warming is a motivator cite food miles as a factor. The notion is particularly strong overseas and those mentioning it often point to the greenhouse gas emissions from the airfreight of fresh vegetables and fruit.

In this context community gardens qualify as centres of local food production and as a means of reducing an individual's contribution to global warming, even though the quantity of food produced is small.

2.2.2 Peak oil

Just as global warming is used to justify urban agriculture, the recent realisation that global oil production may peak within 10 to 15 years – some, both within the oil industry and outside it, say it has already peaked - is being cited as yet another reason to support community gardening.

As for global warming, it is the as-yet unknown potential for food cost increases and the reduction in the use of fuel oil — modest that it is – that are the motivating factors. Once again, if this issue assumes greater political prominence and becomes something that citizens expect their local government to take action on, facilitating the development of community gardens could become a sign of council action.

2.2.3 Developing a model of sustainability

Concerns about the breakdown of community, environmental and sustainability issues and the need to regreen the cities can motivate community gardens to become models of sustainability.

Community gardens, in this role, may demonstrate waste reduction and conversion, water harvesting and storage, sustainable building materials, renewable energy technologies, materials reuse and, in terms of social

development, they become meeting places for socialising and building social capital.



Well-built and managed compost bins that are rodent proof and look presentable to visitors are essential if community gardens are to avoid common objections about odour and rats.

3. Community gardening – a brief history

Understanding how the practice of community gardening has evolved in Australia and in other countries provides evidence that:

- the practice is an established and valid landuse in urban areas, particularly on land zoned as public open space
- local government involvement in support of community gardening is an appropriate use of public funds.

By the early 1800's in the UK and by the 1830's in Western Europe, urban allotments were being set aside as places where people could supplement their food supply.

The economic hardship of the 1930's recession, followed by World War Two, brought a renewed interest in community gardening as a means of securing a food supply. During World War Two the practice was encouraged by governments and allotment gardening was linked to the war effort. 'Victory gardens' flourished in the cities or combatant countries.

With the increasing affluence and the opening of markets to utilise the industrial capacity developed during the Second World War, the cheap mass production of food became possible. This contributed to a consequent decline in allotment or community gardening. In the UK, allotments were abandoned and their land sometimes lost to development.

3.1 A trend reversed

Although it declined, allotment gardening in the UK, Europe and the USA never disappeared. In the late 1970's the surviving gardens became core and catalyst to a new wave of interest in community or allotment gardening that continues to this day. The last decade or so has seen abandoned allotments in the UK reclaimed by new gardeners.

Writing in the 1983 publication '*Growing in the City - Employment, Education and Recreation in Australian City Farms and Community Gardens*', the author reported that the demand for garden plots was increasing.

Discussing the UK experience, a million allotments were believed to be in existence and the waiting list for allotments in Greater London alone was estimated by the Civic Trust to be around 10,000. In the UK as a whole, the waiting list was reported to be around 100,000. Germany has more than 500,000 allotments, with around 35,000 each in Switzerland and Sweden.

Canada's City of Victoria government recognises in its policy on community gardens that:

There is a national trend towards urban agriculture that has increased the demand for community gardens.

Demographic changes including an aging population combined with the popularity of gardening as a favorite outdoor activity have also increased interest in establishing community gardens.

There are many other reasons for this interest including healthy lifestyles, social interaction, cultural expression, protection of open space and nutritious and economic food production... community gardens are invaluable to the social and ecological wellbeing of cities.

3.2 Community gardening comes to Australia

Community gardening came to Australia on October 7, 1977, with the opening of Melbourne's Nunawading Community Garden on local government land.

Commenting on the occasion of the garden's twentieth anniversary in the Whitehorse Gazette (October 18, 1995), reporter Ingrid Hering spoke of the "estimated 300 people who witnessed its opening".

The community garden was the brainchild of former Nunawading councillor, Dr Gavan Oakley, who drew his inspiration from the popular garden allotment scheme that had flourished in the United Kingdom for 100 years.

Nunawading ratepayers and residents readily accepted the invitation to apply for the 65, four metre by nine metre garden allotments which were allocated by the ceremonial drawing of metal tags printed with plot numbers. The plots were offered on a one-year renewable lease at a cost of \$22 plus a \$3 membership fee.

Nunawading Community Garden, Australia's first, continues to be cultivated by local residents

3.3 Adelaide's first

Adelaide's first established and best known community garden is 'The Fern Avenue Community Garden'. The property at 18-20 Fern Avenue, Fullarton, has had a long history involving the community, buildings and a jam factory. The land is owned by the City of Unley after purchasing it in 1965.

The garden is managed by a community group called 'Alternative 3 Inc.' which has evolved from an unemployment peoples' support group in 1992.

There are approximately 30 garden plots available for rent by the community. There is a waiting list to lease a plot with priority given to City of Unley residents and to individuals or groups with a disability.

Funding has been many via grants from government departments and Council Community Grants system. Council also has an annual budget for maintenance of the property and often agrees for particular assistance such as providing mulch or pruning of trees.

When leasing a plot at Fern Avenue, the following principles must be followed:

- Use organic principles;
- Grow produce for your own use rather than for profit;
- Pay a small service fee to help in the upkeep of the property (currently \$12/ season);
- Donate 10% of your produce to the Community Harvest Scheme
- Allow produce from the fruit trees to be used by Alternative 3;
- Conserve water, with excess water costs being shared amongst all users;
- Attend working bees;
- Keep plots, common areas and paths tidy; and
- Become a member of Alternative 3 Inc.

Features of Fern Avenue Community Garden include: a straw bale building, composting toilet system, paved access for wheelchairs, raised garden beds for the disabled, community education programs, water tanks, and fruit trees.

3.4 Gardens in other cities

Park Hospital in Rozelle, Sydney by people associated with a community centre. Like many community gardens and community-based organisations, Glovers Community Garden has seen fluctuating participation over the decades. The garden has served as a site for field visits for adult education and TAFE courses, bringing it a broader social role.

Just as the establishment of the Nunawading garden stimulated the further development of community gardening in Melbourne, so the practice gained a hold in Sydney. Angel Street Permaculture Garden was established in 1991 on Education Department land in a disused corner of a high school after the garden team failed to secure access from South Sydney Council to a small portion of Sydney Park, then just recently opened, for a city farm.

At the same time, Waterloo Community Garden was opened in the grounds of the Uniting Church in Raglan Street. The Randwick Community Organic Garden (on Randwick City Council public open space at Randwick Community Centre) and UNSW Permaculture Community Garden on off-campus university land followed within a few years.

Brisbane' first city farm/sustainability educational enterprise was set up in April 1994 on Brisbane City Council public open space in Windsor. As a training venue, Northey Street City Farm offers workshops for the community as well as the TAFE Level 1 Horticulture Course and Accredited Permaculture Training - Certificate 3, in addition to being venue to a high school curriculum subject (<http://www.northeaststreetcityfarm.org.au>).



Glovers Community Garden – Sydney's first. Over the last two years a new team of gardeners has brought a renaissance to the site. More recently, the garden has attracted wider recognition through publicity in a Sydney Morning Herald feature on community gardening and in the pages of the popular, nationally distributed magazine, ABC Organic Gardener.

People associated with city farm went on to establish Growing Communities, which assists in the establishment of community and school gardens (www.growingcommunities.org.au).

The year was also that in which City Farm Perth was started on an old scrap metal yard and battery recycling facility. Like Northey Street City farm, the Perth farm runs a weekly organic farmers' market and provides school's educational services on topics such as degraded land rehabilitation, recycling, permaculture gardening, environmental and social issues for primary through to years 11's and 12.

Around this time, community gardens were increasing in number in Tasmania. Gardens in Bendigo, Wollongong, Lismore, Wauchope, the Newcastle region and Cairns have extended the practice into regional Australia.

According to Auckland City Council, at least 15 community gardens are known to exist in New Zealand.

3.5 Birth of a network

The idea of setting up a national network of people and organisations involved or interested in community gardens, city farms and community-based entrepreneurial centres came to Dr Darren Phillips while completing research for his PhD in the mid-1990. He found quite a number of these organisations in existence. He also discovered that they usually existed in isolation of each other and surmised that information sharing and cooperation between them could flow from establishing a national network.

Within six months, the Australian City Farms & Community Gardens Network (ACFCGN; www.communitygarden.org.au) had been established in all states and territories with the exception of the Northern Territory, Tasmania and Western Australia. It was established in the latter over the following few years.

The Network's role today is to facilitate communication between city farmers, community gardeners, school food garden managers, sustainability education centres and land holding institutions, such as local government, that support these community-based enterprises.

The March 2007 annual conference of the ACFCGN in Collingwood Town Hall attracted hundreds of participants, including local government officers, over its four days and was opened by Victoria's Minister for Housing. The attendance alone suggests that community gardening and the community building and educational activities that go on in the gardens are ideas whose time has well and truly come.

The UK, Western Europe and the USA now have well developed and cohesive city farm and community garden movements. In the UK, community gardens and city farms are backed by the National Federation of City Farms and Community Gardens (www.farmgarden.org.uk). The organisation has received funding from the UK Department of the Environment and offers valuable support and advisory services to groups seeking to secure access to land. There is also, in the UK, the National Society of Allotment and Leisure Gardeners (www.nsalg.org.uk).

3.6 Time of growth

Although the number of community gardens in Australia is not known with any accuracy, what is known is that the years from 1991 have been a time of growth for the practice. Growth accelerated later that decade and the number of gardens continues to increase.

The availability of assistance to NSW Department of Housing estate residents to start community gardens in the late 1990's, through assistance from the Royal Botanic Gardens, stimulated growth. The provision of similar services to estate residents in Victoria, through the community association, Cultivating Community,



brought similar growth. Brisbane's Growing Communities has been established to catalyse the development of community and school gardens in that city.

The same period has seen greater intervention by local government in community gardening. Rather than wait for people from the LGA to approach councils for assistance in finding land and starting community gardens, a number of councils have taken the initiative and set up their own gardens.

Generally, local government views community gardening as a valid urban landuse limited only by the availability of public open space or other land, by funding and by the capacity of community organisations to design, construct and manage their gardens.

4. Community gardens – roles & benefits

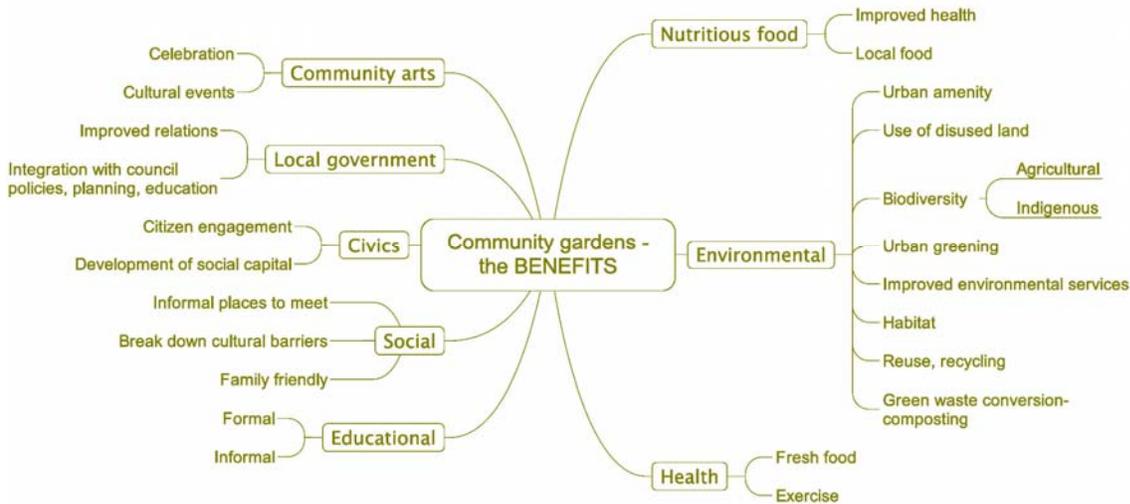
For local government, community gardens offer venues in which policy and recommended practices can be demonstrated, and a means to develop citizen leadership and the social capital of the LGA.

For participants, they offer opportunities:

- to improve personal health through exercise
- for constructive recreation
- to access fresh food to supplement that purchased
- to reduce family expenditure on food.

The information in this section is derived from the responses of local government officers, community gardeners, sustainability educators and from others with a direct interest in community gardening

Additional observations derived from the practice of and familiarities with community gardening are included.



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*

4.1 The benefits of community gardens

There is convergence on the value of community gardening among local government officers, community gardeners and others with a direct interest in the practice.

Characteristics that are generally ascribed to community gardening include:

- access to outdoor space
- involvement in growing, especially for children
- the gaining of new knowledge
- learning, both formal and informal
- access for older people who have had land and now live in apartments
- developing a sense of community through getting to know people and neighbours
- physical exercise.

According to Cultivating Community CEO, Ben Neil, the benefits of the 20 community gardens on housing estates his organisation assists in Melbourne include:

- access to local food and therefore a reduction in the food miles travelled by food bought in shops
- an improved sense of community
- increased opportunities for social connectedness, intergenerational and cultural exchange a reduction in the volume of green waste going to landfill.

Jacqui Hunter, who in 2006 worked for a South Australian community development agency that assisted a number of community gardens, said that their benefits lay in:

- providing a meeting place for learning, friendship and growing food
- acting as a model of best practice with regard to sustainable gardening and sustainable living in general.

Common observations of benefits include the following...

4.1.1 Access to nutritious food

Providing access to fresh, nutritious food ranked highly among community garden stakeholders.

The Sydney Food Fairness Alliance, an association of community and health workers, nutritionists, urban agriculture advocates and sustainability educators in local and state government, hospitals and the church and community sectors also recognises the value of the gardens as a do-it-yourself approach to urban food security.

Food security can be defined as:

Year-round access to fresh, nutritious food sufficient to support an active lifestyle.

Added to that definition by community and health workers dealing with multicultural clientele is the term 'culturally appropriate food' in recognition of the fact that people from particular cultures:

- may not understand the preparation of foods from outside their culture
- may have food taboos – foods that are not eaten; even where they are available they will not be consumed.

4.1.2 Environmental benefit

Community gardens bring environmental benefit to neighbourhoods and to the wider LGA through:

- the establishment of plants and the environmental services they bring (filtering of air; maintenance of the water table; cooling; windbreak; nitrogen fixation; prevention of soil erosion etc)
- urban amenity, such as improvement to the built environment and the associated food and recreational values; improvement to the streetscape
- bringing underused or disused land into productive use
- increasing biodiversity, both of agricultural (vegetables, herbs, fruits) and native species
- the conversion of organic and green wastes through composting and worm farming
- urban greening.

Although designed primarily as food production systems, community gardens are also sites in which native plants of local provenance can be grown, such as Glandore Community Arts Garden. Thoughtful design can incorporate native plants into the functional design of the community garden.

4.1.2.1 Environmental planting in Randwick

The Randwick Community Organic Garden provides an example of how, by incorporating native plants into the design, constructive use can be made of them as a multifunctional element in the garden.

There, Randwick City Council's bushcare co-ordinator assisted with the provision and establishment of locally-provenance indigenous plants. Established as a windbreak, their primary purpose is to protect the more vulnerable edible crops from the cold, strong winter winds and the southerlies that flow through the site.

The native species – trees, shrubs and ground covers – were incorporated into the overall design of the garden so that they:

- create a robust windbreak
- serve habitat and biodiversity values
- provide a future source of seeds
- serve an educational value as a source of interest to gardeners and visitors.

4.1.2.2 Multifunctional planting in Brisbane

Biodiversity and environmental restoration featured at Brisbane's Northey Street City Farm in a project to restore the mangrove ecosystem along the reach of Breakfast Creek that borders the Farm.

A further biodiversity and educational project was the planting of the farm boundary to an Australian bush food forest of trees, shrubs and lower-growing species.

4.1.3 Health benefits

The primary health benefits ascribed to community gardens by participants in the collection of information for this document were:

- nutritional health through access to fresh food
- health benefits coming from outdoor exercise.

The last point provides evidence for the outdoor recreational value of community gardens. Additional to this were comments about community gardens as venues for improving mental health through passive recreation, as places to sit, wind down and relax.

At a time of heightened concern over childhood obesity, the value of community gardens as recreational venues for children should not be overlooked. The number of children making use of community gardens depends upon parental involvement in the gardens, the number of children living close to the gardens and the demographic makeup of the area.

The health benefits potential in community gardens suggests that they may be of interest to local government recreation officers.

4.1.4 Educational benefit

Glovers, Randwick and the UNSW gardens have been used by TAFE, university and adult community colleges as educational venues. The CERES and Collingwood gardens in Melbourne and Northey Street City Farm in Brisbane are similarly used, as are gardens in other cities.

The types of educational services provided by community gardens include:

- experiential learning-by-doing and through workshops for gardeners and the general public

- environmental education
- horticultural and landscape design education for TAFE and university students as well as those attending community college courses
- public education through informal avenues, interpretive signs in some community gardens and workshops offered by community gardeners to the public on topics such as making compost, starting and operating a wormery, making a productive garden, cooking – garden to kitchen, ethnobotany (the use of plants by different cultures).



A local government sustainability education officer leads a workshop in the Eastern Suburbs Community Garden

4.1.4.1 Educational values - a recurring response

The educational value of community gardens was a recurring response by both local government officers and community gardeners. Local government officers expressed an interest in using the gardens for their community education programs.

Specifically, they mentioned the following topics as suitable topics for educational activities in community gardens:

- composting
- the use of mulch
- the management of wormeries for domestic waste conversion
- garden construction, planting and maintenance
- crop selection to supplement household food supply.

Although these are common topics offered by sustainability educators for some time, observation suggests that there remains considerable demand for them.

Local government waste educators already make use of community gardens to propagate their messages about composting and recycling.

4.2 Benefit to the arts

Arts have been established as a component of many community gardens and city farms.

- at the UNSW Permaculture Community Garden, Randwick City Council funded mosaic art workshops open to the public, which resulted in the production of a large mosaic artwork displayed at the garden entrance as well as smaller works
- through its Arts in the Garden team, the UNSW Permaculture Community Garden became known as a community arts venue for the Eastern Suburbs; included were performance, acapella singing, music, readings and historically themed events
- Melbourne's Veg Out Community Garden in St Kilda was started by artists whose works are very much in evidence throughout the garden
- Community arts are part of Northey Street City Farm's program of educational and cultural activities.



Artwork features heavily in many community gardens such as at the Duck Flat Community Garden, Mt Barker

4.3 Social benefit

Community gardening practitioners, community workers and local government officers have stated that successful community gardens can become the focus of building a sense of community.

This occurs over time through the cooperation demanded of gardeners in planning, constructing and managing a community garden. Skills in negotiation, participation and the management of disagreement are called upon, as is the willingness to compromise for the greater good.

All going well, a sense of common endeavour and a sense of place may evolve and, through this, a sense of shared community can develop. This is not always the case, of course, but it is the actuality in a reasonable number of community gardens according to anecdotal evidence.

There is also social benefit in simply getting together with the neighbours. 'Meeting the neighbours' was a recurring benefit cited by gardeners consulted in collecting information for this report and is frequently heard in informal conversation.

Making the effort to establish and maintain good relations with non-gardening neighbours was mentioned as a desirable activity.

The potential of community gardens as venues for social development suggests they may be of interest to local government social planners and community workers.

4.3.1 The need for 'third places'

The role of an informal meeting place is of benefit to community gardens.

The importance of informal meeting places in our cities has been researched and given validity by US academic, Professor Ray Oldenburg. He describes the values of such locations in his book, *The Great Good Place*, in which he terms them 'third places'.

His typology is based on the length of time characteristically spent in a place. Thus, the home is the 'first place' and the workplace the 'second place'.

The value of third places, Oldenburg says, is that they are cheap to visit, are best when local for ease of access and facilitate open discussion. Coffee shops, cafes, hairdressers and libraries are other examples of third places as they provide the opportunity for unmediated interaction and discussion which can be the inspiration for community-based activities.

The demand for third places is driven by many factors including the commercialisation of the public sphere, the intrusion of marketers into public places and the open, minimalist design of some public open space. This and other factors have limited the availability of quite places where people can get together informally.

It is probably for these reasons as well the development of a sense of community that social researcher, Hugh Mackay, reports that people say they want to see the return of the 'village green', a place for largely passive and unorganised sitting, meeting and enjoying.

Community gardens qualify as Oldenburg's third places and, if designed accordingly, could function as Mackay's village green as well, especially when local government designs the option for community gardens into the management plans for public open space. Then, such spaces may function as multifunctional places where space, compatibility and facility are designed accordingly.

This may be an effective way for gardeners and local government staff to address the perception that community gardens could alienate public open space. By designing them and their surroundings to incorporate the characteristics that could be expected of a combined community food production venue, social facility and village green, the third place values of the gardens may be enhanced.

4.4 Reducing crime

Worth consideration by local government decision makers is the potential for community gardens in crime reduction. A UNSW study found that the gardens have a role in reducing the incidence of crime on public housing estates in NSW. The potential for this to be transferable to public open space in general remains

untested, but is surely worthy of consideration in planning the siting of new community gardens.

Crime in the form of vandalism does occur in community gardens, particularly in areas hosting a lower socioeconomic demographic where, in one case at least, it has been attributed to youth gangs. This suggests that fencing community gardens in these areas is a good idea. Anecdotal evidence from the Smith Street Community Garden in Cabramatta suggests that heroin users have been largely displaced from the adjoining park (the garden occupies part of a park).

Published in 2006, the UNSW-UWS Research Centre study found that a social approach to crime reduction including better design, lighting and cooperation between government and residents — and the presence of community gardens — was effective in reducing crime. The study is the work of Dr Bruce Judd and Dr Rob Samuels.

The NSW government housing estate at Claymore, near Campbelltown, provides an example of the role of community gardens in public housing estate rehabilitation. There, assisted by Argyle Community Housing, residents cleaned up their streets, started their own neighbourhood watch, employment service and built extensive community food gardens in public open space.

When designing any community garden, 'Crime Prevention Through Environment Design' (CPTED) should always be considered. The application of CPTED in the built environment can reduce opportunity for and the likelihood of crime. The development and redevelopment of sites allows the opportunity to incorporate CPTED principles into both the design of development and operational aspects.

4.5 Encouraging good council/community relations

Providing assistance to new community gardens and maintaining an interest in their development through ongoing contact provides councils with the opportunity to enjoy positive relations with the public.

When councils offer workshops to the public in community gardens there is further opportunity for developing congenial relations.

4.6 Breaking down cultural barriers

Multicultural aspects of community gardening factored in the response of Hurstville Council, which only this year launched its involvement in community gardening with the opening of an allotment garden on the site of a disused bowling club close to the town centre.

Hurstville has a cosmopolitan population with a high proportion of people of Asian and Middle Eastern backgrounds. Council's Waste Project Officer, who has had responsibility for the development of the garden, cited the presence of:

Multi-cultural gardeners, mostly Asian, some Arabic, some Caucasian. Community gardening helps break down barriers and gardeners share recipes and vegetables.

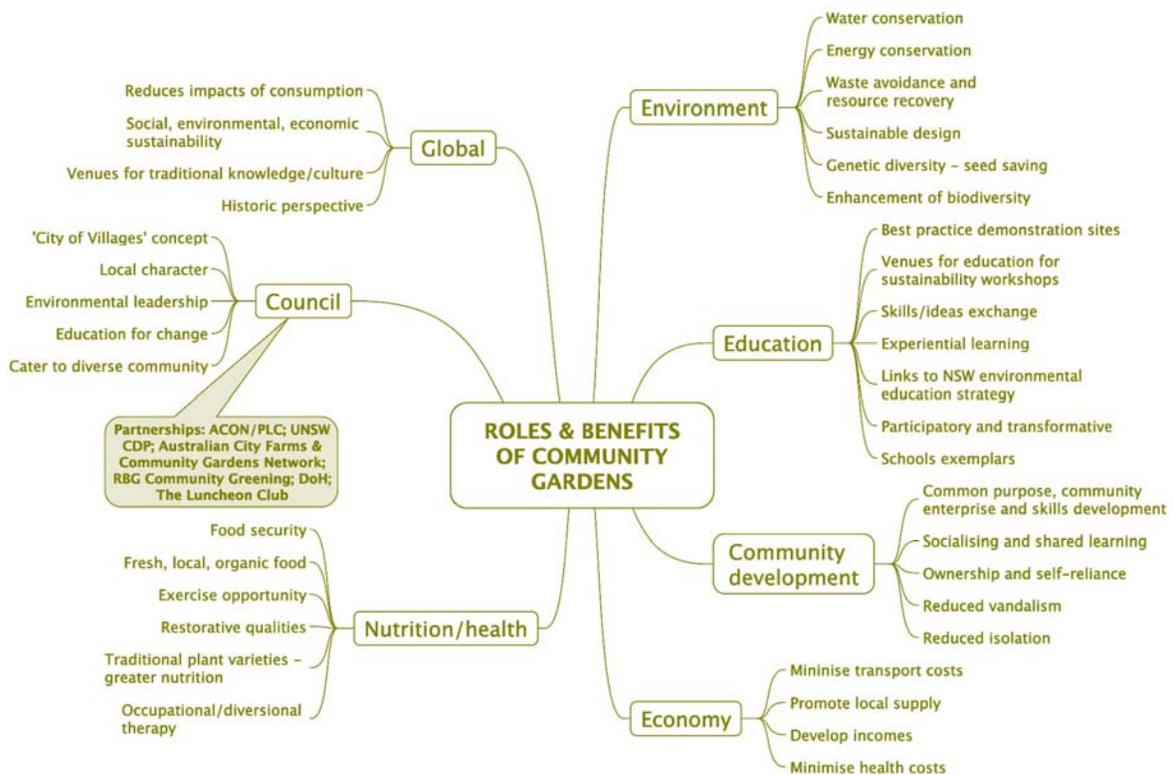
Community gardens reflect the ethnic and cultural makeup of the areas surrounding them. Thus:

- the proposed community garden in Manly LGA has, in its initial planning stage, attracted people of mainly Caucasian, Anglo background

- in Melbourne, the community gardens in Fitzroy estate comprises a preponderance of Hmong gardeners and some other ethnic groups
- the Collingwood housing estates gardens comprise Turks and Asians, for the most part
- Melbourne's Flemington Community Garden includes Vietnamese, Middle Eastern and other ethnicities
- Sydney's Riverwood Community Garden reflects the Asian origin of many living in nearby Department of Housing residences
- Brisbane's Northey Street City Farm has a large Anglo contingent although people of other cultural origins are involved and multicultural celebration is prominent in the Farm's annual activity calendar.

Community gardeners welcome people of all cultural backgrounds and circumstances.

City of Sydney – Roles and Benefits of Community Gardens



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*



5. The structure of community gardens

Community gardens make use of either the allotment or the shared approach to gardening. Many successfully integrate both models.

Gaining access to land and finding financial and other support to start community gardens has been, and remains, an ad-hoc process and major challenge to gardeners.

There is no single model of a community garden, nor is there a single model for starting gardens.

Over the almost thirty year history of community gardening in Australia, characteristics and trends have evolved that have given rise to the diversity of community garden arrangements found around the country.

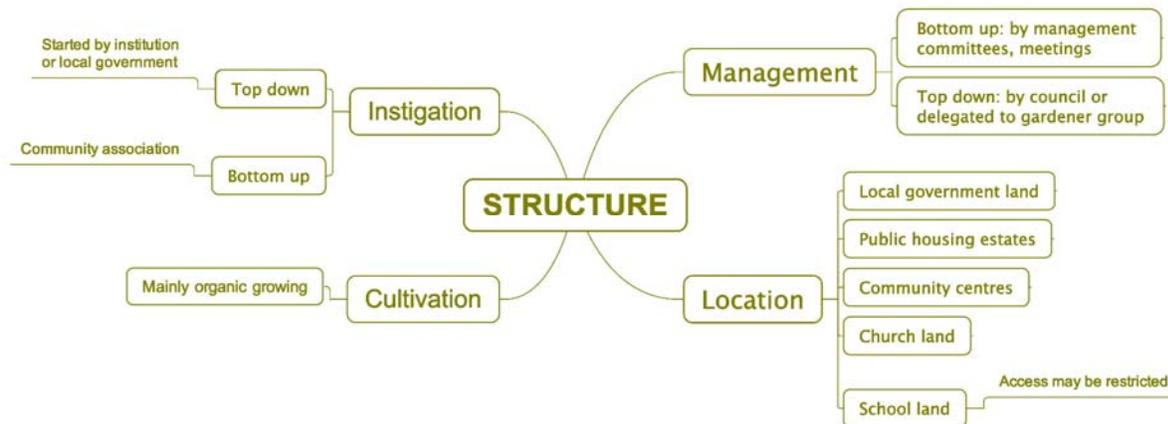
5.1 The number of gardens

The number of community gardens and city farms in Australia is not known.

There has been no census of gardens since that carried out by the Australian City Farms & Community Gardens Network (ACFCGN) in 1996 (Australian City Farms, Community Gardens and Enterprise Centres Inventory, 1996; compiled by Darren Phillips; July 1996; self-published), in which 40 were identified. Even for its time this figure may have been an underestimate as, over the two editions of the Inventory, information about previously unknown gardens came in after the Inventory went to press.

ACFCGN sources in Adelaide list the number of South Australian community gardens at over 30. This includes gardens in Adelaide as well as those in regional centres.

A rough and conservative estimate for Australia as a whole puts the number of gardens at over 120 in total. Again, the figure may be substantially in excess of this estimate.



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*

5.2 Establishing the gardens

Gaining access to land and finding financial and other support to start community gardens has been, and remains, an ad-hoc process for gardeners outside of public housing estates. For these more-narrowly defined communities, the Royal Botanic Gardens in NSW and Cultivating Community in Melbourne provide a structure for establishing gardens and for ongoing assistance. The comments that follow refer to gardeners outside the estates.

Lacking has been any model for approaching land holding institutions such as local government and donors to gain their support. Equally lacking is any model by which these institutions might respond to approaches for land and assistance in any structured way. The result is the diversity of community garden arrangements we find across the country today.

It can be the experience of would-be community gardeners approaching local government for assistance that the response depends on the attitude of council staff or elected councillors and their knowledge, if any, of the history and potential role of community gardens in urban environments.

5.3 Access to land: where gardens are located

To date, community gardens have been located on land owned by the following organisations.

5.3.1 Local government

Most community gardens and city farms in Australia are located on local or city government land zoned as public open space (community land).

5.3.2 State government

The South Australian Department of Housing has a policy of support for community gardens on its public housing estates.

5.3.3 Schools

Only a small number of community gardens have been set up within the grounds of schools.

In Adelaide, The Goody Patch, Goodwood and the Black Forest Primary School are local examples of community gardens within schools. Black Forest Primary is Australia's oldest school food garden and integrates with the school curriculum. With its outdoor classroom, it is a successful model for school gardens.

Difficulties with this model arise in the form of gardening hours restricted to weekends and as issues around the protection of children. Restricted hours, especially in the dry conditions that have prevailed in Sydney these past few years, have the potential to limit access for watering and weed control, both of which could reduce garden productivity and discourage gardeners.

School yard community gardens open to the public are rare in other cities. Many schools have food gardens that are used for educational purposes, however these are for students and, in the case of a school grounds garden in Marrickville, for the use of their parents as well.

Providing reasonable conditions of access could be negotiated, there is probably potential for growth as schools form a sizable reservoir of open space in our cities.

5.3.4 Churches

The number of community gardens on church land remain small.

5.3.5 Community centres

Few community gardens have been established in association with community centres.

An advantage of siting gardens on community centre land is that the centre may choose to extend its public liability insurance to cover the gardeners, saving them the challenge of funding a recurring and significant expense. A further advantage is that the centre may be able to introduce its clients to the garden, providing, in effect, a recruitment function.

5.4 Approaches to starting gardens

Broadly, there are two approaches to starting community gardens:

Bottom-up approach > Top-down approach

- the bottom-up approach, in which citizens form a community gardening group and approach council or other landholders for access to land and assistance
- the top-down approach, in which councils start a community garden.

State government housing estate community gardens are a different category. They are demand driven in the sense that assistance becomes available after the department is approached about a community garden. In some cases community workers may seed the idea of a community garden first.

The bottom-up approach was the norm until only a few years ago, when local government has become involved in designing and constructing community gardens in the absence of evident grassroots support. The UK model of council not only constructing a garden but assuming direct control and issuing licences for allotments is untried in Australia.

The first top-down community garden in Australia, as far as is known, was Young Earth Community Garden at Chester Hill Community Centre. Centre management hired a young woman to design, start construction and interest the local community in the garden. This was successful but took quite some time.

Top-down models are supply-driven and are the most time-intensive for local government, requiring design, construction and management input, at least in their initial phase. Bottom-up community gardens are demand-driven and offer the least call on local government resources as it is a community association that does most of the organisation and construction work.

The Hurstville Council model, in which Council designs and constructs the garden then hands management over to a gardener's team, reduces the call on council resources after a sufficient number of gardeners have been recruited.

Fern Avenue Community Garden, Fullarton was initially set up by the City of Unley and was transferred to a bottom-up approach after a number of years.

5.5 Types of gardens

There are two models for the design of community gardens:

- allotment gardens - in which gardeners have exclusive right to the use of an area of land; the allotment holder may be an individual, family or group of friends, depending on the rules established by the gardeners or land management authority
- shared gardens - in which a garden is cultivated in common, with produce being divided among gardeners.

Housing estate and some council-initiated gardens are exclusively of the allotment model, however more common are community gardens combining both shared gardening and allotments.

All gardens have areas of common land and infrastructure which must be maintained, such as fencing, shared compost production facility, water tanks, storage shed and paths. Maintenance is simple in shared gardens because it is a regular part of the activity cycle. In allotment gardens, allotment holders are expected to contribute time and effort to maintenance of common areas and facilities.

Preference for a particular model - allotment or shared - sometimes has its basis in observation of gardens the community gardeners have visited, their knowledge or experience of community gardening overseas or a belief that one system is superior to the other. Experience, however, indicates that both models work.

While the Nunawading Community Garden, the nation's first, took the UK model of allotment gardening as its structure, gardens established since the early 1990s, particularly in NSW, have combined allotments with shared gardening. Contemporary community gardens designed on this model include Randwick Community Organic Garden on land owned by Randwick City Council and the NSW Department of Lands and the now-defunct Eastern Suburbs Community Garden.

Some gardens make a deliberate decision to adopt only shared gardening as they believe this a more authentic form of community gardening. They make a clear distinction between this model and allotment gardens. Gardens that have made exclusive use of the shared model include Angel Street Permaculture Garden, Habitat and Harmony Community Garden and the now-closed UNSW Permaculture Community Garden.

All housing estate community gardens have adopted the allotment model, including those in Melbourne associated with Cultivating Community. Why this model was adopted remains unclear. It may have been that community gardeners in Melbourne originally included a sizable portion of immigrants and the allotment was their only experience of community gardening. There is also the belief that each gardener having their own area leads to a greater sense of 'ownership' of the garden as a whole. The allotment set the precedent for estate gardens and has been replicated exclusively.

Non-estate gardens adopting the allotment model include Hurstville Council's new Hurstville Community Garden, Woolloomooloo Community Garden (on public open space in Sydney Place and managed by the gardeners in association with City of Sydney) and the community garden at Green Valley in Western Sydney.

Local government officers taking the top-down approach to establishing community gardens have opted for the allotment model. The rationale for this is clear - they have too little time or experience in community work, and too few of the interpersonal skills necessary to develop shared gardens. The allotment is what is manageable. It is no accident that all shared gardens have been the initiative of voluntary groups of gardeners.



Allotments at Fern Avenue Community Garden are of sufficient size for production of food for a family. Note raised gardens on right for less-mobile gardeners and roofed shelter behind.

5.6 Legal structure

To date, most community gardens outside the housing estates have been established by individuals organised into voluntary associations registered with the South Australian Office for Business and Consumer affairs and similar agencies in other states.

This structure:

- is often required before councils will allocate land for a community garden
- facilitates the purchase of public liability insurance, often a further requirement of councils
- is often stipulated by donors for eligibility for grants
- is manageable by the gardeners because the annual reporting requirement of the Department is not onerous and does not call for skills beyond those present in most associations.

Obtaining public liability insurance, usually to the value of \$10-20 million, is a barrier to the formation of community gardens. Raising the funds can be a real challenge to small groups. Obtaining insurance is sometimes seen as bureaucratic intrusion into what, gardeners say, should be a simple activity. It is an unwelcome demand on the time of people who simply want to garden.

Public liability costs up to around \$900-\$1,200 a year depending on its source. A number of community gardens have joined Landcare Australia or horticultural

associations to take advantage of their group buying scheme to cut their insurance costs by more than half.

The reality is that most garden groups find the obligations of incorporation a minor burden. Appointing people as treasurer, public officer and secretary, as decreed by the rules of incorporation, may be to offer unwanted roles, but the demands are not great and most carry them out without difficulty. Most gardens that incorporate find that it opens opportunities, such as access to grants, not otherwise available.

5.7 Cultivation methods

Organic gardening is the preferred method of community gardening in Australia. It is promoted on the basis of:

- gardener safety through the avoidance of toxicity from overuse or misapplication of synthetic biocides
- avoidance of contamination of waterways and soils with synthetic chemicals
- the opportunity to learn about cultivation that comes with the use of organic methods, which are knowledge-intensive rather than relying on the simple application of synthetic chemicals.

Some councils stipulate that only organic methods are permissible and this is stipulated in a number of overseas community garden policies.

5.8 Council involvement in the community garden

Beyond allocating land, local government generally has had little involvement in community gardens apart from occasional support in the form of small grants or the irregular donation of goods like mulch, compost or water as in-kind contributions. This, however, is starting to change as councils take the initiative to set up community gardens.

Apart from councils that have set up a model of direct management of community gardens, those with ongoing arrangements with community garden associations, beyond assisting them find land and get started, commonly make use of the garden as a venue for council workshops for the public as part of their sustainability education program.

Thus, Randwick, Waverley, City of Sydney and Sutherland have an arrangement for use of community gardens they helped set up. Randwick City Council, responding to enquiries from the public about keeping chickens in backyards, purchased a set of chickens and a small, mobile pen that is housed in Randwick Community Organic Garden. There, the garden's 'chook team' makes use of the poultry for eggs and to learn about caring for the animals and council's sustainability education officer borrows birds and pen for workshops and Council's annual Ecoliving Fair.

Council utilisation of community gardens for public education is an idea with considerable potential for development.

This document later recommends that councils and gardeners develop a memorandum of understanding that allows for council use of the garden for public education and the demonstration of 'sustainable' gardening, green waste conversion and garden water demand management.

6. Effective community gardening

Factors contributing to the effective and productive operation of community gardens include those related to horticultural practices as well as decision making.

Considerations:

- Council encourage community garden groups to adopt decision making processes based on the participatory model
- were Council to set up an allotment garden and lease plots to gardeners, Council encourage gardeners to set up a management team and Council be represented on this
- depending on the model of community garden, Council considers making a small start-up grant to assist the garden obtain infrastructure and cover insurance costs.

Efficiency is about the economical and maximal use of resources in a community garden. Effectiveness refers to the overall direction of a garden and its propensity to meet its objectives and aims. Effectiveness is more about direction than the means of getting there.

The management of a garden and relationships between gardeners figure prominently among factors contributing to effective community gardening. This was something about which local government officers and community gardeners concurred.

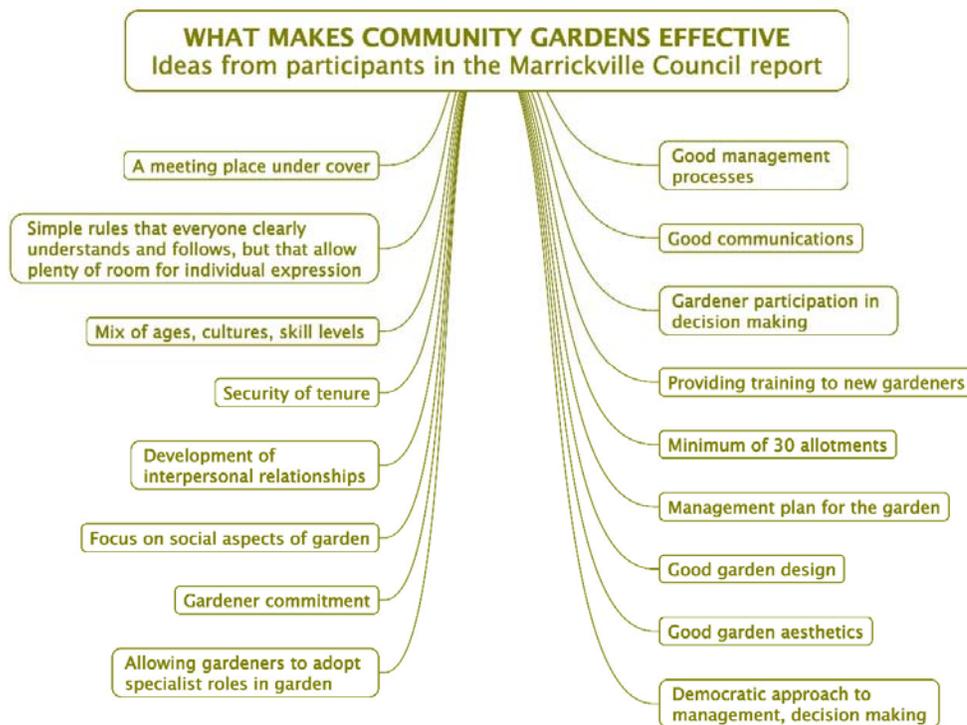
6.1 Ideas on effectiveness

Research found that the sharing of produce is a factor that contributes to effectiveness. This was his experience in two community gardens that made use of the shared gardening structure rather than the allotment model. Sharing does occur in allotment gardens, other than the shared work of maintaining common areas, but it is not as core a practice.

There are psychological aspects to effective community gardening, according to Dr Lockett. There's return on effort:

You feel you get out what you put in.

There's also the feeling of inclusiveness, of being part of a group of gardeners that "have a stake in the garden".



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*

The Randwick Community Organic Garden made use of organisational structures developed by the Eastern Suburbs Community Garden, which seemed to have found the happy medium between a state of under and over organisation. The Randwick garden's respondent, Emma Daniell, a qualified landscape designer and horticulturist, listed as important to effectiveness participatory factors such as:

- good communications
- stakeholder participation in decision making
- having 'good processes.

Also necessary is the willingness to compromise and good communications. This is something people usually bring with them to the garden but it can be learned, she said.

Community educator and Permaculture design graduate, Rob Allsop - a member of the new community garden start-up in Manly LGA - lists as components of effectiveness:

- democratic process
- a focus on the social aspects of the activity
- a regular commitment by members
- good garden aesthetics.

A garden which is productive and looks that way and is encouraging to members:

*Garden productivity and a food focus equate to success.
The garden should look like it is well used, like it's happening.*

Local government officers generally agreed with the comments made by the community gardeners above, and added their own.

Marrickville Council's sustainability educator, Nell Graham, lists as the main contributors to effectiveness:

- strong leadership in the garden
- gardeners that know what they are doing
- good design
- gardening knowledge.

City of Sydney Waste Education Coordinator and community garden liaison, Michael Neville, cites the example of Woolloomooloo Community Garden in Sydney Place as an example of garden effectiveness. The City designed and constructed the garden to replace an earlier, small community garden sited adjacent to the Eastern Suburbs rail viaduct, and continues to provide support.

Michael said that factors he has observed that contribute to effectiveness include:

- the importance of a competent organisation
- democratic and participatory group structure
- commitment
- the ability to deal with issues through an informal conflict resolution process
- having a management plan for the garden.

The City's partnership with the AIDS Council and Department of Health facilitated access to the Newtown garden by people living with HIV.

The therapeutic values of community gardening also figure prominently in the Sutherland Community Garden which serves as venue for rehabilitation and is used by disability services. The services make use of the garden once or twice a week, however there are also other users for whom the garden serves as meeting place.

Council's community garden liaison, environmental scientist, Justin Sauvage, said that community gardens work well when they serve a genuine need, and that providing access to food gives the gardens a purpose.

Willoughby Council's Bushcare Coordinator has responsibility for the single, council-managed community garden in the LGA. She lists as critical to effectiveness:

- democratic process
- allowing gardeners to be heard
- giving them the freedom to try things
- learning by the gardeners
- the development of interpersonal relationships
- sharing of a common space
- the feeling of being supported.

6.1.1 Effective community gardens

For both gardeners and local government officers, fair and democratic process and the participation of gardeners in decision making figured prominently in their responses.

It has been suggested that shared gardens have the potential to be more inclusive, to develop closer and more cooperative bonds between gardeners and to have greater potential to be participatory, however while these characteristics may be more necessary in a shared garden than in one based on the allotment model, there has been no objective assessment to test the assumption. It remains an observation of those active in shared gardens.

6.2 The training and support managers view

Considering the 20 Melbourne community gardens assisted by Cultivating Community, CEO Ben Neil lists the following as contributing to the effective practice of community gardening:

- a minimum of 30 plots (all of the gardens assisted by Cultivating Community are allotment gardens)
- a strong, active and inclusive committee of management
- active gardeners
- good garden design; the design of Cultivating Community gardens has been assisted by a landscape designer and the gardens are usually designed and installed under the supervision of Cultivating Community rather than being gardener designed and built; this is more appropriate to the clientele that use the gardens
- the presence of a meeting space in the garden; this reinforces the social role of community gardening and their role as 'third places'
- good quality soil and composting systems
- social events in the community garden
- translations of signage and instruction, if needed.

Drawing on her experience assisting community gardens in Adelaide, Jackie Hunter says good practice in community gardens and the effectiveness of the gardens comes through:

- security of tenure
- diversity - a mix of ages, cultures, skill levels etc
- a combination of communal and private plots – catering to a range of needs
- a meeting place – ideally under cover, with simple cooking facilities to encourage the sharing of food and to further community building
- simple rules that everyone clearly understands and follows, but that allow plenty of room for individual expression.

6.3 Decision making in community gardens

If gardens are to be participatory and democratic, decision making on both strategic direction and day-to-day affairs is of great importance.

6.3.1 Restrictive models

Because the UNSW Permaculture Community Garden formed a part of the university's Ecoliving Centre, gardeners did not enjoy the freedom and self-management characteristic of many other gardens. There were team meetings but the gardeners were answerable to the manager of the Ecoliving Centre and had to seek approval for works of any magnitude.

Among the lessons coming from the experience of the UNSW Permaculture Community Garden are that the modes of organising and management of corporate structures, such as universities, and the looser and informal structures of civil society organisations need skillful negotiation to make them workable.

Waverley community gardeners will have less of a role in decision making, according to Council. There is to be no formal avenue for gardener input in the model being developed. Council's respondent suggested informal avenues of input into the garden may open with time, but it is notable that none have been built into any operating plan for the garden.

Waverley gardeners are licensees rather than lease holders and Council maintains care, control and management of the site. Observation of the operation of the model over time may disclose its workability and the adjustments that may be necessary to develop it into a fully workable structure.

Respondents saw no difficulty with councils setting up and leasing out plots in allotment gardens, however some suggested that the model is the least likely to see the development of the skills that increase social capital among gardeners.

6.4 Garden democracy

Most community gardens feature democratic process of some type in decision making:

- the proposed Green Fingers Community Garden in Manly LGA will be governed by a set of by-laws formulated by the garden team and by elected committees that consult with members
- the Marrickville Food Forest had no formal structure for decision making; decisions were made spontaneously by those present

Governance in community gardens is, for the most part, a form of deliberative democracy in which consensus and agreement plays a role and decisions are formalised by voting.

A model in which council establishes a garden then hands over management to a gardener's association, as is being done by Hurstville Council, could facilitate an innovative and workable model of gardener self-management.

6.5 Funding the gardens

Community gardens do not require large sums of money to operate successfully. Most expenditure occurs at the start-up stage when costly infrastructure is installed. This may include:

- fencing
- water reticulation - usually a tap and sometimes a water tank to collect rain falling on to the roof of the tool shed or shelter; there are state and federal rebates for installing tanks at the present time
- lockable tool shed
- shelter - usually a pergola-like structure to give shade and shelter from sun, rain and wind and that is paved
- mulch
- tools and equipment.

Grants, membership and allotment fees are common sources of funding for recurring costs such as insurance.

Local government is often the source of the small grants that are helpful in meeting start-up costs. Other sources of grants include philanthropy, though few gardens manage to access philanthropic grants. One garden - Randwick Community Organic Garden - managed to obtain a grant from Bendigo Bank, which expressed interest in participation in the garden.

Beelerong Community Farm, in suburban Brisbane, sells a '\$5 bag' of freshly picked garden produce to local people but some city governments, such as the ACT, prohibit the sale of produce, even as a small scale fund raiser. This creates a barrier to raising small amounts of money. The proposed Manly garden hopes to be able to sell small volumes of garden produce to raise modest funds to meet ongoing expenses.

During its more than a decade of existence, the community garden at UNSW organised arts events such as acapella singing, mosaic workshops for the community and readings. These raised small amounts from donations to fund their art projects and events.

Also important is in-kind assistance from local government and other sources. This is a low-cost option for councils and may consist of periodic loads of mulch or compost material from council's green waste collections, topping up a water tank until the gardeners build a shed or shelter and start to harvest rain falling on its roof, occasional small grants or, perhaps, the donation of old city park furniture to the garden.

Financial support to City of Sydney community gardens is made available as a council budget item. This is especially useful as it facilitates the development of management plans for the gardens in the knowledge that infrastructure can be planned and that there will be the funds to implement installation.

Gardeners in the Sutherland, Willoughby and Waverley models, council-managed gardens in which council is the construction and maintenance agency, do not have to raise funds as they are derived from council's operating budget.



Australia's Open Garden Scheme has successfully given grants to a number of community gardens in Adelaide.

7. Community Gardens – constraints & opportunities

The shortage of available land , vandalism and the fear of vandalism, the availability of labour to manage the garden, soil quality and contamination, the perceptions of neighbours and the capacity of community gardeners to sustain and manage an organisation may be constraints on community gardening.

Constraints are balanced by the opportunities that the gardens bring in the form of council engagement with residents of the LGA, the social and citizenship benefits of managing a community garden, their role as venues for community education and the potential direct benefits to councils in the form of venues for council-led education. Community gardens are also highly visible symbols of council investment in community facilities and, when the gardens are managed effectively, offer public relations potential for council.

In assessing community gardens, their value to local government areas and to those participating in them, constraints have to be measured against benefits and opportunities.

The difficulty in doing this is that benefits and opportunities that grow out of the presence of community gardens may not be identifiable until the gardens have passed through the challenging establishment phase and into their post-establishment phase when much of the construction and site development is past. This is when they have achieved a measure of operational equilibrium.

In assessing constraints and opportunities, it is recognised that they vary considerably and may be peculiar to a single community garden. Some, however, suggest a convergence or a trend.

Local government attitude towards community gardens plays an often decisive role in what is identified as constraints and opportunities.

The opportunity for local government to play a significant role in increasing the presence of community gardens, city farms and sustainability education centres is likely to grow with public awareness of the issues of global warming and peak oil and with what appears to be a growing expectation that councils will play a role in educating the public about sustainable living.

Pressure for greater local government involvement in doing this will come from citizens wishing to take direct action and participate in solutions, but it can also come from councils wishing to fulfill a public education role and that wish to be seen to be doing something about the issues. This is a big picture context for community gardening.

There are further opportunities that depend on the interests, skills and motivations of community gardeners. Participation by schools, disadvantaged groups, community and health workers, nutritionists and the community service sections of local government are a few areas where modest inroads have already been made.

Asked what had worked, gardeners in established community gardens came up with a list of mainly social and management factors.



Source: *Community Gardens – Policy Directions for Marrickville Council, 2007*

7.1 Constraints

7.1.1 Land shortage

The most difficult barrier to the expansion of community gardening in our cities will likely be the lack of sufficient open space to accommodate the anticipated growth in community gardening.

That idea that demand is likely to grow comes from:

- comments made by those involved in the practice that indicate a growing interest
- evidence of a trend towards an increase in the number of community gardens since the start of the 1990s.
- the publicity boost to the popularity of community gardens via television, magazines, and newspapers and on the internet that has popularised the practice over the past decade.

Community gardens can be designed to occupy small spaces.



The Goody Patch Community Garden, Goodwood is squeezed between a tennis court and the footpath.

7.1.2 Objections

Further constraints are likely to come from public perceptions about community gardening in residential areas.

Research has proven that many objections stem from assumptions rather than from objective evidence, however they remain an influence on council irrespective of their truth value. They have already acted as a barrier in a number of instances but have, so far, prevented few community gardens going ahead.

In most cases objections to the presence of community gardens have proven unfounded, but this does not imply that they are unrealistic as there have been minor incidents in which some have proven correct.

During interviews for this document, a number of respondents reported that councils had received objections to proposals for a community garden.

Objections included the potential for:

- noise
- unpleasant odour
- vandalism
- loss of parking spaces
- aesthetics
- vermin
- alienation of public open space.

7.1.3 Soil quality

The quality of garden soil can be a constraint but, unless severely contaminated, not a barrier.

Over time, garden soils can be improved by a combination of opening the soil profile to aeration, water and nutrient penetration and the addition of compost and other organic fertilisers.

Gardeners have dealt with low fertility, low water retention capacity and lack of minerals through the plentiful application of compost.

A number of community gardens have set up bins and signage to assist non-gardening neighbours in leaving their green waste for composting, adding value to the garden's presence for them.

Areas of boggy soils in some community gardens are sometimes a problem in times of rain, however this is a minor difficulty that can be solved through design, such as planting high-water-need plants (eg. taro, water celery, banana) in areas of boggy soils or raising the height of the garden beds.

7.1.4 Constraints of capacity

As community-based associations, community gardening organisations may lack organisational capacity:

- there may be a lack of specific expertise such as landscape design or horticultural knowledge
- getting things done can sometimes take a long time and local government officers may find this frustrating
- organisational structures are less formal and structured than those of local government and making decisions may involve a lengthier and consultative processes; rapid response to council enquiries may not eventuate
- the legal requirements of councils and legal language may be baffling
- difficulties with local government can arise because members of the community have little knowledge of council procedures, processes and planning instruments such as regional and local environment plans and plans of management; in the production of this report, people commented that the workings of local government are often a mystery, particularly the division of responsibility within councils
- the availability of time is a major constraint affecting voluntary organisations; family and working life often have to be prioritised above gardening matters.

7.1.5 Labour

The availability of participants and their labour to develop and maintain community gardens may be a constraint. Labour availability influences the rate of development of new community gardens and the quality of maintenance in established gardens.

Availability of labour remains an important constraint on community garden development and makes the incremental development of any new community garden site an appropriate strategy:

1. Starting small.
2. Consolidating the small area.
3. Moving out from the its edge of the small, consolidated area in further small steps, consolidating new areas as they are developed.

The approach ensures that an area is first completed before a new area is developed. Finishing the small areas to a high standard reduces the demand for maintenance.

The approach ensures that gardener energy is not dissipated in attempting to develop and maintain gardens scattered over an area larger than the number of gardeners can maintain.

7.1.6 The use of organic methods

Gardeners at one site experiencing low participation said that reliance on organic methods was a constraint on the control of weeds. The common weedicide, glyphosate, was not used in the garden as it was not an organic control.

The use of glyphosate, which reportedly has limited persistence in the soil, can be an issue because:

- it is not an organic control
- allegations of persistent toxicity.

The use of the chemical is best addressed in the community garden guidelines.

7.1.7 Management

Most community develop a management system that works for them. The Fern Avenue Community Garden has developed a code of conduct to alleviate conflict of users in the garden.

7.1.8 Vandalism

Vandalism is usually a minor constraint that affects community gardens from time to time. On the rare occasions of intensive vandalism, it can be a major discouragement to gardeners and local government:

7.1.8.1 Fences and open space alienation

Gardeners acknowledge that a fence excludes people other than vandals and can contribute to the perception of the enclosure of public open space and exclusion of the general public.

They say that any decision on fencing has to balance openness with the damage brought by vandalism. Some suggest a wait-and-see policy in which the garden remains unfenced or has only a low fence. If vandalism becomes an issue then a high fence is warranted.

What there is agreement on is that the socio-demographic make-up of an area influences decisions on fencing.

Fences are sometimes erected to keep dogs out of the garden.

Fern Avenue Community Garden, Fullarton is fenced with a locked gate. Each plot holder has a key to the gate and if other members of the community would like access to view the garden, there is a phone number on display of the garden coordinator. An appointment can then be arranged.

The Duck Flat Community Garden, Mt Barker is unfenced and open to the community.

7.1.9 Other constraints

Other constraints identified by respondents include:

- in one garden, there was little interest in saving seeds for future planting and poor documentation of saved varieties, with a generally unsystematic approach
- small membership; recruitment should be an ongoing process in all but the most popular community gardens
- disagreement over gardening techniques; this suggests the wisdom of specifying gardening techniques (organic etc) in a signed gardener's agreement upon recruitment
- lack of council support; this was not a universal comment and would vary with the type of community garden; for example, in council managed allotment gardens there would be greater expectation of council support than in less formal gardens such as the community association-managed Food Forest in Marrickville

7.1.10 Water supply, irrigation and conservation

Water supply to the forefront of community garden design. Present limitations on permissible days and times of garden watering can affect when gardeners attend their gardens and what they plant. Gardens that die off because of water stress may discourage gardening.

7.1.10.1 Design the water system when the garden starts

Water conservation and harvesting technologies should be considered at the start of the community garden design process.

Doing this at that time is important because the hydrology of the garden site is affected by soil type, slope, existing soil formations and structures. Assessing the way in which the site interacts with rainfall forms an important part of site analysis. Information identified in this process forms the basis of water harvesting and conservation strategies.

Assessing the water absorption capacity of the soil and how rainfall runoff moves over the site allows the development of design solutions to water harvesting that involve minor earthworks to channel runoff to storage or that would deflect and drain potentially damaging runoff.

Irrigation, moisture retention and water harvesting ideas worthy of consideration in community gardens include:

- organically enriched soils
- the use of mulch on gardens
- installation of water tanks

7.2 Opportunities

Both gardeners and local government officers identified opportunities stemming from the presence of community gardens in LGAs.

Opportunities identified by community gardeners...

7.2.1 Learning:

- about the group - people and processes
- about horticulture
- increasing management and people skills
- about the availability of grants and grant writing
- to work through issues
- to participate in mosaic making workshops
- bookkeeping skills as treasurer – learning Excel software
- to manage a community garden website
- to compost
- increasing knowledge of building materials through research into sustainable timbers for pergola construction
- how to obtain publicity
- about education, with council staff
- about communications
- about dealing with people

7.2.3 Centres for learning

Community gardens offer opportunities for education of the public in the form of:

- informal and formal workshops and courses organised by the community gardeners and held in community gardens
- workshops organised and led by council staff, such as waste/water/environmental educators and held in community gardens.

The second opportunity is contingent upon council and gardeners negotiating an arrangement to enable council use of the garden. This might be stipulated in a lease for the land the community garden is built on or in a memorandum of understanding between council and gardeners.

8. The management of community gardens

Most community gardeners are interested in horticulture rather than taking on roles such as secretary, public officer and treasurer needed in an incorporated community garden association. Such roles are sometimes filled reluctantly, however gardeners manage to fulfill their legal requirements in regard to incorporation.

As community-based organisations, community gardeners can demonstrate reduced capacity to accomplish plans. What can seem a short term task to council officers may take longer in the gardens.

There are two general structures of community garden management:

- self-managed gardens in which an incorporated or unincorporated community garden association has care, control and maintenance of an area of land
- council or state government managed gardens.

8.1 Housing estate gardens

Community gardens on state government housing estates in NSW and Victoria exist on land adjacent to the public housing occupied by their gardeners. They receive assistance initially from the housing authority and ongoing advice from the Royal Botanic Gardens Community Greening program in NSW and Cultivating Community in Melbourne.

Gardeners on the estates have day to day management of the garden but no wider powers.

8.2 Council managed gardens

It is similar with council-managed community gardens. The degree of day to day decision making power resting with participating gardeners is variable.

The disadvantage of limiting decision making authority is that gardeners are unlikely to develop the social capital skills that comes with responsibility for a community garden. The increase in an individual's capacity to work with others and to take on the role of an engaged citizen is what is generally considered to be social capital.

In Victoria, there is less variation in land access and management structures. Community gardens either exist on public housing land owned by the state government or on land managed by incorporated associations – commonly, local government land.

In Adelaide, as far as is known, there are no gardens on public housing estates and the prevailing model of management is that by community associations.

8.3 Loose structure

The formal management of community gardens remains loose.

Gardeners appear to have no difficulty in complying with state government regulations requiring incorporated associations to submit an annual report and hold an annual meeting. Only one or two gardens have allowed this requirement to lapse. In one case, a name change was required when garden personnel changed over time, so that payment to the Department of Fair Trading for non-compliance with the annual reporting requirement would be avoided. That was due to key gardeners leaving and others coming in, unaware of the requirement for an annual report. This raises the idea that some form of documentation to record a garden's 'corporate memory' would be a good idea.

8.3.1 Management by informal committee - the common practice

A common arrangement to manage community gardens consists of:

- the formation of task-oriented committees for decision making between quarterly meetings
- quarterly meetings of the membership
- an annual general meeting.

In community-managed gardens, meetings, usually quarterly, are the usual means of dealing with issues and proposals that come up in the gardens, of keeping members up to date, reviewing progress and dealing with horticultural and design problems that arise from time to time.

Gardeners form committees to manage specific tasks. These meet monthly. Seasonal members' meetings ratify committee decisions. The arrangement meets both legal and gardener requirements. The willingness and sometimes the capacity of community garden teams to comply with a more rigid or demanding management or reporting regime is doubtful.

Once a garden is established there are few major decisions to make. Informal, day to day decision making keeps the garden going.

8.4 The member's agreement

Having new members sign an agreement or code of behaviour when they join is already a common practice that virtually all consulted strongly supported, both community gardeners and local government officers.

Commonly specified in member agreements are:

- a code of behaviour that defines standards expected of gardeners; in a number of gardens with participation of people from different cultures, this includes prohibition of racial slurs
- the payment of membership dues
- the type of gardening methods permitted - usually types of organic gardening
- decision making procedure
- how conflict is to be resolved - this is usually a consultative process
- how long an allotment can be held in disuse before being forfeited
- other administrative issues.

Formal agreements and regulations are unnecessary when the people who form the initial gardening group are known to each other and share a high level of trust. As the number of gardeners increases and the garden expands in size and possibly in its roles, the utility of formal arrangements becomes clearer.

Melbourne's Veg Out Community Garden has put together a code of behaviour, stated in a light-hearted manner that all new gardeners agree to:

Veg Out Vows

The Veg Out Vows were written in a sense of fun but with the important purpose of providing the diverse people involved with some common principles to operate under.

1. I pledge not to interfere with the rights and opportunities of others at Veg Out.
2. The only conflict initiated by me will be with weeds and pests, which I will attack with biological means rather than chemical.
3. If a dispute does arise, I pledge to settle it through calm discussion and goodwill according to the grievance procedures of Veg Out. If the issue remains unresolved, I will accept the decision of the Veg Out Committee.
4. I understand that my involvement at Veg Out and the opportunity to use my garden is a privilege, not a right, and as such I must use it or lose it.

5. When I use tools (where and when I swing them or leave them) I will always be aware of the safety of myself and others.
6. I understand my participation at Veg Out is at my own risk. The City of Port Phillip, and members of the Veg Out Committee, are not liable for any injury to me, or to my invited family and friends, nor for the loss of any of my possessions.
7. I appreciate the need for security of the Garden and the Artists' studio spaces and will lock the gate each time I exit through it.
8. I understand that if I do not pay my plot fees (as set by the Committee) on time I will forfeit my right to use the plot.
9. I will contribute at least one hour per month to general site maintenance and I happily agree to share what I can with the garden community.
10. I have read, appreciated and will abide by the spirit of the Veg Out Charter, with the best of intentions for the greater good.

Veg Out Charter

To create a unique, safe and supportive haven within the City of Port Phillip for all citizens. To promote a sense of community where trust, effort, knowledge, skills and responsibility are shared; where creativity, quality and the environment are nurtured; and where equity and philanthropy can flourish.

Source: <http://www.vegout.asn.au/about.html>

8.7 Informal is better

Community gardens are places where people of different experience, background, attitude, belief and disposition are brought together and given responsibility for an area of land, often with no experience to call upon.

Gardens in which some members have horticultural skills are ahead when it comes to the effectiveness of their gardening, but too seldom do gardeners bring the interpersonal and organisational skills that are the other side of a successful community garden.

Informality is a key characteristic of community gardening and experience suggests that the management of gardens works best where it is low-key and unobtrusive and where meetings are run in an informal manner.



9. A role for local government

Local government finds itself cast into the role of community garden supporter but often lacks sufficient knowledge and experience in dealing effectively with the demand from the public.

9.1 In summary

As the controller of access to community open space, local government has a critical role to play in the development of community gardens and whether such gardens can even make a start. This gives local government a decisive role in the development of food production in the cities, a practice acknowledged as important by a growing body of opinion around sustainable development in Australia.

It was a finding in talking to local government officers that there exists an openness to community gardening but that council officers often have minimal appreciation of the practice and its potentials. This may lay behind confusion about the legitimacy of community gardening on council land. It can also cloak the potential benefit of gardener-council partnerships, formal or informal, in making use of community gardens for community education and benefit.

The survey of opinion for this study disclosed a number of trends in thinking about community gardens. These are not limited to the respondents but have a wider currency among the community gardening fraternity around Australia.

They include the idea:

- that the practice of community gardening is now a valid landuse in Australian cities and the time has come for local government to adopt policies and procedures in support of community gardening in their LGAs
- that it is time to move beyond the one-off, ad-hoc approach to dealing with requests from citizens for community gardening space
- that the production of a formal submission should be incorporated in local government approaches to community garden approval
- that partnerships with community gardeners that include local government community education programs around environment and sustainability, benefit all.

The way local government deals with applications for land for gardens has been in general been ad-hoc. This applies to community gardens interstate as well as in South Australia. Like sustainability education, it is one of those new areas that citizens now expect councils to take on in addition to their traditional roles.

9.2 What the councils say

9.2.1 Providing assistance

Council facilitation of, or assistance to, a community-based gardening organisation need not involve the expenditure of large sums of money.

The cheapest option is supplying assistance to a community group that will have care, control and maintenance of a community garden. What the council supplies as assistance would then depend on the availability of funds and disposition of the council towards community food production. Commonly, councils will supply start-up funds in the form of a small grant to help with fencing, legal fees, purchase of tools, and installation of a tap, water tank or other infrastructure.

A useful further contribution would be council assistance to the gardener group in applying for non-council grants if sourcing grants is not a skill present in the group.

Community gardens on local government land in the Sydney area have received a range of support from councils.

Councils sometimes place conditions on granting gardeners space for a garden.

Randwick Community Organic Garden, for instance, is limited to the use of only compost bins rather than the large, open compost bays that are part of some community gardens. The rationale for this is that the bins are less likely to become habitat to vermin such as rats.

The garden makes use of a large number of the plastic bins, some of which were donated by Council's sustainability section, and experience indicates that the bins have sufficient capacity to produce the needed compost, something no doubt enabled by the compost-making workshop that all gardeners go through as a condition of participation in the garden.

Council also insisted on the erection of a chainlink fence around the garden to avoid damage from dogs being walked on the adjacent land.

9.3 Preparing to meet with council

A meeting between council staff and gardeners seeking access to land is beneficial to clarifying intentions and understanding the constraints and opportunities potentially stemming from approval.

An initial meeting would not grant go-ahead for a garden but, rather, serve as an information and clarification opportunity. Meetings personalise the process and a greater appreciation by council of the intentions and capacities of the garden group may be gained.

Where councils set up a staff team to consider community garden proposals, community gardeners should meet with the entire team where possible.

Local government officers suggested that such meetings are critical. Community garden groups should prepare themselves for a meeting with council staff so as to make the most of the time available. A number of respondents said they should try to anticipate some of council's concerns.

They proposed that community garden groups prepare themselves by:

- knowing what they want to achieve from gaining access to the land
- be able to prove their dedication to operating and effectively managing a garden
- being able to explain how the garden would operate
- having a project plan
- having gained commitment from their team
- having some idea of suitable site locations
- having some idea of the components to be included i.e. size of a shelter structure and what it would be made of, tool shed, rainwater tank/s and watering system, number of allotments/size of shared garden areas, animals such as chickens and size of perennial beds of fruit trees/natives etc
- producing a sketch design if a proposed site is being sought, or a conceptual design for an imaginary site to provide an idea of what the garden would look like
- doing their research on community gardening before approaching council
- thinking about long term planning
- preparing a submission whether required to by council or not

- producing a budget estimate
- citing case studies and having photographs of community gardens
- approaching council in a way that council doesn't lead the process; garden teams should be prepared to take leadership of the project.



10. Community garden policy

10.1 Defining community gardens

Some definitions of community gardens provided by cities with a community garden policy are quite detailed about what is found in community gardens and the activities that take place in them.

According to Woollahra Council, Sydney community gardens are defined as:

“a parcel of public open space operated by the community (with assistance from Council) where the site is used for:

- *the production of produce for the personal use of its members through allotments or shared plots; and*
- *demonstration gardening or other environmental activities are undertaken and encourage the involvement of schools, youth groups and citizens in gardening activities.”*

The City of Victoria, Canada lists in its definition that community gardens:

promote urban agriculture, food security and food production; utilise a parcel of land to produce organic vegetables, fruit and flowers for the use of members via allotment or shared gardens; may be an ornamental, native and perennial food producing garden for community enjoyment; provide demonstration gardening and other environmental education; have compost bins, tool storage sheds and other infrastructure; donates surplus production to the city's food banks and encourages partnerships with other community organisations.

10.2 Policy

10.2.1 Auckland City Council

Auckland City sees itself more as an enabler and supported of community gardening than as a provider of gardens or source of funds.

Council finds no legislative or policy impediment to establishing community gardens in city parks and open space but identifies a need to comply with the city's District Plan and Local Government Act in doing so. Community gardens may be treated as 'desirable community facilities' similar to community centres, libraries or swimming pools. Council goes on to state that one of the greatest potential benefits of the gardens lies in community development.

Auckland City Council states that the adoption of policy covering the establishment of community gardens on public open space “will ensure orderly and consistent management across the city”, and:

where there is any confusion, the relevant reserve management plan would take precedence over the community garden policy.

Council will enable the establishment of community gardens on public open space and that other types of open spaces identified as potentially suitable for community gardens include schools, residual land adjoining rail corridors, vacant or temporary lots.

Council will:

- assess each proposal on a case-by-case basis

- ensure that applicants for community gardening space are required to submit a proposal report to the relevant Community Board for a decision
- on approval, develop a lease which provides tenancy for a maximum term of five years.

Community gardens should:

- consider and complement the primary function of the open space and its users
- be located to minimise potential conflict with open space uses and users
- not dominate the primary useable area of neighbourhood parks.

Where submissions for community gardens arise from initial reserve management plan consultation, Auckland City may include community gardening as an option for further consultation and consideration.

10.2.2 Randwick City Council

The City policy aims:

- Promote a harmonious mix of the diverse approaches to sustainable gardening
- Making productive use of waste land
- To acquire, share and increase knowledge and practice of organic gardening
- Cooperate with nature to establish and maintain an ecologically balanced and sustainable method of growing fruit, vegetables, flowers and trees
- to act local and think globally

10.3 The values of community gardening

Auckland City Council lists community garden values to include social, ecological and community development.

Addressing the reasons to establish community gardens, Auckland's policy document on community gardening states that community gardens:

“are valued as open spaces and places for socializing and relaxing. Public amenities such as benches, children's play areas, and art have been added to many gardens to increase their value as community centres.

The activities that take place in community gardens - sharing gardening tips, cooperating through work parties, arranging social events for gardeners and neighbours and enjoying the fruits of the land - bring people from all walks of life and all ages together, building stronger, more integrated communities.

Economic opportunity and security are often intertwined with community development in community gardening. In this context, security means food security. Community gardening allows participants to raise their own food to improve their nutrition and benefit their health.

They also sometimes provide opportunities for local enterprise, for example, for training in work skills and small-scale horticultural businesses such as the sale of plants.

Community gardens are also educational resources within a community, promoting environmental awareness and stewardship and providing opportunities for recycling organic waste and for solid waste and water re-use.

Finally, they might also contribute to the diversity of open space use.

The City of Victoria lists the values of community gardening to include public amenity and public education.

10.4 Other considerations

The City of Victoria stipulates that the gardens:

produce organic vegetables, fruit and flowers for the use of members.

The City of Victoria lists that community gardens encourage involvement by schools, youth groups and citizens.

10.5 Conditions

Auckland City Council:

- in its community garden policy, Council recognises that a lease agreement which prohibits income generation within the community garden through the sale of produce or provision of services such as community educational activities may handicap the garden's viability.

Council stipulates that community gardens must be not-for-profit entities and says that it is the responsibility of the community gardeners to:

- maintain control of noxious weeds and pests in accordance with any policies of council to the satisfaction of the Parks Officer or other council officer responsible for the public space
- maintain the garden's vegetation, fencing, signage, furniture and/or other structures to the satisfaction of the Parks Officer or other council officer responsible for the public space
- maintain public access rights and any other conditions as stipulated by the lease
- allow monitoring and review as stipulated by the lease - gardens are monitored annually by Council.

10.5.1 Public access

The issue of alienation of public open space is put into wider context in Auckland City Council's policy on community gardens. The policy recognises that there may develop a perception that community gardens are a private use of public open space that restricts public access, however it notes that community gardens in Auckland and elsewhere generally encourage public access, both adjacent residents and visitors.

The policy also recognises that there are existing limits on public access where sporting clubs have been given access to council land. A solution may lie in negotiating public access to the area occupied by the garden with Council in the development of a lease.

10.5.2 User agreements

In formulating agreements of how city land is to be used by community gardens, the City of Victoria has a three year agreement with a renew option.

The agreements stipulate:

- the development of site usage regulations signed by members
- minimum standard of aesthetics for allotments
- encouragement of year-round production
- membership on first-come, first-served basis if wait-listed
- no use of pesticides - organic production only
- no sale of produce for private profit
- donation of excess production
- public access to the site be maintained
- liability insurance be obtained.

10.5.3 Common themes

Recurring in these policies is the stipulation:

- for organic gardening
- ensuring that the non-gardening public can enter the community garden site
- the development of user agreements.

The stipulation on public access has not been a requirement placed on gardeners by landholders in Australia, however it may be worth considering to allay public perceptions that community gardens alienate public open space. The idea would require exploration as many community gardens are open on only specific days of the week, some only on weekends.

10.6 The South Sydney Council food security policy

In the mid-1990s, South Sydney Council (now amalgamated with City of Sydney) passed a policy on food security in the municipality entitled What's Eating South Sydney?.

The policy was intended to enable programs that would improve local access to fresh, nutritious food and the development of ideas that would achieve that aim. These included community gardens and food cooperatives.

The passing of the policy enabled council to provide support to residents of the Waterloo Estate, among others, in the development of community gardens and the training of gardeners to manage these and produce food. This was done in cooperation with the Department of Housing which provided the land for three community gardens and funded fencing and construction costs.

The policy is a model of a more comprehensive assessment and policy that places community gardening in the wider context of food security in the LGA and the city. Whether such a broader policy is necessary would depend on factors such as the demographic and income mix of the LGA, the spatial

Ideas on developing a food security policy inclusive of community gardens and other community-based food security initiatives such as food cooperatives, may be obtained from the Sydney Food Fairness Alliance (sydneyfoodfairness@lists.green.net.au) and the Illawarra Food Fairness Alliance.

10.7 Possible community garden sites

In reviewing the site selection criteria detailed in this report, Council administration have identified possible sites for community gardens including (but not limited to):

- Mellor Reserve (Beulah Park) – The playspace located along the southern boundary could be consolidated and a community garden located in between the new playspace and Girl Guides Hall.
- Chapel Street Reserve (Magill) – This reserve has a large open expanse of lawn, some of which could be developed as a community garden, namely along the eastern boundary.
- Bell Yet Reserve, (Wattle Park) – An undeveloped reserve with plenty of opportunity to develop a community garden. Located adjacent to a school and could be located centrally within the reserve to have minimum impact on neighbouring residents.
- Burnside Nursery (Linden Park) – The entrance of the nursery and adjoining road reserve are currently under utilised and could be developed as a community garden. Security to the nursery would have to be reconfigured.
- Conyngham Street Depot (Glenside) – this parcel of land is currently not used by Council. Being a relatively large site, not all of it would be required for a community garden. There may be some issues of minor land contamination as it is the former location of a Council depot.

It should be noted that the Glenside Campus Redevelopment Master Plan identifies the provision of a range of public open space throughout the Glenside Campus, recognising the important therapeutic, recreation, environmental, conservation and amenity roles it plays. The Master Plan identifies the potential to incorporate a community garden as a specific recreational facility.

The feasibility of establishing a community garden at these sites will be subject to further detailed investigation.

All potential sites detailed above have been identified on a plan of the city (Attachment XX).



11. A process for Burnside

Evidence suggests that a structured approach to dealing with community gardens is the most appropriate approach. It would also streamline the process for local government and ensure fairness for applicants for land for community gardening.

11.1 The Local Government Act

Councils, under the Local Government Act, have the option of allowing compatible uses of land classified as 'Community Land'.

Under the Act, land categorised for 'general community use' would appear to be suitable for use as community gardens, other considerations being satisfied to permit that use.

For such land to be approved for community garden use, it may be necessary for it to be authorised under the Community Land Management Plan for the particular parcel of land.

11.2 Recommendations

11.2.1 Recommendation – the lease

Burnside Council lease land to community garden associations for an initial two year period followed by an option of five year lease periods with automatic renewal unless there are extenuating circumstances.

The initial period of two years:

- ensures that the garden is a viable proposition and is unlikely to be abandoned
- is of sufficient length to allow gardeners to design, construct and start to manage the garden.

Even after Council approves a community garden there may be a period before work starts while gardeners prepare themselves, however it is more likely they will start to garden as soon as possible.

11.2.2 Recommendation – develop a policy

Burnside Council develops a policy in support of community gardening within the City.

11.2.2.1 Grants

To assist community gardens get started, Council might make use of its Community Grants Program that provides funds of up to \$2,500 to not-for-profit organisations. This is for projects that build social capital, sustainability and active citizenship. Other grants are available from time to time such as the Australian Open Garden Scheme and the Commonwealth Government's Water Grants.

11.2.3 Recommendation – Council form a team

Council form a Community Garden Assessment Team to deliberate on matters concerning community gardens.

The team will ensure an orderly and open process for discussion and decision making on community garden matters and may invite input from sources considered relevant.

The team should consist of representatives of Council departments with a potential interest in community gardens, such as:

- Open Space and Recreation
- Operation Services

- Strategy and Environment
- Community Services

The team would need meet only:

- on the infrequent occasions that Council receives a submission for a community garden
- to consider proposals for the further development of existing community gardens that are of a type or scale to warrant a collective decision
- that Council becomes aware of difficulties within a community garden on Council land that are beyond the capacity of the community garden association to solve
- that Council decides to conduct monitoring of community gardens.

11.2.4 Recommendation – land assessment and inclusion in plans

Council assess community land or available operational land as potential sites for the establishment of community gardens.

Once identified, Council include community gardening as an allowable activity in Community Land Management Plan and/or Masterplan for the site(s).

Council:

- assess whether the proposed activities are appropriate to the location
- whether it would make use of the proposed community garden for its community education workshops and education.

11.2.5 Recommendation – adopt an orderly application process

Council adopt an orderly process for assessing applications for land for new community gardening groups.

The process of assessing applications would consist of:

1. Provision of advice about Council requirements and possible assistance to would-be community gardeners.
 - a) This may be placed on Council's website and produced as a simple brochure for distribution at Council.
2. Notification in the above information of Council's requirement for a formal submission to be made for access to land.
 - a) Council to provide a list of topics to be addressed in the submission and invite applicants to include others they consider relevant.
 - b) Council and the garden association identify liaison people to facilitate effective communication.
3. Council to provide applicants with the opportunity to present their submission to a meeting of Council's Community Garden Assessment Team. After consideration of the submission, Council may invite applicants to meet with the team again so that ambiguities in the application may be clarified and further information obtained prior to a final decision by the team.
4. Council to inform the community garden group of possible suitable sites or otherwise.
5. If a suitable site is identified the options could be:
 - a) Summit a Plan of their Proposed garden Design
 - i) Council's Community Garden Assessment Team request a garden design plan from the gardening group and provides feedback and technical assistance where possible

- 
- ii) Council's Community Garden Assessment Team distributes a letter to nearby residents to inform them about the proposed community garden so that they have the opportunity to make comment.
6. Upon final agreement to proceed, Council and the garden association sign:
- a) A peppercorn lease for an initial two years, with the option for a longer lease at the end of this period if conditions such as community garden group viability, land suitability and garden management be met.
 - b) A memorandum of understanding to clarify expectations not included in the lease, on the future use of the garden and activities in it and on Council support for the garden.

Attachment 1: Community garden start-up documents

1. Topics for inclusion in a submission to council for access to land

This report recommends that community garden groups make a formal submission to councils, in writing, to obtain land for gardening.

The topics listed here provide an example of the type of information councils might request and that gardeners might think about in planning their garden.

2. Checklist for new community gardens

The checklist was devised by the Australian City Farms & Community Gardens Network for new groups to think through what they want in a community garden.

A1.1 Suggested submission topics

Topics Council may recommend to be included in a submission by a community garden association for access to local government land.

1. Name of community garden association
2. Contact details – liaison person
3. Incorporated association number (if required by council)
4. Date of incorporation (if required by council)
5. Whether organisation is not-for-profit
6. Does the association carry public liability insurance and to what value? (if required by council)
8. Name of proposed garden
9. Number of gardeners
10. List characteristic of a preferred site for the community garden on council land, ie:
 - size of area needed
 - access to public transport
 - access to sunlight, water and wind protection etc.
11. Do you have a preferred location for the community garden?
15. The types of activities planned for the land eg.
 - organic gardening
 - community education workshops etc.
16. Planned infrastructure eg.
 - rainwater tank
 - shelter structure &/or storage shed,
 - paths - paved, mulched, gravel etc
 - nursery
 - poultry yard
 - compost system etc
17. Preparedness to allow the public access to the garden site for compatible purposes other than gardening eg. passive relaxation
18. Description of the proposed management structure for the community garden:
 - how decisions will be made
 - the proposed conflict resolution process
 - how new members will be recruited
22. How ongoing costs will be funded
23. How gardeners will ensure that there are no problems with:
 - a) odour
 - b). vandalism
 - c) excessive noise
 - d) site aesthetics - how the site looks
 - e) rodents
 - f) parking
 - e) non-gardener public access.

A1.2 Community garden checklist

This checklist presents ideas to consider before starting a community garden. By Russ Grayson + Fiona Campbell for the Australian City Farms & Community Gardens Network, 2001

1. WHAT TYPE OF COMMUNITY GARDEN?

Will the community garden be:

- a shared garden where participants share the gardening and the harvest
- an allotment garden where participants garden their own plot and share the maintenance of common areas
- a garden with both allotments and shared gardening space.

Allotment gardens:

How long can allotments be held while they are not being used?

What size will we make the allotments?

This can be influenced by the size of the area available for gardening.

2. WHAT WILL BE THE PURPOSE OF OUR COMMUNITY GARDEN?

Recreation/ community building:

- a safe place where people can come together to grow food and get to know each other
- a place where parents can bring their children.

Other:

Food security and nutritional health:

- access to fresh, nutritious food
- reducing family expenditure on food
- supplementing the family food supply.

Other:

Education:

Will the garden be open to use and/ or visitation by community colleges/ schools/ other educational bodies?

Yes No

Will the gardeners offer workshops (eg. compost making, gardening etc) to the public?

Yes No

If not, will the gardeners make the garden available for others to provide educational services?

Yes No

Other educational activities:

3. HOW WILL WE GARDEN?

Organic gardening? Yes No Reasons:

If it is to be an organic garden, will this be explained to new gardeners when they join the garden - either verbally or in writing? Yes No

Explained in some other way?

4. WHAT TYPES OF PLANTS WILL WE GROW?

When considering what types of plants to grow in your community garden, remember that fruit and nut trees need plenty of space and should be spaced about 3-5 metres apart.

- vegetables
- herbs
- fruit/ nut trees
- flowers
- berry fruit shrubs
- water crops
- medicinal plants
- bush foods
- herbal tea plants
- native or indigenous plants (native plants are those originating in Australia; indigenous plants originate in the local region)

5. WHAT ANIMALS WILL WE KEEP?

- chickens
- other poultry
- bees
- no animals
- other animals

6. WHAT STRUCTURES WILL WE BUILD IN THE COMMUNITY GARDEN?

- sitting area to shelter from the sun and rain
- lockable shed for storing tools, seeds etc
- nursery for plant propagation
- fireplace for making coffee and tea - barbecue for preparing food
- play area for children
- public art
- educational signs
- rainwater tanks to collect water from the shed/shelter roof to irrigate the garden

Other:
.....
.....
.....

7. WHAT TRAINING DO WE NEED?

Gardening/construction skills:

- plant propagation
- soil analysis
- improving garden soils
- using mulch
- pest management
- seed saving
- construction
- making compost
- developing a planting calendar
- planting out and harvesting

Other:

Design skills:

- site analysis for site design
- garden design

Other skills:

cooking what we grow other

Are any of these skills available in the community gardening group? Yes No

If not where will we find these skills?

8. HOW WILL WE CO-OPERATE WITH LOCAL GOVERNMENT?

Will the garden be a place where communities and local government can work together to demonstrate social and environmental policy compatible with the aims of community gardening, such as:

- waste reduction water conservation regreening
- energy efficiency biodiversity nutritional health

Other:

9. HOW WILL WE SUPPORT BIODIVERSITY?

Will we plant the non-hybrid seed of heritage or heirloom vegetables and fruits so we can collect, save and replant the crops?

Yes No

.....

Will the garden join the Seed Savers Network to learn more about food plant biodiversity, to obtain non-hybrid seed from the members of the network or to become the focus of a Local Seed Network?

Yes No

.....

Will we propagate and distribute seed of endangered or rare local native (indigenous) plants?

Yes No

.....

10. HOW WILL WE EDUCATE GARDENERS AND THE PUBLIC IN WASTE REDUCTION?

Will we demonstrate the reuse and recycling of waste organic matter through:

- compost worm farms mulching use of recycled materials

Other:

11. HOW WILL WE CONSERVE WATER IN THE GARDEN?

- rainwater tanks mulching low-water-use plants low-water-use irrigation

Other:

12. HOW WILL WE FUND THE GARDEN?

- apply for grants membership fee other types of self-funding

How will we fund ongoing costs?

13. WHAT WILL WE LOOK FOR IN A PREFERRED SITE FOR THE GARDEN?

- size of area needed
access to public transport
access to sunlight, water and wind protection etc.

Comments/suggestions:

14. DESCRIPTION OF THE PROPOSED MANAGEMENT STRUCTURE FOR THE COMMUNITY GARDEN:

Will the garden organisational structure be an incorporated association? Yes No

Will the garden obtain public liability insurance? Yes No

How will decisions be made?

What will be the proposed conflict resolution process?

How will new members will be recruited?

15. HOW WILL GARDENERS ENSURE THAT THERE ARE NO PROBLEMS WITH:

- Odour:
Vandalism:
Excessive noise:
Site aesthetics - how the site looks:
Rodents:
Parking:
Non-gardener access:
Other:



References

Listings

Australian City Farms, Community Gardens and Enterprise Centres Inventory, 1996; compiled by Darren Phillips; July 1996; self-published.

Elliott, C. (1983) Growing in the City: Employment, Education and Recreation in Australian City Farms and Community Gardens; Social Impacts Publications, Milsons Point, NSW.

Lawson, LJ, 2005; City Bountiful - A Century of Community Gardening in America; University of California Press, USA. ISBN 978-0-520-24343-9

Marrickville Council, Community Gardens – Policy for Marrickville Council (2007)

Oldenburg, R; The Great Good Place (1999; Amrlowe & Company, NY. ISBN 1 56034 681 5

Royal Botanic Gardens Community Greening Program Evaluation, Final Report; 2004; Urbis, Sydney.

Community Gardening in SA Kit www.canh.asn.au/community_gardening

What's Eating South Sydney? A policy on food security. South Sydney Council.

Community Gardens

| | |
|--------------------------|--|
| Classification: | Council Policy |
| Policy Name: | Community Gardens |
| First Issued / Approved: | 3 February 2010 S7313 |
| Last Reviewed: | N/A |
| Next Review: | February 2014 |
| DWS tracking number: | 1030138 |
| Responsible Officer: | Manager Open Space & Recreation |
| Relevant Legislation: | Local Government Act 1999 |
| Related Policies: | Open Space Policy Community Garden Policy Direction |

Introduction

The purpose of the *Community Gardens* Policy is to provide direction to Council on the concept of community gardens and to provide a policy which outlines the requirements for the possible future establishment of community gardens within the city.

Strategic Plan Desired Outcomes

- A range of high quality passive and active recreational facilities
- Sustainable use of water, energy and natural resources, and minimisation of waste to address climate change
- A vibrant and diverse community that has a strong sense of belonging

Our Approach

- Ensure facilities provide a variety of vibrant and inspirational opportunities to encourage an active community
- Plan, upgrade and maintain facilities to meet the needs of future demographic and social trends
- Council leads the community by demonstrating pragmatic and cost effective approaches to achieving environmental sustainability
- Reduce waste to landfill
- Encourage use of renewable resources
- Stimulate community initiatives and cooperative projects

Background

The concept of community gardens originated in Britain during the eighteenth century and was further developed in the nineteenth century, where plots of land known as allotments were made available under the Allotments Act 1887 to poor labourers for the production of vegetables and flowers.

The practice of community gardens among urban working class people spread throughout industrial countries in Europe and the USA in the 1800s. In Australia, however, there has been no legislative basis for community gardens. Nevertheless, they can be traced back to the Depression era and the Second World War era when food shortages prompted the government to encourage families to work together in “Victory Gardens” to produce food for the table.

The first Australian community garden was established in 1977 in Nunawading, Victoria and was a successful and innovative community development project that has become a model on which subsequent community gardens in Australia are based.

A number of community gardens have been established in South Australia and there has been interest in the establishment of a community garden within the City of Burnside.

Community gardens are a unique community based activity through which community members can learn, recreate and socialise. Community gardens can contribute to improved health and well-being, an increase in positive social interaction, an appreciation of environmental and sustainability principles and the greater use and protection of public open space.

Definition

A ‘community garden’ is defined as a parcel of public open space operated by the community (with Council assistance), where the site is used for:

- the production of produce for the personal use of its members through allotments or shared plots; and
- demonstration gardening or where other environmental activities are undertaken to bring together people from diverse backgrounds and different abilities, ages, and cultures.

Key Principles

The City of Burnside Community Gardens Policy will be guided by the following key principles:

- **Inclusion:**
The Council values diversity and seeks to reflect and engage all sectors of the community in community gardening
- **Collaboration:**
The Council values collaboration and will seek a partnership approach with community based organisations to add value to community life through community garden activity
- **Equity:**
The Council values equity and will seek an equitable approach in its support of community activity within a community garden

- **Participation:**

The Council values participation and will seek to engage the community and other stakeholders in community garden activity

- **Access:**

The Council values access and requires that any community garden is accessible to the wider community

Policy

The City of Burnside recognises community gardening as a valuable activity which contributes to health and wellbeing, positive social interaction, community capacity building, environmental education and sustainability principles as well as the protection and use of open space.

Objectives

The objectives of this policy include:

- recognising the need and benefits of community gardens;
- establishing community gardens throughout the City of Burnside on public space, where feasible and appropriate;
- recognising the value of community gardens as a public amenity;
- ensuring that all community gardens are managed in an efficient manner and maintained to an accepted standard;
- acquiring, sharing and increasing knowledge and practice of organic gardening with various educational institutions and the local community; and
- offering a suitable site for Council environmental workshops and educational days.

Council Support for Community Gardens

The City of Burnside supports community gardens by working with community partners, assisting to identify and contribute to site development activities. Subject to available resources Council may:

- promote and raise awareness of community gardening;
- provide information to the public about the operation of community gardens;
- assist interested groups in searching for suitable public land for the development of community gardens;
- assist with site development, such as site planning and design, surveying and site preparation, basic infrastructure; and
- provide in-kind support where feasible (ie water options, mulch, etc).

Site Selection Criteria

The City of Burnside supports the development of community gardens in the city. The City of Burnside will assist in locating new garden sites, where available land exists, where neighbours are supportive, and where a community group demonstrates interest and commitment. In identifying new sites for community gardens, the following guidelines should be considered:

- consistency with the relevant Community Land Management Plan for the reserve;
- interest and commitment of a gardening group
- informed and supportive neighbours;
- availability and usability of site;
- proximity to high density living areas;
- soil quality and drainage;
- sun exposure;
- accessibility to public transport; and
- close proximity to supporting infrastructure such as water and car parking.

Consideration will also be given to ensure existing park users are not displaced as a result of the installation or citing of a community garden.

Where community gardens are proposed to be created close to adjoining residences, Council will consult with the affected residents and, where objections are raised, report on the matter to Council for its consideration.

Management Framework

A community garden will be leased to an incorporated community group to develop, manage and operate the community garden. This incorporated group will be required to have approved public liability cover and manage safe access in and around the site.

The management and operation of the community garden will also need to support the Council's Environmental Plan, which has specific procedures in place to minimise impacts of the Council's operations on the environment.

The incorporated community group will encourage members, through its functions and activities, to act more sustainably.

The incorporated community group will liaise with Council staff in regards to any new infrastructure or projects planned for the garden. Prior to the erection or installation of any infrastructure, written approval from the Chief Executive Officer or their delegate and, where relevant, Development Consent will be required.

The incorporated community group will be required to report on a quarterly basis to the Council on the function of the garden and how they are meeting Council's objectives for a community garden.

Information regarding community gardens will be promoted through the Council's website and publications.

As part of the Management Framework, a user agreement will be developed.

User Agreement – Non-Profit Community Group and Community Garden Member

The non-profit organisation agrees to develop, manage and operate the community garden according to a user agreement with their members, which specifies the terms of use, management responsibilities, user fees and access procedures, which include the following:

- Priority of membership for residents of the City of Burnside.
- Consistency with the Council's Community Gardens Policy, Community Land Management Plan and Environmental Management Plan.
- Revocation of membership and use of the site for non-compliance with the organisation's constitution, the applicable lease and user agreements or this policy.
- Commitment by gardeners to work in the communal garden and to demonstrate various skills and knowledge of organic gardening practice before being allocated an individual allotment.
- Maintenance of allotment gardens to a minimum standard of aesthetics and orderliness with year-round planting to be encouraged.
- Produce to be organically grown and not to be sold for private profit. Any excess produce can be donated.
- The organisation to provide its own Public Liability Insurance.
- Monitoring and review of the garden, including performance measures.
- No livestock (eg poultry) permitted in the garden.
- Compliance with best practice for community gardens.

Licence/Lease for Use

A lease agreement must be agreed between the Council and the incorporated community group for the purpose of developing and maintaining a community garden on Council owned public space. The lease will also contain conditions for the use of the site. At the initial set-up of a new garden, a lease will be granted for a 12 month period, with an option for a further three year lease after this period, subject to lease conditions and user agreements being met in the initial twelve (12) months. A restitution clause will be included within the Lease.

Funding

The incorporated community group will also be responsible for appropriate income generation or fund raising to support the operation of the community garden. In part, this will be through the establishment of appropriate membership fees and also through application for funding from external grant providers.

Implementation

On receiving a request from the community for a community garden, an assessment will be undertaken in accordance with the above policy provisions. Such a request will need to be in the form of a detailed proposal which deals with the following issues:

- the basis for a garden, eg individual allotments, a shared communal garden or a combination of these;

- a suggestion for a site, if known, and a site plan for development;
- numbers of people to be involved and whether they are residents of the City.;
- incorporation and membership of the applicant community group;
- proposed opportunities for public access and use;
- proposed fees and/or membership charges;
- how establishment costs and ongoing costs, such as water and other infrastructure costs, will be met;
- evidence of public liability insurance or the capacity to provide public liability insurance.
- how funding and other income will be generated;
- staffing and management of the garden, including volunteer management;
- proposed materials, equipment, shelter and storage and how these will be available and managed on site; and
- decommissioning of the community garden.

South Australian Community Garden Directory

1. Aberfoyle Park - Aberfoyle Community Garden
Location: 56 Sunnymeade Drive.
 A garden in progress, we run cooking and growing workshops. Our mission statement is "Bringing the local community together to share in the growing, preparing and enjoyment of fresh food in a positive friendly place".
Open: Working bee/events, once a month on weekends.
Contact: Roger Modra 8270 1233 roger.modra@aberfoyle.org.au.

2. Adelaide - Box Factory Community Garden, Secateurs Project One
Location: Box Factory Community Centre, 59 Regent Street South.
 Five special 'no dig' garden tables particularly suitable for balconies, and small spaces, and for gardeners with limited mobility.
Open: Mon - Fri 4pm - 9pm, Sat 10am - 3pm.
Contact: Ros Brady 0416 359 354 secateursadelaide@gmail.com.

3. Adelaide - St Andrew's Hospital Garden, Secateurs Project Two
Location: St Andrew's Hospital, 350 South Terrace.
 A beautiful setting close to hospital staff, patients and visitors, with fruit, herbs and veggie beds. A children's centre and local community organisations share the space with residents.
Open: Any time. All visitors and gardeners must register at hospital reception.
Contact: Ros Brady 0416 359 354 secateursadelaide@gmail.com.

4. Adelaide - Walby Yerta Community Garden
Location: Veale Gardens, South Terrace south of conservation.
 A small collection of raised and in-ground beds in the Adelaide Parklands. No fences, no permanent structures. Garden beds cultivated by community groups.
Contact: Greg Martin 8212 2468 martinm@bigpond.net.au.

5. Aldinga Beach - Aldinga Community Garden
Location: Symonds Reserve, adjacent to Aldinga Community Centre.
 The garden uses raised beds for growing vegetables, herbs and beneficial flowering plants. We use organic methods and grow food to share. We learn by doing! We enjoy open days, gardening workshops, networking etc.
Open: Wed 9.30am - 12.30pm; Sun 10.00am - 12.30pm.
Contact: Angela Neale 8556 5940.

6. Banksia Park Community Garden
Location: In the grounds of Banksia Park Primary School.
 Open to the wider community. Recently established garden creating a beautiful public garden for the whole community to enjoy.
Open: During daylight hours.
Contact: Find us on Blanchetown blog under BCG (Blanchetown Community Garden).
 Brigitte 0432 365 580.

7. Bedford Park - Flinders University Community Garden
Location: Corner Hall and Sturt Drive, Sturt Campus.
 Started in 2010 we built eleven boxes from roofing iron and timber. Garden features rare and native fruit, nut and native trees and swale system. Based on Permaculture principles, the garden is open to the community for input and participation. All welcome!
Open: 9am - 3pm Mon-Fri
Contact: Office 8376 0022 Ken Riley 8294 5513 or mobile 0439 800 882.

8. Blanchetown Community Garden
Location: On the River Murray at South Terrace, bottom oval.
 Garden commenced in February 2012. Growing seasonal vegetables, herbs, promoting a healthy lifestyle and fresh garden grown produce using only organic methods (pesticides and chemical free) raised beds and quirky ideas, focusing on reusing material.
Open: During daylight hours.
Contact: Find us on Blanchetown blog under BCG (Blanchetown Community Garden).
 Brigitte 0432 365 580.

9. Brompton - Green Street Community Gardens
Location: 19 Green Street.
 The gardens have survived re-development and are being re-established under the management of the neighbouring community centre. A new pergola and meeting space have been established and plots are available.
Contact: Merv Bowden mebarki1@bigpond.com.

10. Camden Park - Camden Community Garden
Location: 7 Carlisle Street
 Started in 2010 we built eleven boxes from roofing iron and timber. Garden features rare and native fruit, nut and native trees and swale system. Based on Permaculture principles, the garden is open to the community for input and participation. All welcome!
Open: 9am - 3pm Mon-Fri
Contact: Office 8376 0022 Ken Riley 8294 5513 or mobile 0439 800 882.

11. Campbelltown - Lochiel Park Community Garden
Location: Lochiel Parkway.
 Developed as part of the Lochiel Park Green Village, the Community Garden aims to foster community while growing edible plants sustainably. Members can rent a plot, and/or harvest from the communal plots, herb garden and fruit trees.
Open: No set time. Formal visits can be arranged. Visitors welcomed if any members are in the garden at the time.
Contact: Jenny Bates 0411 150 599.

12. Christie Downs - Elizabeth House Over 50's Community Centre
Location: 112 Elizabeth Road.
 Our community kitchen gardens are maintained by volunteers. We provide nutritious meals daily. In the garden you will experience: Grape and passion fruit vines; Vegetable and herb gardens; Green house - propagation; Free range chickens.
Open: Mon, Wed and Fri 8.30am - 1.30pm.
Contact: Sophie Lawrence 8384 5170 or 0409 095 950.

13. Clayton Bay - The Clayton Bay Community Garden
Location: Clayton Bay Hall grounds, corner of Alexandrina Drive and Grandview Drive.
 Garden was formed under the guidance of Life with Gusto in 2009. It has expanded to incorporate an on-site nursery.
Open: 9am - 12 noon weekdays.
Contact: Laurel Walker 8209 5400 walker@anglicare-sa.org.au.

14. Davoren Park - Peachey Place Community Garden
Location: Peachey Place Living Skills Centre, 50 Peachey Road.
 The garden has individual plots and communal plots of fruit trees, herbs and flowers.
Open: Thu mornings 9.30am - 11am, working bees on second weekend of the month alternating between Sat/Sun.
Contact: Cecile Storie 8274 1156 or 7070 6711 or 0408 759 475.

15. Dernancourt Community Garden
Location: Cnr Balmoral Road and Lyons Road.
 We've planted the seed now watch us grow. Come and join us, give it a go! A new Community Garden is being established for the residents of Tea Tree Gully. New members welcome.
Open: TBA
Contact: lrc.gardeners@gmail.com.

16. Elizabeth - Anglicare SA Community Garden
Location: 91 - 93 Elizabeth Way.
 Run by volunteers and produces fruit and vegetables that are provided to the Food Barn and used in a lunch program that serves free meals in the centre. The garden is self-funded through sales from the on-site nursery.
Open: 9am - 12 noon weekdays.
Contact: Laurel Walker 8209 5400 walker@anglicare-sa.org.au.

17. Fullarton - Fern Avenue Community Garden/Alternative 3
Location: 18 - 20 Fern Ave.
 Fern Ave is 4kms from Adelaide city centre. We have a straw bale building, a composting toilet, wheelchair access, raised garden beds, organic gardening courses/workshops, solar irrigation system. The garden has individual plots and communal plots of fruit trees, herbs and flowers.
Open: Thu mornings 9.30am - 11am, working bees on second weekend of the month alternating between Sat/Sun.
Contact: Cecile Storie 8274 1156 or 7070 6711 or 0408 759 475.

18. Gilles Plains - Wandanah Community Garden
Location: 14 Blacks Road.
 This garden surrounds the Wandanah Community Centre. It is based on a share model and new gardeners are welcome.
Open: Mon 9am - noon (school terms); Chrs or Rille on 8261 8124 (Mon - Fri) or alanshepard@hotmail.com.

19. Glandore - Glandore Community Garden
Location: Malwa Street.
 A community garden with individual and communal plots and regular free gardening workshops open to the public.
Open: Tues 9am - 11am.
Contact: Cathlin Day 8371 1139.

20. Goodwood - The Goody Patch Community Garden
Location: Surrey St, adjacent tennis courts near Goodwood Primary School.
 A group of parents, kids from the school and other community members have transformed a small area into a colourful kitchen garden. Includes individual plots and shared herb gardens.
Open: Always open.
Contact: Nicky and Mag 8293 2055.

21. Goolwa - Cittaslow Goolwa Community Garden
Location: Cnr Kessel Rd and Skewes Rd (Barrow Cadell St).
 Garden includes communal, individual and raised beds for gardeners with mobile transport. Children's garden hosts educational programs.
Open: Tue 9am - 12 noon, Thu 8.30am - 12.30pm (Barrow outside Council on Cadell Street).
Contact: Gwyneth Jones 8555 3242.

22. Hackham South School Community Garden
Location: Melssetter Road.
 Combined school and community garden established in 2009.
Open: School hours and other times by arrangement.
Contact: Julia Nichols 0437 485 520 Julianichols7@gmail.com.

23. Hackham West - Urban Connection
Location: Malmo Court.
 Community garden in a cul de sac off Helsinki Reserve.
Open: Open Wed 10am to 11.30am plus regular working bees.
Contact: Richard Schirmer 8301 7236.

24. Hackham West Community Garden
Location: 268 Beach Road Hackham West.
 Cooperative garden volunteers share produce and sell excess to cover gardening costs. Seasonal preserving cooking classes open for all community to attend.
Open: Mon 10am - 12pm.
Contact: Marlene Wiechmann 8382 8241.

25. Henley Community Garden
Location: Just south of the end of Clarence St (dead end) Henley Beach.
 Moved from Henley High School to new council allotment just north of the Henley oval precinct. A permaculture garden with the blessings of the traditional owners - the Kaurua Nation. Reinstalling food production and abundance in this public space.
Open: Not available yet.
Contact: Jane MacArthur janemacarthur@gmail.com.

26. Hillcrest - Kurruru Pingyarendi Community Garden
Location: 489b North East Road.
 This share model garden features a large vegetable area, herbs, orchard and garden art. New gardeners welcome.
Open: Fri during school terms from 9am - 1pm.
Contact: Jo Duffy 7425 8990 or Alan alanshepard@hotmail.com.

27. Kapunda Community Garden
Location: Corner of Mildred and Nash Streets.
 Created to promote healthy lifestyles and reduce the risk of developing chronic disease. The aim of the garden is to provide the community with a healthy and fun place to meet, share knowledge and learn about gardening.
Open: Daylight hours.
Contact: Sue Kelly - 8566 0200 or Carmine Lake 0439 795 343.

28. Magill - Chapel Street Community Garden
Location: Opposite Morialta Uniting Church, 26 Chapel St.
 Chapel Street Community Garden is a creative and inclusive community space, focusing on organic gardening in private and communal plots. Our newly established urban orchard, native garden and wheelchair accessible beds, means the garden offers something for everyone!
Open: Call for further details.
Contact: Christine Ostle on 8331 9344 or community@morialtauca.org.au.

29. Milang - Milang Community Garden
Location: Corner of River and Cox Streets.
 The garden aims to use organic gardening principles to produce healthy, fresh, nutritious, locally grown fruit and vegetables for their community. Includes six communal plots and two individual beds. Vegetables delivered to the local store. Art projects underway.
Open: Every day, visitors can first visit MOSHCC to find the co-ordinator or a garden volunteer. Working bee every Wed morning from 9am - 11am.
Contact: Karen Barret (Community Garden Co-ordinator) 8537 0687 or moshcc@bigpond.com.

30. Mitchell Park - MarionLIFE Community Garden
Location: Corner of Marion Road and Allawoona Ave. Enter off Allawoona.
 The MarionLIFE Community Garden is a colourful and tranquil place where you can be creative, share gardening knowledge, enjoy healthy produce, get involved in community projects and enjoy the company of others.
Open: Mon 1pm - 4pm
 Tue 9am - 12 noon
 Thu 9am - 12 noon
 Subject to weather conditions. Excludes public holidays. Other times can be negotiated.
Contact: MarionLIFE 8277 0304 Brian Gardiner 0403 541 916 bgardiner@esc.net.au.

Community garden listing continued overleaf...



Government of South Australia

Botanic Gardens of ADELAIDE



ADELAIDE MOUNT LOFTY WITTUNGA

Santos
We have the energy.

The Kitchen Garden Initiative is proudly supported by the Department of Environment and Natural Resources, SA Health and Santos.



There are more than 40 community gardens around South Australia. This directory will help you find a garden near you!

MAP



31. Morphett Vale - Wakefield House Community Garden

Location: Wakefield House. Over 50s Community Centre, 65 Acre Avenue.
Mainly for older people but open to all. Focus on veggie gardening. Includes sensory garden.
Open: Mon, Wed and Fri.
Contact: Community Centre on 8384 6158.

32. Mount Barker - Duck Flat Community Garden (Adelaide Hills Community Health Services)

Location: Wellington Rd. At the rear of the Mt Barker District Soldiers Memorial Hospital and Health Services.
Garden vision includes a holistic approach to health and wellbeing. Garden incorporates permaculture and organic gardening principles, vegetable and herb gardens, habitat restoration, community arts, meeting places and other community projects. Garden managed by a highly committed team of volunteers.
Open: Always open to public, volunteer gardeners Mon - Wed weekly.
Contact: Duck Flat Community Garden Coordinator Megan Collins 83931727 or megan.collins@health.sa.gov.au.

33. Mount Gambier - The Old Mount Gambier Gaol Community Garden

Location: Margaret Street behind the Old Mount Gambier Gaol Complex. Access via O'Halloran Terrace.
Garden established on a small portion of the property in 2007. It consists of approximately 40 fruit trees, 46 garden beds, a large pergola, an implements shed, furniture storage shed and a wood fired pizza oven.
Open: Any time to members. Non-members by appointment. Open days throughout the year.
Contact: Christine Plunkett 8721 2555 or cplunkett@mountgambiersa.gov.au.

34. Murray Bridge - Murray Bridge Community Garden

Location: Edwards Crossing Community House, 18 Beatty Terrace.
A small garden of natives, herbs and communal food production.
Contact: Contact Murray Bridge Council for more information 8531 1799.

35. Naracoorte Community Garden

Location: Stewart Terrace.
Established in February of this year. Individual plots, community invited to participate in community events during the year.
Contact: Jan Bittner 8762 2388 Naracoorte Lucindale Council.

36. Noarlunga Downs Primary School and Community Garden

Location: Canterbury Crescent.
Our garden is shared with the primary school. You can have your own plot as a Community Gardener or garden in a group or help with the school beds. Opportunities for cooking and socialising together also exist.
Open: By arrangement to suit the gardener. Group gardening on Wed morning. Monthly meetings on the first Wed of the month 10am - 11am with gardening time after.
Contact: In the first instance, please contact the school 8384 4395.

37. Parafield Gardens - Morella Community Kitchen Garden

Location: Morella Community Centre, 90 Kings Rd.
Morella has a shared garden area with raised beds growing a mixture of edible and companion plants. Participants can gain gardening experience and share ideas, plants and seeds. Regular cooking workshops are held using garden produce. All welcome.
Open: Wed during school terms 10am - 12 noon.
Contact: Kerrie 8250 7786 kerriervett@hotmail.com.

38. Peterborough Community Garden

Location: Clare Street (behind Nalya Lodge at the rear of the health service)
The Peterborough Community garden is a new initiative of the Rural Health Team and Community members. Raised worm wicking beds are the growing method of choice due to the harsh environment with cold frosty winters and extremely hot summers. The garden is run on organic principles.
Open: Open during daylight hours. Workers are there every Tue between 9am and 3pm.
Contact: Jenny Perrott 8651 0400 Bruce Campbell 8667 2458.

39. Port Lincoln - Port Lincoln Community Garden

Location: Community House, 14 Conrad Street.
Vegetable gardens alongside the community house, with produce grown used for free community meals and served in the café. The group welcomes new members.
Open: Mon - Fri 9am - 4pm.
Contact: Glynis Jones 8683 4722 admin.chpl@esc.net.au.

40. Port Pirie - Port Pirie Community Garden

Location: 28 Symonds Street.
A community garden where all are welcome to enjoy good company, share skills and contribute to the growing of fresh veggies to encourage better nutrition and healthy eating.
Open: Mon - Fri 9am - 4pm.
Contact: Erica Rees 8633 3391 community.centre@ucwpp.org.au.

41. Prospect Community Garden

Location: Western side of Memorial Gardens, Menzies Crescent, Prospect.
A new share model community garden which commenced in August 2011. A focus will be on environmental sustainability, food security, community art projects and workshops.
Open: Tuesdays and Saturdays from 9am-noon (new gardeners please contact first in case of changed days), also sessions at other times.
Contact: Alan on 0432970466 or Lindy on 0448580342 alanjshpard@hotmail.com.

42. Seaford Ecumenical Community Garden

Location: Corner of Grand Boulevard and Main Street.
Includes the Wirra, a reconstructed bush land honouring the first inhabitants of the Seaford area, and the Quiet Garden, a paved court with symbols of reconciliation.
Contact: Isabel Sassine 8392 4524 or sem1@adam.com.au.

43. Seaford Meadows Scout Community Garden

Location: Railway Rd
Garden is a partnership with scout group and HETA Inc. Designed by youths and built with recycled donated materials, this organic garden is evolving. Produce market first Sat of the month. Water tanks installed. Interested people welcome to get involved.
Open: Monday to Thursday 9.00am to 3.00pm.
Contact: Margaret Featherstone 0411 452 858.

44. St Mary's Picket Fence Community Garden

Location: Rear of 1167 South Road, next to the church.
Volunteer workers maintain the garden and share the produce amongst themselves and with the Picket Fence and Inner Southern Community Health Service food co-op. We also make raised garden boxes and grow seedlings for sale to raise money for the garden.
Open: Meets each Thu from 9am - 11am, plus watering scheduled for other days.
Contact: Rob Collett 0434 354 539 or Donna Francis, Program Development Officer 8374 2522.

45. Semaphore - St. Bede's Community Garden

Location: 200 Military Rd.
This garden was originally developed for St. Bede's 'Outreach Program' for therapeutic means. There are common (raised) garden beds, fruit trees and worm farm for program participants. Other plots are hired and maintained by members of the public.
Open: To public on Tues 10am - 4pm. St. Bede's Market day 10am - 3pm 1st Sun of month
Contact: St. Bede's Parish 8449 5064. Garden Coordinator Nicki Manning 0428 300 466.

46. Stepney - Linde Community Garden, part of the Norwood Payneham St. Peters Community Gardens Association, Inc.

Location: Dunstone Grove - Linde Reserve, corner of Payneham Road and Nelson Street.
The Linde Reserve Community Garden is a new and evolving shared space garden without individual allotments. Groups and individuals are welcome to join, and there are active subcommittees to be involved in. Workshops and learning events are regularly offered.
Open: Sat mornings for visitors and at all times to members.
Contact: Brian Toft, Chairman of the NP&SP Community Gardens Association, Inc. npsp.garden@gmail.com.

47. Verdun - Adelaide Hills Community Garden Inc

Location: Rear of Verdun Uniting Church, Onkaparinga Valley Road.
Set in a scenic, traditional fruit and flower growing area, this garden is in developmental stages. Berries and fruit trees have been the first of the plantings. Organic, biodynamic, permacultural, waterwise and community skill sharing methods are the guidelines.
Open: Please contact us for times.
Contact: Liz Bromilow 8338 2818 or liz@bushspirit.com.au.

48. Victor Harbor Community Garden

Location: Encounter Centre - 42 Armstrong Road.
Raised plots are used by general public and volunteers who assist people with special needs to gain skills. Organic methods are used. Harvests are used by the growers or shared with the Centre's kitchen. New gardeners are welcome.
Open: Mon to Fri 8am - 4pm. (Community Garden access is available after hours.)
Contact: Encounter Centre 8552 2995.

49. Wallaroo - Wallaroo Community Garden

Location: Within the Bedford Wallaroo Day Option Program. Lot 402 Ernest Terrace, Wallaroo.
Newly landscaped native gardens.
Open: Mon - Fri 10am - 3pm by appointment only.
Contact: 8823 3788.

50. Williamstown - Williamstown Community Garden

Location: Memorial Drive (within Abbeyfield Retirement Village).
Individual plots for lease plus larger garden for communal use.
Open: Open to gardeners any time. Monthly meetings on a Wed night and weekly working bees on Sun afternoons (plus whenever required).
Contact: Ingrid Eidam (secretary) 8524 6325, ieidam@senet.com.au <http://williamstown.sa.au/communitygroups/community-garden>.

51. Woodville Gardens - Ridley Grove Community Garden

Location: 66 Ridley Grove.
New gardeners are welcome at this award-winning, share model garden. Biodiversity focus with 800 indigenous plants and official Butterfly Site status.
Open: Tue and Thu 9am - noon plus first Sat of the month, 10am - 12 noon.
Contact: Alan 0432 970 466 alanjshpard@hotmail.com.

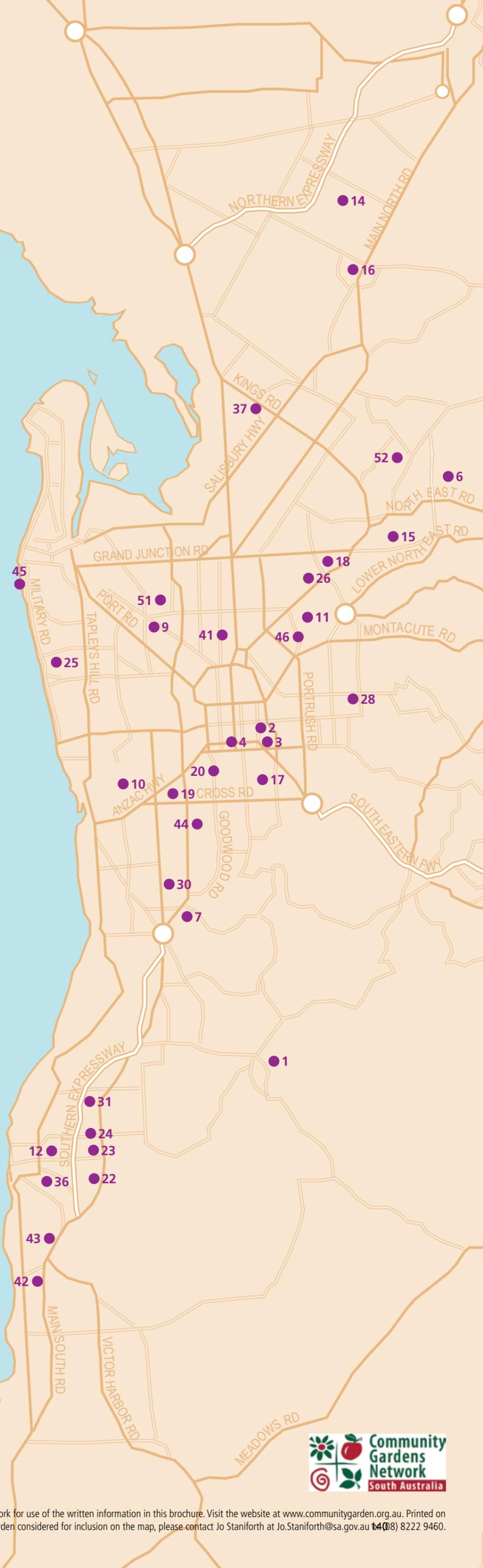
52. Wynn Vale Community Garden

Location: 32 Park Lake Drive.
Garden has 25 individual plots and 14 community plots. The produce of the fruit trees and the community plots is shared as is their care. Shed and verandah used for meetings. Tools are communal. The pizza oven is enjoyed monthly.
Open: Sat 9am - 1pm. Other times by appointment.
Contact: Graham Dougllass 8289 5510 Nancy Roy 8288 2062.

53. Whyalla Norrie - EcoLETS Garden Group

Location: WERIC (Whyalla Eco Renovation Information Centre). 88 Hincks Avenue.
Community garden that demonstrates to the public that growing organic fruit and vegetables is possible in "our" harsh arid climate in Whyalla, using water saving techniques, compost, and mulch across three HousingSA blocks.
Open: Tue 9.00am - 12 noon, Thu 12 noon - 2pm. First Sat of every month - EcoLETS Garden Group Market, 10am - 12 noon - In season fruit and vegetables.
Contact: Greg 0429 358 273.

For more information on community and kitchen gardens, please contact Jo Staniforth on 8222 9311 or jo.staniforth@sa.gov.au.



Item No: 4.5
To: Infrastructure & Environment Committee
Date: 13 November 2012
Author: David Sheldrick – Technical Officer, Arboriculture
Contact: 8366 4177
Subject: HAZELWOOD PARK MEMORIAL TREE AVENUE MANAGEMENT PLAN
Attachments: A. Copy of Independent Arborist report (Treevolution) & Draft Long Term Management Plan (provided to Elected Members Under Separate Cover)
Prev. Resolution: C8781, 10/7/12

Officer's Recommendation

1. That the Report be received.
 2. That Council endorses the Hazelwood Park Memorial Tree Avenue Management Plan.
 3. That Council consider allocating \$33,000 in the 2013/14 Annual Business Plan for the completion of the high priority works as detailed within the Hazelwood Park Memorial Tree Avenue Management Plan.
-

Purpose

1. To provide Elected Members with a tree management plan specific to the 1921 Avenue of Sugar Gums that runs between the Burnside Swimming Centre and Davenport Terrace, Hazelwood Park.

Strategic Plan

2. The following Strategic Plan provisions are relevant:

"Preservation of the historic character of the City"

"A connected system of well designed and maintained open spaces"

"A well maintained and aesthetic streetscape consistent across the City"

"A vibrant and diverse community that has a strong sense of belonging"

Communications/Consultation

3. The following communication / consultation has been undertaken:
 - 3.1 Internal consultation between Urban Service departments and in particular Council's Senior Project Officer.
 - 3.2 External consultation through a consulting arborist, Treevolution Arboricultural Consultants.

- 3.3 If the works are funded to proceed, appropriate communication with the community and local Ward Councilors will occur prior to the works being undertaken, which will include information located at the Park and on our website plus a letterbox drop to residents adjacent to the park.

Statutory

4. The following legislation is relevant in this instance:

Local Government Act, 1999

Heritage Places Act, 1993

Development Act, 1999

5. Hazelwood Park is a State Heritage Place having been entered into the State Heritage Register in 1995 as “it demonstrates important aspects of the evolution or pattern of the State’s history and it has strong cultural or spiritual associations for the community or a group within it.”
6. The State Heritage Registrar statement of the Heritage Significance of Hazelwood Park states that “Hazelwood Park is a portion of the original Hazelwood Park Estate which was owned by the Clark family 1853-1914. During their ownership, they allowed the general public to use the area for recreational purposes and it became known as Clark’s Paddock. That use was formalised when the family offered to sell it to the South Australian Government provided that it remained a park and the Government purchased it in 1914. In 1915, it was dedicated as a National Pleasure Resort under the National Pleasure Resorts Act 1914, one of the first four places to be dedicated. The Park is significant for being an early National Pleasure Resort and for its association with the Clarks. The Clark family were notable for their involvement in public life. Howard was a leading figure in the Adelaide Philosophical Society and in the Institute movement. He also edited one of the Colony’s major newspapers, the ‘South Australian Register’ 1870-78. Caroline Emily was largely responsible for introducing the system of boarding-out (as opposed to fostering) children from poor families. (HSA 2/01).”
7. Consent is generally required from the Department for Environment and Natural Resources (Heritage SA) to undertake any form of substantial development in the Park. It should be noted that the heritage listing of Hazelwood Park is entirely about its use and function (public recreation and public ‘Pleasure Resort’). The heritage listing has nothing to do with trees, vegetation or ‘natural’ setting.
8. Planning consent is not required to carry out the pruning recommendations within the attached plan as they accord with the current Development Regulations regarding tree damaging activity. However, given that the works are located within a designated State Heritage Place, it must be referred through to Heritage SA for approval.
9. The removal of trees seven and eight within the plan will require separate planning application, consent and referral through to Heritage SA for approval.

Policy

10. The following Council Policies are relevant in this instance:

Open Space Strategy

*Tree Management Strategy**Risk Management Policy***Risk Assessment**

11. The following risks have been identified:
 - 11.1 The area in and surrounding the Avenue has a relatively high pedestrian use within the Park and is the site of a number of community activities e.g. Carols in the Park and Australia Day ceremony. Any structural failure of the trees poses a potential hazard to people and property. The Management Plan will assist Council in managing this risk.
 - 11.2 The memorial tree avenue is showing structural decline in the upper canopy due to bird damage, previous branch failures and trunk and branch hollowing. This decline will inevitably lead to further branch failure. Specific canopy management is necessary to minimise the potential of branch failure occurring which will assist with and preserve the overall contribution the avenue brings to the cultural identity of Hazelwood Park that would be otherwise reduced or lost if the trees were left unmanaged.
 - 11.3 The Avenue's commemorative value is significant and any potential loss of the Avenue planting would seriously impact upon the community's appreciation and recognition of the cultural identity and value that the planting represents with respect to local fallen servicemen. The intent of the management plan is to prolong the existence of the avenue, thereby preserving its value as a memorial.
 - 11.4 If the Memorial Avenue is left unmanaged, Council may face a higher risk of litigation should a member of the general public be harmed by a branch identified within the management plan that requires removal or pruning. The aim of the management plan is to reduce the potential for future failures, injury to the general public and therefore improve the risk of litigation against Council.

Finance

12. The following financial issues have been identified:
 - 12.1 There is no dedicated budget allocation for the care and management of the Avenue plantings. Current management is addressed through normal funding allocations through the Annual Business Plan. All tree maintenance throughout the City is administered by the Operation Services Department; the current budget allocation for this type of work is \$186,000.
 - 12.2 The implementation of the Plan will require qualified arborists to undertake the works. Specialised equipment not owned by Council is required to access a number of the trees that are in excess of 28 metres in height.
 - 12.3 It is estimated that implementation of the very high priority work (to be completed within three months) and high priority work (to be completed within 12 months of the Report) will require approximately \$45,000. Ongoing management of the Avenue canopy will be reliant on the trees' response to the short term works.
 - 12.4 It is recommended that very high and high priority work will be carried out between November 2012 to September 2013.

- 12.5 The highest priority works totaling approximately \$12,000 can be undertaken utilising existing tree management funding however this will impact upon the tree management budget by reducing the total available for programmed and unforeseen maintenance. The Administration will therefore seek the remaining \$33,000 from the 2013/14 Annual Business Plan.
- 12.6 It is anticipated that further maintenance will be required to manage the re-growth resulting from the work carried out between November 2012 to September 2013. Should the above timeline be adhered to, the inspection of the re-growth and any resultant pruning works will be carried out in late 2015. The Administration will seek additional funding through the Annual Business Plan for this specific management to continue.

Discussion

Background

13. At the 10 July 2012 Council meeting, Council resolved (C8781):
- “that a report be prepared and brought to the August 2012 Community, Development and Heritage Committee meeting addressing all of the issues associated with maintenance of the integrity of the circa 1921 Avenue of Sugar Gums, the Memorial to local World War I Service Personnel, located in Hazelwood Park.”*
14. The Administration presented a report to the 28 August 2012 Infrastructure and Environment Committee Meeting outlining a range of issues that exist associated with the 1921 Avenue of Sugar Gums growing in Hazelwood Park. The report recommended the development of a long term tree management plan that would maintain the cultural value the avenue brings to the natural character and amenity of the Park.
15. The Report identified that a tree management plan be prepared and presented to the Council and that a suitable budget allocation separate to the recurrent tree management budget is required to fund the practical implementation of the plan.
16. The Administration engaged an independent consulting Arborist (Treevolution Arboricultural Consultants) to undertake a visual (above ground) inspection of each tree within the avenue and to provide specific canopy management necessary to minimise the risk to public safety and to preserve the overall contribution of the avenue that would be otherwise reduced or lost if the trees were left unmanaged.
17. Most recently, management of the Avenue has been on an ‘as needs basis’, usually in response to elevated risk situations such as branch failure. Annual inspection covers the eastern row of trees and is conducted in November prior to Christmas Carols in the park and the Australia Day ceremony. This is necessary as these events encourage the general public to congregate below or in the vicinity of the avenue canopy. The annual inspections aim to reduce the potential for branch failure during a time when the park experiences a higher frequency of use.

Sugar Gum (Eucalyptus cladocalyx)

18. The Avenue consists of 40 Sugar Gums (*Eucalyptus cladocalyx*) that are native to South Australia with a disjunct occurrence in three main regions. These are in the southern Flinders Ranges, the northern side of Kangaroo Island and the eastern side of Eyre Peninsula.

19. On the Eyre Peninsula, it is a small to medium-sized tree, around 8-15 metres in height and achieves up to 400 mm trunk diameter, while in the Flinders Ranges and on Kangaroo Island, it sometimes attains 35 metres in height with a trunk diameter of 1-1.5 metres. The memorial avenue consists entirely of the Flinders Ranges species.
20. At maturity, Sugar Gums often have a tall clear trunk supporting an open rangy crown with foliage clustered at branch ends. Its lateral branches and leading stems are often long, lack good taper and support minimal internal foliage. When grown in stands or avenues, the rangy characteristics of end concentrated weight and reduced internal foliage is often exacerbated due to the increased competition for light.
21. This crown form is problematic when maintaining trees that are located in public areas. End weighted, or branches with poorly distributed foliage and taper, are the most likely branches within the crown to fail, largely due to their vulnerability during high wind or poor weather. Simply put, the density of the foliage at the branch tip catches the wind, exaggerating branch movement beyond the flexibility of the wood fibres and the branch breaks, or is damaged and breaks later.
22. The most appropriate way to reduce this type of damage while retaining the aesthetic benefits of the tree is to reduce crown extension or individual branch length to internal lateral branches that are approximately one third the diameter of the parent branch.
23. This conventional branch reduction technique is difficult to employ in a situation such as the War Memorial Avenue, the challenge being that there are few appropriate inner crown branches to reduce branch length. A number of other challenges to do with the current structure of the trees are listed in the Treevolution Arboricultural Consultants tree assessment report attached.

Management Approach

24. The intent of the management plan is to retain the avenue of Sugar Gums as close to its current contribution and importance as possible, while addressing the elevated risk that it represents to Hazelwood Park users.
25. The management plan will benefit the Avenue by:
 - 25.1 Reducing the potential for branch failure which is a contributing factor to the elevated risk to park users; and
 - 25.2 Prevent further structural damage and decline that can be caused by large diameter branch failures.
26. The visual impact of implementing the management plan will be a reduction in canopy height and width. The trees response to the reduction in canopy height and width is likely to produce a profusion of new epicormic foliage lower in the tree framework resulting in a denser canopy appearance.
27. The plan is guided by the following management principles:
 - 27.1 That reasonable care is taken to retain hollows and other characteristics that are suitable for habitat use or that currently contain habitat in the avenue, unless the retention of these branches represents an unacceptable risk to the general public.
 - 27.2 That an arboricultural assessment will occur prior to maintenance pruning, other than emergencies and that pruning will be guided by those recommendations.

- 27.3 That the trees are of an age class and display certain structural issues that lend themselves to canopy management using veteran tree management techniques.
- 27.4 That the avenue is managed with a holistic approach based on the reactive growth nature of trees to the stresses of their immediate environment.
- 27.5 That replacement trees will be Sugar Gum (*Eucalyptus cladocalyx*) Flinders Ranges variety.
28. The following table summarises the timing of the recommendations in the management plan.

| Date | Description of Work |
|-------------------------|--|
| November 2012 | 1921 Sugar Gum avenue management plan received by Infrastructure and Environment Committee |
| November – January 2013 | Very high priority recommended works to be carried out. |
| July – September 2013 | High priority recommended works to be carried out. |
| March 2015 | Follow up inspection to determine tree response and provide recommendations for future management. |
| July – September 2015 | Prune to manage re-growth and carry out works recommended from March 2015 inspection. |

Conclusion

29. Council's current management of the avenue has been on an 'as needs basis'. An annual inspection conducted in November prior to Christmas Carols in the Park and the Australia Day ceremony has monitored the condition of the Memorial Avenue.
30. The current structural condition of the Memorial Avenue requires specialised management. Unfortunately, the canopy form of the trees and the location of the structural issues make managing this species of tree difficult without typically removing sections of the existing canopy.
31. The intent of the management plan is to retain the avenue of Sugar Gums as close to its current contribution and importance as possible, while addressing the elevated risk that it represents to Hazelwood Park users. This will be achieved by using the specific approach of veteran tree management.
32. Very high and high priority works to manage the avenue are required within the next 12 months and the longer term management of the trees response to these works will carry on until late 2015. Initial works will be funded from this financial year's tree management budget and further funds are required in financial year 2013/2014 to complete the residual high priority work.
33. The management plan details Council's commitment to the avenues retention and provides the necessary information required to adequately manage the trees into the future.
34. In order to proceed with the work recommended within the attached draft Hazelwood Park Memorial Tree Management Plan it is recommended that the plan be endorsed by Council.

Item No: 4.6
To: Infrastructure & Environment Committee
Date: 13 November 2012
Author: Leonie Scriven – Principal Strategy Officer
Contact: 83664140
Subject: SPORT AND RECREATION STRATEGY 2022
Attachments: A. Slide Handout from Elected Member Workshop, 6 September 2012
Prev. Resolution: PHI0043, 24/5/11
CS1614, 15/4/08
O2572, 20/10/09
C8760, 26/6/12

Officer's Recommendation

1. That the Report be received.
 2. That Council endorse an activity based approach to investigating issues, needs and opportunities for sport and recreation service delivery within the City of Burnside, as a key part of developing the Sport and Recreation Strategy.
 3. That Council note that by endorsing the approach in Recommendation 2 that the Sport and Recreation Strategy will address the actions and responses required as stated in the outstanding Council Resolutions CS1614, O2572 and C8760 and thus considers these resolutions as resolved pending final endorsement of the Sport and Recreation Strategy.
-

Purpose

- 1 To provide Elected Members with information regarding:
 - 1.1 Progress on the Sport and Recreation Strategy project (PHI003);
 - 1.2 The proposed approach to the Need, Issue and Opportunity Analysis stage of the Sport and Recreation Strategy project (Step 3 of the Sport and Recreation Strategy Methodology Framework); and
 - 1.3 Work that will be undertaken on several Council resolution requests as part of completing the Sport and Recreation Strategy, namely CS1614 Exercise programs offered through Councils in the Metropolitan area, O2572 Youth Recreation Space Incorporating a Skate Park Facility and C8760 Playground Classification.

Strategic Plan

- 2 The following Strategic Plan provisions are relevant:

"A range of high quality passive and active recreational facilities"

"A connected system of well designed and maintained open spaces"

"A safe and well maintained standard of infrastructure consistent across the City"

“A safe and well maintained pedestrian and cycle network”

“Natural environments and watercourses protected and conserved”

Communications/Consultation

- 3 The following communication has been undertaken:
 - 3.1 Consultation is occurring throughout the project with all departments of Urban Services and the Office of the Chief Executive Officer.
 - 3.2 Communication with Elected Members to date has consisted of a Workshop on 6 September 2012. Further Workshops with Elected Members will occur as the project progresses.
 - 3.3 Communication/Consultation with the community will occur as the project progresses.
 - 3.4 Consultation with adjacent Councils is occurring as part of the development of the Strategy.

Statutory

- 4 The following legislation is relevant:

Local Government Act, 1999

Under the *Local Government Act, 1999*, one of the principal roles of a Council is to “encourage and develop initiatives within its community for improving the quality of life of the community”. The Act states that function of Council is to provide services and facilities at that benefit its area, its ratepayers and residents and visitors to its area.

The *Local Government Act, 1999* reinforces the role that Councils have in improving the quality of life of the community, their responsibilities for providing community and cultural services and facilities and the importance of ensuring equitable access to these.

“A council is ... established to provide for the government and management of its area at the local level and in particular – (c) to encourage and develop initiatives within its community for improving the quality of life of the community” (Local Government Act 199, Section 6)

“The functions of a council include: (b) to provide services and facilities that benefit its area, its ratepayers and residents and visitors to its area (including...cultural or recreational services or facilities) ...(h) to establish or support organisations or programs that benefit people in its area or local government generally” (Local Government Act 1999, Section 7).

Policy

- 5 The following Council Policies are relevant in this instance:

Environment Policy

Open Space Policy

Arts and Recreation Policy

- 6 The following Council Strategies are relevant in this instance:

Open Space Strategy 2010

Infrastructure Asset Management 2010

Risk Assessment

- 7 Engaging the community on the provision of sporting or other recreational activities or the possible location of activities will develop considerable discussion within the community, particularly from sporting clubs and residents adjacent to Reserves where sport is undertaken.
- 8 The risks of not having an endorsed Sport and Recreation Strategy include:
- 8.1 Inconsistent decision making on sporting activities within the City;
 - 8.2 Expenditure of funds on inappropriate projects at the expense of projects that bring real value that complements, is consistent with and builds upon other sport and recreation activities within the City;
 - 8.3 Unable to identify new opportunities;
 - 8.4 Only local, not regional decision making and provision possible;
 - 8.5 Future funding mechanisms cannot be effectively planned and scheduled;
 - 8.6 Ineffective or inappropriate service provision; and
 - 8.7 Council may not meet the needs or expectations of the community in the delivery of sport and recreation services.

Finance

- 9 The current project budget for the development of the Strategy in the 2012/13 financial year is \$40,000.
- 10 There will be financial implications to implement outcomes of the endorsed Sport and Recreation Strategy but Council will have the option to determine funding levels for any and all components of the Strategy based upon submissions from the Administration as part of Annual Budget and Business Planning processes.
- 11 Approximately \$130,000 is required to complete discrete components of the Sport and Recreation Strategy in the 2013/14 financial year, for contractors and consultants, to assist in completing the overarching Strategy that will lead to specific projects being available for Council consideration as defined within the Implementation Plan. This funding request will be submitted for Council consideration through the Annual Business Plan budget planning process.

Discussion

Background

12 The following Council resolutions are relevant to this Report:

15 April 2008:

CS1614 Exercise Programs offered through Councils in the Metropolitan Area

2. *That Council staff present to the Council a range of vigorous and active recreational pursuits and programs for all groups of people in our community as part of the Economy and Efficiency Review as approved at a previous Council meeting.*

20 October 2009:

O2572 Youth Recreation Space Incorporating a Skate Park Facility

1. *That Council writes to its neighbouring local government authorities, namely the City of Unley; Adelaide City Council; Campbelltown City Council; and the City of Norwood Payneham & St Peters, requesting if they have any existing skate facilities that require upgrading or potential new sites for a skate facility that the City of Burnside could become a contributing sponsor in.*
3. *That a further Report be brought back to Council at the December 2009 meeting on the results of the consultation with neighbouring Councils.*

24 May 2011:

PHI0043 Sport and Recreation Strategy

2. *That Council endorses the 'Sport and Recreation Strategy 2022' Project Brief (Attachment A).*
5. *That Council creates a 'Sport and Recreation Strategy 2022' Project Reference Group.*

26 June 2012

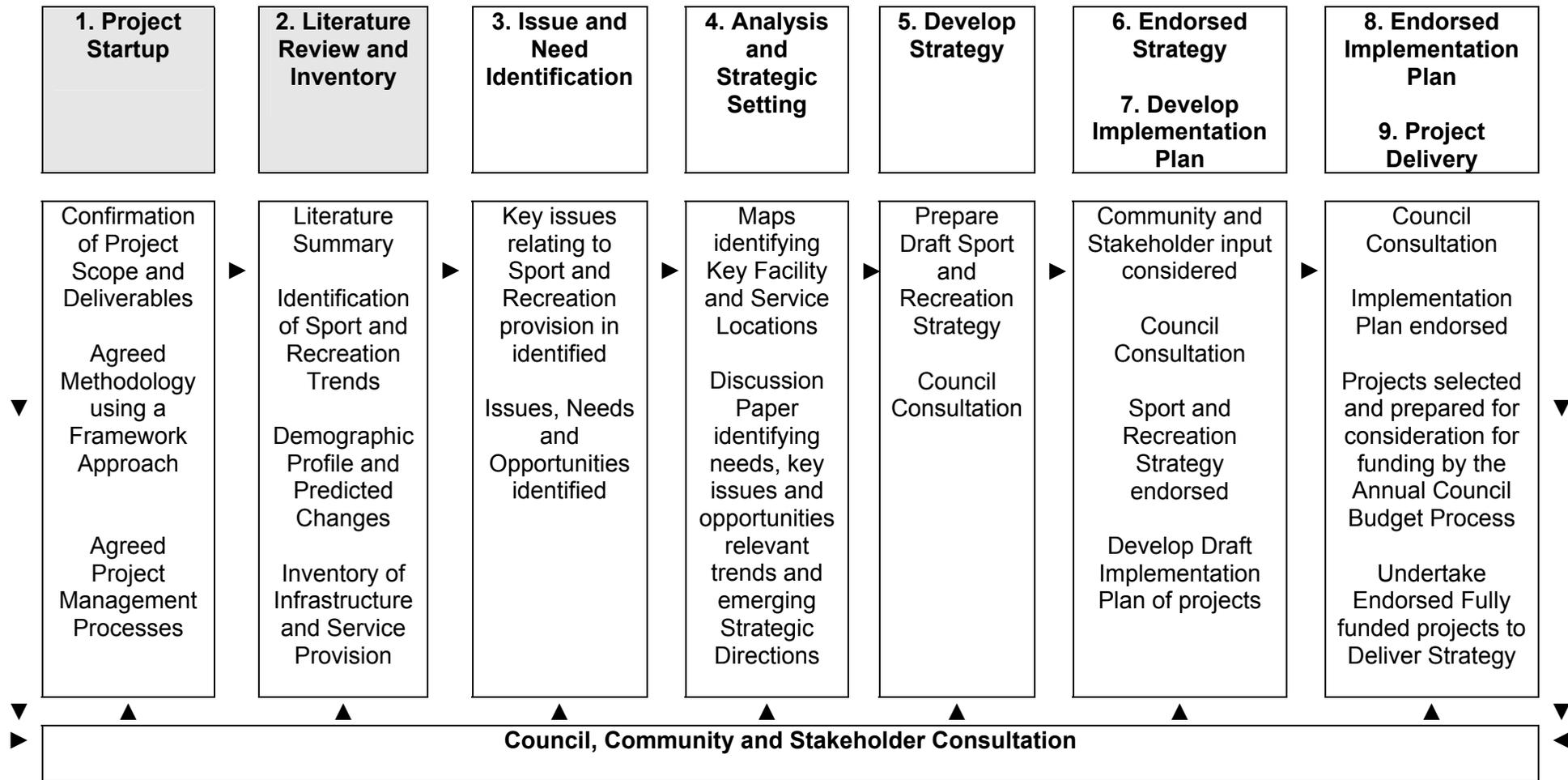
C8760 Playgrounds

1. *That consideration be given to introducing a classification for playgrounds, to identify which playgrounds are intended for use by what particular age groups;*
2. *If introduced, this information be included in documents and electronic media for public consumption and assistance;*
3. *If introduced, the Playground Strategy be updated and those parameters inform and be reflected in all Administration reports in relation to playgrounds;*
4. *If introduced, a draft policy that includes these parameters be brought to Council for consideration.*

13 On 24 June 2011, Council endorsed the development of a Sport and Recreation Strategy for the City of Burnside.

- 14 The Strategy will assist Council on how to make the most efficient and effective use of accessible open space and available supporting assets, or potentially available, to deliver the desired level of sport and recreation activity services for the City over the next 10 years.
- 15 On 6 September 2012, an Elected Member Information Workshop was convened to update Elected Members on the progress and direction of the Strategy project. The presentation also stated the type of activities and assets to be considered in the project, the framework approach to be followed, project brief actions and deliverables and a project plan as per Attachment A.
- 16 The Workshop session encouraged questions and comments from Elected Members about the project at the meeting or if desired, post meeting. The Workshop information was well received and the project approach received Elected Member support and has therefore progressed along these lines.
- 17 The following diagram documents the stages and tasks of the Strategy Development and Delivery Framework Methodology that is being used to develop and deliver the strategy as discussed at the Workshop.
- 18 To date, the project has progressed through Stages 1 and 2 of the framework methodology, which includes a review of the relevant literature; review of the predicted demographic and sport and recreation trend changes both in Burnside as well as in the state; and preparation of a current inventory of infrastructure and service provision. The project is now at Stage 3 – Issue and Need Identification.
- 19 Stage 3 requires confirmation of the detailed project plan with identified tasks, consultation program, budget requirements and timeframes. Details will be provided to Elected Members via an Information Document in December, but it is important for Council to provide its endorsement on the approach to the analysis of issues, needs and opportunities.
- 20 The Sport and Recreation Strategy project requires consultation to occur with Elected Members, the rate paying community, key stakeholders such as the peak sport bodies, State government and neighbouring councils on their perceptions of issues, needs and opportunities for sport and recreation services now and in the future for the City.
- 21 There is a need to determine detail of the service delivery and what role Council will play in that service delivery. It is recommended that Council bases its role on the priority needs of the community taking into consideration the resources available within, and immediately surrounding, the City and the ability to fund the lifecycle costs of those activities into the future.

Sport and Recreation Strategy 2022 - Strategy Development and Delivery Framework Methodology



- 22 One of two distinct approaches are generally utilised to undertake an analysis of issues, needs and opportunities in a project such as this:
- 22.1 One approach is driven by focusing on the location of delivery, typically using site master planning processes while the other approach is driven by reviewing the activities that could or should happen generally across the deliverable area.
- 22.2 The activity approach is not initially guided by site limitations or preconceptions based on historical use, but more influenced by important change trends, needs and opportunities.
- 22.3 Activities considered would be sports and recreational pursuits associated with sports ovals, hard courts, pitches, fields, greens, tracks, trails, clubrooms, aquatic facilities etc but would not include the very passive non open space based activities that occur in Community Hubs, Centres or Libraries.
- 22.4 The following two tables list a comparison of the two possible delivery methods, location or activity focus and the benefits and issues associated with each.
- 22.5 Location Focus:

Definition: assessment is undertaken on a physical site basis.

| Benefits | Issues |
|---|--|
| Know site limitations re parking, access, surrounding community perspective | Tend to focus on infrastructure alone |
| Know viability of existing users | Have current infrastructure investments and may not be prepared to not use them |
| May be able to identify a more effective use of site space | Current location may not be the best site only the historically selected site |
| Having existing infrastructure investments already in place | Tend to continue on with the same sports/activities just rearrange them on the site slightly |

22.6 Activity Focus:

Definition: assessment is undertaken on a sport or activity theme basis

| Benefits | Issues |
|---|---|
| Can focus on service delivery not the infrastructure to deliver the service | Can be challenging for some members of the community if a new activity is desired to be supported |
| Not limited by current uses and may find better use | May require change to existing use arrangements |
| Can explore regional partnerships | May highlight significant gaps in provision that need addressing |
| More strategic for service delivery | |
| Can apply the principles of best value service delivery | |
| Can review both public and private provision | |
| Can balance affordability and accessibility of services to the community | |
| Can tap into the value of potential | |

| | |
|---|--|
| partnerships with other councils and state and commonwealth governments | |
|---|--|

- 23 This project proposes to use the activity based approach because of its many important advantages over using a location only based approach, in order to determine strategic, long term, city and regional needs, issues and opportunities for sport and recreation service delivery in the City for the next 10 years.
- 24 This approach may also permit strategic rationalisation or movement of activities to more suitable locations, as well as the introduction and support for new activities into the City in appropriate locations. It will also guide future spending and development of activities or programs with a more holistic regional scale perspective.
- 25 It is important to note that using an activity based approach will complement the master planning processes at Glenunga Community Hub at Glenunga Reserve. It is anticipated the analysis will continue to support the provision of the current activities at the Glenunga Community Hub site but may have the added benefit of identifying new activities that may also be able to jointly utilise the site.
- 26 Service levels for individual activities will be based on Council's decision on the role and level of provision that Council will take in providing particular sports/recreation activities.
- 27 Once the activity focused study is completed then the results can be used to inform the review of activities on a site basis and make recommendations for where, how and when particular sporting and other recreational activities should occur. These recommendations form the Strategy and can be utilised to input into holistic site Master Plans as well as specific Strategy implementation projects.
- 28 This report therefore recommends that Council endorses an activity based approach to investigating issues, needs and opportunities for sport and recreation and activities and not sites become the basis of discussions to develop the Strategy with the community and key stakeholders.
- 29 When an activity based approach is used, it becomes much easier to review special themes requests including skate parks, BMX tracks, mountain bike trails, specialised playgrounds etc.
- 30 With this in mind, it is also recommended that by utilising the activity based approach, Council endorses that the Sport and Recreation Strategy will address the actions and responses required in the outstanding Council resolutions CS1614, O2572 and C8760 and thus considers these resolutions as resolved pending endorsement of the Sport and Recreation Strategy.
- 31 Subject to Council approval, it is anticipated that the Sport and Recreation Strategy will be presented to Elected Members in a draft form for review and modification prior to community consultation in March 2013. Depending on the required consultation and subsequent community responses to the draft Strategy, the final Strategy for endorsement would ideally be presented to Council in July/August 2013.

Conclusion

- 32 The City of Burnside has endorsed the development of a Sport and Recreation Strategy to guide the delivery of sport and recreation services to the Burnside community for the next 10 years. An activity based approach is recommended to be utilised to determine the most effective and efficient delivery of related sport and recreation service provision both locally and regionally where appropriate. Council will

be provided with a Draft Strategy for review and endorsement for release for the purposes of community consultation in March/April 2013. It is anticipated that the final Strategy plan will be endorsed in July/August 2013.



informed

Attachment A



Sport and Recreation Strategy 2022

Presentation Overview

Update and information on:

- 1. Reminder - why we need a Strategy;**
- 2. What is the approach for developing and delivering the Strategy?;**
- 3. Proposed Project Plan;**
- 4. Progress to Date; and**
- 5. Opportunity for Questions and Suggestions.**

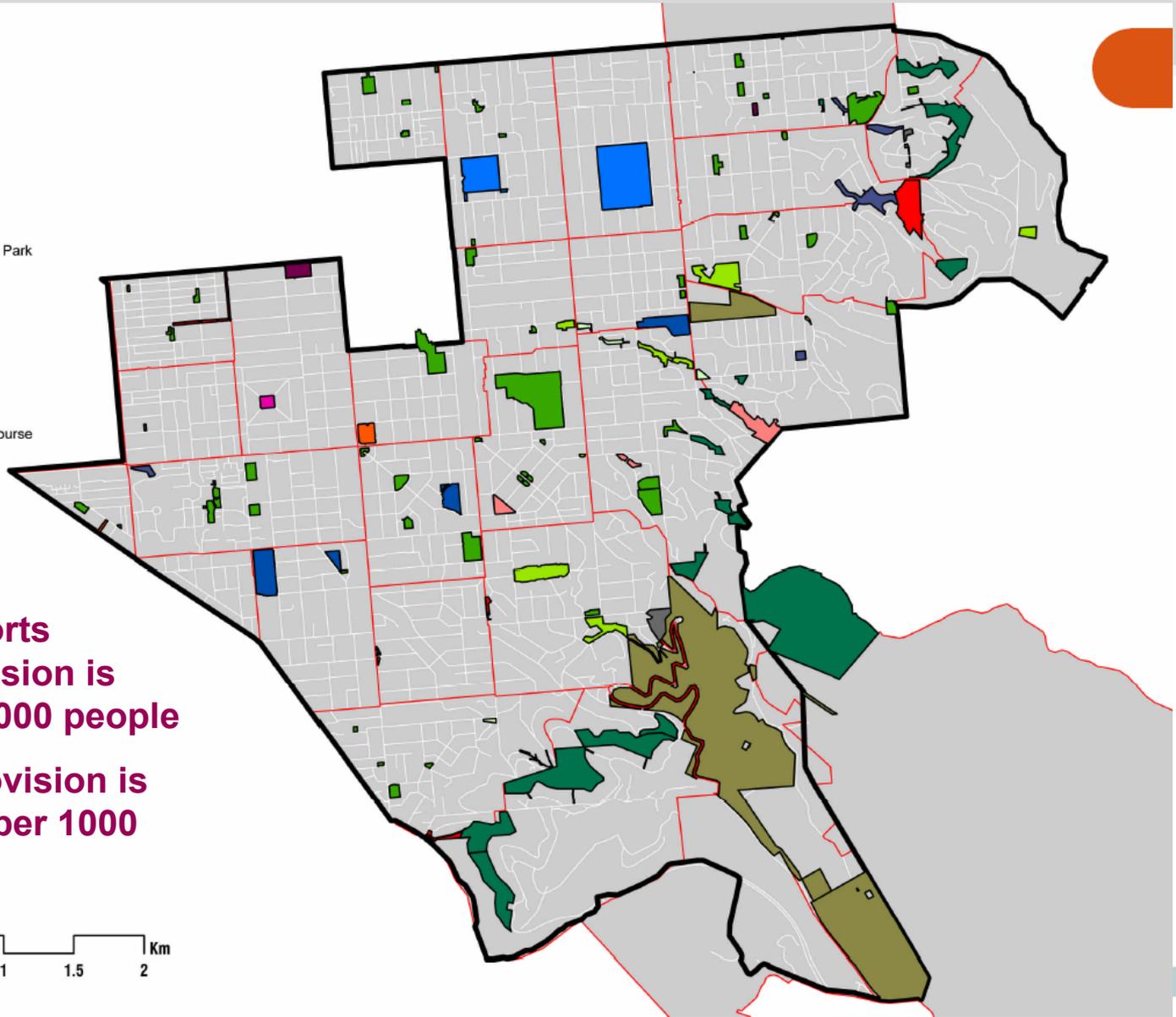
Why do we need a Strategy?

The Strategy will be the guide to how to achieve the agreed desired city wide sports and recreation service levels required to deliver the corporate Vision 2020^{II}.

It will help make the most efficient and effective use of the available open space and supporting assets available or potentially available for delivering the desired sport and recreation services in the City over the next 10 years.

Open Space Type

-  Council Boundary
-  Community Use
-  Cultural Significance
-  Cultural Significance and Park
-  DEH
-  Drainage
-  Garden
-  Garden and Park
-  Natural Area
-  Natural Area and Park
-  Natural Area and Watercourse
-  Park
-  Private
-  Sportsground
-  Sportsground and Park
-  Undeveloped



**Burnside Sports
Ground Provision is
0.74 Ha per 1000 people**

**Desirable Provision is
1.2 to 1.5 Ha per 1000
people**



Open Space Type Focus

- **Sports Grounds will be considered for sport, active and passive recreational activities.**
- **Regional and District Parks and some Natural Areas will be considered for active and passive recreation.**
- **Natural Areas, Neighbourhood and Local Parks, Gardens and Community use sites will remain as primarily passive recreation sites.**

What Activities/Assets?

- **Sports Ovals** (e.g. AFL football, football/soccer, cricket, rugby league)
- **Hard Courts** (e.g. tennis, netball, basketball)
- **Pitches, Fields and Greens** (e.g. baseball, softball, lawn bowls, hockey, lacrosse, croquet)
- **Tracks and Trails** (e.g. walking, running, cycling)
- **Athletic Track and Fields**
- **Club, Change Rooms and Supporting Infrastructure**
- **Indoor Recreation Facilities**
- **Aquatic Facilities**

So far...

- Established the need for a strategy to determine how the city can sustainably implement it's the Vision 2020^{II} desired service delivery levels and directions for recreational and sport services and infrastructure for the next ten years.
- At the 24th May 2011 Planning, Heritage and Infrastructure Committee, Council resolved (PHI0043) to endorse the **Sport and Recreation Strategy 2022 Project Brief.**
- The principles of that project brief have been used to inform a proposed method for developing and delivering the Strategy.

Utilise a Framework Approach

Develop the Strategy

Strategy - statement of city wide service delivery objectives

Strategy Aim: To guide the future investment, development, consolidation and support for sport and recreation services for the next ten years in the City of Burnside.

Deliver the Strategy

Implementation Plan - individual prioritised projects to delivery the strategy. Incorporate Site Master Plans where appropriate.

Implementation Plan: To provide prioritised and costed projects to assist the Sport and Recreation Strategy implementation.

Annual Business Plan Process Projects - selection, funding and endorsement of individual projects to deliver the strategy.

Strategy Project Brief Actions

- Clearly define the **councils role** in relation to the provision and facilitation of recreation and sport and its relationship to and support for other providers.
- Determine the major local, state and national **recreation and sporting trends** which may influence the provision of services across the Council.
- Identify current and projected **demographic trends** and profiling to assist in determining gaps and opportunities for consolidation or further development.

Strategy Project Brief Actions

- Determine the **existing provision**, cost and utilisation of recreation infrastructure across Council.
- Review **existing policy, reports and plans** that have a bearing on recreation and sport provision.
- Ensure timely **community and stakeholder input** regarding current and future opportunities and needs.
- Identify **local and regional opportunities** and shortcomings in recreation and sport provision.

Project Plan

Developing the Strategy

- 1. Confirm Project Scope and Deliverables**
- 2. Develop Methodology – Framework and Project Plan**
- 3. Review and Consider:**
 - Literature on Vision, Strategy and Policy for Recreation and Sport Service Delivery**
 - Demographic Profile and Predicted Changes**
 - Recreation and Sports Participation Trends**
 - Inventory of Infrastructure and Service Provision**

Project Plan

Developing the Strategy

4. **Prepare Maps of Key Facility and Service Locations**
5. **Consult for Issues, Needs and Opportunities**
 - **Community and Key Stakeholders**
 - **Group and Individual Sessions with Mayor and Councillors**
6. **Identify and Summarise Key Issues and Opportunities**
7. **Review and Confirm Local and Regional Funding and Partnering Opportunities**
8. **Prepare a Discussion Paper to Inform the Draft Strategy**

Project Plan

Developing the Strategy

9. Council to Review Draft Strategy
10. Strategy Refinement after Council Consideration
11. Community Consultation on Draft Strategy
12. Strategy Refinement after Community Consideration
13. Council to Review Draft Strategy post Community Review
14. Strategy Refinement
15. Council Adopt Strategy

Project Plan

Delivering the Strategy

- 16. Develop Implementation Plan**
- 17. Consult on and Adopt Implementation Plan**
- 18. Prepare Individual Projects for Consideration for Funding (including Grants/Collaboration) using Councils Annual Budget Process.**
- 19. Fund and Undertake Projects to Deliver Strategy**

Questions and Suggestions