

# **Proposal to East Fremantle Town Council – July 2010**

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## **Background**

This document has been prepared at the request of the Town of East Fremantle, following the submission of the document, "East Fremantle Community Garden. Proposal to Town of East Fremantle. April 2010" and a subsequent follow up meeting. This document should be read in conjunction with the original proposal.

The East Fremantle community garden group is in the process of becoming incorporated under the name "East Freo Farm Inc". Summary information follows and a specific proposal for council consideration, along with detailed case study information on several other community gardens in Australia.

## **Costs and Funding**

Through our research it has become clear that there is no accepted 'standard minimum size' for community gardens and that land holdings vary considerably. Establishment costs for setting up community gardens also vary considerably depending on the existing infrastructure and site conditions as well as the garden objectives and design. What the attached case studies show however is that community gardens develop and grow over many years and so funding for projects is not required all at once at initial development. Projects can be planned over several years as access to adequate funding is gained.

Ongoing costs (other than garden maintenance) revolve largely around water, electricity and insurance costs. Where community gardens share council infrastructure and facilities with community groups, the costs to individual groups is not only reduced but the community garden can also enhance and improve existing assets and can provide access to a range of grant opportunities.

The land tenure of sites directly links in with costings. Community gardens that are located on local government administered land have clear cost advantages including; potential resource sharing of council managed infrastructure and facilities with other community groups, sharing of ongoing costs with other users and coverage of site under council public liability therefore removing annual insurance costs.

In our draft budget we have anticipated set up costs for a community garden site in the first 12 months to be in the order of \$15,000 to \$20,000. This estimate is based upon potential costs of items such as a shed, rainwater tank, fencing upgrades, minor clubhouse refurbishment, reticulation, raised beds and raw materials such as soil, compost, straw and seedlings.

As outlined in the initial proposal to Town of East Fremantle in April, it is anticipated that funding would be achieved through a variety of sources including Town of East Fremantle, state and federal grants, corporate sponsorship, membership and plot fees and donations.

Included in Attachment A is a list of *Potential Community Garden Costs* produced by Growing Communities WA and a list of the *Diverse Funding Streams for Community Gardens* adapted from "The Complete Fundraising Handbook".

## **Water**

Access to water is a key consideration of the community garden. We understand that Department of Water bore allocations for the Town of East Fremantle are fully allocated. However, the area of land put forward is already maintained with reticulation for lawn and shrub areas. Therefore, this water would be used for the community garden instead. In addition, it is proposed to install a rainwater tank that provides water for the community garden in Summer and is plumbed to Sumpton Green to supply the toilets in Winter.

## **Proposal**

Following on from our original proposal, we would like to put forward a motion to council that the fenced land behind Sumpton Green and a portion of the adjacent Locke Parke (including an abandoned clubhouse) is allocated to the community for use as a community garden. A staged design would be implemented for construction, with initial establishment of communal garden beds, a shed, compost areas and environmental initiatives such as water tanks etc. This would then lead on to second and further stages of garden development including establishing individual garden allotments for rent.

Tenure precedents of other community gardens include the attached Environment House and Veg Out. Veg Out land tenure (land administered by local government on behalf of State of Victoria, reserved for Public Use – formerly Bowling Club) is consistent with the Sumpton Green tenure of an A Class reserve for public purposes. Environment House lease with City of Bayswater is long term but allows council the option of redevelopment with 4 months notice.

Specifically, we would like council to consider,

1. Allocation of a lease to East Freo Farm Inc, for a community garden in the disused fenced area behind Sumpton Green and adjacent area of Locke Parke - from the basketball court to the southern boundary.
2. Including in the lease the use of the abandoned Playgroup club house.
3. A two-year renewable lease, with the option of an extended lease at the end of this term, dependent upon the garden's performance and redevelopment plans for the area.
4. Town of East Fremantle retaining the option of redevelopment, with 6 months notice given to the community garden.
5. Coverage of this area, and use as a community garden, in the council public liability insurance.

An aerial photo with indicative areas marked is included as Attachment B, along with photos of the proposed site.

# **Attachment A**

- Potential Community Garden Costs**
- Diverse Funding Streams for Community Gardens**

# POTENTIAL COMMUNITY GARDENING COSTS

## Design / construction

- Soil testing
- Community engagement support
- Design advice / drawing up a design
- Site works
- Water connection
- Water harvesting systems
- Bore
- Reticulation / irrigation system
- Power connection
- Toilet
- Garden beds (including raised beds for accessibility)
- Soil
- Soil conditioners
- Waste management systems (composting areas, worm farms)
- Seeds / seedlings
- Fruit trees
- Garden tools
- Lockable shed for storing tools, etc
- Shelter / covered areas
- Seating / tables
- Accessible paths
- Garden signage (e.g. entry sign, educational signs within garden)
- Noticeboard / displays
- Nursery for plant propagation

- Food preparation area / BBQ / pizza oven
- Sink for washing produce and hand washing
- Play area for children (e.g. sandpit, climbing frames)
- Energy generation (solar panels, windmill, etc)
- Animals (chickens, bees, ducks)
- Animal enclosures
- Fencing / security
- Community artwork
- Construction labour

## Set-up

- Incorporation fees
- Advertising / promotion
- Logo design
- Web site design and hosting

## Maintenance / ongoing

- Insurance (e.g. public liability, volunteers)
- Administration (e.g. financial software, postage)
- Water use
- Electricity use
- Soil conditioners

# Diverse Funding Streams for Community Gardens

## 1. Membership / Friends

- What are you going to offer?
- Appropriate fees
- Managing your memberships

## 2. Donations

- Requests from members / supporters
- Our Community website
- Collection points for donations
- Donations at events (e.g. Busselton Community Garden wishing well)

## 3. Grants

- Who gives grants to community gardens?
- Growing Communities WA support for grant fundraising – regular funding bulletins, letters of support

## 4. Community-Business Partnerships

- Partnership models - Corporate Social Responsibility (CSR) and Cause-Related Marketing (CRM)
- Both sides contribute; both sides benefit
- Trading your image for money – what's your image worth?

## 5. Earned Income

- Charging for what you do (e.g. fee-for-service workshops)
- Charging for what you have (e.g. space for hire)
- Sales to the public (e.g. garden products, sausage sizzles and social enterprises)

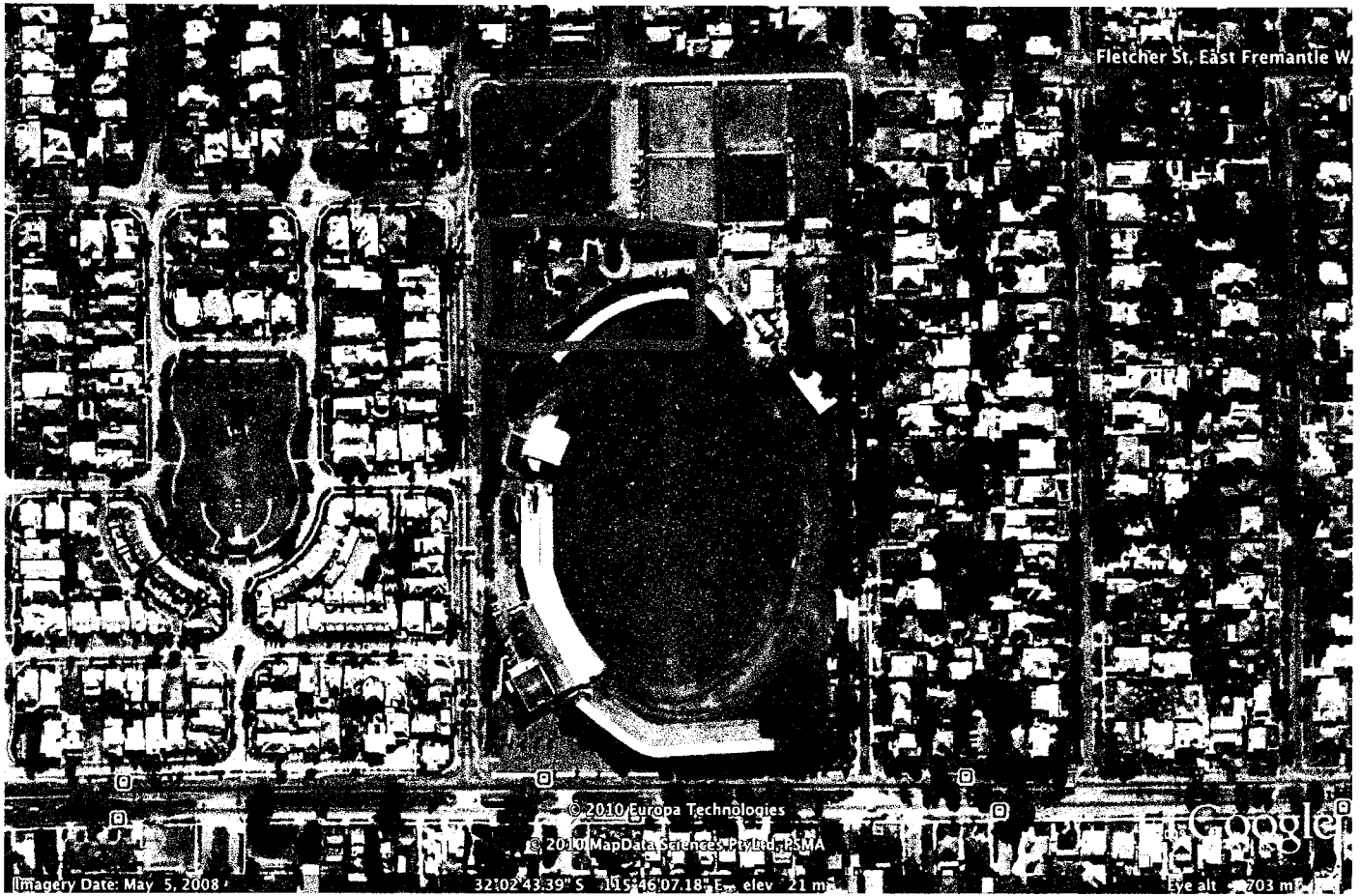
## 6. Special Events

- what type of event is right for you?

*Adapted from 'The Complete Fundraising Handbook' produced by Our Community, available from [ourcommunity.com.au](http://ourcommunity.com.au).*

# **Attachment B**

**- Photos of Proposed Site**



Aerial Photographs of Location





## Proposed Site



A: Behind  
Sumpton Green



B: Adjacent Area  
of Locke Park



C: Disused Clubhouse

<b>Name of Garden</b>	<b>Veg Out (St Kilda VIC)</b>
<b>Local Council</b>	City of Port Phillip
<b>Land Access Arrangements</b>	Situated on land administered by the City of Port Phillip for the State of Victoria that has been permanently reserved for public use since 1881 (formerly St Kilda Bowling Green)
<b>Size of garden land</b>	Approximately 2 acres
<b>Associated Infrastructure</b>	Former bowling club building and amenities (shared with local artist groups)
<b>Establishment Costs</b>	Minimal – donations and volunteer labour.
<b>Ongoing Costs</b>	Council pay water, electricity and public liability insurance (combined with adjacent football oval and playground precinct). Ongoing costs include, mulch, compost, straw, animal feed and general garden maintenance and improvement projects such as pizza oven.
<b>Funding Sources</b>	Veg Out relies entirely on memberships, fundraising and donations from the community. They hold open days, farmers markets, festivals etc. Partnership with South East Water for water tanks. Solar Panels recently installed for free by a company that retained the rebates, RECs and tax credits.
<b>Water</b>	In 2004 installed two 9,000 litres and one 4,500 litre water tanks. Another was added in 2007. These collect rainwater and runoff from the former bowling club buildings (now the artist's buildings).
<b>Other information</b>	The initial focus of the project was to provide a space for artists to work with the community. Now the garden and artists are incorporated into a single site. Working bees are held on the first Sunday of every month and the whole community can participate.
<b>Contact Details</b>	Phone – Judith 0411 205 390 Email – <a href="mailto:hello@vegout.asn.au">hello@vegout.asn.au</a> Website – <a href="http://www.vegout.asn.au">www.vegout.asn.au</a>

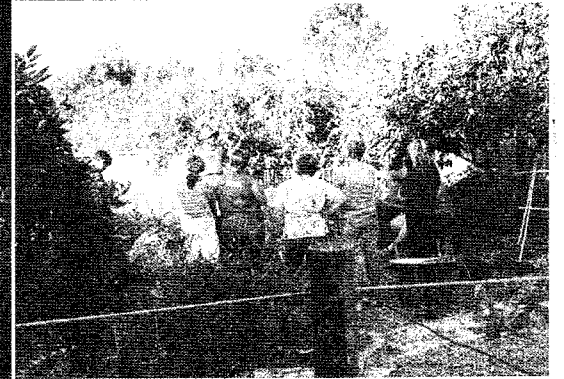
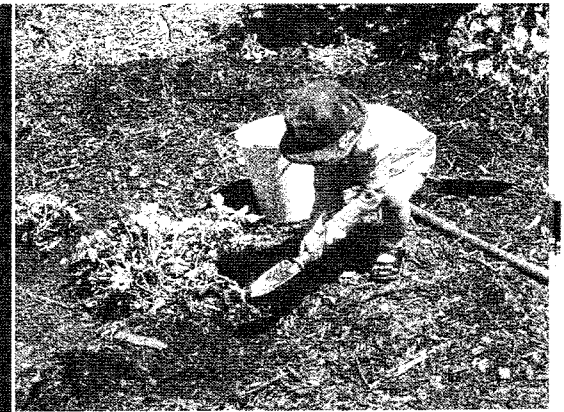


<b>Name of Garden</b>	<b>Environment House</b>
<b>Local Council</b>	City of Bayswater
<b>Land Access Arrangements</b>	Rent a house and land off the City of Bayswater. 10 year lease unless council want to redevelop and then 4months notice will be given (residential zoning).
<b>Size of garden land</b>	Standard residential block
<b>Associated Infrastructure</b>	House with all associated facilities and amenities.
<b>Ongoing Costs</b>	Water, electricity and insurance.
<b>Funding Sources</b>	LotteriesWest \$20,000 grant to set up & maintain garden. City of Bayswater contribute an average of \$7000/year (for all activities, not just garden) Run an EcoShop, energy auditing, market stall and gardening courses Memberships and donations
<b>Water</b>	Metered scheme water
<b>Other information</b>	Environment House is not a traditional community garden in that a gardener is employed to maintain it and run courses, with volunteer assistance. The garden is just one aspect of the activities of Environment House.
<b>Contact Details</b>	Phone - 9271 4488 Email - <a href="mailto:shop@environmenthouse.org.au">shop@environmenthouse.org.au</a> Website - <a href="http://www.environmenthouse.org.au">www.environmenthouse.org.au</a>



## ENVIRONMENT HOUSE # 2, FROM OUR WETLAND HOME...

BRENDA CONOCHIE COORDINATOR, ENVIRONMENT HOUSE



Since 2001, Environment House has helped Perth households to live in a way that respects our environment and future generations. We started in a shop in Maylands but moved last year to a house owned by the City of Bayswater. It's the last house before the beautiful Eric Singleton Bird Sanctuary, a wetland home to about 100 bird species at different times of the year. So visitors to our centre have the bonus of a 15 minute march or half hour womble around this lake, plus a sit in the bird hide to spy on wildlife.

With LotteryWest help, we've established a thriving organic fruit and vegie garden. We run food gardening classes once a month on Saturday afternoons and weekly on Mondays for littlies with a parent (9.15-10am), school kids (4-5pm), and adults (5.15-6.15pm).

For bookings, contact [shop@environmenthouse.org.au](mailto:shop@environmenthouse.org.au) or 9271 4488. See our website for current details, themes of classes etc: [www.environmenthouse.org.au](http://www.environmenthouse.org.au)

With small blocks and water restrictions, it's more important to grow your food in a compact area - and to actually get results! This means, for us sandgroppers, regularly building up our soil and/or buying in some great organic soil to get started. There is a lot to learn; most of us didn't learn intensive food growing from our folks. Luckily, our young teacher Harry Wykman is a second generation food gardener.

We staff and volunteers at EH eat from the garden as much as possible, which has us being a bit experimental. After a tip-off from an African visitor, we now eat pumpkin leaves and shoots (cooked past the furry stage) - plenty of them out there! [Great nutritional benefits - just try googling them!] We're also playing Cupid between male and female pumpkin flowers in case they are missed by the less plentiful bees.

I can't think of a better antidote to the Copenhagen debacle (if you had any hopes, as I did) than growing and eating your own food, a real joy in itself, but with the bonus of knowing that that food didn't have to be trucked to you and that your wise water usage should be less than the water used on commercial market gardens to grow that same food.

Our volunteer-run Perth EcoShop has plenty of free info and offers:

- eco-hardware (LED items, switched powerboards, solar torches, etc.)
  - organic seeds
  - eco-friendly gardening and pest control products
  - compost, bokashi and worm farm gear
  - Tinderbox herbal products
  - books on eco-living (organic fruit and veg growing, building & renovating, etc.) and WA nature books including the Little Bush Books, Bibbulmun Track guides etc.
  - laundry balls (Miracle Wash and Biowash)
  - EnviroClean/EnviroCare/EnviroPet products, made here in WA
  - Fair Trade organic tea and chocolate.
- See the full catalogue on our website, or phone and ask for a copy to be mailed to you.

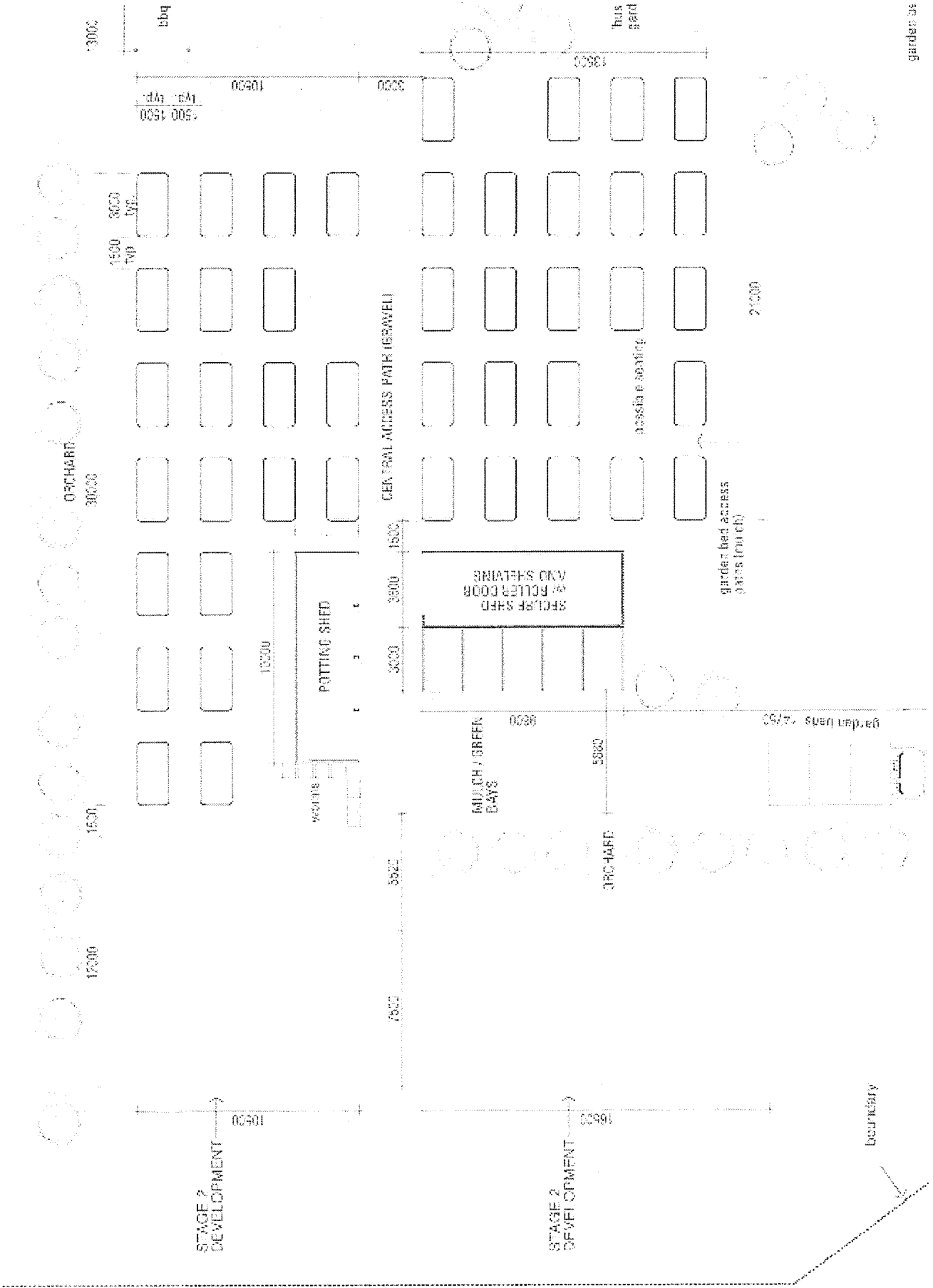
We're looking for contacts in workplaces to help us establish a catalogue ordering/ workplace delivery operation for small eco-products, avoiding postage costs.

We also run our professional \$WaP (Saving Water and Power) program for which we won the WA's 2009 Community Energy Efficiency Award! We have completed advisory auditing contracts in Victoria Park and Cockburn and in 2010, thanks to the Town of Vincent and City of Swan, we are offering home owners and tenants in these council areas 60-90 minute home advisory audits which are VERY different from the Green Loans assessments if you've had one of those. Our advisors have done an accredited 80 hour training course (known as the Victorian course) and are there to find less obvious ways to help you slash your usage, not to gather data.

125 KING WILLIAM ST BAYSWATER,  
last house on the left,  
We're open 10am-4pm Saturdays.  
(Other times by arrangement.)

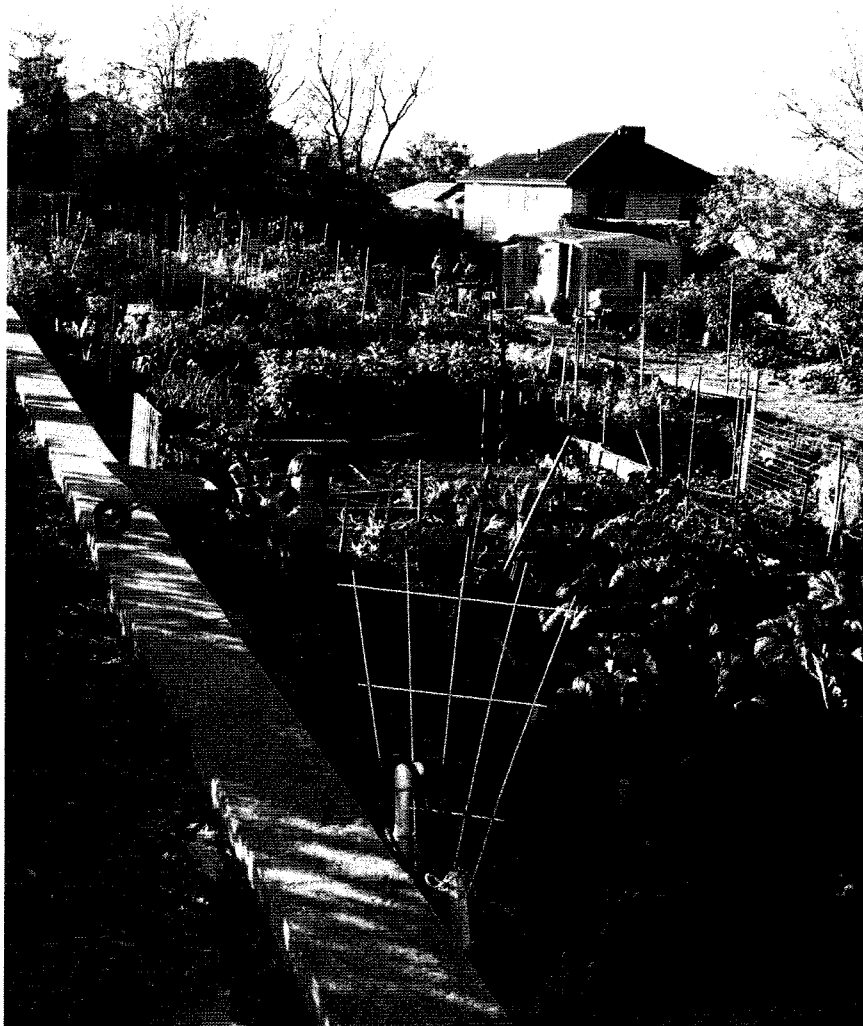
At our stall at City Farm Organic Markets, East Perth every Saturday 8am-12pm; and at numerous fairs, fetes and festivals, around the burbs  
WE'RE ALWAYS ON THE LOOKOUT FOR GREENIES WHO LIKE PLAYING SHOPS TO HELP OUT ON OUR STALLS!  
VISIT [www.environmenthouse.org.au](http://www.environmenthouse.org.au) or call 9271 4488.

<b>Name of Garden</b>	<b>Hilton Harvest</b>
<b>Local Council</b>	City of Fremantle
<b>Land Access Arrangements</b>	2 year renewable lease and a Memorandum of Understanding between Hilton Primary School (Department of Education), Hilton Harvest and City of Fremantle. Site is on the southern end of the Hilton Primary School oval (Rennie Crescent).
<b>Size of garden land</b>	Approximately 3000m <sup>2</sup>
<b>Associated Infrastructure</b>	Adjacent school infrastructure for sewer and electricity connection and roofing for rainwater harvesting.
<b>Establishment Costs</b>	Construction to be staged depending on availability of funds, materials and volunteer time.
<b>Ongoing Costs</b>	Maintenance, water, electricity, upgrades.
<b>Funding Sources</b>	Department of Education providing land, access to sewer and water and electricity - with charges to be negotiated after the first full year of operation. An application for funds was submitted to the City of Fremantle in May 2010. Initial federal grant of \$3,000+ received CODA architects provided the garden design.
<b>Water</b>	Design is for drip reticulation to 50 raised garden beds with water harvested in tanks from the pre-primary roof and supplement by Hilton Primary School scheme water.
<b>Other information</b>	Established in 2009, Hilton Harvest only began the 'on the ground' establishment of their garden over the past two months.
<b>Contact Details</b>	Phone-0412 836 777 Email-hiltonharvest@yahoo.com.au Website- <a href="http://hiltonharvest.weebly.com/">http://hiltonharvest.weebly.com/</a>



<b>Name of Garden</b>	<b>West Leederville Community Garden</b>
<b>Local Council</b>	Town of Cambridge
<b>Land Access Arrangements</b>	Situated on land administered by the Town of Cambridge Council that was unused – but carries a very high land value because of its location off Cambridge Street and close to the city. A peppercorn rental, and understanding that there is a 5 year lease, but no formal documents have been signed as yet.
<b>Size of garden land</b>	Approximately 1000 sq metres
<b>Associated Infrastructure</b>	Next to bowling club – have a key for access to toilets. Fencing already in place.
<b>Establishment Costs</b>	Less than \$17,000 (due to donations) Volunteer labour for establishing the garden beds
<b>Ongoing Costs</b>	Buy manure and Straw – from Green Soil Company 3 xs a year at \$350 per load. Biowise provide waste/compost facilities. General garden maintenance.
<b>Funding Sources</b>	Town of Cambridge provided \$17,000 – not all spent so some returned. IGA Support Bunnings - donated the shed Pioneer Tanks - donated the water tank Small tools grant from the Open Gardens Scheme Received a grant for art work
<b>Water</b>	Water: useage = approx 1,000 litres/square metre per year on reticulated garden beds. Non- reticulated – less. Council bore is used and water is pumped to a rainwater tank to allow irons to settle out before reticulating.
<b>Other information</b>	There are 26 plots rented out – bound by 1x2 railway sleepers, plus communal areas. Partnership with <u>Organic Waste Solutions</u> , who collect organic waste from local offices and companies to put in worm farms
<b>Contact Details</b>	Phone – 0419 040 535 Email – sue@taylor.org.au Website – <a href="http://garden.highway1.com.au/Welcome.html">http://garden.highway1.com.au/Welcome.html</a>





<b>Name of Garden</b>	<b>Earthwise Garden</b>
<b>Local Council</b>	City of Subiaco
<b>Land Access Arrangements</b>	State land in trust to the United Church. 3 year lease with the Church for the grounds and church building.
<b>Size of garden land</b>	Approximately a quarter acre block and is a good demonstration site for what you can do in a small public space.
<b>Associated Infrastructure</b>	Situated in a decommissioned church and surrounded by gardens, it houses an op-shop and community hall available for hire.
<b>Establishment Costs</b>	About \$10,000 with most costs being for materials to build compost (bulk manure and straw) and cement for limestoning etc (a lot of discarded materials, like limestone waste for garden walls, old fences, old gates, tyres for a retaining wall etc used).
<b>Ongoing Costs</b>	Actual ongoing garden costs are minimal and include manure, some plants, trees, seeds, straw and occasionally tools and repairs. Scheme water bill of a couple of hundred dollars a year.  Outgoings for the Church buildings are around \$10,000 a year including repairs, insurance, cleaning, bills etc.
<b>Funding Sources</b>	The permaculture garden was established in 1996 through a federal government scheme called LEAP. Several Work for the Dole projects then added the flying dragon, the solar powered water fountain and the wood fired pizza oven. Community Arts Network Funds have helped the centre install a labyrinth meditation walk. Lottery West provided funding to install rainwater tanks and solar panels to increase the efficiency of operation and provide a public demonstration site for sustainable building retrofits. Ongoing income is through hire of the meeting room space, op shop sales and fundraising.
<b>Water</b>	Two thirds of the garden is fed from a bore, which the council maintains and the remaining third is from scheme water (although that is now being fed from a 40,000 litre rainwater tank when available).
<b>Other information</b>	All produce is shared amongst volunteers. An arrangement has been made with a number of small local businesses to contribute coffee grounds and vegetable scraps for the compost and worm farm. City of Subiaco allocated \$50,000 in last year's budget to set up an additional new community garden.
<b>Contact Details</b>	Peg: ☎0422 941 492 or 9381 3706 ✉pegd@westnet.com.au <a href="http://www.subiaco.wa.gov.au">www.subiaco.wa.gov.au</a> - community gardens

# The Permaculture Gardens

## and Friday Morning Busy Bee



Permaculture is a concept of design that uses the principles of organic growing in an holistic garden system. It involves a commitment to sustainability and encourages individuals and communities to become involved and responsible for their environment, as an alternative to just a "use and throw away" mentality.

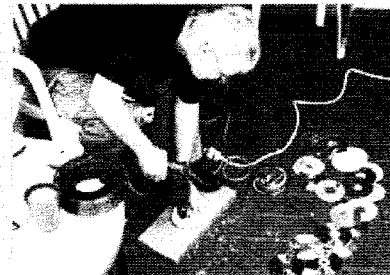
Permaculture also involves a commitment to the connections between people. Our gardens were designed and built by young unemployed people through a youth training incentive, *Landcare and Environment Action Programme (LEAP)*, in 1996.



Many of the participants are still involved in the continuation and growth of the Earthwise gardens on a cooperative basis.

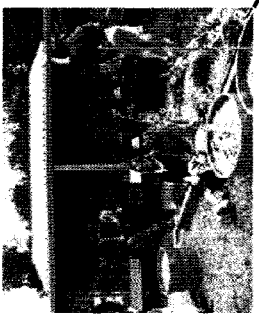
## Friday Morning Busy-Bee

A busy-bee is held every Friday in the gardens of Earthwise. Volunteers are encouraged to learn about permaculture and to put into practice the principles of organic gardening. This is followed by a light meal of coffee cake and fruit.

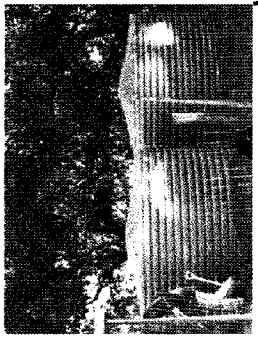


Come along at 9:00am or  
phone Peg on 0422 941 492

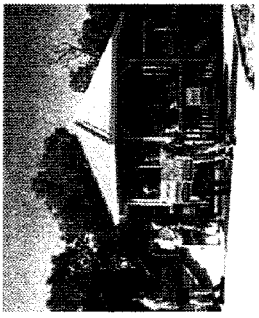
<b>Name of Garden</b>	<b>Busselton Community Garden</b>
<b>Local Council</b>	Shire of Busselton
<b>Land Access Arrangements</b>	Crown Reserve vested with the Shire and leased to Busselton Community Garden incorporated.
<b>Size of garden land</b>	Overall site is 7,500m <sup>2</sup> with the garden occupying about 3,000m <sup>2</sup>
<b>Associated Infrastructure</b>	Site was vacant with no existing infrastructure. All improvements have been established by the community garden.
<b>Establishment Costs</b>	Estimated at \$39,000 over a 3 year period including shed, compost facilities, carpark, gazebo, walkways, garden allotments and perimeter fence.
<b>Ongoing Costs</b>	Approximately \$4,000 per annum
<b>Funding Sources</b>	Initial \$7,500 grant \$25,000 state grant for eco-building, rainwater tank and solar energy access Donations. Memberships cover operating costs.
<b>Water</b>	Connected to mains water and has 70,000 litres of tank storage capacity which accommodates rainwater and is also topped up in summer by an onsite bore powered by a windmill.
<b>Other information</b>	The site is located on disused land in a light industrial area.
<b>Contact Details</b>	Phone - 0408 749 327 Email - <a href="mailto:info@busseltoncommunitygarden.org.au">info@busseltoncommunitygarden.org.au</a> Website - <a href="http://www.busseltoncommunitygarden.org.au">www.busseltoncommunitygarden.org.au</a>



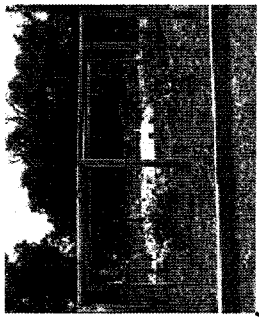
Shed



Rainwater Tanks



Gazebo



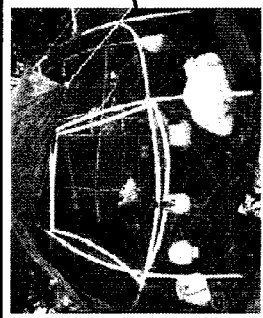
Orchard



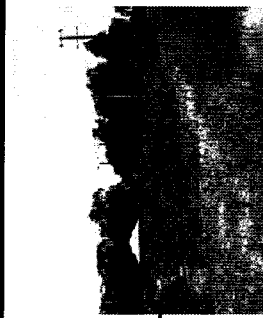
Greenhouse



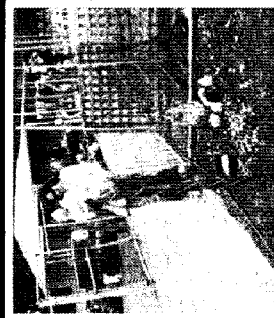
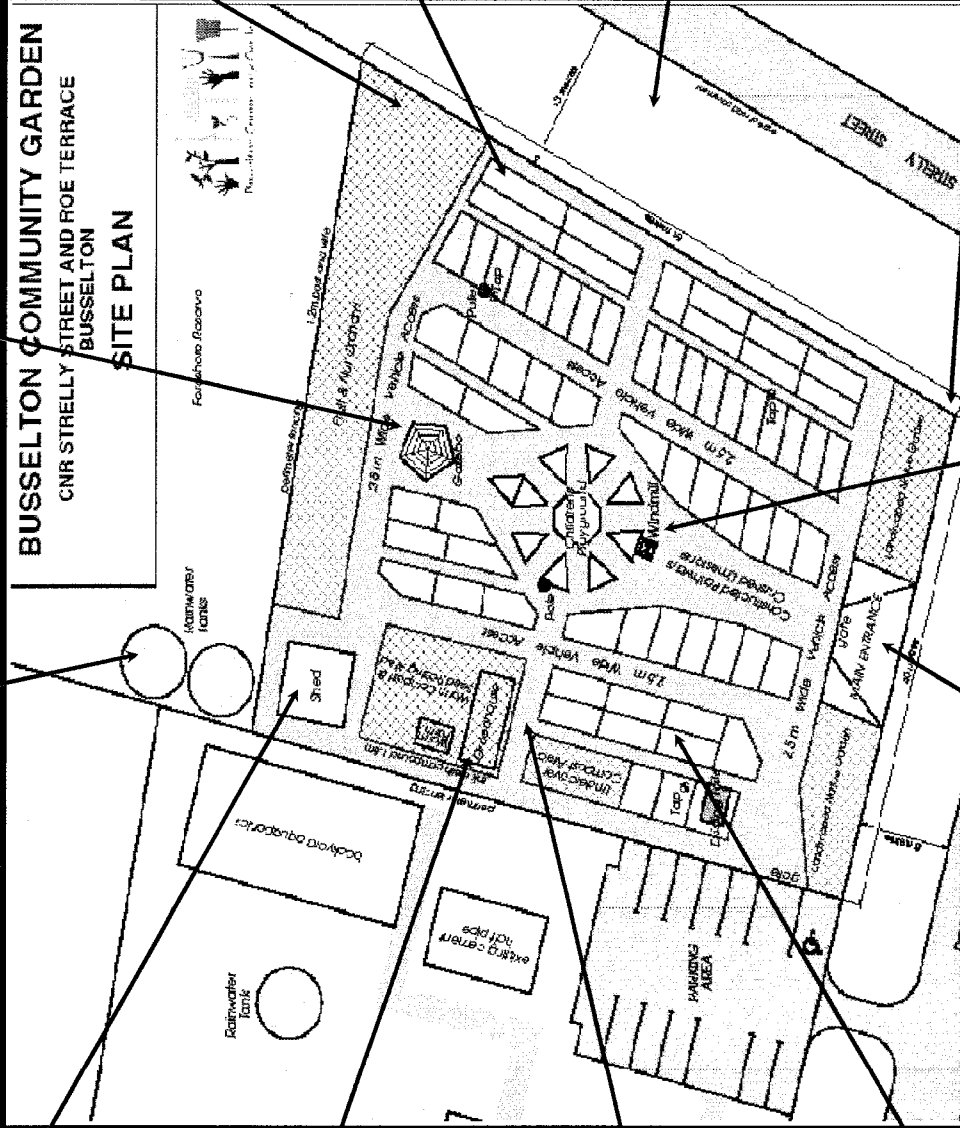
Plots



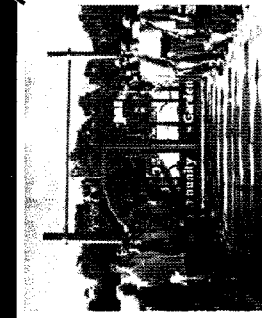
Chook Pen



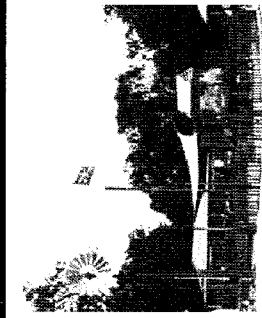
Drain Rehab



Entrance



Windmill and Playground



Signage

<b>Name of Garden</b>	<b>Collingwood Children's Farm</b>
<b>Local Council</b>	City of Yarra
<b>Land Access Arrangements</b>	Collingwood Children's Farm Committee of Management manages the Crown Land site (4km out of Melbourne)
<b>Size of garden land</b>	Overall farm is 7 hectares but community garden plots are just a small portion of this. Plots are 6m x 4m each.
<b>Associated Infrastructure</b>	Complete community farm with paddocks, gardens, orchards, livestock, buildings, café, amenities etc.
<b>Establishment Costs</b>	Unknown
<b>Ongoing Costs</b>	Unknown
<b>Funding Sources</b>	Overall farm funding includes State and local government funding, service clubs and philanthropic trusts and entry fees and donations.  Farm memberships (\$15/year) and plot rentals (\$70/year).
<b>Water</b>	Watering is done for 15minutes per plot on scheduled water days (plots coincide with house numbers) from hand held hoses. Rainwater is harvested plus scheme water.
<b>Other information</b>	The Collingwood Children's Farm is quite a large scale community farm with staff and volunteers keeping it open to tourists, families, schools etc every day of the year. The community garden is just one aspect of this inspiring project which aims to give city kids an accessible farming experience.
<b>Contact Details</b>	Phone - 03 9417 5806 Email - <a href="mailto:a.walker@farm.org.au">a.walker@farm.org.au</a> Website - <a href="http://www.farm.org.au">www.farm.org.au</a>