

**12. COUNCIL REPORTS FOR DECISION****12.1. RAVENDALE SPORTING PRECINCT SECTION 41 COMMITTEE – STAKEHOLDER REPRESENTATION****REPORT PURPOSE**

The purpose of this report is for Council to appoint members to the Ravendale Sporting Precinct Management Committee to represent the stakeholder groups in accordance with the Committee's Terms of Reference.

**RECOMMENDATION**

**That pursuant to Section 41(3) of the Local Government Act 1999 and Council resolution CO 24/202, Council appoints the following persons as Committee Members of the Ravendale Sporting Precinct Management Committee for a twelve-month period ending January 2026:**

- **Port Lincoln Netball Association: Joanne Franklin and Rebecca Plane**
- **Port Lincoln Hockey Association: Mark Penna and Samuel Sheard**
- **Lower Eyre Baseball League: Jeremy Hartwich and Andy Smith**
- **Tasman Imperial Sporting Club: Simoan Hayman and Terrie Spencer-James**
- **Wayback Football and Sporting Club: Marc Andersen and Amber Edmonds-Wilson**
- **Tasman Cricket Club: Andrew Frick and Jaime Fewster**
- **Wayback Cricket Club: Andrew Woolford and Troy Sargeant**
- **Port Lincoln Table Tennis Association: Sally Kunze and Matt McLachlan**
- **Port Lincoln Gymnastics Club: Annie Jantke and Meryl Davidson**
- **Port Lincoln Football League Inc: Greg Fitzgerald and Quinn Dutschke**

**12.2. ASSIGNMENT OF LEASE – EYRE BIOREGIONAL PERMACULTURE GROUP INC****REPORT PURPOSE**

The purpose of this report is to provide Council with information pertaining to a proposal received from the Eyre Bioregional Permaculture Group Inc. to lease a portion of land comprised in Pt. Pce. 302 Matthew Place, Port Lincoln, following their unsuccessful bid to secure tenure over the Flinders Park Shed and to seek Council's in-principle support of the proposed lease.

**RECOMMENDATION****That Council**

1. **Notes and receives the proposal prepared by the Eyre Bioregional Permaculture Group Inc. (EBPG) dated 11 October 2024 regarding the use of a portion of land comprised within CR 6018/141 referred to as Allotment 302 Matthew Place, Port Lincoln (Premises);**

**12.2 ASSIGNMENT OF LEASE – EYRE BIOREGIONAL PERMACULTURE GROUP INC.**

REPORT INFORMATION								
<b>Report Title</b>	Assignment of Lease – Eyre Bioregional Permaculture Group Inc.							
<b>Document ID</b>	54587							
<b>Organisational Unit</b>	Environment & Infrastructure							
<b>Responsible Officer</b>	Manager Places & Presentation - Brad Tolley							
<b>Report Attachment/s</b>	Yes Attachment 1 48275 EBPG Proposal							
REPORT PURPOSE								
<p>The purpose of this report is to provide Council with information pertaining to a proposal received from the Eyre Bioregional Permaculture Group Inc. to lease a portion of land comprised in Pt. Pce. 302 Matthew Place, Port Lincoln, following their unsuccessful bid to secure tenure over the Flinders Park Shed and to seek Council’s in-principle support of the proposed lease.</p>								
REPORT DECISION MAKING CONSIDERATIONS								
<b>Council Role</b>	Owner / Custodian - Manage community assets including buildings, facilities, public space, reserves on behalf of current and future generations							
<b>Strategic Alignment</b>	SDP GOAL: Goal 4: Sustainable Environment SDP ACTION: 4.3 Work in partnership with local business, Eyre Peninsula Landscape Board, the community and other partners to promote and implement environmental sustainability initiatives							
<b>Annual Business Plan 2023/24</b>	ABP INITIATIVE: Not Applicable ABP PROJECT: Not Applicable							
<b>Annual Business Plan 2024/25</b>	ABP INITIATIVE: Environmental Sustainability Initiatives ABP PROJECT: Not Applicable							
<b>Legislation</b>	Local Government Act 1999							
	Crown Land Management Act 2009							
	Planning Development and Infrastructure Act 2016							
<b>Policy</b>	Public Consultation & Community Engagement 2.63.1							
<b>Budget Implications</b>	Not Applicable  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 25%;">BUDGET AMOUNT \$</th> <th style="width: 25%;">YTD \$</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">\$-</td> <td style="text-align: center;">\$-</td> </tr> </tbody> </table> Budget assessment comments: Nil budget implications		DESCRIPTION	BUDGET AMOUNT \$	YTD \$	-	\$-	\$-
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-	\$-	\$-						
<b>Risk Implications</b>	Low Risk							
<b>Resource Implications</b>	Minor Variation < 5 hours							
<b>Public Consultation</b>	Yes - Mandatory							

<p><b>IAP2 Commitment</b></p>	<p>CONSULT - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public feedback input has influenced the decision.</p>
<p><b>OFFICER’S RECOMMENDATION</b></p>	
<p><b>That Council</b></p> <ol style="list-style-type: none"> <li>1. <b>Notes and receives the proposal prepared by the Eyre Bioregional Permaculture Group Inc. (EBPG) dated 11 October 2024 regarding the use of a portion of land comprised within CR 6018/141 referred to as Allotment 302 Matthew Place, Port Lincoln (Premises);</b></li> <li>2. <b>With consideration of the proposal received, authorise the CEO or delegate to commence negotiations with EBPG to develop suitable agreements for tenure over the Premises, with the following key terms;</b> <ol style="list-style-type: none"> <li>a. <b>A total term not exceeding five (5) years.</b></li> <li>b. <b>Annual peppercorn lease fee of \$1.00 excl. GST (if demanded).</b></li> <li>c. <b>All utilities, taxes, and rates to be on-charged.</b></li> <li>d. <b>Maintenance of the Premises will be the responsibility of the EBPG.</b></li> <li>e. <b>All future proposed developments must be approved firstly by Council as the Land Manager, and then by the authority under the Planning Development and Infrastructure Act 2016.</b></li> </ol> </li> <li>3. <b>Endorse the proposed lease or licence inclusive of the key terms above be released for public consultation in accordance with the requirements of the Local Government Act 1999 and Council’s adopted Public Consultation and Community Engagement Policy;</b></li> <li>4. <b>Endorse the CEO or delegate to notify the Crown Lands Office of the proposed lease and seek Ministerial approval of the lease as per the Crown Land Management Act 2009; and</b></li> <li>5. <b>Authorise the CEO to execute the agreements under delegation subject to;</b> <ol style="list-style-type: none"> <li>a. <b>the successful completion of the public consultation process as per Item 3, with successful completion determined by the Chief Executive Officer, who will refer the matter to Council if reasonable community concern is evidenced.</b></li> <li>b. <b>In accordance with Ministerial approval, and any subsequent conditions, that may be required, being obtained as per the Item 4.</b></li> </ol> </li> </ol>	

## **REPORT DETAIL**

### **Subject Land: (the premises)**

Located at the corner of Mark Street and St Andrews Terrace,

The western part of Lot 302 of the Crown Record D77953QP302 CR6018/141.

As shown in the below Image 1.

Land Area: Approximately 9100 square metres (0.91 Ha or 2.25 Acres)

*Image 1 – Approximate area of Premises*



### **Background**

When Council recently undertook an Expression of Interest process over a vacant lettable premises at Flinders Park, a submission was received from the Eyre Bioregional Permaculture Group Inc. (EBPG) for the establishment of an 'environmental hub'. In this instance Council resolved to issue tenure to other EOI applicants, however, it was understood that the Council supported the Administration is identifying other opportunities with unsuccessful applicants and noted the strength of the application from the EBPG.

The EBPG subsequently convened a meeting with the Chief Executive Officer (CEO) and the Manager Places and Presentation (MPP) to discuss other potential sites for their endeavours, during which the site at the corner of Mark Street and St Andrews Drive (Pt Pce 302 Matthew Place, Port Lincoln)(the Premises)(see Image 1 below) was put forward as a preferred site by the EBPG due to its existing function as stormwater retention being beneficial to its plans, and that the also having reasonable exposure.

Upon site inspection by the EBPG, CEO and MPP, it was agreed that the EBPG would put further consideration to the land and prepare a detailed proposal for Council's consideration.

### **The Proposal Received**

On 14 October 2024, a detailed submission was provided to the CEO formally proposing the use of the Premises. The proposal further builds upon the original EOI submission submitted and provides information on the organisation, their strategic objectives and how they would intend to use the Premises including conceptual planning on future develop.

A copy of the proposal is attached to this report (Doc ID 48275).

In summary, the proposal proposes the development of the Premises to serve as a 'Community Environment Centre' which would see the establishment of a main building that would serve as the main place of meeting, working areas, and landscaping and garden improvements based on permaculture principles and with utilisation of the existing stormwater functionality of the Premises. Please refer to the full proposal for further information.

It was also subsequently confirmed that the initial proposal would be for a peppercorn lease over the Premises for a five-year period.

### **Review of the Proposal**

A review has been carried out of the proposal by the Administration, including input from the Manager Civil Assets and Operations to understand any potential impact on the sites function in the broader stormwater network.

Upon review, the following keys considerations were identified;

- The land is Crown Land under the care and control of Council. Any lease that proposes development on the land is subject the relevant Ministers approval.
- The dedication of the land, as shown on the attached Crown Record, is for 'recreation purposes'. The proposal is thought to be in-keeping with this dedication, however, would be subject to Ministers approval as stated above.
- The land is classified as Community Land in Council's Community Land Management Plan and register and would therefore be subject to the relevant clauses of the Local Government Act 1999 such as the need for Public Consultation to be carried out regarding any lease.
- The concept designs did not raise immediate concerns regarding stormwater management, with the potential for the proposed works to act as improvements, however, further assessment of the network would need to take place when more detailed designs are developed.
- The proposal is low impact on the neighbouring properties and aligns with the use of adjoining portions of the land, although visitations to the site would increase.
- The maintenance of the site would need to be the responsibility of the EBPG, and a clear set of expectations will need to be inserted into any agreement to ensure community amenity and presentation is maintained.
- Its not that the land has been used by the CFS, SAMFS or similar groups for training, although no formal agreement is in place.
- The proposal is detailed and well-considered, with a clear vision for the Premises. It is noted that there is a large gap in funding at present time, but it's acknowledged that land tenure forms a key part in securing grant funding and the presence of seed funding is promising.

### Recommendation to Council

It is recommended that Council provide in-principle support for the creation of a lease over the subject Premises and endorse the matter to be released for Public Consultation in alignment with Council's Public Consultation and Community Engagement Policy 2.63.1, noting the below key terms.

1. The lease of the Premises will be subject to the relevant Ministers approval as per the Crown Land Management Act 2009.
2. Will be for a total term not exceeding five (5) years.
3. Will include an annual lease fee of \$1.00 per annum (if demanded)
4. All rates, taxes, and utilities relevant to the Premises will be on charged to the lessee.
5. Maintenance of the Premises will be the responsibility of the lessee.
6. All future developments on the land must be approved by Council as land manager in the first place, and then by the development authority under the PDI Act 2016, in for any required Development Approval etc, and must not adversely impact on the site's stormwater functionality.

The CEO or delegate will negotiate a suitable lease agreement inclusive of these key terms to appropriately capture, in detail, the terms and conditions of the agreement to the CEO's satisfaction.

It is also recommended that if, at upon close, the CEO determines the consultation process successful, the CEO will execute the agreement under delegation. If the CEO determines that the consultation process highlighted a level of concern, the matter will be brought back to Council in a future report.

PRESENTATION

TO CITY OF PORT LINCOLN

TO USE LAND AT MARK STREET - PORT LINCOLN

PRESENTED BY

EYRE BIOREGIONAL PERMACULTURE GROUP INC.

11 October 2024

## INTRODUCTION

For some time a group of citizens (referred to as the “Environment Centre Steering Group”) has been exploring the prospects for a community environment centre in Port Lincoln that encompasses a whole-system approach involving the environment, biodiversity, human interactions, waste-to-resources, water use, sustainability, tourism, and education.

The centre would allow integration of a number of separate organisations to enhance community connections, to provide actions to improve environmental outcomes and community resilience, and to provide a place where businesses and community come together for mutual benefit.

Land adjacent to Greening Australia in Mark Street has been identified as suitable for the proposed environmental hub. The land is considered to be under-utilised as it is mostly used for receipt of road runoff from St. Andrews Terrace.

The land is estimated to be about 0.95 ha in area and therefore it is able to accommodate a large array of uses for community benefit.

At an onsite meeting on 12 October 2024, Eyre Bioregional Permaculture Group (EBPG) members resolved unanimously to present this submission to Council for consideration.

As with the previous application for use of the “garden shed” at Flinders Park, EBPG is the initiating organisation for the establishment of the environment centre.

EBPG has a long-standing presence in lower Eyre Peninsula, with demonstrated actions and community connections.

Other kindred organisations will also be involved in fulfilling a broader purpose to enhance environmental, biodiversity, and sustainable living strategies and systems in Port Lincoln and beyond.

NOTE - whilst reference in the past has been made colloquially to the name “Southern Eyre Environment Centre”, this presentation refers to the generic term “community environment centre”.

We acknowledge this presentation is bold in its outlook, but it is necessary in order to capture the imagination of as many people in the community as possible.

## ABOUT EBPG

EBPG is an incorporated body that has been operating for nearly 30 years. With 50 financial members, and more than 570 followers on social media, EBPG continues to network across lower Eyre Peninsula from Coffin Bay to Tumby Bay and beyond.

EBPG conducts monthly site visits and workshops to share knowledge and inform members and others in the community about permaculture and sustainable living practices.

Note - the term “permaculture” encompasses much about striving towards a low energy, self-sufficient, and low impact mode of living, and includes regenerative farming systems. Permaculture is a continually evolving system where principles and pathways are focused on ‘Earth Care-People Care-Fair Share’.

In undertaking two permaculture fairs in recent years EBPG has extended its community reach, provided education about a broad range of permaculture and environmental matters, and has provided a venue for micro-businesses to showcase their offerings.

The Mark Street site will allow EBPG to continue its outreach in support of its long-standing Constitutional Objectives, which are;

- ❖ to research, disseminate, inform and implement Permaculture principles
- ❖ to foster the harmony of the earth through sustainable ecological solutions
- ❖ to preserve the earth’s resources and encourage the use of renewable resources
- ❖ to encourage viable, bio-regional, self-reliant living



- ❖ to establish cooperative relationships at all levels of function
- ❖ to strive to be actively non-gender and non-racist and to resolve problems in this area
- ❖ to do all such things as may be incidental to the attainment of such objectives as decided by The Eyre Bioregional Permaculture Group.

A copy of EBPG's Constitution is at Annexure I.

## THE SITE

The Mark Street site has significant scope for transformation. This land is "Crown Record" and is under the management of Council. Greening Australia's depot, two sport's club, oval, and a social club exist on the crown land parcel.



### Cadastral Boundaries

**Parcel ID:** D77953 Q302

**Title/Volume/Folio:** CR/6018/141

**Area (Hectares):** 5.752

Aerial photo has been extracted from Nature Maps



An enlargement of the area of interest illustrates that the land is generally bare and maintenance mowing is all that seems to be undertaken. By re-purposing the land, the proposed community project would include multiple uses that would greatly benefit the neighbourhood amenity, and indeed would add to the diversity of Port Lincoln's community enterprises.

As Crown Record land, Council has management responsibilities for it. Assigning a new role for the site would remove the maintenance costs from Council's Reserves program.

The area is approximately 9,500 sq.m. (0.95ha).

## COMMUNITY ENVIRONMENT CENTRE CONCEPT PLANS

The Community Environment Centre project encompasses a multi-faceted approach.

Features include integration of sustainability, community resources hub, productive systems, native landscape recovery, urban forestry, native seed production, constructed wetlands for road runoff cleansing and water re-use, nature walk, tourism, education, history, art, and science.

The site is adjacent to long-term Council lessee Greening Australia, with whom discussions have been held about shared capabilities and mutual resources such as the native plant nursery. Discussions with GA staff to seek their views about the concept have been very positive. In one sense there is a strong symbiosis between the aspirations and work of both GA and this proposal.

The Steering Group and EBPG acknowledge the importance of Barngarla connection, and accordingly if the opportunity is available we would welcome that involvement in the project in any way suitable. Council's involvement in this respect would be valuable.

### Development stages

The concept sketch plan below depicts how the site could be transformed.

EBPG is under no illusions as to the scale and depth of the concept, and as with most community ventures small initial steps are essential to commence the transformation story on the site.

Proposed stages are;

1. Design, plans, approvals
2. Main building - install shipping containers, modify to suit with roofing and wall claddings, install amenities, rainwater tank and greywater system
3. Workshop - install shipping container with roofing and cladding
4. Install solar power system and battery
5. Provide all-weather access and vehicle parking
6. Community garden and water re-use garden-scape
7. Earthworks for constructed wetland system
8. Construct pathways, art and science elements, trail markers
9. Vegetation systems - commencement can be early in development and proceed over a number of years

# COMMUNITY ENVIRONMENT CENTRE CONCEPT



- 1. MAIN BUILDING.
- 2. COVERED OUTSIDE AREA
- 3. WORKSHOP/TRAINING
- 4. SOLAR GREENHOUSE
- 5. 50 KL WATER TANK
- 6. TANK
- 7. VEGETABLE GARDEN & COMPOSTING SYSTEMS
- 8. ENCLOSED ORCHARD
- 9. GREYWATER TREATMENT SYSTEM & WATER RE-USE
- 10. BUSH TUCKER GARDEN
- 11. NATIVE SEED GARDEN
- 12. AGRO-FORESTRY
- 13. ROAD RUNOFF
- 14. TREATMENT SYSTEM
- 15. SOLAR PUMP TO TRANSFER TREATED WATER TO TANK
- 16. ART SITE
- 17. NATIVE BUSHLAND SITE 1
- 18. NATIVE BUSHLAND SITE 2
- 19. CAR PARKING

- ART & SCIENCE TRAIL
- WALKING/WHEELCHAIR TRAIL
- STORY POLES A4
- A1 PROTECTION CYLINDERS (SIMILAR TO SILO ART)
- A2 LABYRINTH
- A3 ANALEMATIC SUNDIAL

- MAIN BUILDING
- TWO 400L SHIPPING CONTAINERS SEPARATED BUT JOINED.
- ROSE & TIMBER CLADDING
- INSULATED
- DOUBLE GLAZED WINDOWS & DOORS
- COMPOSTING TOILET
- GREY WATER TREATMENT SYSTEM
- SOLAR TOWER & BATTERY STORAGE (BATTERY IN WORKSHOP-SITE 3)



Design/drawing : P.N. Mevz Sep. 2024

NOTE: This concept sketch illustrates the potential utilisation of the site for community benefit, and contains a number of elements but may not include all that could be installed.

## The Main Building

Indicated as No. 1 on the concept plan, the main building will be a central component of the project, and would be planned and constructed as a priority.

The main building will function as the environment "centre", the community hub for interactions, planning, demonstrations, activities, and education.

### Building Design Objectives

- Minimum footprint and resting lightly on the ground
- Re-purposed building at relatively low cost
- Robust but simple to install
- Modular with scope to expand if necessary
- Minimum embodied energy in construction
- Able to be adapted for high energy efficiency
- Flexible use of internal space
- No connections to urban utilities and no offsite discharges - i.e. on-site wastewater management, rainwater harvesting, solar energy production and battery storage, wireless internet connection
- Able to be removed if required

### Building system

- 2 x 40 ft. "high cube" shipping containers, individually placed on concrete pad footings (it is noted GA has a long shipping container for its seed bank).
- Containers to be separated by at least 3m and then joined by common walling and flooring.
- Internal walls of containers to be removed to create an open internal space.
- The integrated structure to be covered with a skillion roof with a north-facing orientation for placement of roof-top solar panels.
- External walls to be insulated and clad with timber board and batten or wood panel system - timber cladding to demonstrate use of natural materials and sequestered carbon.
- Windows and doors to be double glazed PVC-framed for energy efficiency, high security, and minimum maintenance (i.e. no painting).

### Design and Construction

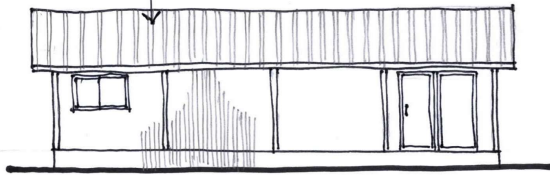
- Design details to be undertaken by resources available to EBPG
- Construction to be undertaken by EBPG as owner-builder
- Construction supervision to be provided by Building Work Supervisor Des Menz (BLD 282529) and Structural Engineer Bill Martin, both members of EBPG
- Specific tradespeople to be engaged for building work

### Concept Plans

See details below.

MAIN BUILDING CONCEPT

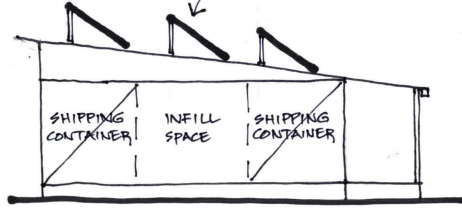
STRATCO SUPERDEK ZINCALUME ROOF CLADDING



~12200

NORTH ELEVATION

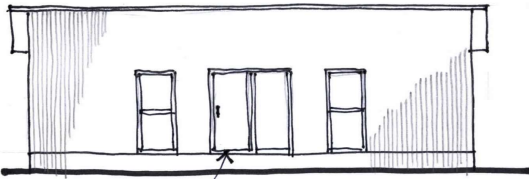
SOLAR ARRAY



2400 | ~3000 | 2400 | 2000

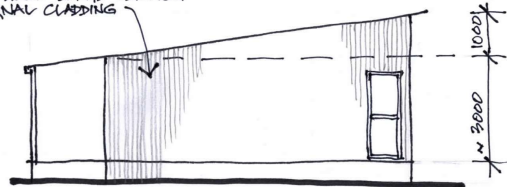
EAST ELEVATION

HARDWOOD BOARD & BATTEN EXTERNAL CLADDING



DOUBLE GLAZED UPVC FRAMED WINDOWS & DOORS THROUGHOUT

SOUTH ELEVATION

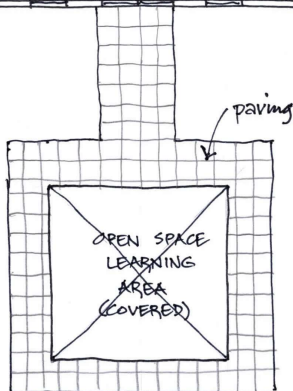
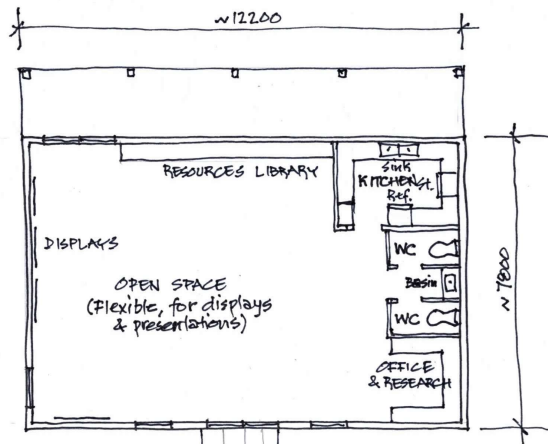


1000  
~3000

~7800

WEST ELEVATION

FLOOR PLAN



## ACTIVITIES AND SITE USE

### In and around the main building

The available space will be configured for optimum flexibility and to accommodate multiple uses including:

- office and storage zone, computer and wifi
- public information, resources and publications area
- moveable display panels
- moveable information boards
- meeting area to suit the size of audience (e.g. permaculture courses, guest speakers)
- space to accommodate a Local Exchange and Trading System (LETS)

### Presentations

Each month EBPG conducts on-site presentations and activities in a range of areas that include regenerative farming, permaculture systems design, seed saving, water resources, food sharing, composting, biochar production, backyard food production, grafting, building design, plastics, and agroforestry.

All these components and much more would be presented at the Community Environment Centre each month or more frequently if the community needs it.

An important component will also be a high speed internet connection to support live streaming, online meetings, permaculture training, and courses.

### Services proposed to be offered

- **Home Energy Audit**

It is intended to offer a home energy audit service to the citizens of Port Lincoln and southern Eyre Peninsula. Thus it is intended to seek the training of one or two people as accredited Scorecard Assessors under the federal government's Residential Efficiency Scorecard scheme (<https://www.homescorecard.gov.au/>)

- **Local Exchange Trading System (LETS)**

LETS was established many years ago in the Port Lincoln area but as it is now in recess, it is an objective to reactivate the service. The original coordinator is supportive of the re-establishment of LETS.

LETS is a way for the community to exchange goods and services without the use of traditional currency. Where people do not have cash to acquire a good or service, then an exchange can be undertaken. This is community empowerment in practice and is a much-needed service to complement the traditional economy.

People will also be able to exchange with other LETS organisations (e.g. <https://letsadelaide.org/>).

- **Permaculture courses and training**

As the environment centre evolves, so will the opportunity to offer permaculture training and short courses. There is already interest in this area, but a suitable venue has yet to emerge. Should Council see merit in this submission, then a significant step will have been taken to make permaculture training a reality, as there will be a number of essential elements that would be installed as part of the overall scope as described.

- **Market stalls**

Monthly stalls at the site will allow people to exchange or trade backyard produce. Any person will be able to use the space to offer their product or service.

- **Repair service**

The demand for repairing electrical goods and general items is growing, but the capacity to undertake this work has declined. This service will be vital to achieve less waste ending up in garbage dumps. Accordingly, item no. 3 on the concept sketch shows another 40 ft shipping container, suitably insulated and clad, to operate as a workshop.

- **Tools lending**

Electrical tools - e.g. shredder-mulcher, chainsaw, saws - and non-electrical tools such as pruners, would be part of the collective tool kit for use by members of the Community Environment Centre.

- **On-site organic waste**

It is proposed to provide larger format green/organic waste receptacles for community members unable to afford their

own but who wish to exchange their material for composted matter. This idea connects with Council's proposed Waste and Resources Strategy.

## Outside the main building

Important elements are:

- Roof rainwater capture, storage, and use
- Irrigation water storage - transferred from the constructed wetland system and roof runoff from Greening Australia buildings
- Solar power and battery storage
- Solar greenhouse on the northern aspect of the workshop building
- Car parking near the main building and along the Mark Street frontage
- Landscaping
- Signage and safety

## Actions

An important role of the Community Environment Centre will be to mobilise people to participate in;

- International Permaculture Day (May)
- National Tree Day (July)
- Clean up Australia Day (March)
- Global Recycling Day (March)
- International Day of Zero Waste (March)
- World Water Day (March)
- World Biodiversity Day (May)
- World Environment Day (June)
- Sustainable House Day (September)

Other "environment days" could be celebrated at the Community Environment Centre, but the important matter is to raise the profile of these special days and to inform the community that individual small actions can go a long way towards achieving a significant cumulative outcome.

The Community Environment Centre can also reinforce the work of Lower Eyre Coastcare and Fishery Bay Surfriders, both of which were involved in Clean up Australia Day 2024. Other groups can also be supported, such as Friends of Parkkalla Walking Trail.

As stated earlier, other celebratory actions include SALT Festival and Nature Festival, so these events bring us to what is envisaged outside the building hub.

## Other elements

### Art and science

The concept plan foresees the site being visited by schools to support and extend their own curricula. For example, learning about environmental systems' science, mathematics in nature, and art in science.

The concept sketch depicts a network of paths that provide strategic connections between different micro-landscapes, features, and land uses. These paths would be wheelchair accessible.

The paths are proposed to convey stories along the many points of interest, either in a historical, art, science, and Barngarla context (if Barngarla chose to be involved).

The points of interest are where the allocated jetty timbers would be used.

Illustrated below are three unique examples of art and science.



Kingston SE analemmatic sundial



Labyrinth - Our Lady's Rosary Gardens, Mt Barker



Rainbow machine - Auckland NZ

There are very few analemmatic sundials in South Australia, and Port Lincoln could provide a novel version. Complementing the sundial is a labyrinth, a contemplative walking path involving geometric patterns. An EBPG member involved in the disability sector, has suggested that it be wheelchair accessible.

The designs of the sundial and labyrinth could be a community and schools' combined project. The rainbow machine is a mix of art, science and engineering that would be interactive and of interest to children and adults alike. Another idea noted on the concept sketch is to project images on to a suitable surface, such as is undertaken with silo art. The projection displays could become a night-time feature and would extend the range of attractions at the site.

The above examples illustrate the potential to extend the range of visitor attractions in Port Lincoln and district.

#### Productive systems

The concept plan includes an extensive food production garden involving all the core elements such as composting, worm farms, wicking beds, and covered orchard. Demonstrations would include greywater re-use and native plant seed orchard.



Community garden from cut-down IBCs, and worm farm in  
(This photo illustrates the use of recycled pallets as cladding.)

**Revegetation** includes a micro-forestry project for research, training, and transfer to other towns and communities and to broadacre properties.

The remaining spaces on the site would be re-covered with endemic species to mimic remnant understorey bushland habitats in and around Port Lincoln.

**Urban runoff** is presently discharged on to the site where it is detained in two shallow swales. As it is proposed to reclaim the site for multiple purposes and community benefit, road runoff in particular would be passed through a stepped constructed wetland system. Filtered water would then be returned to an irrigation storage tank (no. 6 on the concept sketch) for subsequent re-use on the various systems that would be planted.

The design of the constructed wetland system would be undertaken by Des Menz (Civil/Environmental Engineer) who has had extensive experience in the design of urban stormwater systems, including the design and construction of a range of constructed wetland systems.



## WHY A COMMUNITY ENVIRONMENT CENTRE?

### The time is right

There is no better time than now to introduce a community environment centre into the environmental, cultural, economic, and social structure of Port Lincoln and lower Eyre Peninsula. Many examples exist around Australia of such centres being formed initially to confront a particular issue but then evolving into a broader community-based organisation. Some of these organisations have been operating for more than 20 years.

In South Australia, the regions away from Greater Adelaide are absent of community environment centres as evidenced at the Green Adelaide website ... <https://www.greenadelaide.sa.gov.au/get-involved/visit-an-environment-centre>

Green Adelaide is a state government initiative involving 9 environment centres. We might ask - why hasn't support extended to country regions of SA? After all, climate change and biodiversity decline has impacted, and will continue to impact, rural towns and regions. Eyre Peninsula Landscape Board's assessments and plans say so. Critical issues such as water security and biodiversity protection are arguably of similar, if not greater, importance in the regions than in Greater Adelaide.

That's why a community-led initiative can provide the seed for change. It must start somewhere.

As a community-based organisation, EBPG seeks to facilitate the first dedicated environment centre in regional SA. The environmental credentials of City of Port Lincoln would be elevated accordingly.

### Satisfies Council's Goals

EBPG's proposal for the Community Environment Centre embraces many aspects described in the **City of Port Lincoln Strategic Directions Plan 2021-2030** and include;

**Vision** - "An inclusive and connected community committed to excellence in lifestyle, culture, industry and innovation"

**Mission** - "Engaging and empowering the community"; "Improving environmental sustainability"

In particular, the proposed environment centre would satisfy many elements in Goals 1 and 2, and would also align with the following Goals and Strategic Actions in the Plan;

#### GOAL 3 - LEADERSHIP

City of Port Lincoln has the opportunity to lead the establishment of the first regional environment centre outside Greater Adelaide.

*Strategic Action 3.8 ... maximise Council and community grant funding and partnership opportunities*

On establishment of the environment centre structure, external funding will be constantly sought to expand the horizons and community endeavour of the centre.

#### GOAL 4 - SUSTAINABLE ENVIRONMENT

This is the heartbeat of the environment centre. "Key Focus Areas", "Measuring Success", and "Strategic Actions" will all be fulfilled. Consider the key area of "Environmental responsibility and sustainability" and the measurement aspect of "Environmental sustainability actions in the community".

The establishment of a community environment centre at the proposed site will be an example of Council satisfying GOAL 4.

#### GOAL 5 - COMMUNITY ASSETS

A community environment centre at Mark Street would conform with at least two "Focus Areas" - "Community facilities and open spaces ...", and "Local and regional accessibility and connectivity".

The community environment centre at Mark Street would comprehensively transform the land.

Council's proposed **Environmental Sustainability Strategy** contains five sustainability goals that would all be undertaken at the Community Environment Centre, which also would contribute significantly to Council achieving a number of the strategic items listed in the 10 Year Action Plan.

It is emphasised that permaculture practitioners have been doing many of the strategic items and more, for many years, and therefore there is a wealth of knowledge that can be conveyed to the wider community should Council choose to tap into it.

### Brings the Community Together

The Community Environment Centre will be the base for a range of community organisations including:

- Eyre Bioregional Permaculture Group
- Eyre Peninsula Environmental Protection Alliance
- Big Swamp Community

Lower Eyre Coastcare Association has also expressed an interest and presence, and other kindred groups such as "Friends of Parks" and the involvement of small business and government organisations would be welcome.

A community voice is very important in providing feedback to government organisations about strategic planning and policy development. YourSAy matters and Council requests for public interaction are examples.

The Community Environment Centre can provide that community voice.

An annual convergence of organisations involved at the centre is proposed, and this would be connected with either the SALT Festival agenda or Nature Festival, or it may be a stand-alone event.

### Educates and Informs

The Community Environment Centre is proposed to be a multi-user multi-faceted environmental hub with a key objective to inform the general public about environmental actions being undertaken in the region.

Further objectives are to host guest speakers, conduct workshops, provide displays, and provide short courses.

## ENVIRONMENT CENTRE FORM AND FUNCTION

### Mission

To maintain a community hub for environment information, resources, advocacy, and action that will enhance the quality of life for all peoples in the region, support community resilience, and protect and restore environment values and ecosystems.

### Objectives

1. To become a community resources hub where community groups can meet, have displays of their actions, share knowledge and participate in community programs.
2. To educate and inform the communities of southern Eyre Peninsula about the significance of environmental and biodiversity values, sustainable development goals (SDG), and the impacts of climate change and what to do about them.
3. To advocate for and seek the protection and conservation of ecological processes and remaining reserves in the natural environment.

4. To promote and assist co-operation, sharing of resources, co-ordination of activities between environment and community groups, and citizen science projects.
5. To seek relationships with business and government organisations and initiate new opportunities in sustainable enterprises.
6. To improve the urban environment by taking action on limiting adverse impacts and enhancing existing systems.

## Methods

Networking and Partnerships  
 Advocacy and Support  
 Citizen Science

Collaboration and Consensus  
 Research  
 Seeds for Change

Resources and Education  
 Investigations and Audits

The following graphic represents the scope of the Community Environment Centre.



## Operation

In EBPG's previous submission for the Flinders Park Shed, letters of support were obtained from ;

- ❖ Eyre Peninsula Landscape Board
- ❖ Lower Eyre Coastcare
- ❖ Eyre Peninsula Environmental Protection Alliance
- ❖ Big Swamp Community (including the wetland project team)

Each indicated a strong desire for a community environment hub. Letters of support are shown at Annexure 2.

Greening Australia also supports the whole concept.

Together with the initiating body (Eyre Bioregional Permaculture Group) for this presentation, Lower Eyre Coastcare, Eyre Peninsula Environmental Protection Alliance, and Big Swamp Community are incorporated bodies.

EBPG has been operating for nearly 30 years and therefore has a long track record as an independent community organisation. EBPG would be the principal signatory to an agreement with Council.

In terms of business operations on the site it is proposed that EBPG would create a separate co-ordinating committee such as the Steering Group to manage site development and ultimately manage the use and operation of the various elements external to the main building.

Separate incorporated bodies would have representation on the co-ordinating committee, be able to use the centre's facilities, and their particular memberships would be welcome to participate in other site activities and actions.

## Local connections

Mention has already been made about Greening Australia, which is very supportive of the concept and use of the site.

A meeting with the Croatia Club is also proposed to describe the concept and to seek feedback.

Importantly however, are the residents along Mark Street. It is our objective to contact each household individually to describe the plans for the site. It is our wish that the residents join us and participate in activities on the site, because they can become the eyes and ears for any undesirable actions.

## INVESTMENT

### People

The primary investment source in the site will be people and the volunteer effort they bring.

The skills within the membership of EBPG is substantial, as are the connections of these members with other organisations for in-kind contributions.

Initially, the Community Environment Centre would be operated by volunteers and would continue that way until such time as sustainable momentum and resources have been obtained that will then allow the employment of a paid coordinator.

The model of paid and volunteer positions has been long-established at the nine Green Adelaide environment centres.

For comparison, the [Hills Environment Centre](#) provides a management structure and a co-ordinator role that is very similar to the proposed arrangement for the CEC. The coordinator of the Hills Environment Centre is funded by Green Adelaide.

The [Gawler Environment Centre](#) and the [Willunga Environment Centre](#) also provide similar aspects to the proposed CEC model, the latter receiving funding from Green Adelaide and Hills and Fleurieu Landscape Board.

Should Eyre Peninsula Landscape Board provide assistance, then one idea for consideration is to combine the role of Council's Environmental Sustainability Officer with the activities at the Community Environment Centre.

### Seed money

Each of the incorporated bodies with an interest in the site has its own finances, although not substantial as would be expected of community-based not-for-profit organisations.

As the principal organisation, EBPG would contribute funding towards the environment centre.

A \$1,000 donation from another non-aligned incorporated organisation is also available.

Collectively, the available seed funding could be up to \$10,000.

### Grant Funding

The scope described in this submission is substantial and consists of two investment areas;

- a number of capital works items that align with the mission of the Community Environment Centre
- activity items that produce a yield for community benefit

We acknowledge that none of the investment will happen quickly, but there will be a persistent effort in applications for external funding from a range of sources.

Sponsorship and donations will also form part of the ongoing effort to ensure that the Community Environment Centre becomes a very long-term, viable community service.

It is anticipated that government, non-government organisation, philanthropic, and private funding sources would be sought. As mentioned previously, should the site become available, funding support from Eyre Peninsula Landscape Board will be sought, similar to the arrangement that exists with the Greater Adelaide environment centres.

In-kind Council support would also be valuable and would be an acknowledgement of Council's Environmental Sustainability Strategy and Strategic Goals.

Many other funding sources are available, particularly in the national sphere. The skills within EBPG and the Steering Group for funding applications will be harnessed.

## SUMMARY

The proposed Community Environment Centre concept at Mark Street, and sponsored by Eyre Bioregional Permaculture Group Inc. is a project that integrates many facets of human designed systems.

The concept as illustrated would bring significant community, environmental, sustainability, education and tourism benefits to Port Lincoln and lower Eyre Peninsula.

The initial objective is to provide a hub - the main building - as a base for community environmental groups to operate in, and from there the inertia can be directed to develop all the other elements assigned to the overall site.

This presentation provides strategic directions and once the hub is established, it would be appropriate to assemble a "business plan" that includes financial, operational, and marketing plans. We acknowledge that small steps must first be taken, but if no step is taken then nothing will be achieved.

We commend this concept to Council.

Contact:

Bill Martin (Chair)

Eyre Bioregional Permaculture Group Inc.



11 October 2024

This submission was prepared by Des Menz as requested by Eyre Bioregional Permaculture Group Inc. Des is a Port Lincoln resident, member of EBPG Inc., and is the convenor of the Community Environment Centre Steering Group.



ANNEXURE I

EYRE BIOREGIONAL PERMACULTURE GROUP INC.

CONSTITUTION



# Eyre Bioregional Permaculture Group

## CONSTITUTION

### 1. NAME

The name of the organisation shall be “The Eyre Bio-regional Permaculture Group” hereinafter called “The Eyre PC Group”, commonly referred to as the Eyre Permaculture Group.

### 2. OBJECTIVES

The objective of the Eyre Pc Group shall be:

- 2.1 To research, disseminate, inform and implement Permaculture principles.
- 2.2 To foster the harmony of the earth through sustainable ecological systems.
- 2.3 To preserve the earth’s resources and encourage the use of renewable resources.
- 2.4 To encourage sustainable and resilient bio-regional, individual and community living.
- 2.5 To establish cooperative relationships at all levels of functioning.
- 2.6 Be actively non-sexist and non-racist and to resolve problems in this area.
- 2.7 To do all such other things as may be incidental to the attainment of such objectives as decided by the Eyre Pc Group.

### 3. MEMBERSHIP

- ~~3.1~~ Members shall be individuals who have accepted the above objectives
- 3.2 A Financial Member is a member who has paid a membership fee as determined from time to time by the Eyre Pc Group.
- 3.3 The financial membership year shall be the calendar year.
- 3.4 Membership may be suspended by not less than two thirds majority vote at an Annual or Special General Meeting.

### 4. MANAGEMENT

- 4.1 Only Financial Members shall be nominated as Office bearers or committee
- 4.2 The Office Bearers of the Eyre Pc Group shall be:
  - Chairperson
  - Treasurer
  - Secretary
  - Public Officer
  - Committee members
- 4.3 The minimum number of Committee Members shall be 4 persons.
- 4.4 The Officers and committee members shall be elected by a majority ballot at the Annual General meeting.
- 4.5 Other non-committee positions update at the AGM include:
  - Social media: Facebook Page
  - Seed bank manager:

- Library manager
- 4.6 General meetings shall be held as often as may be required to conduct the business of the Eyre PC Group.
  - 4.7 The Chairperson or two other Officers shall have the power to call a General meeting.
  - 4.8 Notice of meetings shall be given at the previous meeting or by at least 7 days written notice distributed to all members or in an emergency by such other notice as shall be agreed to at a prior meeting.
  - 4.9 An Office Bearer or member of the Committee shall cease to hold such office upon:
    - 4.9.1.1 Resignation in writing
    - 4.9.1.2 Suspension as a member of the Eyre Pc Group by two thirds majority balloted vote at a general meeting.
    - 4.9.1.3 Absence from 3 successive meetings without explanation acceptable to the meeting.
  - 4.10 Casual vacancies arising in the Office Bearers or other Committee Members may be filled by a General Meeting co-opting members for the unexpired remainder of the term.
  - 4.11 A General Meeting may appoint subcommittees of members or non-members for specific purposes who shall meet as directed by a meeting and who shall report to a meeting.
  - 4.12 A General Meeting may appoint an Executive Group, who may meet to carry out urgent routine business which cannot be held over to the next meeting. The Executive Group shall act in a supervisory role for staff control and ensure that the constitution and Eyre Pc Group policies are carried out.

## **5. GENERAL MEETINGS**

- 5.1 The Annual General Meeting shall be held at least once in each calendar year and not more than 4 months after the close of the membership year which shall be 30<sup>th</sup> September.
- 5.2 The business of the Annual general Meeting shall be:
  - 5.2.1 To confirm the minutes of the preceding Annual General Meeting
  - 5.2.2 To receive the Chairperson's and any other reports for the previous membership year.
  - 5.2.3 To receive the Treasurer's report and the audited financial statement for the previous membership year.
  - 5.2.4 To declare all Office and Committee positions vacant and to elect or re-elect members to these positions. If a member who is nominated for a position is absent, then a form, signed by the absent member agreeing to accept the nomination, must be presented to the meeting.
  - 5.2.5 To conduct any other business as determined by the Chair.
- 5.3 Special General Meetings
  - 5.3.1 A Special General Meeting may be requested by at least 20% of financial members of the Eyre Pc Group.
  - 5.3.2 Any request for such a meeting shall be given in writing to the Secretary stating the business to be discussed and signed by the appropriate members.
  - 5.3.3 Provided that the above two conditions are met a Special General Meeting shall be called by the secretary within 28 clear days of receiving the request.
  - 5.3.4 Members shall be notified of the business to be discussed which shall be the only business to be dealt with.
- 5.4 Written notice of all General Meetings shall be displayed publicly or by such other means as determined by a general Meeting, not less than 7 days and not more than 28 days before such meeting.



- 5.5 A quorum at any General Meeting shall be five members or 20% of financial members whichever is the greater.
- 5.6 If at any General Meeting there is no quorum within 30 minutes of the time appointed for the meeting, then a majority of members present may decide to adjourn the meeting for a period not exceeding 14 days. The quorum for such adjourned meeting shall be reduced to five, failing which the meeting will lapse altogether.

## **6. VOTING**

- 6.1 Voting at any General meetings shall be restricted to Financial Members.
- 6.2 Voting members shall be entitled to one vote per motion at any General Meeting.
- 6.3 Voting shall be by show of hands except that:
  - 6.3.1 Any contested election at an Annual General Meeting or otherwise shall be by secret ballot.
  - 6.3.2 The meeting may, by show of hands, require any other vote to be by secret ballot.

## **7. CHAIRPERSON**

- 7.1 The Chairperson shall chair Executive, Committee and General Meetings except that in the absence of the Chairperson or at the request of the Chairperson or of a majority of a meeting another member may be elected as a Chairperson for that meeting.
- 7.2 The Chairperson at any meeting shall have a personal deliberative vote and in addition shall have a casting vote if all votes are equal.
- 7.3 The Chairperson together with the Secretary shall prepare the agenda for Committee and General Meetings
- 7.4 The Chairperson of a meeting shall encourage full, balanced participation by all members and shall decide on matters of order.
- 7.5 The Chairperson may attend and vote at meetings of any subcommittee created by a General Meeting.

## **8. TREASURER**

- 8.1 The Treasurer shall ensure that all moneys received are paid into an account authorised by the Committee in the name of the Eyre Pc Group. Payments shall be as petty cash or by cheque, direct debit transaction signed by two committee signatories appointed from within the members and appointed by a General Meeting. Major or unusual expenditure shall be authorised in advance by a General Meeting.
- 8.2 The Treasurer shall ensure that records are kept of all receipts/payments and other financial transactions. Such records shall be available for inspection by any member.
- 8.3 The Treasurer shall ensure that financial budgets and statements are prepared and shall submit a report, including bank statements, on the finances at the AGM
- 8.4 The Treasurer shall present accounts to the Annual General Meeting.

## **9. SECRETARY**

- 9.1 The Secretary shall ensure that notice of meeting is given in accordance with this Constitution.
- 9.2 The Secretary shall ensure that proper records of the Eyre Pc Group are kept including the constitution and policies, records of members register of voters, a file of

correspondence, a register of minutes of meeting, notices and records of submissions or reports made by or on behalf of the Eyre Pc Group.

## **10. AMENDMENT OF CONSTITUTION AND RULES**

- 10.1 This Constitution may be repealed or amended by resolution of two thirds of members present and voting at a Special or Annual General Meeting.

## **11. FINANCES AND PROPERTY**

- 11.1 Persons who by authority accept or incur any pecuniary liability on behalf of the Eyre Pc Group shall be held indemnified against any personal loss in respect of such liability.
- 11.2 The income, property and funds of the Eyre Pc Group shall be used solely towards the promotion of the objectives and shall not be paid or transferred to any members or relatives of members provided that nothing herein shall prevent any payment on good faith to any person in return for services actually rendered or to any person in furtherance of the objectives of the Eyre Pc Group.

## **12. EMPLOYEES**

- 12.1 Employees of the Eyre Pc Group may be a member of the Eyre Pc Group and any subcommittee.
- 12.2 A person employed permanently or regularly by the Eyre Pc Group on a substantial basis shall be a non voting member.
- 12.3 Employees of the Eyre Pc Group must sign a Work Agreement based on Job Specification and Duty Statement.

## **13. DISSOLUTION**

- 13.1 On dissolution, all property remaining after payment of all legal liabilities shall be transferred to such other body formed for promoting similar objects or for charitable objectives as shall be approved by the Eyre Pc Group provided that:
- 13.1.1 Such other body shall also prohibit the distribution of income and property to the members to the extent stated herein;
- 13.2 If the Eyre Pc Group has been approved pursuant to Section 78(1) of the Income Tax Assessment Act then such other body shall also be so approved; and
- 13.3 The Eyre Pc Group shall not be dissolved except by approval of not less than two-thirds members present and voting at the meeting called for that purpose of which not less than one calendar month's written notice of the proposed dissolution has been distributed to all members.

## **14. AMALGAMATION**

- 14.1 Where it furthers the objectives of the organisation to amalgamate with any one or more other organisations having similar objectives, the other organisation(s) must have rules prohibiting the distribution of its (their) assets and income to members; and must be exempt from income tax.

ANNEXURE 2

LETTERS OF SUPPORT

Eyre Peninsula Environmental Protection Alliance Inc.

Eyre Peninsula Landscape Board



## EYRE PENINSULA ENVIRONMENTAL PROTECTION ALLIANCE

### Protect Our Wilderness

To Eyre Bioregional Permaculture Group  
Port Lincoln SA

I am writing on behalf of the Eyre Peninsula Environmental Protection Alliance (EPEPA)

We wish to provide this letter of support, to you, the Eyre Bioregional Permaculture Group in your endeavours to secure suitable space in Port Lincoln and ultimately establish an environmental centre.

As an Alliance our Charter and Mission align with many of the basic principles of the EBPGs.

Your vision for a centre for environmental, biodiversity, sustainable living and educational purposes should be commended and supported. Your vision will be accessible and beneficial for not only our Alliance but for many other like minded Groups.

As the EPEPA does not have an official base, your proposed centre could provide us with not only a "home" but an opportunity for a visible community presence.

We also see the potential for enhanced community interaction with not only our Alliance but with other Groups such as Coastcare, Friends of Parks and Trees for Life etc.

If EPEPA could use your facility to meet for our regular monthly scheduled meetings, it would provide a more central and neutral option to what we currently have.

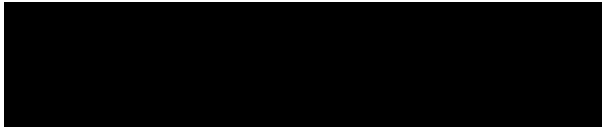
Any annual promotional events, one-off Guest Speakers and any short courses could also be hosted in your centre and supported by EPEPA.

We congratulate you on your initiative in this venture, fully support your endeavours and look forward to working closely together in the near future.

Therese Pedler  
Chairperson EPEPA  
eyrepeninsulaepa@gmail.com  
8 October 2024



EYRE PENINSULA ENVIRONMENTAL PROTECTION ALLIANCE



27 May 2024

Des Menz



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ep.landscapeboard@sa.gov.au  
www.landscape.sa.gov.au/ep

Dear Des,

On behalf of the Eyre Peninsula Landscape Board (the Board) I would like to acknowledge your email dated 21 May 2024 seeking the Boards support for the Southern Eyre Environment Centre concept that you are proposing to establish.

*Community at the centre and actively engaged in landscape management* is one of the Boards strategic focus areas in the regional Landscape Plan, with community participation considered central to implementing sustainable landscape and environmental change.

The concept outlined for the Southern Eyre Environment Centre is in line with this strategic focus and if successful could provide a catalyst for building community capacity to participate in on-ground action, information sharing and collaboration.

To this effect, we wish you well in your endeavours to find a suitable location for the centre and we look forward to seeing how this concept develops in the future.

Regards Susan



Susan Stovell  
Manager Planning and Business Support  
**Eyre Peninsula Landscape Board.**