



AGENDA

NOTICE OF MEETING

A Cummins Homes Committee Meeting of the
Lower Eyre Council will be held in
Council Chambers, 32 Railway Terrace, Cummins,
on Wednesday, 1 July, 2026 at 4:00 PM

The business to be considered at the above-mentioned meeting is set out in
the attached Agenda.

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SACHEEN HOPEWELL
ACTING CHIEF EXECUTIVE OFFICER

25 June 2026

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AGENDA

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1 WELCOME**2 ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the Traditional Owners of the land and waterways on which we meet today and their continuing connection to culture and community. We pay our respects to Elders past and present and extend that respect to all other Aboriginal and Torres Strait Islander peoples in our communities.

3 APOLOGIES**4 CONFIRMATION OF MINUTES*****RECOMMENDATION***

That the minutes of the Cummins Homes Committee Meeting held 1 April 2026 be received and the recommendations contained therein be adopted.

5 BUSINESS ARISING FROM THE MINUTES

6 REPORTS

6.1 ADDITIONAL UNDERCOVER CARPORTS - UPDATE

Author: Acting Chief Executive Officer

Attachments: Nil

Budget Impact

Budget allocation was provided within 2025/26 plans.

Risk Assessment

Risk Level: Low

Risk comment: N/A

PURPOSE OF REPORT

To provide an update to the Cummins Homes Committee on the progress of construction of additional undercover carports at the Cummins Homes.

BACKGROUND INFORMATION

At the April 2026 Cummins Homes Committee meeting, a resolution was passed to reallocate funding originally designated for investigating the renovation of a one-bedroom unit into a two-bedroom unit to the engagement of an Architect to create detailed site plans identifying all services and features on the Cummins Homes site.

REPORT DETAILS

Discussions have been occurring with the engaged builder regarding the requirement for more detailed services plan with the builder advising of two primary options to complete this:

OPTION 1 – BASIC SURVEY

- Get a site survey completed showing all existing above ground structures and boundary setbacks
- This survey we can overlay the underground pipework from old plans as well as the new proposed carports for your records
- Complete a basic site plan for carport application and take care of all PlanSA submissions for the new proposed carports

This 'basic survey' option can be completed by a local Port Lincoln based company and utilises Council's existing records for the site.

OPTION 2 – COMPREHENSIVE SURVEY

- Get all underground services marked
- Get a site survey completed showing all existing above ground structures + all underground services located
- This survey will have all the underground pipework found and we can overlay the new proposed carports for your records
- Complete a site plan and take care of all PlanSA submissions for the new proposed carports

This 'comprehensive survey' will provide greater detail, however will involve a longer wait and greater expense to get someone over from Adelaide to complete the underground services work.

Following discussions between Administration and the builder, staff have undertaken a comprehensive review and search of old Council plans and believe all underground service plans have now been located. It is hoped this can avoid having to engage a third party to prepare the required plan for the development application submission.

The discovery of these old plans has however identified there may be a disused septic tank located under one of the planned carport locations and staff are undertaking a physical examination of the site to determine the plans accuracy and devise a work around that will enable the carports to progress.

CONCLUSION

Work on the project is continuing to progress. There has been a delay in the installation of the carports due to requirements for underground services plans which have been difficult to locate, however it is expected this issue will be resolved soon and works can then commence.

RECOMMENDATION

Noted.

6.2 UNIT LOCATION SIGNAGE**Author:** Acting Chief Executive Officer**Attachments:** NilBudget Impact

\$2,000 (approximately) – installation costs are estimated.

Risk Assessment

Risk Level: Low

Risk comment: N/A

PURPOSE OF REPORT

To provide an update to the committee on the installation of signage at the Cummins Homes.

BACKGROUND INFORMATION

At the meeting held 5 February 2026, the Committee resolved as follows.

TRELOAR/WOOLLEY

That Council administration investigate the costs associated with the installation of a site plan sign of the Cummins Homes complex, and provide local emergency services and meals-on-wheels with a site plan.

Carried.

REPORT DETAILS

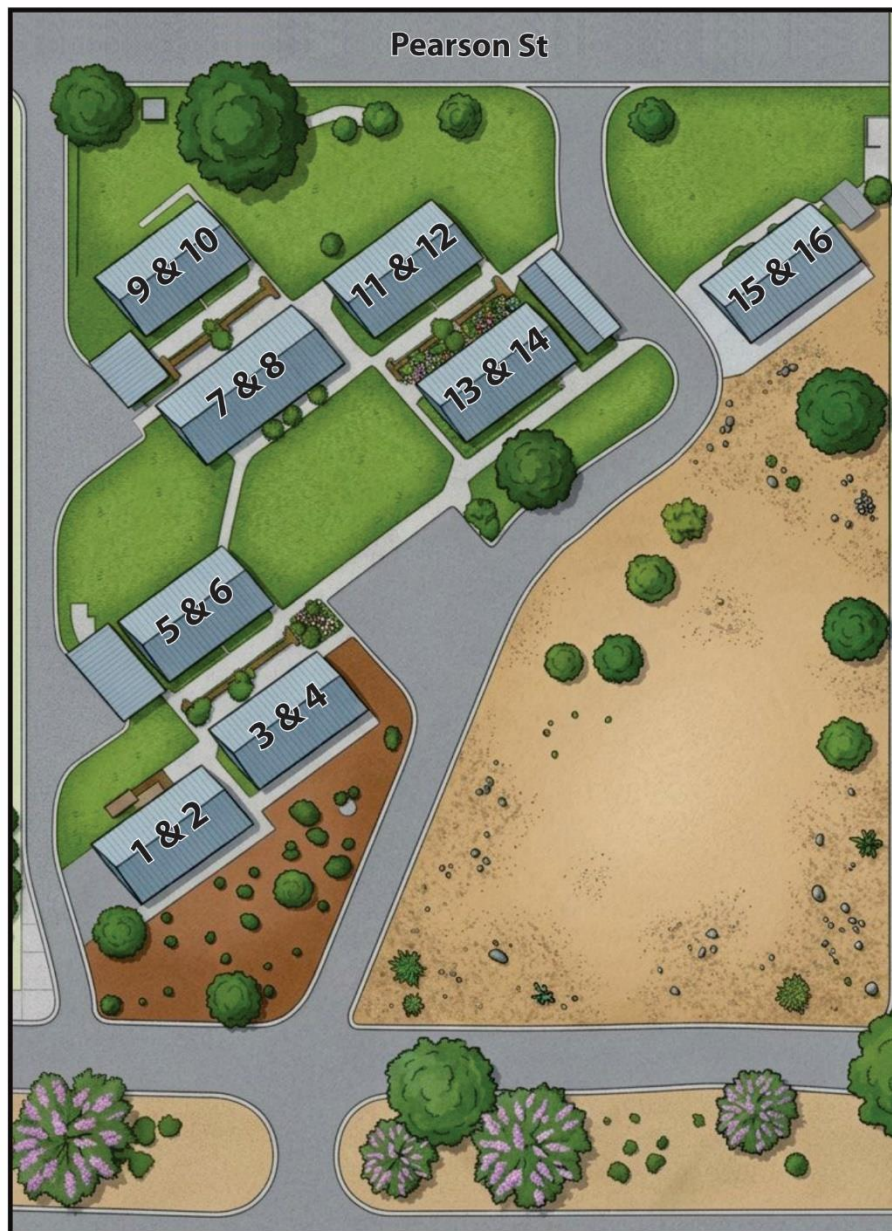
The sign has been purchased and staff are finalising the installation at the entrance to the Cummins Homes site. Erection of the poles will be occurring by hand to ensure service infrastructure can be avoided.

A digital copy of the site plan will be forwarded to the local SA Ambulance centre, SAPOL and the Cummins & District Memorial Hospital (to share with Meals on Wheels).



CUMMINS HOMES

— PRECINCT —



CONCLUSION

N/A

RECOMMENDATION

That the Cummins Homes Committee notes the installation of the sign at the Cummins Homes Units to identify the location of each unit on site, and support the provision of a digital copy of the plan to local emergency services and Meals on Wheels.

7 TENANCY**7.1 GENERAL UPDATE****Vacancy**

Unit 12 has now been rented to a new tenant, resulting in all units currently being occupied.

Waitlist

Kemps Property management have advised there currently 21 registrations of interest for a unit, three of which are for a 2 bedroom only. It is noted that individual interest is always dependent upon a person's circumstances at the time of a vacancy occurring, and a number of those listed have declined available units at the time of a vacancy as the timing was not suitable for them. The interest includes people from our district and surrounding areas.

RECOMMENDATION

Noted.

8 FINANCE REPORT

8.1 BUDGET UPDATE

Cummins Homes Fund as at 25 June 2026.

CUMMINS HOMES FUND

01/07/25	Balance (Budget)	\$97,400
Add	Adjustment 2024/25	-\$45,700
	Adjusted 2025/26 Opening Balance	\$51,700
Add	Rent Received (\$150,800)	\$135,475
Add	Investment Income (\$4,900)	\$4,900
Less	Budgeted Withdrawal – General Maintenance (\$60,600)	-\$57,853
Less	Budgeted Withdrawal – Two Bedroom Unit Concept (\$20,000)	\$0
Less	Budgeted Withdrawal – Carport Construction (\$100,000)	\$0
Less	Budgeted Withdrawal – Effluent Levies (\$10,100)	-\$10,227
Less	Budgeted Withdrawal – Rubbish & Recycling (\$6,000)	-\$5,688
Less	Budgeted Withdrawal – Insurance (\$11,500)	-\$6,840
Less	Budgeted Withdrawal – Overheads (\$8,300)	-\$8,300
25/06/26	Balance	\$103,167

Cummins Homes has performed in line with budget expectations for 2025/26, with savings achieved in insurance expenditure due to the reimbursement of claims paid in 2024/25.

The \$100,000 allocated for the construction of carports will be carried over to the 2026/27 financial year.

RECOMMENDATION

Noted.

9 GENERAL BUSINESS

10 NEXT MEETING

The next meeting of the Lower Eyre Council Cummins Homes Committee Meeting will be in October 2026.