

# HOLMES DYER



## CUMMINS TOWNSHIP MASTER PLAN ENGAGEMENT SUMMARY REPORT

**PREPARED FOR:**

Lower Eyre Council

**DATE:**

27.10.2022

Proprietary Information Statement

The information contained in this document produced by Holmes Dyer Pty Ltd is solely for the use of the Client identified on the coversheet for the purpose for which it has been prepared and Holmes Dyer Pty Ltd takes no responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced electronically stored or transmitted in any form without the written permission of Holmes Dyer Pty Ltd.

Document Control

Revision	Description	Author	Date
v1	Draft	N Holmes / C Milton	27/10/22

Approved by: Not yet approved

Date Approved:

# Contents

<b>1. INTRODUCTION .....</b>	<b>1</b>
<b>2. COUNCIL AND STAKEHOLDER WORKSHOPS.....</b>	<b>4</b>
<b>3. DROP-IN SESSION AND ACTIVITIES .....</b>	<b>7</b>
<b>4. SURVEY FINDINGS .....</b>	<b>13</b>
<b>5. ADDITIONAL ACTIVITIES AND RESPONSES .....</b>	<b>21</b>
<b>6. MASTER PLAN CONSIDERATIONS .....</b>	<b>24</b>





# 1. Introduction

This report provides a summary of findings and next steps from community and stakeholder engagement to inform the Cummins Township Master Plan.

## 1.1. Background

Lower Eyre Council engaged Holmes Dyer to prepare a Township Master Plan for Cummins in collaboration with community members and key stakeholders.

The Master Plan seeks to provide a strategic long-term framework to guide the future development and supporting investment in Cummins.

The core elements of this project are:

- Create a strategic outline for the town's long-term asset and infrastructure needs.
- Guide the proactive and planned population and business growth of Cummins.
- Identify land use requirements across a diverse group of activities.
- Provide options for enhanced connections/links between the built and natural environment.
- Provide options for the use and arrangement of community infrastructure, parks and reserves.
- Identify potential barriers and constraints to the development of Cummins.

This document provides a summary of the feedback and information gathered during the initial engagement period (19<sup>th</sup> September to 17<sup>th</sup> October 2022) from local community members, business owners and other stakeholders to inform the investigation of detailed actions and outcomes for incorporation in the Cummins Township Master Plan.

## 1.2. Engagement purpose

The purpose of community and stakeholder engagement is to identify a shared vision and collect diverse ideas provided by the community and key stakeholders are incorporated into the Master Plan. Objectives of the initial period of engagement included:

- Develop a high level of trust and confidence between Council, Consultants and the community to engender a shared vision for Cummins.
- Share information and provide clarity with stakeholders and the public about the project.
- To create or enable community and stakeholder action in response to community or organisational challenges and/or opportunities.
- Identify the community's perspective on Cummins' current qualities, short and long term needs and future direction.

### 1.3. Summary of engagement activities

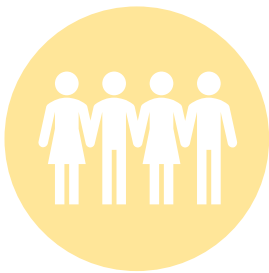
The engagement program for the initial stage of community and stakeholder engagement was predominantly undertaken during the 4-week consultation period from 19 September to 17 October, with the project initiation meeting occurring prior.

**Table 1.** Overview of engagement activities

Engagement Activity	Date	Stakeholders	Participants
Elected Members project initiation meeting	1 August 2022	Elected Members Lower Eyre Council Mayor Council staff Lower Eyre Council CEO	11
Council staff workshop	6 October 2022	Lower Eyre Council staff	12
Business breakfast workshop	7 October 2022	Cummins District Enterprise Committee Local business owner representees	15
Community drop-in session	7 October 2022	General public/community members	15
Online survey	19 September – 17 October 2022	General public/community members	239
Kids drawing activity	19 September – 17 October 2022	-	5
Written submissions	19 September – 17 October 2022	-	4

**30% of the Cummins community participated in stage one of engagement for the Cummins Township Master Plan**

## 1.4. What we heard: key themes



### Maintaining and strengthening community pride

Community members show a strong sense of community pride, with 49% of the population acting in a volunteer role for community groups, sporting clubs and representative committees. Community pride and involvement was recognised as a key factor to promote and encourage to support the ongoing viability of some community /sporting facilities and services in Cummins.



### Building generational connections and sharing heritage

Cummins has a rich heritage, and the community value the ability to share their stories and knowledge across generations. The community see this ability as an asset to the town and are looking to maintain and strengthen avenues to share and respect the heritage and cultural history of Cummins amongst residents and visitors alike.



### Growing the town through business and employment opportunities

Cummins acts as a central employment and service centre for the Eyre Peninsula community with an Area School, Hospital, Bank and range of social and business services required by the local and regional community. Retaining and strengthening these services to continue to meet the needs of the Cummins community is of key importance to continue to grow.



### Recognising the need for housing

Community members, key stakeholders and Council all identified a critical need for an increased volume and diversity of housing for construction, rent and purchase in the township. There is a recognised lack of new and affordable housing that has previously limited opportunities for attraction and retention of new residents and employees of Cummins based businesses.



### Future proofing key infrastructure and services

Need for improved and expanded key infrastructure services including roads and essential services including water, wastewater, power and stormwater to support future growth was a reoccurring theme discussed by community members and stakeholders. People identified upgrades to existing infrastructure as a pathway to supporting growth, beautifying the town and its public spaces.

## 2. Council and Stakeholder Workshops

### 2.1. Who we spoke to?

In August 2022, a start-up in-person workshop with Elected Members and senior Council staff was held. Two additional workshops were held in Cummins during the 4-week community consultation period of 19 September to 17 October 2022 with broader Council staff and the town business community.

The purpose of these workshops was to:

- Identify community and stakeholders perceived and actual needs;
- Identify the major challenges and opportunities facing the township of Cummins;
- Generate ideas and feedback from stakeholders and community members regarding the future direction of the town;
- To disseminate and share information about the Cummins Township Master Plan through key town community networks and contacts to encourage attendance at the community drop-in sessions and completion of the online surveys;
- Inform stakeholders and the community about the impact of the engagement and outcome of the proposal; and
- Gather contacts and to ensure community and stakeholders are kept informed throughout the project.

The three workshops were held with Elected Members, Council Staff and the Cummins District Enterprise Committee (CDEC) and representees from local businesses.

Some stakeholders were uncontactable or unavailable to attend on the day and were subsequently encouraged to attend the drop-in session, complete the online survey or contact the consultation team directly. During the consultation period we were also able to talk directly to some business owner and make a written record of their ideas and feedback on their behalf.

### 2.2. Key findings

The key findings from the in-person meeting and workshops have been captured under the following categories:

- Business representees and District Community Enterprise Committee
  - » What do you love about Cummins?
  - » What would you change or delete?
- Council staff and Elected Members
  - » What are the greatest risks/challenges?
  - » What are the greatest opportunities?

Key responses to each category are summarised below.

#### What do you love about Cummins?

- Sense of community and support of community projects, groups and events.
  - » Large appreciation for the work the community volunteers do to maintain the values of the town.
- Community facilities such as the Railway Tringale Park, Community Pool and Cummins Memorial Recreation Centre.
  - » Well utilised locations and attract people from outside the area to visit.
- Iconic buildings, local heritage and culture that is actively used through community groups and Council and volunteer organised events.
- Play spaces and open green space is plentiful
  - » Public outdoor gym equipment is well utilised.
- Cummins Area School and Community Library is recognised in high distinction, well utilised by the local community and attracts residents from neighbouring areas.
- Plentiful parking options in the main streets that service businesses.
- Successful local business operations.
- Successful caravan park.



## What would you change about Cummins?

- Introduce more variety of activities for children and youth
  - » Addition of a splash park at the community pool.
- Increase childcare operations and services.
- Increase aged care operations and services.
- Address the traffic safety from the increased volume of truck movements at key harvest periods because of the closure of the railway line.
- Treat the truck entrance for safety and aesthetic concerns.
  - » Develop a dedicated truck stop.
- Implement a stronger township branding, with a streetscape and beautification project to the centre of town
- Upgrade key infrastructure such as roads and stormwater.
- A bypass by trucks of the main street
  - » Increase safety and reduce noise and pollution.
- Remove or alter railway track through town to provide more public space, cultural space, residential potential or greenspace.
  - » Place railway carriages along the railway line to be used as art spaces, or accommodation.
- Increase the number and type of housing for rent and sale.

There was a clear link between the identified risks and challenges for the future of Cummins. A reoccurring topic was housing, both the lack of available properties, limited diversity in accommodation type and lack of for short term accommodation options.

## What are the greatest risks/challenges?

- Lack of childcare options for residents
- Lack of aged care options for residents
- Frequency and risk of large and industry related vehicles traveling along the main roads through town.
- A bypass of vehicles of the main street would risk the loss of a customer base for some businesses

- Undersupply of housing for rent and sale as well as options for short term accommodation.
  - » Limiting potential new residents, employment take up and business interest in Cummins.
- Issue of service duplication across a wide network of community buildings stretching resources and limiting vibrancy of bringing people together into common spaces.
- Pressure on aging service infrastructure.
  - » Flooding and issue with stormwater have been a reoccurring event in recent years.
- Succession of volunteering and involvement in community issues and activities, passing on the baton to the younger generation to build on the volunteer traditions and commitment of the older Cummins generation
- Council office reaching staffing capacity.
- Operation and ownership of the railway track and the barrier that this creates to the town.
- Retention and attraction of key resources to the town critical service facilities, including the Hospital



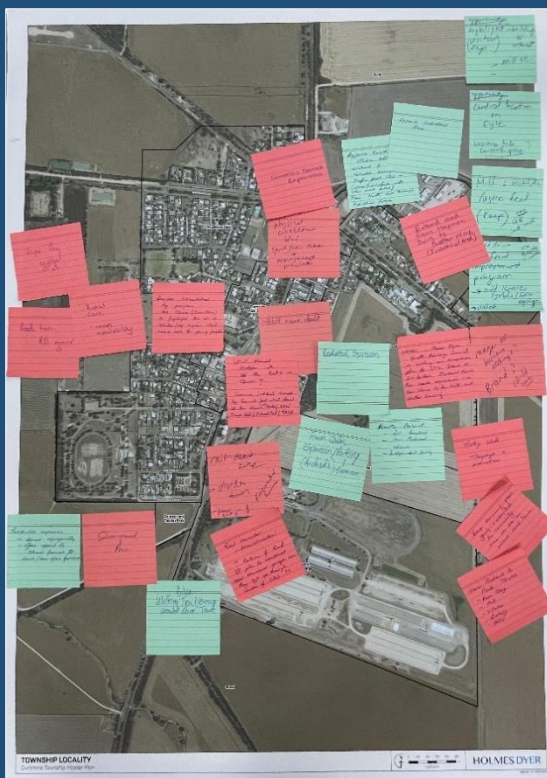
Representees from local businesses at the Business Breakfast Workshop.



## What are the greatest opportunities?

- Exploring the potential to develop greenfield land, land divisions and underutilised land for more housing.
- The railway corridor if ownership and/or control could be secured by the Town, could provide a unique opportunity to bring an open space corridor, recreation and tourism facilities and improved amenity and connections to the centre of town that could become an identifying character element for Cummins.
- Extending the caravan park to accommodate greater number of visitors and short stays, with potential integration with opportunities to collaborate with the expansion of activities at the Cummins Showground.
- Potential to expand the Cummins Homes development for aged housing and general expansion of retiree and aged care units to support the existing population to age in place.
- Opportunity to encourage increased industrial, commercial storage and distribution operations in the industrial precinct to support the local employment opportunities.
- Increasing connectivity and walkability between sporting facilities, main street and school.
- Extend walking trails, bike tracks and running routes.
- Build upon the archiving work the Library is undergoing to share greater knowledge about the history of the town.

Discussion regarding opportunities for population and business growth was particularly focused on enhancing existing activities and places as well as responding to gaps in key areas.



Ideas and comments provided by business owners at the business breakfast workshop.  
priorities



Vision photos chosen by Council staff members to represent their ideas and priorities

## 3. Drop-in session and activities

### 3.1. Drop-in session findings

A community drop-in session was held on the 7<sup>th</sup> of October 2022 at the Cummins Institute, Railway Terrace. The session which ran from 11am to 2pm utilised informal engagement activities and informational material to support a range of conversations with the local Cummins community.

The aim of the drop-in session was to provide community members with an in-person opportunity to engage with the project team, understand the Master Plan and consultation process and discuss their ideas and feedback for the future of Cummins with the support of visual aids and a range of different engagement activities.

The engagement activities acted as conversation starters and simple metrics to generate and gather ideas.

The engagement activities included:

- Describe Cummins in one word – People wrote a word they felt best describe the Cummins township
- How old will you be in 10 years? – To help community members think long term they were asked to identify what age bracket they would be in, in 10 years' time by placing a token in the corresponding jar.
- What are your ideas or concerns for Cummins? – People wrote their responses and ideas on post-it notes and placed them on a corresponding location on a plan of the Cummins Township.
- What is important to you for the future success of Cummins? – People voted with sticky dots for the three most important themes to them for the success of Cummins from a collection of 13 themes as used in the online survey.

The drop-in session was promoted through the Fortnightly Focus Newsletter, social media posts via the Councils accounts, physical displays such as posters and

fact sheets in some local shops, the Councils office and the Community library, several radio adverts and direct email correspondence with local community groups and business owners were also facilitated.

The drop-in session saw approximately 15 attendees, ranging from school children to retirees.



Community drop-in session displays and activities



Community members discussing their ideas over a township plan



# FACT SHEET

## CUMMINS TOWNSHIP MASTER PLAN



**Background**

The Cummins Township Master Plan is being developed by the Lower Eyre Council. This Master Plan will provide a 20-year strategic framework and vision to guide the proactive and planned population and business growth and supporting investment required. Lower Eyre Council is now seeking ideas and feedback to inform the development of the Cummins Township Master Plan with broad community engagement occurring for a 4-week period, between 19th September - 17th October 2022.

**How will the Master Plan work?**

Once finalised the township Master Plan will directly inform Council's strategic planning, asset and infrastructure planning and budget priorities. The strategy will also be used for Council to advocate to the State Government and other partners to secure grant and investment attraction funding and the direction of State Government Regional Planning.

Implementation of any of the recommendations within the final township Master Plan will require separate investigation and community consultation before any change is made to either the use of Council land or the land use planning zoning established for Cummins within the State Government Planning & Design Code.

**How can I have a say?**

You can find out more about the Cummins Township Master Plan on Council's Website.

You can provide your ideas for consideration as part of the Master Plan through attending a community drop-in session.

**Cummins Institute  
Friday 7 October 2022  
11am - 2pm**

Or provide your feedback by completing a short survey or providing a written submission until 5pm on Monday the 17th of October 2022. Please access the survey via scanning the QR Code on your phone or visit Council's website.

**Need further information**

Holmes Dyer have been engaged to work with Council on this important project. Should you wish to ask questions or require further information on the Cummins Township Master Plan please contact Holmes Dyer on:

Phone: (08) 7231 1885  
Email: [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au)


### HOLMES DYER



Factsheet shared to local community members and business owners.

District Council of Lower Eyre Peninsula  
6d · 6 · 6

Don't forget to drop in to the Cummins Institute this Friday, October 7 from 11am – 2pm to share your thoughts on the future of Cummins!



**LOWER EYRE COUNCIL**  
Working with our rural and coastal communities

## COMMUNITY CONSULTATION

### CUMMINS TOWNSHIP MASTER PLAN

Where: The Cummins Institute  
When: 7<sup>th</sup> October 11am - 2pm

For more information on the Cummins Township Master Plan visit - <https://www.lowereyrepeninsula.sa.gov.au/>

1 Share

Like Comment Share

Write a comment...

Social media post regarding the community drop-in session

# THE FORTNIGHTLY FOCUS

6 OCTOBER 2022

LOWER EYRE COUNCIL

PO Box 411 Cummins SA1 5633 Ph: (08) 8676 0400 | Email: [mail@dolep.sa.gov.au](mailto:mail@dolep.sa.gov.au) | Web: [www.lowereyrepeninsula.sa.gov.au](http://www.lowereyrepeninsula.sa.gov.au)

**COUNCIL NEWS**

- Vehicle:** All participants are required to bring their own vehicle. L-Plate drivers must have a fully licensed supervising driver with them in the vehicle.
- Bookings:** Contact Council on 8676 0400 or email [mail@dolep.sa.gov.au](mailto:mail@dolep.sa.gov.au)

**DrumMUSTER**

Council is taking bookings for the next drumMUSTER on October 25-26 at the Cummins Waste Transfer Station. Bookings are essential and can be made by contacting the Cummins Council Office and speaking to Works Admin on 8676 0400.

**Poolinidie Cemetery surveying**

Community members gathered at Poolinidie Cemetery on September 28 to learn about the ground radar survey work being completed by Flinders University. The survey will assist Council to identify potential interment sites and determine a cemetery boundary.

**COMMUNITY NEWS**

**Young Driver Awareness Program**

Are you a Learner or P-Plate driver? This driver training program provides both practical sessions for on-road skills and theory to help make you safer behind the wheel. Brought to you through a partnership between the Lower Eyre Council, the Community Bank Cummins District and the Cummins Youth Advisory Committee.

- When: 8:30am-5pm on Sunday, October 16
- Location: Matt and Jodi Mickan's farm, Cummins
- Cost: \$30 per driver

**Navigating Aged Care Expo**

Lower Eyre Health Advisory Council will hold a Navigating Aged Care Expo at the Cummins Hall on October 17 (10am-12:30pm & 2pm-4:30pm), and the Tunby Bay RSL Hall on October 18 (10am-12:30pm & 2pm-4:30pm).

Go alone to hear guest speakers, access aged care and disability support services and learn about Advance Care Directives. There will also be a pop up COVID vaccination clinic.

For more information call Liz Mickan on 0428 372 436.

**Donate blood**

People can donate blood when the Red Cross Lifeline visits Port Lincoln from October 17-20. Book via the website - [www.donateblood.com.au](http://www.donateblood.com.au), App, or by calling 13 14 95.

**Parkinson's wellbeing session**

The Hospital Research Foundation Group Parkinson's will hold a wellbeing and information session at the Port Lincoln Hotel from 9:30am-12:30pm on October 18. To register call 8357 8909.

**BreastScreen SA visit**

The BreastScreen SA mobile screening unit, will be in Port Lincoln on late September to late January. The service provides free screening mammograms for women aged 50-74 years without breast symptoms. Please phone 13 20 50 to make an appointment.

**SHARE YOUR IDEAS**

The Cummins Township Master Plan is being developed by the Lower Eyre Council. This Master Plan will provide a 20-year strategic framework and vision to guide the proactive and planned population and business growth and supporting investment required.

The Master Plan once finalised will be used by Council to inform future project timing, budget forecasting and advocacy agenda to Federal & State Governments and the Private Sector.

Implementation of any of the recommendations within the final township Master Plan will require separate investigation and community consultation before any change is made to either the use of Council land or facilities, or the land use planning zoning established for Cummins within the State Government Planning & Design Code.

You can find out more about the Cummins Township Master Plan on Council's Website. Provide your ideas for consideration as part of the Master Plan through attending a community drop-in session.

**Drop-In Session  
Cummins Institute  
Friday 7 October 2022  
11am - 2pm**

You can also provide feedback through completing a short survey via scanning the QR Code on your phone or writing Holmes Dyer. Written submissions can also be directed to [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au). Feedback will be received until 5pm on Monday the 17th of October 2022.

If you require further assistance or wish to discuss the Cummins Township Master Plan please contact Holmes Dyer on (08) 7231 1885 or email [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au)



The article in the Fortnightly Focus Newsletter advertising the engagement process and drop-in session

District Council of Lower Eyre Peninsula  
September 29, 3:41 PM '22


The Cummins Township Master Plan is being developed by the Lower Eyre Council. This Master Plan will provide a 20-year strategic framework and vision to guide the proactive and planned population and business growth and supporting investment required in the township.

The Master Plan once finalised will be used by Council to inform future project timing, budget forecasting and advocacy agenda to Federal & State Governments and the Private Sector.

You can find out more about the Cummins Township Master Plan on Council's Website.

You can provide your ideas for consideration as part of the Master Plan through attending a community drop-in session:

Cummins Institute on Friday, October 7 from 11am – 2pm



**CUMMINS TOWNSHIP MASTER PLAN**

The Cummins Township Master Plan is being developed by the Lower Eyre Council. This Master Plan will provide a 20-year strategic framework and vision to guide the proactive and planned population and business growth and supporting investment required.

The Master Plan once finalised will be used by Council to inform future project timing, budget forecasting and advocacy agenda to Federal & State Governments and the Private Sector.

Implementation of any of the recommendations within the final township Master Plan will require separate investigation and community consultation before any change is made to either the use of Council land or facilities, or the land use planning zoning established for Cummins within the State Government Planning & Design Code.

You can provide your ideas for consideration as part of the Master Plan through attending a community drop-in session.

**Cummins Institute  
Friday 7 October 2022  
11am - 2pm**

Or provide your feedback by completing a short survey or providing a written submission until 5pm on Monday the 17th of October 2022. Please access the survey via scanning the QR Code on your phone or visit Council's website.

You can find out more about the Cummins Township Master Plan on Council's Website.

Holmes Dyer have been engaged to work with Council on this important project. Should you wish to ask questions or require further information on the Cummins Township Master Plan please contact Holmes Dyer on:

Phone: (08) 7231 1885  
Email: [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au)

Social media post alerting people to the engagement process and the various methods they can use to provide feedback



### 3.1.1. Describe Cummins in one word

People were asked to write on a poster one word they felt best described the township of Cummins. A collection of responses included:

- Friendly
- Family
- Welcoming
- Good place
- Community
- Active
- Clique

The word friendly was the most reoccurring. Some people at the drop-in session further clarified their choice by stating that the residents of Cummins are approachable, social and always willing to help.

### 3.1.2. How old will you be in 10 years?

People were asked to consider how old they would be in 10 years' time and identify that age bracket by placing a token into the corresponding jar. This activity was used to help people visualise their life stage in the future and therefore their future needs.

Majority of people who participated in this activity identified that they would be in the 10-25 age bracket in 10 years. As children or young adults in 10 years some participants stated they would like to see more activities for young people to socialise and an expansion to the current educational programs and in Cummins.

The next largest group of participants in this activity were people in the 65+ age bracket in 10 years' time. Many of these people stated that as they reach their later life stages, they would consider the need for age care and assistance as well as accessible medical services.

### 3.1.3. What are your ideas or concerns for Cummins?

People were asked to write down on a post-it note their ideas or concerns for the future success and development of Cummins and place it on a plan of the Cummins township to help provide geographical context.

Overall, this activity produced the greatest amount of discussion between members of the community and the consultant team. A summary of the response can be seen following.

## Community facilities and activities

- Addition of a circuit pump track for bikes, scooter and roller blades much like the one found in Tumbly Bay.
- Develop a roller-skating rink or dedicated space.
- Addition of a bouncy pillow at Railway Triangle Park or another public facility.
- Develop a dedicated kids leisure centre for sport, crafts, theatre and socialising.
- All ages playground
- Waterplay, splash park and slide at the community pool.

## Business and industry activity

- Create a truck only bypass north of the dump that enters through the rear of the Viterra site.
- Truck layover space with fuelling stations, food and amenities.
- Distribution and storage facilities in the industrial precinct.
- Investigate business operations like Cleve Workshop 26.

## Housing and Accommodation

- Expand the caravan park.
- Showground could have short term accommodation or seasonal workers accommodation to maximise use of this critical space in the town and the vegetated setting.
- Increase the number of aged care units and share amenities for residents.

## Railway Track

- Develop railway track walking trail.
- Use the railway track for community events and attractions.
- Beautify railway track.
- Use railway track to expand parking options.
- Kalamazoo racing on railway track

## Branding and signage

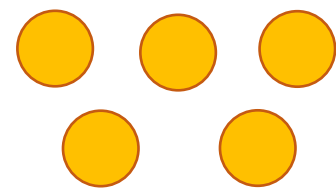
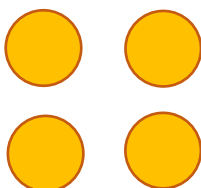
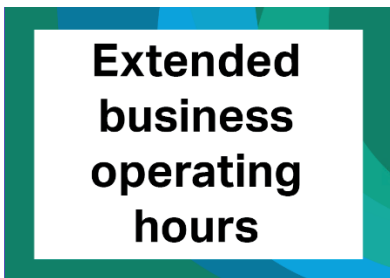
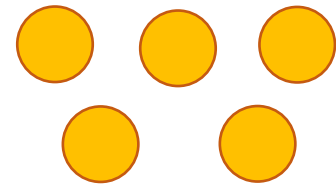
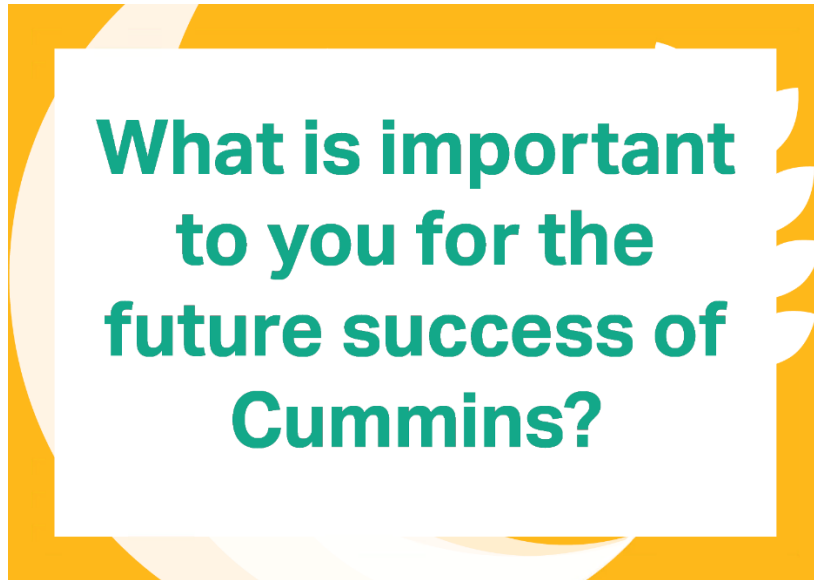
- Have signage at the entry ways of the town for the caravan park and places where trucks and caravans can park to encourage people to stop.
- Clear signs for key businesses such as deli, IGA and bakery where visitors might want to stop.





### 3.1.4. What is important to you for the future success of Cummins?

People were given three sticky dots to vote for the themes that they believed were the most important for the future success of Cummins. This activity was helpful for those who hadn't yet had time to develop their own ideas but were keen to give priority direction for the Cummins Township Master Plan.

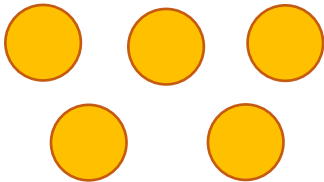




**Improved mix of retail and business offerings**

**Improved health and aged care services**

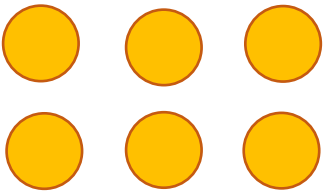
**Improved recreation grounds and sporting facilities**



**Improved traffic and carparking options**

**Improved Child Care Options**

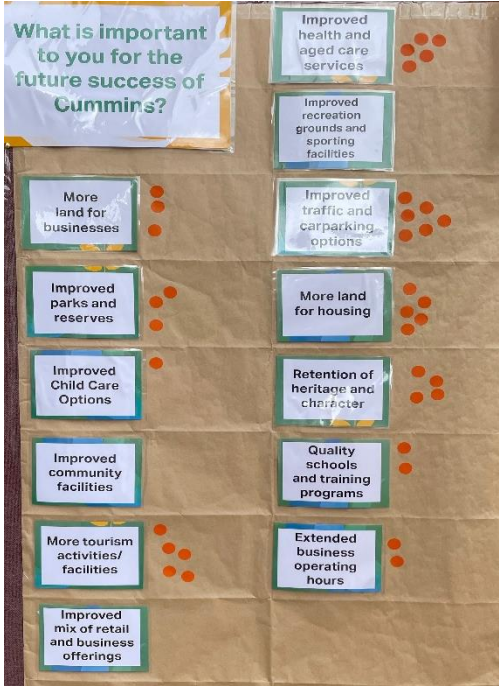
**More land for businesses**



Improved traffic and carparking options was the most occurring theme selected during the drop-in session followed by more tourism activities and facilities, more land for housing and improved health and aged care services.

Some people highlighted that they view certain themes such as recreation grounds and facilities as highly important for the future success of Cummins, yet they may not require much, if any, change or improvement, and therefore placed their votes against other themes. This aligns with the overall level of quality sport and recreation facilities available to the town.

The variety of engagement tools used at the drop-in session, in particular the voting themes, were helpful in expanding people's knowledge of the role and influence that the Master Plan could have in Cummins and to act as a conversation starting point to more specific individual ideas placed on the Township map.



# 4. Survey findings

## 4.1. About the survey

The *Cummins Township Master Plan Survey* was made available to the public online via the Council’s website through a dedicated Cummins Township Master Plan landing page. The survey was advertised through similar channels as the drop-in session including newsletter articles, radio ads, social media posts, posters, fact sheets and direct email correspondence. All promotional engagement material was accompanied by a QR code that could be scanned on an individual’s mobile phone and take them directly to the online survey.

The survey asked 19 questions, including several demographic questions such as age bracket, residences and gender, long answer question which gave the respondent an opportunity to share ideas and concerns with detail and a Likert scale to rate levels of importance against key topics.

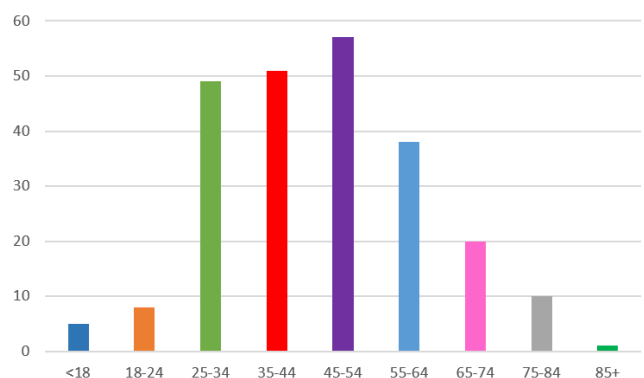
## 4.2. Respondent profile snapshot

The *Cummins Township Master Plan Survey* was responded to by a substantial segment of the community, with respondent ages ranging from those aged below 18 to 85+. The largest respondent age group was 45-54, which captured 23.8% (57) of survey responses, followed by 21.3% (51) responses from those aged 35-44, and 20.5% (49) responses of those aged 55-64.

Responses were also received from individuals who were part of the following age groups:

- 38 (15.9%) respondents aged 55-64
- 20 (8.3%) respondents aged 65-74
- 10 (4.1%) respondents aged 75-84
- 8 (3.3%) respondents aged 18-24
- 5 (2.0%) respondents aged below 18
- 1 (0.4%) respondent aged 85+

Survey Respondents Age Demographics



The gender balance of the survey responses identified that 76% (182) of respondents were female, 23% (54) were male, and 0.4% (1) were non-binary. There were 2 (0.8%) respondents who preferred not to state their gender.

Question 3 asked respondents to best describe what their relationship with the township of Cummins was, with the majority stating that they were a resident (41.4%, 175), were employed or worked in Cummins (20.6%, 87), or were a member of a community group or organisation (17.0%, 72). Other answers to this question included:

- Operator / business owner (12.0%, 51)
- Nearby business operator / owner (4.5%, 19)
- Lower Eyre Peninsula Council Employee (1.6%, 7)
- Student (1.4%, 6)
- Farmer (0.4%, 2)
- Family Connections (0.2%, 1)
- Regular Visitor (0.2%, 1)
- Rental Homeowner (0.2%, 1)

Respondents were asked to describe what their connection with Cummins township was. The survey was largely responded to by Cummins residents, with 51% (123) from the Cummins township and 37% (88) from the Cummins district, whilst 12% (29) were from other towns or areas.

Those who identified that they did not live in the Cummins area were directed to a separate question which identified that responses were received from Boston (4), Charlton Gully (1), Coffin Bay (1), Edillilie (2), Karkoo (1), Mitchell (1), Wanilla (1) and Yeelanna (1), along with 1 response from a respondent residing in the hundred of Cummins, and 1 response from a past Cummins resident. Outside of the Lower Eyre Peninsula Council region 5 respondents where from Tumby Bay Council, 1 from the District Council of Elliston, and 1 from Woomera (Unincorporated SA).

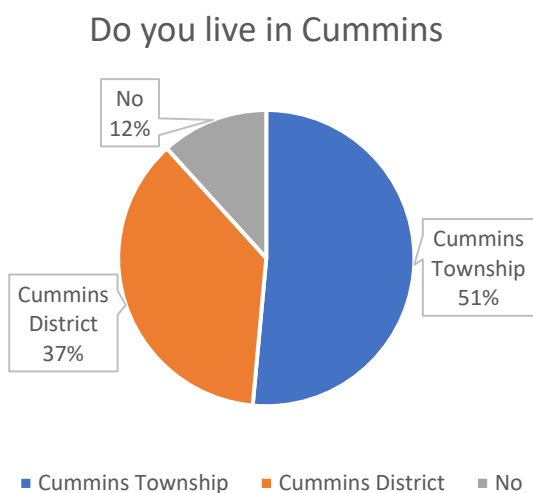
A large portion of respondents had lived in Cummins or the Cummins District for either their whole life (33.9%, 70) or between 10 – 20 years (29.1%, 60). 14% (29) had lived in the area for between 5 – 10 years, 10.6% (22) for more than 20 years, 9.2% (19) between 1 and 5 years, and 2.9% (6) for less than a year.

On average 57.4% (27) of respondents visited Cummins daily, 21.2% (10) visit weekly, 19.1% (9) visit monthly, and 2.1% (1) visit seasonally.

The main reason for visiting Cummins was largely to work (19.2%, 20), shop (18.2%, 19), access health and medical services (12.5%, 13), and to go to the Cummins Area School (9.6%, 10).

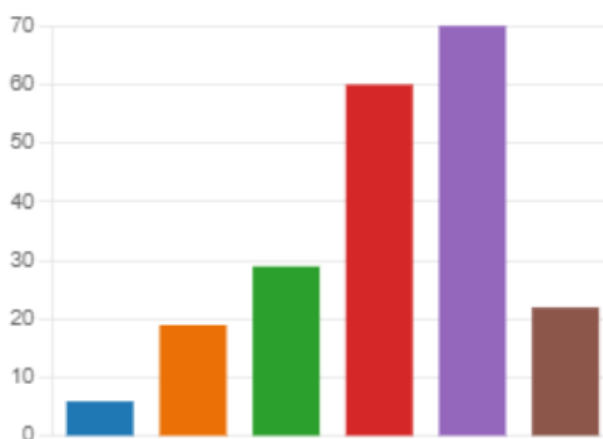
Other reasons why respondents visited Cummins included:

- Community Events / Activities (8.6%, 9)
- Business Activities (6.7%, 7)
- Library (5.7%, 6)
- Sporting Spectator (5.7%, 6)
- Church Services (2.8%, 3)
- Organised Sport Participation (2.8%, 3)
- Visiting family and friends (2.8%, 3)
- Open Space / Recreation (1.9%, 2)
- Checking on Property (0.9%, 1)
- Council Services (0.9%, 1)
- Travel stop on the way to other locations (0.9%, 1)



## 6. How long have you lived in Cummins & district?

Less than 1 year	6
Between 1 and 5 years	19
Between 5-10 years	29
Between 10-20 years	60
My whole life	70
Other	22







### 4.3.2. What do you like most about Cummins main street (Bruce Terrace and Railway Terrace)?

Respondents were asked “what do you like most about Cummins main street” in regard to Bruce Terrace and Railway Terrace and provided with a long answer question box. Respondents were able to list as many responses as they desired.

The most occurring response was the range and ease of accessibility to businesses including the Bakery, IGA and Pub along the main streets. This theme made up 50% of all responses (120). Additional comments were made towards the friendly nature of staff and the quality of service received.

“The convenience of accessing the main shops in one area.”

Similar theme to accessibility of shops, was the location and ease of movement in Cummins, with 11% (26) of people stating that the central location of Cummins and the ease of getting around the main streets was their most liked aspect.

“Ease of access to everything.”

The availability, location and number of car parks along the main street was a reoccurring answer, with 17% (41) of survey respondents noting parking in their response. Proximity of parking to businesses and the shade trees provide to the parks were of particular note in the responses.

“Adequate parking with shade.”

Some other reoccurring responses included.

- Streetscape
  - » Tidy
  - » Wide streets
  - » Quaint and uniquely authentic looking
- Greenery
  - » Trees
  - » Railway Triangle Park
- History and heritage
  - » Building architecture/style
- Community facilities
  - » Outdoor pool
  - » Community garden
- Friendly atmosphere
  - » Friendly people
  - » Social

### 4.3.3. What do you think most needs to change about the Cummins main street (Bruce Terrace and Railway Terrace)?

Respondents were asked “What do you think most needs to change about the Cummins main street” in regards to Bruce Terrace and Railway Terrace and provided with a long answer question box. Respondents were able to list as many responses as they desired.

Service infrastructure including the conditions of roads, footpaths and stormwater drainage. Creating clear accessible crossings for pedestrians and separation between people and vehicles.

“...footpaths, pedestrian crossing over train line, stormwater drainage issues.”

Respondents noted the need to reinforce and increase the vibrancy and visual appeal of shopfront and open spaces, particularly the railway corridor which is currently underutilised and could be activated and repurposed through landscaping, community use and general maintenance. 31% of responses (75) indicated that the railway corridor needs to be addressed, removed or restored.

“Beautify the central corridor...flowering trees...add colour to tired [buildings].”

The occurrences of trucks and heavy vehicles traveling along Bruce Terrace is a shared safety concern amongst respondents. The need to maintain a safe speed limit, introduce alternate pedestrian access and widen the road were reoccurring issues. A collective idea of a truck only bypass was identified by respondents as a solution to traffic volumes and safety issues.

“Maintaining a safe speed limit is paramount.”

A large proportion of respondents (28%) highlighted the need for increased safe parking options for both general vehicles, trucks and caravans.

Other reoccurring responses to what need to change in Cummins included.

- Business activity
  - » Increased opening hours
  - » Incentives for vacant shops to be leased
  - » Diversity in business types
- Greenery
  - » Addition of lawns and garden beds
  - » Maintained of trees
- Addition of artwork
  - » Sculptures and mosaics
- Informational and directional signage

### 4.3.4. Importance ranking

Question 12 ask respondents “rank how important you consider each of the following areas to secure the future success of Cummins”. This is an insightful question, as it enables community priority to be understood, appreciating that there will be a limited budget and resources available to the implementation of the Cummins Township Master Plan and where strategic objective and community importance align, is where significant focus should be made.

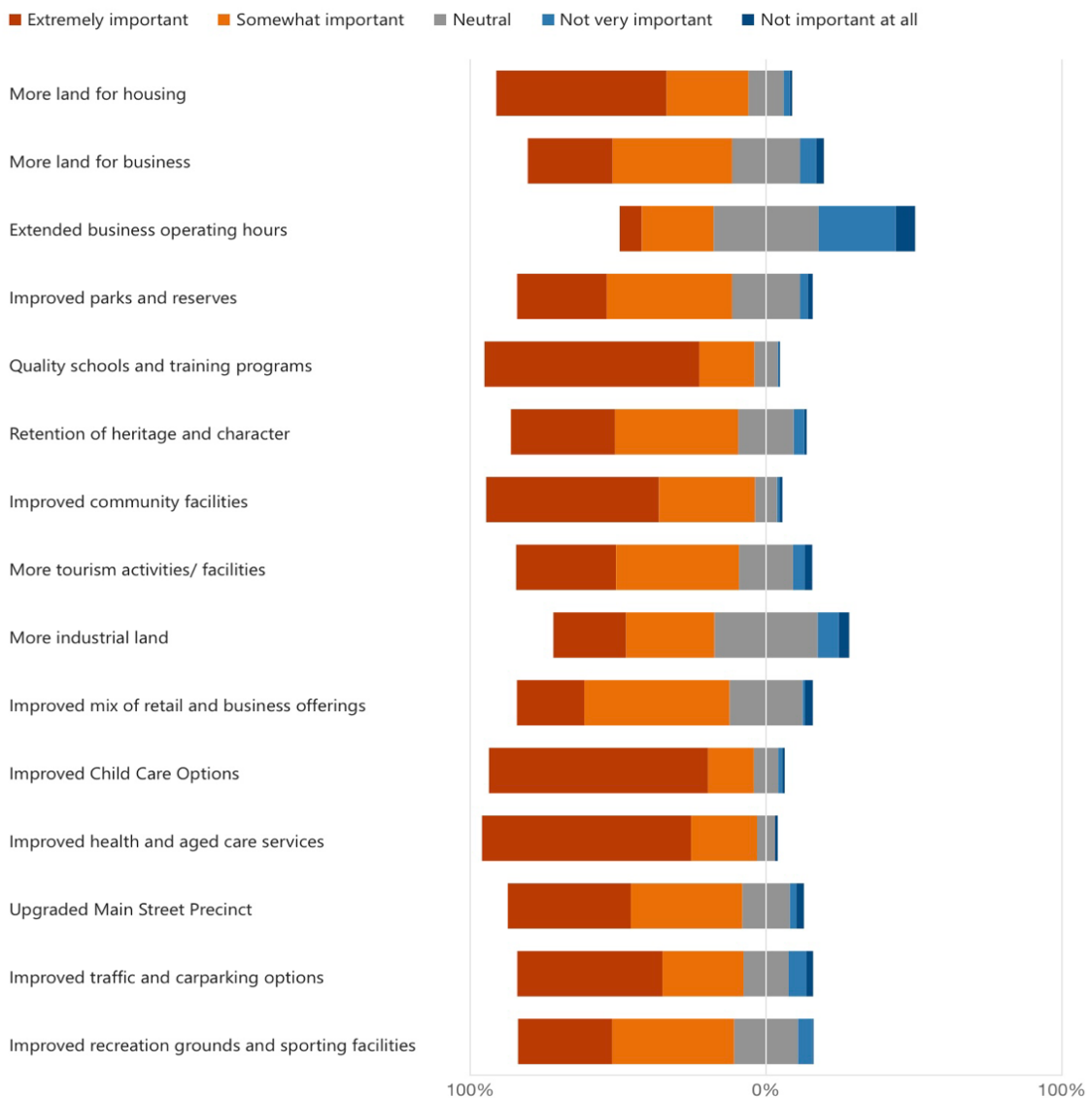
The top 5 responses with the highest extent of extremely important responses included

- Quality schools and training programs
- Improved health and aged care services
- Improved childcare services

Each of these responses speak to the importance of maintaining and building on the existing position of Cummins as the major community service point for the central Eyre Peninsula community.

The other noted response of priority was the need to focus on the provision of more land for housing, which reconfirms that strong view of the importance of this issue that was being shared with the broader stakeholders as part of the workshop process.

The least important item to the Cummins community was increased business operating hours.





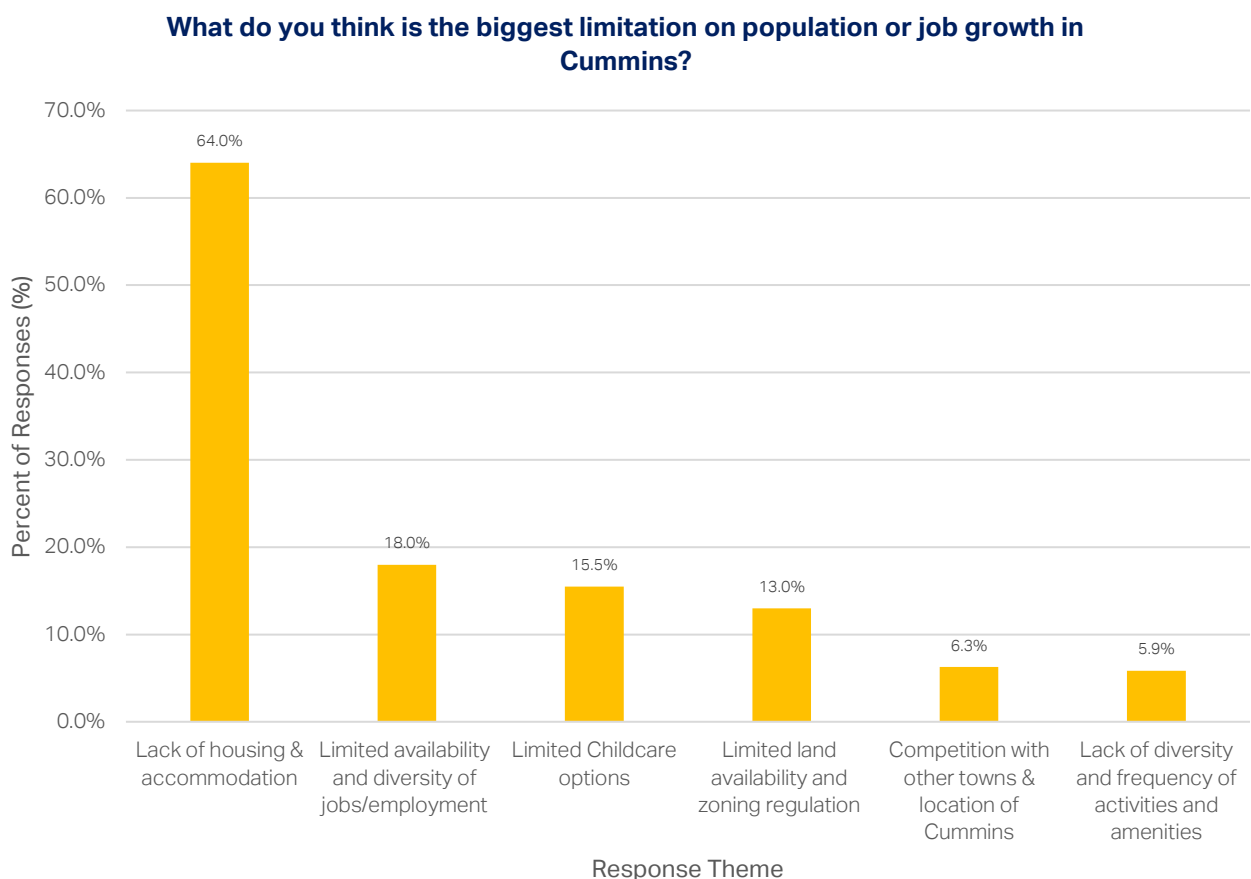
### 4.3.5. What do you think is the biggest limitation on population or job growth in Cummins?

The question “what do you think is the biggest limitation on population or job growth in Cummins?” received a congruent response with 64% (153) of respondents identifying the lack of housing and accommodation options as the key barrier to population growth and therefore potential growth in jobs and businesses. Similarly, the lack of available and appropriately zoned land for future development, including residential, industry and tourism related activities was a reoccurring limitation noted by 13% of people.

Limited childcare options was a widely shared response, with 15.5% of people stating their concern that young families will look to move from Cummins to access childcare facilities as well as families choosing to not relocate to Cummins due to the current lack of services. Limited childcare has a flow on effect of limiting some people’s availability to work.

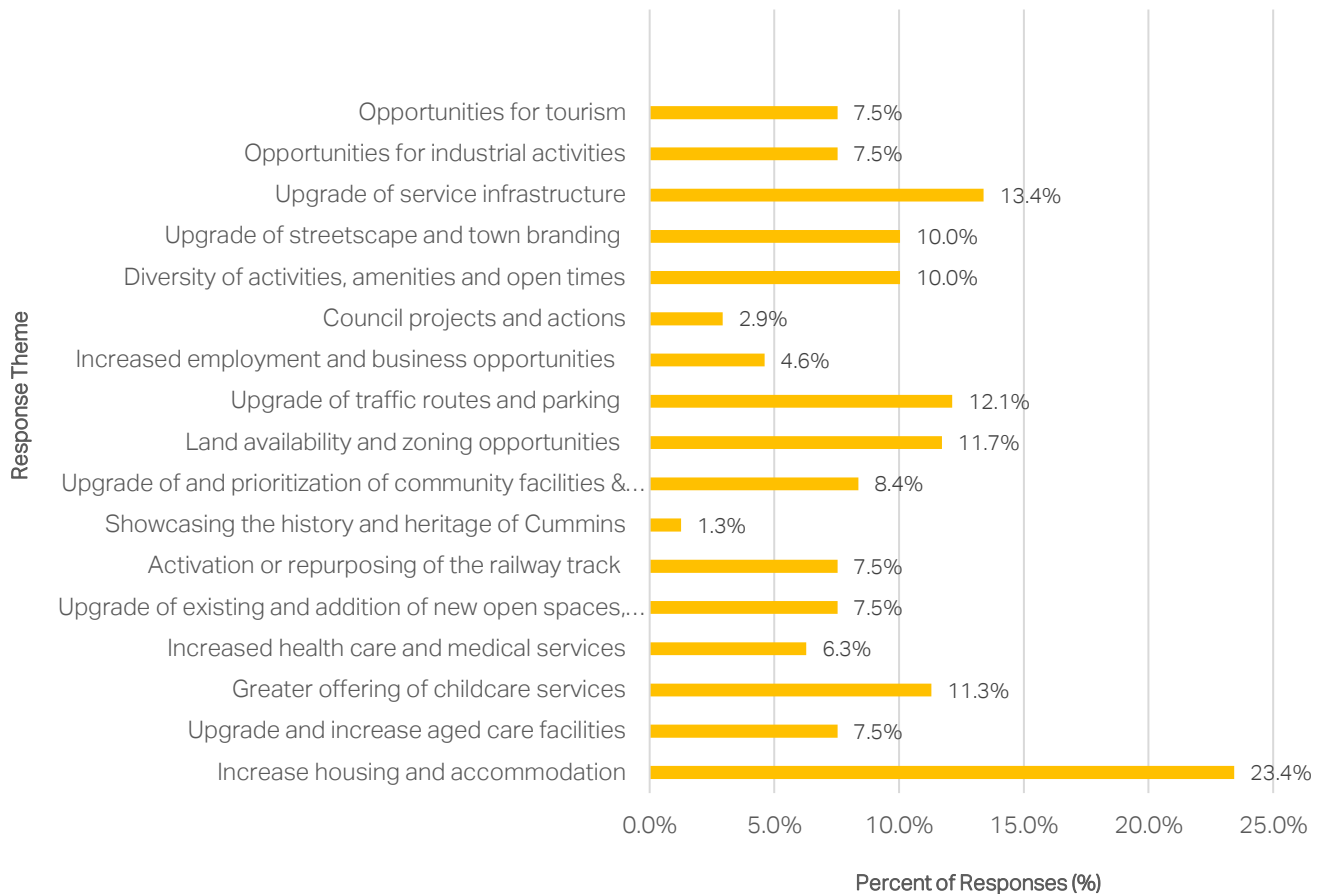
Other themes provided as a response to this question included:

- Competition with other towns & location of Cummins (6.3%, 15)
- Lack of diversity and frequency of activities and amenities (5.9%, 14)
- Restrictions or actions by Council (3.3%, 8)
- Strain on medical and healthcare services (2.1%, 5)



### 4.3.6. What are your ideas to improve Cummins that should be considered as part of the Master Plan?

#### What are your ideas to improve Cummins that should be considered as part of the Master Plan?



Following the trend of responses in Question 15 (What do you think is the biggest limitation on population or job growth in Cummins), the need for increased housing and accommodation was identified by 23.4% of respondents as an action to improve Cummins. Upgrading service infrastructure, most notably road conditions and stormwater services were also a popular response. A unique response to this question was the need for greater action from Council in the delivery of housing and service infrastructure.

Generally, the responses for Question 16 were aligned with the same themes respondents discussed in Question 12, 13 and 15. This demonstrates a universal group of community priorities including:

- Housing and accommodation
- Services infrastructure
- Childcare

- Land availability
- Railway corridor

Some of the long answer responses included:

“...Advertising not just on promoting Cummins as a tourist destination but as a place to live and bring up a family.”

“I would love to see decent a splash park at the railway triangle, I think this would draw in so many visitors, and they'd then engage with our other things in those summer months (e.g., wonderland, markets etc).”

“Develop land for housing, encourage investment in properties that would be available for rent and [provide] land for the expansion of industry and businesses.”

“It would be great to see the council adopting more environmentally friendly land care management to help support the community's health.”

#### 4.3.7. Do you have any other ideas or feedback that you wish to share?

Question 15 allowed respondents to provide any additional feedback or ideas they wished to be considered as part of the Master Plan. The responses included a varied group of short-term actions and long-term vision for Cummins, extending on many of the key themes identified in earlier questions.

There was a large consensus that the lack of housing and childcare are currently the greatest limitation to Cummins future growth. It was noted in question 15 additional feedback that there are too few opportunities for people to live in the township and those who do must find alternate childcare means as the childcare facility has reached its capacity. This means some families rely on one parent working limited hours, taking extended time away from employment or looking to extended family for additional support.

Some responses that were unique to Question 15 that were not well covered in the previous survey response questions included:

- *Addition of in-home aged care services*
- *Council should look to take control of the swimming pool and to some degree the oval/recreation centre to ensure it is maintained and limit risk of losing community volunteers and support*
- *Create opportunities to sponsor apprentices and qualified trade workers (potentially through school programs)*
- *Fully fence the playground at Railway Triangle Park*
- *Pooling of water around main roads*
- *No in home aged care options*
- *Poor accessibility for elderly people or people with limited mobility*
- *Master Plan is timely and needed*
- *The quality of medical services is high*
- *Health and Aging report 2018*
- *Slow progress and action by council*
- *Previously growth and success in the town has been attributed to the hard work of community members and groups*
- *Options and activities for day trippers*
- *Community Bank, CDEC and Council partnership*
- *Make commercial road one way*
- *Change in any form needs to happen at the Cummins Institute*
- *Footpaths need to be added to streets that lack them*
- *Develop a new modern community hub with conferences capabilities and indoor sports facilities*
- *Council should look to take control of the swimming pool and to some degree the oval/recreation centre to ensure it is maintained and limit risk of losing community volunteers and support*
- *Bypass for trucks and agricultural machinery so they don't go the centre of town.*
- *Notify residents when spraying weeds and chemical products in parks/ public spaces*
- *Parks and recreation spaces are great and don't require much improvement*
- *Seal dirt roads around town*
- *Value add to successful town aspects such as the pool*
- *Amalgamate DCLEP and Tumby Bay Council*
- *Rural care (childcare) options*
- *Alternate operating hours for businesses on the weekends*
- *Greater promotion of the town*
- *Opportunities to sponsor apprentice and qualified trade workers*
- *Opportunities for school to introduce trades programs*
- *Repurpose under-utilised reserves and parks for residential housing*
- *Fully fence the playground*
- *Revision of how rates are utilised*
- *Introduce smaller dwelling types for people look to retire closer to town*
- *Alternate activities to weekend sport*
- *Transform the railway track into a walking and cycling trail*
- *Add car parking to the railway track*
- *Provide caravan parking on the parcel of land adjacent the RSL hall (south of RSL) with appropriate signage*
- *Opportunities for walking tracks north of Bratten Way and Marble Range*
- *Develop a mini golf course*
- *Water features in park and potentially railway track*
- *Seating options at the parks and reserves, along the railway line, at the show grounds*
- *Invest in current assets such as the airport*
- *Repaint parking spaces at the hospital*

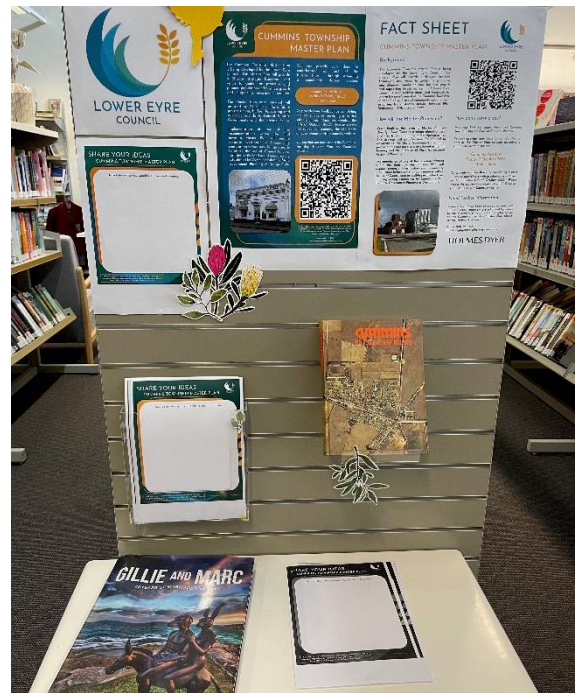
# 5. Additional Activities and Responses

## 5.1. Kids Drawing Activity

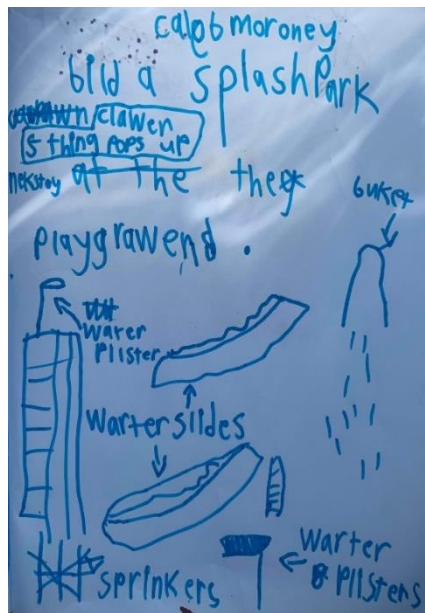
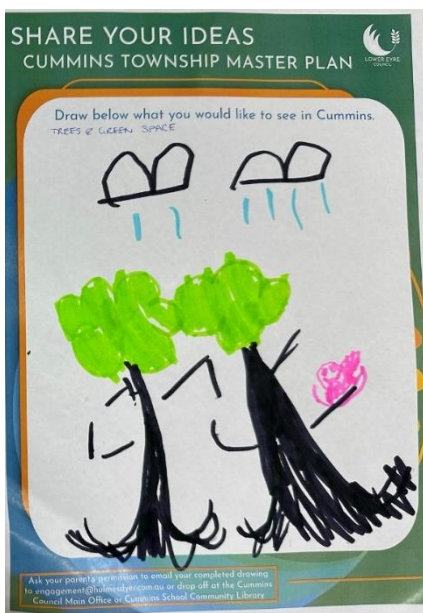
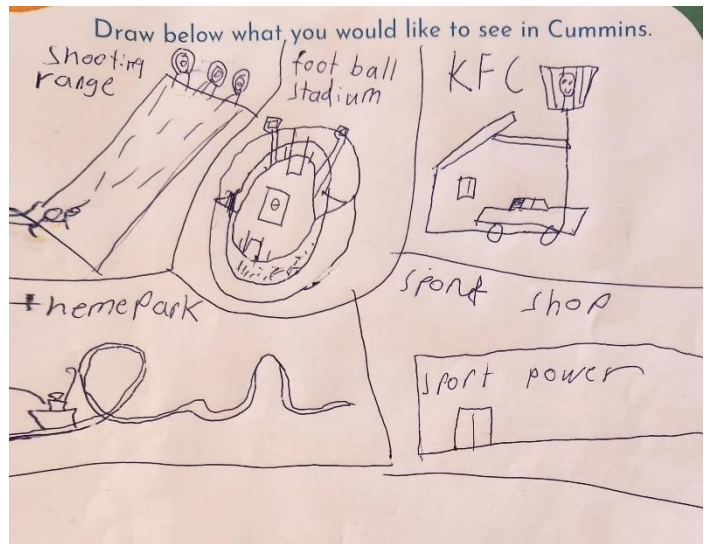
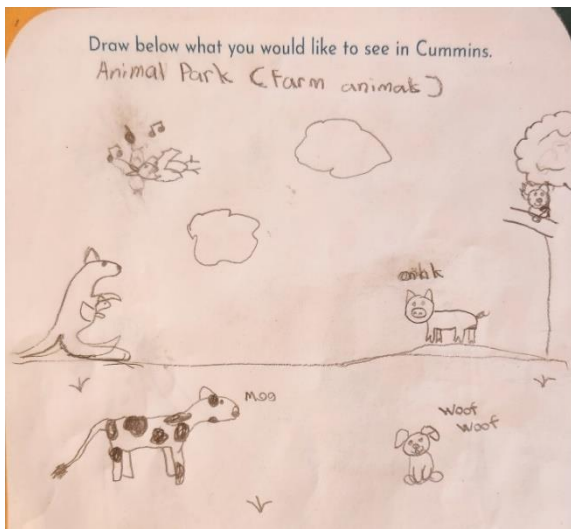
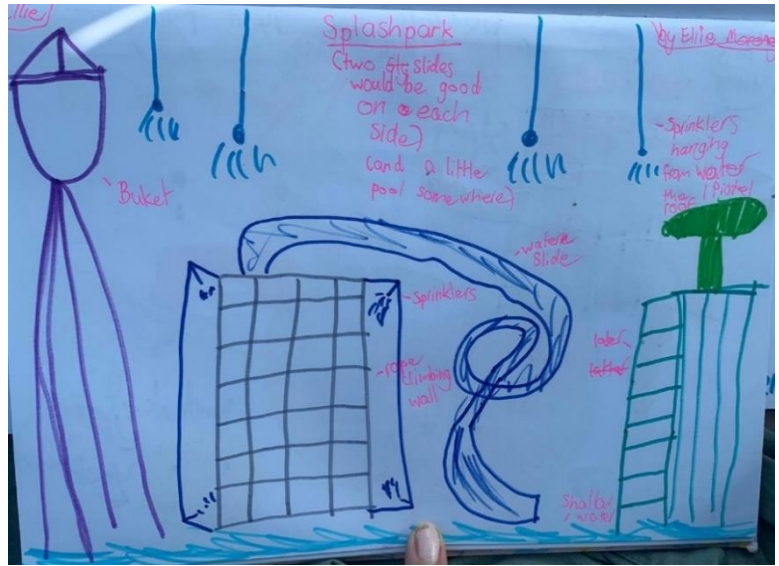
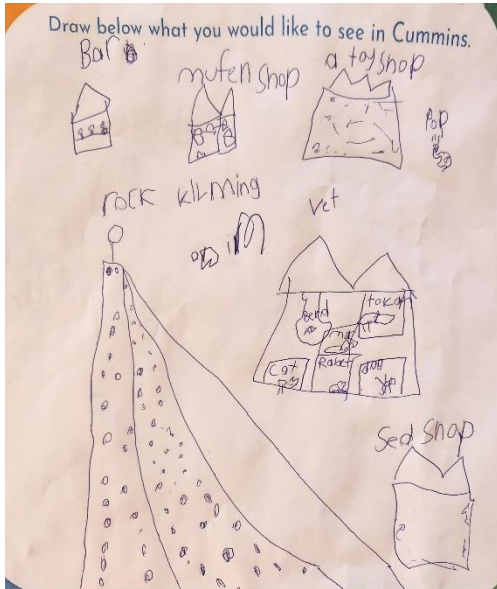
The kids drawing activity was an opportunity for younger members of the local community to showcase their ideas for the future of Cummins. The activity was made available at the community drop-in session and at the library as a part of an information display. The activity sheet asked participants to “draw below what you would like to see in Cummins.” The activity sheet was distributed at the community drop-in session and community library alongside an information display for parents.

Splash parks and water activities were common ideas amongst kids. The completed activity sheets shared a range of ideas, including:

- Splash park
  - » Water slide
  - » Tipping bucket
  - » Sprinklers
  - » Water soakers
- Playground
  - » Climbing wall
  - » Rock climbing
  - » Examples like Cows and Wudinna
- Animal park
  - » Petting zoo
- Increased retail and hospitality
  - » Muffin shop
  - » Toy store
  - » Sports store
  - » Seed shop
  - » Bar
  - » KFC
- Veterinary practice
- Shooting range
- Football stadium
- Theme park
- Maintain and enhance the greenery and connection to nature in the town







## 5.2. Written Feedback

Stakeholders and community members were able to submit written feedback via the consultation email displayed on all promotional material as part of the consultation process. Respondents that provided written feedback shared detailed ideas and points of interest including:

- Install CCTV in critical locations to provide additional support to public safety
- Addition of disability access to police station and other key service locations
- Bruce Terrace between Hall Street and Meikle Street is a high-risk section of road for vehicle accidents.
- Bruce Terrace requires permanent reduced speeds
- General untidiness of town, requiring clean-up of vegetation and public spaces.
- Derelict allotments need to be repurposed; they currently make some spaces feel unsafe.
- A focus on activation of the ole rail corridor, including considering acquiring a number of old rail cars for retail and short-term accommodation, to create a unique destination for Cummins.
- Activation of the rail corridor for a range of public connection and amenity purposes including a mix of public spaces including lawn, landscaping, coloured gravel, paving to reflect the history of the Cummins Township.
- Shop activation and beautification to the centre of town with Council partnering with business owners and building owners.
- Improved connectivity, across the main street in town by removal or treatment of the abandoned rail corridor to create a public space, that could include elements like the NY Highline on a regional scale.
- Create a high visible, picture moment at the entry to the town using the feature agricultural buildings for major mural artworks and/or digital art utilising the silos/ Cummins Mill, which are already significant landmarks at the arrival to town, similar to what has been delivered at Tumby Bay, Quorn and Karoonda. This needs to be a unique interpretation of what makes Cummins, uniquely Cummins and not a replication of what someone else has done.
- Digital heritage trail with a mix of physical heritage displays and digital information sharing for visitors and locals alike.
- Housing opportunities are critical, and a Housing Survey was conducted by the Cummins & District Enterprise Committee in May 2021, that could provide input data to the Master Plan.

### 5.2.1. Cummins Police Station Stakeholder Feedback

The following feedback for consideration was provided by representatives of the Cummins Police Station, for consideration in the Master Plan.

- The township would benefit greatly by having CCTV installed in areas including the main roads in and out of town, as well as general public access areas and parks. The CCTV would be used to deter criminal offending and public order offences as well as a primary source of evidence during investigations. Several neighbouring small towns have adopted this equipment in their towns.
- There are numerous issues with the existing police residence and Cummins Police Station as it is aged infrastructure and does not provide adequate housing for the current sized family and is not fit for purpose. The condition of the infrastructure is poor and requires ongoing regular maintenance, and there is no disability/wheelchair access for the public to enter the station or house. Whilst I understand this is a state government (DTEI) asset, the Master Plan process may be able to provide an alternative process to address these issues in particular offer suitable housing.
- Bruce Terrace between Hall Street and Meikle Street is a high-risk section of road for vehicle accidents.



Some respondents provided supporting images to their ideas and feedback to give context and background. The above image was provided as an example of how disused railway tracks and carriages can be activated for the community.





# 6. Master Plan Considerations

## 6.1. Master Plan considerations

In analysing the outcomes of the community engagement outlined in this report, there is significant alignment in respect to the priorities between the different stakeholder groups and community members and strong sense of community identity that positions Cummins to capitalise on the opportunities from the development of the Cummins Township Master Plan.

There were areas of previous investment in the town specifically in respect to sporting and recreation facilities and programs, that while not unimportant to the community, were not ranked as highly as other areas. It is our analysis that this should be read as the community being generally happy with current approach to these facilities, and existing plans for ongoing improvement. While investment is still required into these areas, this is more seen as a status quo investment with the focus of the Master Plan required towards those areas of the town that do not have the same level of planning and focus to improve the community and tourism offer.

In our analysis we identified a collection of common, repeating themes that are recommended to form a key input and focus on the Cummins Township Master Plan, with short term prioritisation being aligned to these priority items. The top five repeating priorities were:

1. Delivery of a variety of new housing opportunities within Cummins, to suit a range of different community demographic groups including families and downsizers. This housing analysis should include key worker housing appropriate to attract staff to reinforce Cummins as a major service centre of the Eyre Peninsula.
2. Resolve the future of the Cummins Rail Corridor, if no longer required for freight transport, explore options within the current land ownership configuration to utilise this area for a range of community activation and beautification opportunities along the rail corridor to connect the

two sides of the Cummins Township, improve the appearance and provide a tourism attractor.

3. Traffic safety, parking and management through Cummins needs to be resolved, balancing safety, business activation to identify suitable solutions to manage everyday operations and peak harvest challenges.
4. Improved health and aged care services, to support an aging population.
5. Childcare centre places to support the Cummins and surrounding areas is required, as the current services are at capacity which constrains employment opportunities.

With any Master Plan there will be a collection of short, medium and long term actions for Council, some of which will be tied to third party decisions on land ownership, grant funding availability and other decisions outside Council and the community's direct control.

To build momentum and community buy-in on the Cummins Township Master Plan, it will be important to identify some 'quick wins' that could be progressed immediately within 6-12 months of the final Master Plan being completed.

## 6.2. Closing the loop

As per the engagement plan developed by Holmes Dyer, this engagement outcome report, once considered by Lower Eyre Council should be made available on Council's website and all respondents who provided contact details to be kept informed of the progress provided a direct email link to access this report.

Included in this community update correspondence should be a high level program for the development of the Master Plan including identification of the Stage 2 Community Consultation opportunity to review and provide feedback on the detailed plan in 2023.