



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, October 14, 2026 at 4:00 PM

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

.....
JENNA ANDERSON
MANAGER CORPORATE SERVICES

05 October 2026

This page is intentionally left blank.

AGENDA

1	WELCOME.....	4
2	ACKNOWLEDGEMENT OF COUNTRY.....	4
3	APOLOGIES	4
4	CONFIRMATION OF MINUTES	4
5	BUSINESS ARISING FROM THE MINUTES	4
6	REPORTS	5
6.1	UPDATE - ADDITIONAL UNDERCOVER CARPORTS	5
7	CORRESPONDENCE	8
7.1	GENERAL UPDATE.....	8
8	FINANCE REPORT	9
8.1	BUDGET UPDATE.....	9
9	GENERAL BUSINESS	10
10	NEXT MEETING.....	10

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 July 2026 be received and the recommendations contained therein be adopted, with the following amendments:

5 BUSINESS ARISING FROM THE MINUTES

6 REPORTS

6.1 UPDATE - ADDITIONAL UNDERCOVER CARPORTS

Author: Manager Corporate Services

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

In November 2023, following tenant feedback regarding the lack of undercover parking, the Cummins Homes Committee resolved to investigate options for the provision of additional carports for residents.

Investigations were temporarily deferred throughout 2024 while Council considered future development opportunities within the site. As part of this process, a master plan for the site was developed and subsequently endorsed by both the Committee and Council.

In early 2025, discussions commenced with local suppliers and concept designs were prepared for additional carports. The initial concept included:

- Three bays adjacent Units 1 and 2 (to cater for the tenants plus a visitor)
- Three bays adjacent Units 7 and 8 (to cater for the tenants plus a visitor)
- Two bays adjacent Units 15 and 16 (to cater for the tenants)

Planning advice confirmed the proposed locations would not impact future development opportunities.

During 2025, Council obtained quotations for both the carports and associated flooring works. Following further site investigations, the design was amended to better suit the site layout and access arrangements. In July 2025, Council allocated \$100,000 within the 2025/26 budget, funded from Cummins Homes reserves, to undertake the project.

Development approval processes commenced in late 2025. While a development application was lodged in April 2026, additional information was required by planning authorities, including detailed site and service information. Difficulties locating historical service records, together with the need to investigate potential underground infrastructure, resulted in project delays.

Administration subsequently located historic service plans and has continued working through the remaining planning requirements.

As construction had not commenced by 30 June 2026, the original budget allocation was carried forward into the 2026/27 financial year to enable the project to proceed once approvals are finalised.

REPORT DETAILS

Council staff undertook a physical inspection of the site and identified a number of underground services, including electrical, fire, irrigation and plumbing infrastructure. Administration subsequently met on site with Maldanna Building Services to confirm carport locations and prepare a scaled site plan.

During this process, it was determined that, due to the location of existing underground services and the physical dimensions of the proposed structures, the originally proposed carports adjacent Units 1, 2, 7 and 8 could not be accommodated within the available space. The assessment also identified that modifications to the adjacent roadway, including road widening and kerb alterations, would be required to maintain safe vehicle access, manoeuvring and turning movements within the site.

A working septic tank was located behind units 15 and 16, that was not previously recorded on councils' system, subsequently staff uncovered the tank, and a contractor was engaged to pump the tank and undertake a condition assessment. The assessment confirmed the septic tank is in good working order and it has now been formally documented. Following these investigations, it was confirmed that carports can still be erected adjacent Units 15 and 16.

While it's unfortunate that during the planning and building assessment process it was discovered that not all units will be able to have a carport adjacent them, there are options to install additional carports at alternate locations with units being assigned to them.

Following the discovery of these services, Administration discussed the implications for both the current carport project and future developments identified within the endorsed Master Plan. The investigations highlighted the need for a more comprehensive understanding of underground services, roadways and other site constraints across the complex.

Developing an overarching site infrastructure plan would assist Council in identifying potential issues early in the planning process, reducing the likelihood of future projects being delayed or requiring redesign once they reach the development approval stage.

CONCLUSION

The investigations undertaken as part of this project have provided valuable information regarding the location of underground services, road infrastructure and other site constraints within the Cummins Homes complex. While these constraints prevent the installation of carports in some of the originally proposed locations, opportunities remain to provide additional undercover parking through alternative locations that are consistent with the endorsed Master Plan.

Given the findings, it is recommended that a future workshop and site inspection be undertaken with Committee members to review the existing Master Plan, consider the newly identified site constraints, and determine the most suitable locations, if any, for future carport installations and other potential developments.

During the site inspections, a number of residents also approached Administration to raise concerns regarding the adequacy of existing lighting and accessibility to some units. These matters should also be considered as part of any future review of site improvements to ensure resident safety, accessibility and amenity are maintained across the complex.

RECOMMENDATION

That the Cummins Homes Committee:

- 1. Notes that site investigations identified underground services, road infrastructure and other constraints that prevent the construction of carports in some of the originally proposed locations.***
- 2. Supports Administration arranging a future workshop and site inspection with Committee members to:***

- a) review the endorsed Cummins Homes Master Plan;*
 - b) consider the location of identified underground services, roadways and other site constraints;*
 - c) determine suitable locations, if any, for future undercover carports and other infrastructure improvements within the complex; and*
 - d) identify any additional site improvement priorities, including lighting and accessibility upgrades for residents.*
- 3. *Endorses Administration obtaining quotations from suitably qualified consultants to undertake a comprehensive survey and mapping of underground services, roadways and other site infrastructure to support future planning, development and implementation of projects identified within the Cummins Homes Master Plan.***

7 CORRESPONDENCE**7.1 GENERAL UPDATE****Author:** Manager Corporate Services**Attachments:** Nil**Expression of Interests**

Kemps Property management has advised there are currently 26 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.

Incident Report

Administration was recently made aware of an incident involving a resident who suffered a broken arm after tripping on an uneven surface. Staff are currently investigating the cause of the incident and assessing the condition of the area to determine what works may be required.

Any hazards identified as part of the investigation will be addressed as a priority to reduce the risk of similar incidents occurring in the future. Administration will also continue to check in on the resident and keep them informed of the investigation and any actions taken as a result.

RECOMMENDATION***Noted.***

8 FINANCE REPORT**8.1 BUDGET UPDATE**

Cummins Homes Fund as at 9 October 2026.

CUMMINS HOMES FUND

01/07/26	Balance (Budget)	\$11,000	
Add	Adjustment 2025/26	\$83,000	
	Adjusted 2026/27 Opening Balance	\$94,000	
Add	Rent Received (\$155,500)	\$43,366	
Add	Investment Income (\$1,300)	\$325	
Less	Budgeted Withdrawal – General Maintenance (\$62,000)	-\$15,502	
Less	Budgeted Withdrawal – Operating Project (\$50,000)	-\$0	
Less	Budgeted Withdrawal – Carport Construction (\$100,000)	-\$0	
Less	Budgeted Withdrawal – Effluent Levies (\$12,200)	-\$12,005	
Less	Budgeted Withdrawal – Rubbish & Recycling (\$4,700)	-\$4,440	
Less	Budgeted Withdrawal – Insurance (\$12,200)	-\$5,462	
Less	Budgeted Withdrawal – Overheads (\$8,500)	-\$2,125	
09/10/26	Balance		\$98,157

Summary of 2025/26 Financial Year

The Cummins Homes had a positive 2025/26 financial year with \$161,600 in rental income received being \$10,700 more than budgeted following high tenancy levels achieved again throughout the year. Operating expenditures were in line with budget forecasts, totalling \$170,200.

The \$100,000 capital works budgeted for the construction of additional carports was deferred to 2026/27 pending the location of utility services to enable the development application to proceed resulting in an increase to the cash on hand held at 30 June 2026.

The net result for the Cummins Homes in 2025/26 was a \$5,300 operating deficit (\$55,000 operating deficit in 2024/25) and a \$42,300 cash surplus for the 2025/26 financial year with a closing cash balance of \$94,000 with no outstanding debt.

RECOMMENDATION

Noted

9 GENERAL BUSINESS

10 NEXT MEETING

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