



# DISTRICT COUNCIL OF TUMBY BAY STRATEGIC PLAN REVIEW

## REPORT SNAPSHOT



DISTRICT COUNCIL of TUMBY BAY



February 2024

## REPORT SNAPSHOT

This document provides a summary of the review that has been undertaken of the [District Council of Tumby Bay Strategic Plan 2020-2030](#), which is available in full on Council's website.

This document also outlines how to read the Action Plan and supporting information that has been prepared as part of the review.

## PROJECT BACKGROUND

The current Strategic Plan focuses on developing a vision for the district. It sets out Council's guiding values and 4 Strategic Themes that underpin the current climate and strategies for achieving success in various areas.

Whilst the Strategic Themes identify what is important to the community and Council, ultimately the Strategic Plan does not identify any specific time-bound, or clearly measurable actions and the process by which to implement them.

In recognition of the Strategic Plan as a core document that reflects the community's priorities and guides Council's future direction, the District Council of Tumby Bay has commissioned an independent review and update to its Strategic Plan.

The purpose of the Review is to firstly evaluate the relevance of existing guiding values and strategic themes to the current community's aspirations, amending elements if necessary, and then generate a clear set of measurable actions in the form of an Action Plan.

## OUR DISTRICT TODAY



**2,817**  
Population of  
District Council of  
Tumby Bay



Persons 55 years  
or older make up  
47% of the total  
population



**1,543**  
Private dwellings  
in Tumby Bay  
District Council



88.2% of all  
dwellings in the  
District are  
separate houses



**40%** of the  
workforce is  
employed in the  
grain farming  
industry

Source: 2021 ABS Census of Population and Housing

## SECTION 122 REQUIREMENTS

Section 122 of the Local Government Act 1999 requires Council to prepare a suite of Strategic Management Plans that set out the long-term vision, planning and financial sustainability of a Councils operations.

These plan must be reviewed within two years after each general election of the Council.

## STUDY AREA

The District Council of Tumby Bay is located on the eastern coast of the Eyre Peninsula. The district covers an area of 266,907 hectares, and as of the 2021 Census has a population of 2,817 persons.

The Strategic Plan relates to the entirety of the Tumby Bay District Council, with a particular focus on the main townships of Tumby Bay, Port Neill, Lipson and Ungarra.



# COMMUNITY AND STAKEHOLDER CONSULTATION

The first stage of community consultation as part of the Strategic Plan Review was undertaken from August to October 2023.

The community consultation focused on gathering information and experiences from the community and key stakeholders, identifying ideas, concerns, priorities, and a vision for the district, through the following activities:

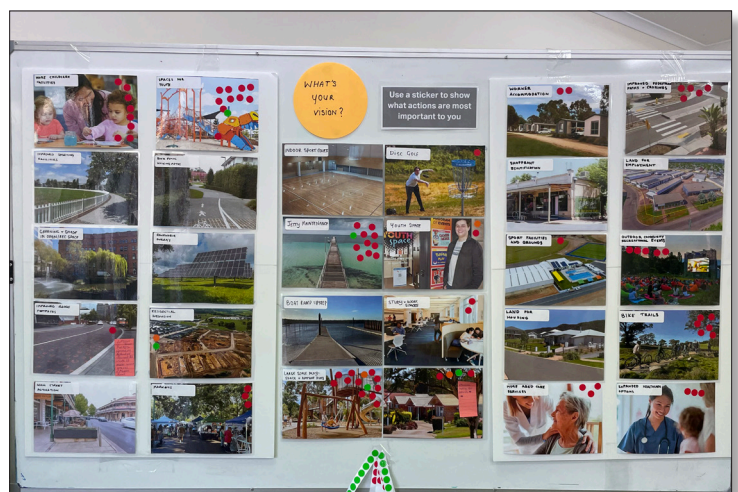
- Council Staff Workshop
- Elected Member Round Table
- Drop-In Sessions
- Progress Association Round Table
- Business Association Round Table
- Student Voice Workshop
- Online Survey
- Written Submissions

A total of 145 residents, stakeholders and land owners participated in the consultation process.

A new district vision statement was considered, with a number of consultation participants sharing similar ideas including:

- A district that invites young families to establish themselves in the townships.
- Attracting people who are seeking an active community to be a part of.
- A district that builds on its natural landscapes to leverage itself as a leisure based family oriented destination.
- A foreshore that is the premiere recreational space and the heart of community connection.
- A community that is connected and well informed.

The key findings and information from this engagement process have been summarised in the following table. Common themes and aspirations were used to inform the Action Plan at the end of this document.



## SUMMARY OF KEY CONSULTATION FINDINGS

SITE	DESCRIPTION
<b>#</b>	<b>Jetties, foreshore and coastal landscapes</b>
1	Restore Tumby Bay jetty and foreshore.
2	Safeguard and protect the coastal landscape from coastal processes
3	Restore the Port Neill jetty.
4	Communicate clearly and timely actions associated with the jetties and foreshore including discussions with government agencies.
<b>#</b>	<b>Service Infrastructure</b>
1	Understand how capacity of service infrastructure will be affected and therefore treated with the potential start-up of large industry operations.
2	Upgrade key roads into townships and the associated stormwater management.
<b>#</b>	<b>Council processes and management</b>
1	Review ways in which the community is engaged to ensure transparency and maximise inclusivity.
2	Involve community in the decision-making process where appropriate.
<b>#</b>	<b>Childcare</b>
1	Increase childcare provisions such as capacity levels.
2	Convert existing kindy into childcare centre.
<b>#</b>	<b>Community events and activities</b>
1	Council to support community events and activities where possible.
2	Capitalise on opportunities to host events and bring in revenue.
<b>#</b>	<b>Open and recreational spaces</b>
1	Upgrade the facilities within highly utilised open space and recreation spaces such as toilets and playgrounds.
2	Increase amenity such as shade, seating and lighting in open spaces.
3	Innovative use of the Tumby Bay and Port Neill foreshore green space to attract users.
<b>#</b>	<b>Land use and zoning</b>
1	Identification of areas where future housing, including short term accommodation, aged care and residential dwellings can be located.
2	Earmark land for businesses and industry development to support growth.

# HOW TO READ THE ACTION PLAN

Setting out clear, tangible actions in the Strategic Plan provides a clearer line of sight for both council and the community in terms of what we are hoping to achieve and how we will get there. Actions that are not achieved during the term of the Strategic Plan will be reviewed for relevance and carried over into the subsequent iteration of the Strategic Plan where warranted.

Imbedding specific actions into the Strategic Plan is also critical when it comes to applying for grants, as it provides clear evidence to the grant body that the funding will be used for an identified need in the community. The Action Plan is therefore a critical component of the Strategic Plan.

The following Action Plan lists goals, actions and initiatives that were identified following consultation with council staff, elected members and the community.

The items listed in the Plan have been written to be specific (where possible), identify who is responsible for driving them, and what Council's role will be in achieving them.

The Action Plan takes into consideration Council's limited capacity to fund new projects due to the financial commitment to several significant infrastructure projects in the district, such as the Tumby Bay Jetty and foreshore.

To support Council's ability to implement or facilitate the delivery of these actions, the Action Plan outlines the priority level, indicative timeframes, responsible entities, and opportunities to partner or attain funding for each action.

## THEMES

**A harmonious balance between lifestyle and growth.**

**Connected, vibrant & empowered communities.**

**A strong & diverse local economy.**

**Quality Services & Infrastructure.**

# ACTION PLAN

Reference number	Action name	Action description	Priority	Timeframe	Responsibility	Council's Role
<b>Theme 1: A harmonious balance between lifestyle and growth</b>						
<b>Balance - We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment</b>						
T1.1	Future Residential Land Supply	<ol style="list-style-type: none"> <li>Review Council land holdings that could be developed for housing.</li> <li>Review key locations for expansion of the existing residential area in each township to accommodate an ongoing supply of housing and associated amenities.</li> </ol>	Very High	ongoing	Council / Consultants	Asset Owner Engage consultants to prepare concepts and feasibility.
T1.2	Tourism & Recreation Opportunities	Review defined pathways for pedestrian and cyclist access and tourist use.	Medium	2027/2028	State Government / Council / RDA Eyre Peninsula	Asset Owner / Advocate
<b>Responsive -We are responsive and adaptable to new, emerging and changing needs</b>						
T1.3	Major Projects at Cape Hardy	Resolve sustainable long-term arrangements with proponents regarding the establishment of major development initiatives at Cape Hardy.	Very High	2024/2025 - 2029/2030	Proponents / Council / RDA	Asset Owner / Facilitator
<b>Responsible - We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services</b>						
T1.4	Council meetings	Continue to hold council meetings in public in accordance with Part 3 Section 90 subsection (1) of the <i>Local Government Act 1999</i> , except where consideration of a matter in confidence is required in accordance with subsections (2) and (3).	High	Ongoing	Council	Service Provider
<b>Excellence - We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably</b>						
T1.5	Rezoning of Infrastructure (Airfield) Zone	Undertake feasibility analysis for the rezoning of a portion of the infrastructure (Airfield) zone to support employment activities	High	2024/2025	Council/ Consultants	Asset owner Engage Consultants to undertake Code Amendment

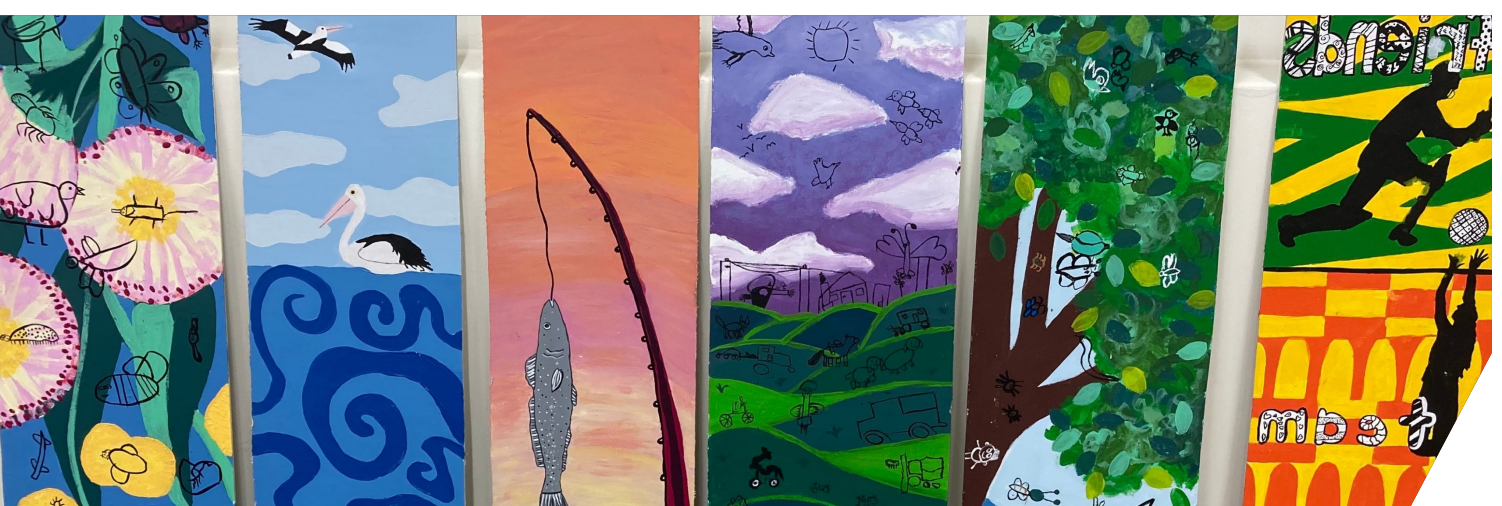
Reference number	Action name	Action description	Priority	Timeframe	Responsibility	Council's Role
<b>Theme 2: Connected, vibrant &amp; empowered communities</b>						
<b>Balance - We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment</b>						
T2.1	Relationship with Progress Associations	Encourage and support Progress Associations in developing individual Strategic Plans that outline their vision and goals for the future success of their communities.	Low	Ongoing	Progress Associations	Advocate/ Facilitator
T2.2	Community Events and Initiatives	<ul style="list-style-type: none"> <li>Continue to support and enhance community involvement in events such as Colour Tumbly and Under and Pines.</li> <li>Continue to support initiatives that promote music, creative activities and wellbeing in the community.</li> </ul>	Ongoing	Ongoing	Council / Progress Associations / Community	Advocate / Facilitator / Information Channel
<b>Responsive -We are responsive and adaptable to new, emerging and changing needs</b>						
T2.3	Councils Communication Mechanisms	<ol style="list-style-type: none"> <li>Commence an annual letterbox drop providing residents with an update on ongoing projects, actions and key dates for community engagement/activities</li> <li>Commence regular podcasts on matters of interest to the community.</li> <li>Commence 'Conversations with the Mayor' sessions.</li> <li>Continue to utilise the following methods of communication with the community: <ul style="list-style-type: none"> <li>- Utilise QR Codes to link the community and visitors to matters on consultation and other useful information</li> <li>- Council website</li> <li>- Community Newsletter – printed and electronic</li> <li>- Social media (Facebook, Instagram)</li> <li>- Direct email to consultation group</li> <li>- Public notices in local newspaper</li> <li>- Media releases</li> <li>- Public information sessions</li> <li>- Direct ratepayer survey (where applicable)</li> <li>- Rotate Council meeting locations between townships</li> </ul> </li> </ol>	High	Ongoing	Council	Service Provider / Advocate / Information Channel



Reference number	Action name	Action description	Priority	Timeframe	Responsibility	Council's Role
Responsible - We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services						
T2.4	Childcare / Rural Care (Tumby Bay)	Continue discussions with Federal and State governments regarding childcare needs in the district.	High	ongoing	Department of Education / RDA	Advocate
Excellence - We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably						
T2.5	Tumby Bay Recreation Reserve	Complete the Tumby Bay Recreation Reserve Master Plan and undertake initial recommendations.	Medium	2024/2025 – 2026/2027	Council	Asset Owner / Advocate / Facilitator
T2.6	Playground Upgrades	Continue to maintain / upgrade existing playground infrastructure as part of the capital works program for the renewal of playgrounds.	Low	ongoing	Council / Progress Associations	Asset Owner / Part Funder



Reference number	Action name	Action description	Priority	Timeframe	Responsibility	Council's Role
Theme 3: A strong & diverse local economy						
Balance - We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment						
T3.1	Tourism Opportunities	Investigate opportunities to promote our district and attract tourists.	Low	2026/2027	Council / Progress Associations	Asset Owner / Facilitate
Responsive -We are responsive and adaptable to new, emerging and changing needs						
T3.2	Walking / Cycling Routes Connecting Townships	Investigate opportunities to develop cycling / walking paths linking townships to capitalise on the flat terrain and beautiful coastline and promote active transport.	Low	2025/2026	Council / Community Groups / Progress Associations/ RDA Eyre Peninsula	Asset Owner / Advocate / Part Funder
Responsible - We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services						
T3.3	Surplus Land Development (Tumby Bay)	Investigate opportunities for income generation through subdivision of surplus land and partial redevelopment of underutilised parks.	Very High	2024/2025 – 2025/2026	Council	Asset Owner
Excellence - We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably						
T3.4	Airport Opportunities (Tumby Bay)	Undertake a feasibility study for associated residential use and business premises with hangars in the form of an airpark that the existing Tumby Bay Airport.	Low	2026/2027	Council/ Consultants	Asset Owner



Reference number	Action name	Action description	Priority	Timeframe	Responsibility	Council's Role
<b>Theme 4: Quality Services &amp; Infrastructure</b>						
<b>Balance - We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment</b>						
T4.1	Rationalisation of Services & Infrastructure	Undertake a rationalisation strategy as part of a review of the <i>Tumby Bay Urban Design Framework and Master Plan</i> (August 2015).	Medium	Ongoing	Council	Asset Owner / Service Provider
<b>Responsive -We are responsive and adaptable to new, emerging and changing needs</b>						
T4.2	Tumby Bay Coastal Adaptation Strategy	<ol style="list-style-type: none"> <li>1. Complete the Coastal Adaptation Strategy and undertake priority actions.</li> <li>2. Complete detailed design work for the section between the jetty and aged care homes to be 'shovel ready' for the 2025 Disaster Ready Grant funding application.</li> </ol>	Very High	Design & Cost: 2024/2025 Secure finance & Build: 2026/2027	Federal/State Government/ Council	Asset Owner / Service Provider / Part Funder
<b>Responsible - We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services</b>						
T4.3	Jetty Management	Elected members to determine the appropriate long-term approach for the Tumby Bay Jetty, including feedback from State Government, in response to Council's EOI submission to the Jetty Renewals Program.	Very High	2024/2025	State Government/ Council	Asset Manager / Part Funder
<b>Excellence - We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably</b>						
T4.4	Streetscape and Tree Planting	Continue street tree planting in and around key community assets and residential areas. Define the location and program of street tree planting and accompanying street beautification with a greening implementation strategy.	Medium	2024/2025 – 2034/2035	Council	Asset Owner / Service Provider
T4.5	Stormwater Port Neill Caravan Park	Investigate options to manage stormwater run-off at the Port Neill Caravan Park site.	Medium	2026/2027	Council	Asset Owner

## HOW TO HAVE MY SAY

To assist us in finalising the Strategic Plan Review, we are seeking community feedback on the Review findings and recommendations in the Action Plan.

Consultation is open from Tuesday 20th February 2024, until Tuesday 5th April 2024.

Holmes Dyer will be hosting three community drop-in sessions. These sessions are an informal opportunity for you to speak with someone in person, find out more information about the project and provide verbal feedback.

You can also provide your feedback and ideas by completing the online survey below by scanning the QR Code on your phone, or by submitting written feedback to Holmes Dyer.

Once the consultation period has closed, amendments will be made to the Strategic Plan Review document to be presented to Council for endorsement. Based on Council's review and feedback, necessary additions or changes may be made, or further consultation may be undertaken. Council can then consider adopting a final version of the Strategic Plan at a Council Meeting, open for the public to attend.

### SURVEY QR CODE



### SURVEY & WRITTEN FEEDBACK

Click the link here or scan the QR code below to complete the survey.

Written feedback can be provided via post or email via the details below.

**Post:** Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA, 5000  
**Email:** [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au)  
**Attention:** Natasha Holmes, District Council of Tumby Bay Strategic Plan Review

### COMMUNITY DROP-IN SESSION

**Drop-In Session 1**  
**Friday 1st March 2024**  
**Council Meeting Room**  
**25 West Terrace, Tumby Bay**  
**12pm – 2pm**

**Drop-In Session 2**  
**Friday 1st March 2024**  
**Port Neill**  
**4:30pm – 6:30pm**

**Drop-In Session 3**  
**Saturday 2nd March 2024**  
**Council Meeting Room**  
**25 West Terrace, Tumby Bay**  
**10am – 12pm**

### NEED FURTHER INFORMATION

If you have any questions about this project, or the consultation process, please contact Nitsan Taylor or Natasha Holmes at Holmes Dyer:

**Phone:** (08) 7231 1889  
**Email:** [engagement@holmesdyer.com.au](mailto:engagement@holmesdyer.com.au)