

Lithgow Aged Care Limited

“Working with Residents and the Community as Partners in Care”

Lithgow City Council

PO Box 19

Lithgow NSW 2790

12th February 2016

Dear Sir/Madam

Re: Section 64 Contributions. DA: 228/15

Lithgow Aged Care Ltd (LAC) wishes to apply for an exemption to the Section 64 Contributions levy as set out in the Lithgow City Council(LCC) Section 64 Determinations of Equivalent Tenements-2009, for the above development. Under this, an exemption may be sought where it is:

- An application for privately funded community infrastructure, such as education facilities, university, private hospital etc.;
- Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of Council at an Ordinary Council meeting.

As a community based Not for Profit organisation, the Directors have recognised the need for better and more aged care beds in Lithgow. LCC has also recognised this need as recorded in the “Fit For The Future” submission to the NSW government. (Please refer to previous correspondence dated 12th January 2016).

The Federal Government’s “Ageing in Place” policy has meant that when residents come to our facility, their needs are greater than in previous generations. We constantly have a waiting list of between 20 and 40 local residents and this is predicted to increase.

As a Board of Directors we know that the demand for residential care is increasing. This local knowledge is supported by data from the **Australian Bureau of Statistics (ABS)**:

- “In the 20 years up to 2021, the number of people aged 65 and over is expected to increase by 73% ...to 4.2million in 2021. The number of people aged 85 and over, among whom we find those most likely to be in need of services and assistance, is also expected to expand rapidly over the same period to 478,600- an increase of 80%.”
- “Respite care has emerged as an important area of service provision... 47% of admissions to residential care are for respite care.” LAC doesn’t currently have this much sought after service, but our new development will cater for these needs.

In November 2015 LAC applied to the Federal Government Ministry for Health and Ageing for a further 60 bed licences. LCC has supported this application, along with the State Member for Bathurst, Paul Toole and Federal Member for Calare, John Cobb.

Our current facilities do not satisfy the requirements for a contemporary aged care facility and are in need of renewal. The Board, in recognising this need has gradually purchased land adjacent to Coinda for our expansion. If our current Development Application is to become a reality, LAC will require assistance. We have applied to the Federal Government for a capital grant to assist in making this a reality. The Member for Calare has written to the Minister supporting our proposal. We are aiming to minimise the cost of each bed/room so that we maintain affordability for our local community. Our current estimate is \$204,000 to construct and furnish one room. An exemption of Section 64 will greatly assist in keeping the costs affordable. If Council was to levy contributions, the cost to LAC would equate to 2.2 rooms in the new development. As LAC is already dependent on Federal funding to achieve these outcomes, any further barriers to the economic viability of the proposal may significantly hamper implementation of any approval and development of all desired "stages".

The proposed LAC facility will be a significant piece of community infrastructure. The Lithgow community is also a changing entity. Our industries and services must diversify as needs dictate. The aged care industry is the ninth largest employer in Australia and is forecast to increase by 25% over the next five years (Aged Care Industry Council Report, May 2012). This industry may well become a significant contributor to Lithgow's economy in the future. By increasing our bed numbers from 95 to 168, we will also increase many other services within our community:

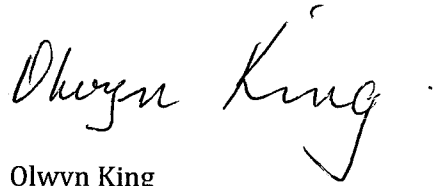
- 45% increase in direct staff numbers (conservative estimate)
- maintenance services-plumbing, electrical, gardening, building trades, fire protection, locksmith, IT services
- garbage/recycling
- bed linen
- food supplies
- medical, physiotherapy, podiatry, pharmacy, social work, occupational therapy, nutritionist, speech therapy
- personal care-hairdressers, beauticians
- financial planning/consultants, legal services

LAC currently sponsors five employees to further their studies at CSU - Registered Nurse(RN) and Business studies. We also have 15 employees studying TAFE Certificate 3/Personal Carers. As staff numbers increase with our new development, this number will also increase. We currently host RN's from all over NSW for 2 week periods for their "work placement" practical experience. Our plan is to engage with the University of Western Sydney-Lithgow Campus, in their nursing faculty as a training partner. Fostering the educational growth of our workforce is an important part of our philosophy.

LAC is considered a social housing provider under the State Environmental Planning Policy (SEPP) and in accordance with the Ministerial Direction under Section 94E of the Environmental Planning and Assessment Act 1979 (dated 14 September 2007). As such, consideration must be given to the Ministerial direction, that states that Social housing providers are not subject to payment of contributions for public amenities or public services.

I look forward to a positive response.

Yours faithfully

A handwritten signature in cursive script that reads "Olwyn King". The signature is written in black ink and is positioned above the printed name.

Olwyn King

Deputy Chair and Chair of Planning & Capital Works committee

Lithgow Aged Care Limited