

Minutes for this meeting will be confirmed at the Planning, Environment & Development Committee Meeting to be held in the Council Chambers, Council Administration Building, on 15 May, 2003 commencing 5pm.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY BUSINESS UNITS COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
1 May 2003
Commencing at 5.00pm

ITEM	DESCRIPTION	PAGE
CITY BUSINESS UNITS DEPARTMENT REPORTS		
E28	AGED CARE RESEARCH PROJECT	2
E29	ACQUISITION OF PROPERTY - LOT 238 DP 752853 LAKE ROAD, WOOLGOOLGA	7



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY BUSINESS UNITS COMMITTEE)
1 May 2003

Mayor and Councillors

CITY BUSINESS UNITS DEPARTMENT REPORTS

E28 AGED CARE RESEARCH PROJECT

Purpose:

To seek Council's approval to contribute \$5,000 towards an Aged Care Research Project.

Description of Item:

Council has been requested by Prof. James Curran, University of NSW School of Rural Health, to contribute \$5,000 towards an Aged Care Research Project, which will provide data to determine the training needs for an aged care workforce in the region. There is confidence of the need for more staff to increase the workforce, but the precise details need to be determined so that TAFE and University training courses can be developed that are tailored to meet specific workforce needs.

The total research project cost is \$40,000. Southern Cross University has provided \$15,000 towards the project. TAFE, Division of General Practice and developers have indicated support and other stakeholders will be approached to contribute funds to make up the balance of the project cost.

Sustainability Assessment:

- **Environment**

The research project involves data collection and therefore has no identified effect on the environment. The outcomes of the research project focus on employment and training needs and are expected to have little if any effect on the environment. If the project outcomes identify the need for more infrastructure, the environmental impacts will be addressed in proposals for infrastructure development.

cont'd

E28 Aged Care Research Project (cont'd)

- **Social**

The research project will provide data that is expected to support the creation of training courses for aged care workers. If these courses are created at the Coffs Harbour Education Campus, residents of Coffs Harbour and the region will have access to local training. This will enable them to remain in the area instead of going away for training, causing less family disruption.

Employment opportunities in the region's aged care industry are expected to increase in future as the aged population increases. Creation of local training opportunities could provide a direct stream of local aged care workers from school through TAFE and SCU to employment. Mature age workers will also have opportunities to re-train and expand their employment prospects. The project could contribute to Coffs Harbour becoming a 'Centre of Excellence' in aged care. CHEC will have the opportunity to expand its course offerings, with new employment opportunities for teachers.

- **Economic**

If the research project supports the creation of local training courses, CHEC could use this opportunity to develop new income streams and become a regional centre for training of the aged care workforce. The availability of local training will help retain household expenditure in the region, with anticipated flow-on effects of increased sales for local businesses.

Consultation:

This project has resulted from cooperation between key stakeholders in education, health, aged care providers, local government and the communities in the region. This cooperation is expected to continue and improve during the project and beyond. The stakeholders include: Coffs Harbour Future Development Corporation (Future of Ageing program) Southern Cross University, University of NSW School of Rural Health, TAFE, Ramsay Health, Astoria Developments, community representatives, local government and State government department representatives. A Council staff team has also considered the research project proposal.

The City Treasurer reports:

"The proposal is supported as being worthwhile and funding from revenue in 2002/2003 is recommended."

Related Policy and / or Precedents:

Council has previously supported research projects and other studies in aged care needs.

Issues:

If the research project does not go ahead, data will not be available to develop a case for creating training courses in the area. Therefore, young people will continue to leave the region to train as aged care workers and CHEC will lose the opportunity to expand its courses. Shortages of aged care workers in the area may not be addressed.

cont'd

E28 Aged Care Research Project (cont'd)

Implementation Date / Priority:

The research project will go ahead when adequate funding has been secured.

Recommendation:

That Council approves the contribution of \$5,000 towards the Aged Care Research Project.

Attachments:

THE UNIVERSITY OF
NEW SOUTH WALES



Assoc. Prof. James T. Curran.
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**School of Rural Health
Faculty of Medicine**

Room M-G-24
Coffs Harbour Education Campus
Hogbin Dr
Coffs Harbour, NSW, 2450

Tuesday, 25 March 2003

The General Manager
Coffs Harbour City Council

Attn Mr P Littler

Dear Sir

Aged Care Research Project

I write to invite Council to contribute \$5000 to this project.

You are well aware of the progress of the School of Rural Health in this region. An essential part of the original agreement was that joint a research effort would be implemented with Southern Cross University and TAFE. That has come to fruition and will now address issues with the nurse/carer workforce.

Present and future developments in retirement villages and aged care services look likely to attract more than 2000 new older citizens to Coffs Harbour within 3 years. The workforce to care for them does not exist.

The objective of the project is to liaise with every provider of aged care services in this region to ascertain-

1. the age profile of the existing workforce, to calculate retirement rates etc.
2. the turnover in existing positions
3. the present vacancies
4. the skills required now and in the future
5. the present level of unmet need
6. future needs for staff

While we are confident of the need for more staff, more precise data will allow the educational institutions to tailor courses to meet real targets.

The expected outcome of this research is a School of Nursing on the Coffs Harbour Education Campus specialising in training staff for Aged Care. Not only will this address future staffing needs but it will provide a, sadly lacking, focus for training and retaining the young people of Coffs Harbour who presently are conspicuous by their absence. The School will also attract students from other regions.

I need hardly emphasise to Council the benefits of the existing Campus. Students can now obtain credits in year 12 high school to proceed to TAFE courses. We expect to implement a scheme to offer a continuous flow from high school to TAFE, to SCU, to post graduate degrees.

Data from the project will be made available to Council to assist in infrastructure and facility planning. The problem for Council is that incoming retirees have paid their rates and taxes elsewhere. That money has been used to generate services where they used to live, not where they are going to live. How do we redistribute that resource?

Council has recently approved a DA for a new development that will house hundreds of retirees. While these new retirees can be expected to contribute to their care, the workforce to provide it does not exist in Coffs Harbour, we estimate a current shortfall of 200. Coffs Harbour has the opportunity to develop a "Centre of Excellence" in the provision of services to the elderly. This model will be fully exportable to other regions experiencing similar influxes.

SCU has provided \$15000 for the project, we have indications of support from TAFE, Division of GP and current developers. We will be approaching existing employers and organisations for similar levels of assistance. The anticipated project cost is \$40,000 in total.

I would be happy to call at your office to discuss any aspect of the project.

All parties to this project believe it will lead to significant benefits to the Coffs Harbour community and I commend it to Council.

If this project does not proceed even more young people will leave Coffs Harbour depriving Council of rates and other revenues which will not be balanced by incoming retirees who will be rate rebates. All the elements to satisfy the needs of these young people are already in place, all we need is this catalyst to introduce the courses.

The unprecedented corporation between the key stakeholders promises a dramatic blossoming of aged care education and services in the Coffs Harbour area. The continued partnerships between SCU and Future of Ageing is breaking new ground and Coffs Harbour stands to attract favourable national attention.

Yours sincerely



Purpose:

Report seeking council approval for the acquisition of a property at Lot 238 Lake Road, Woolgoolga.

Description of Item:

The property described as Lot 238 DP 752853 at Lakes Road, Woolgoolga comprises a small site of 531.1 square metres upon which is erected a small fibrous cement clad 2 bedroom dwelling and detached fibrous cement clad shed. The property is located within the Woolgoolga Beach Reserve to the north of Woolgoolga. It comprises one of two private holdings held within this area. The surrounding reserve is owned by the Crown and is managed by the Council as trustee.

The plan attached to this report shows the location of Lot 238.

The property is currently zoned 6A Open Space Public Recreation. Pursuant to Clause 20 of the Coffs Harbour Local Environmental Plan 2000 the land is set aside for public ownership and acquisition and Council is defined as the responsible acquiring authority.

The owner of the property Mrs El Unwin has recently passed away and Council has been approached by the executors of the estate to purchase the property.

Negotiations have been held with Mr Clement Unwin who represents the executors and have resulted in a price of \$150,000 being agreed on the following terms:

1. The property being transferred with vacant possession.
2. Each party being responsible for their own costs.

Sustainability Assessment:

- **Environment**

The environmental impact should be positive in the long term as this property will eventually be incorporated within the surrounding reserve and as such it is likely the existing house will be removed and the land revegetated.

- **Social**

This property will eventually be incorporated into the surrounding reserve and the area will benefit from a larger reserve and greater public access. There will be a positive community impact.

- **Economic**

The acquisition of the property will be funded from revenue which will reduce this year's budget surplus.

The negotiated price has been agreed to by Council's qualified valuation staff and is seen as fair and reasonable.

cont'd

E29 Acquisition Of Property - Lot 238 Dp 752853 Lake Road, Woolgoolga (cont'd)

The dwelling on the property although dated and providing basic accommodation has potential to be leased for permanent residential occupation at a weekly rental in the vicinity of \$150 per week. The income after costs is estimated at \$5000 pa.

Consultation:

This matter has been discussed with Council's Parks and Recreation Branch and State Park Manager who advise that the acquisition should proceed.

Statutory Requirements:

Should the executors of the estate wish to force Council into purchasing the property they could do so by issuing an appropriate notice to Council under Clause 20 of the Coffs Harbour Local Environmental Plan 2000.

Issues:

The property is surrounded on three sides by a Crown Reserve which provides significant and important community recreation area. Council's Parks and Recreation Branch advise that the acquisition of this property is desirable both in terms of protecting the integrity of the reserve and facilitating the functional management of the area. The acquisition is seen as important for the medium and long term strategies for this area. The house will eventually be removed and the land used in conjunction with the reserve.

Implementation Date / Priority:

The matter will be actioned immediately.

Recommendation:

- 1. That Council proceed to acquire that section of land described as Lot 238 DP 752853, Lake Road, Woolgoolga.**
- 2. That Council acquire the above land on the terms and conditions contained within the body of this report.**
- 3. That the land to be acquired be classified as Operational Land under the Local Government Act 1993.**
- 4. That all necessary documents associated with the acquisition be executed under the Common Seal of Council.**

**Colin Spring
Acting Director City Business Units**

Attachments:

