

**From:** Leanne Redfern <leanne.redfern@cooinda.coona.com.au>  
**Sent:** Friday, 30 October 2020 2:39 PM  
**To:** Ken Stratton  
**Cc:** Maria Deep  
**Subject:** Coinda DA 9/2020

Dear Mr Stratton (Ken)

I have emailed and left a phone message with you regarding our request for the WSC to consider the waiver of the Section 94A Levy (Indirect Community Infrastructure Contributions) Plan 2009 - \$65,000 in this case. Unfortunately we haven't been able to connect and I know that you are very busy and appreciate your attention to this matter. I am aware that you have had conversations with Maria Deep our chair and Kathryn Yigman from Stewart Surveys.

We understand that you advised Kathryn Yigman that you do not require any additional information for the application to waive the section 94A contribution as you have all you need for the November Council meeting. She was also under the impression from you that we had written you a letter. The only letter that we have sent to you recently was on Wednesday 28/10/20 and it was related to the request of refund of a previous DA and CC.

To avoid any confusion I would like you to treat this email as an application for waiver of the Section 94A Levy in the case of DA 9/2020 for Coinda Coonabarabran Limited. Some matters that may assist with this decision include:

**Coinda Coonabarabran is a not for profit community owned aged care organisation.** Coinda was established in the 1970s by the Coonabarabran community. More than 40 years on, we proudly remain an independent, not-for-profit community organisation. A board of volunteer directors provides strategic planning and corporate governance for the delivery of a diverse range of high quality healthcare services. Day-to-day operations are managed by a team of nursing and support professionals. Coinda is accredited with the Australian Aged Care Quality and Safety Commission. Our processes and systems are designed and implemented to provide the highest level of care possible. We are committed to continuous quality improvement and a safe environment. The proposed building works in part are financed by a federal government grant

**Essential service.** Coinda Coonabarabran provides aged care at a number of levels including infrastructure for residential aged care and retirement village living to the Coonabarabran community and surrounding areas. This allows seniors to access good quality care and services and remain within the area close to family and friends instead of leaving the Warrumbungle Shire. We are the only provider of residential aged care and retirement village living in the Coonabarabran community.

**Population.** The proposed additions will not increase the number of residents at Coinda. The aim is to provide a better level of accommodation. There will be no intensification of use at the site.

**Equity .** Increasingly the residents at Coinda will become frailer and suffer from mobility and cognitive impairments such as dementia that will not be able to use the other facilities supported by Section 94 contributions.

**COVID 19.** The outbreak and spread of COVID 19 has added to Coinda's operating costs to maintain a greater level of infection control management.

If you require any further information or clarification please advise asap as it is important to our organisation that this matter be presented at the next council meeting so as not to hold up progress.

Kind Regards

Leanne  
L Redfern

Leanne Redfern  
Chief Executive Officer  
Coinda Coonabarabran Limited



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12 November 2020

The General Manager  
Mr Roger Bailey  
Warrumbungle Shire Council  
PO Box 191  
COONABARABRAN NSW 2357

Dear Roger

Although you may be already aware Cooinda Coonabarabran Ltd (Cooinda) has withdrawn the original DA for our Nursing Home refurbishment and a new one, DA9/2020, has been lodged.

At the time of the original DA Cooinda sought exemption from the Contribution and were granted a 50% reduction. Mr Ken Stratton has since advised us that approval to waive the Contribution as set out in point 13 of the DA approval by Council must be 100% of the Contribution and cannot be based on a lesser percentage such as the 50% approved at that time. Based on this information Cooinda has formally requested a 100% waiver from the Contribution for the current DA 9/2020 with Mr Ken Stratton on 30 October 2020. Mr Stratton has confirmed that this matter will be raised at the November Council meeting for consideration.

Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Warrumbungle Shire Section 94A Levy (Indirect Community Infrastructure Contributions) Plan 2009, we have requested the Contribution of \$65,000 be waived. Given that both the Coonabarabran community and Councillors have viewed Cooinda favourably in the past, we hope that this request will be tabled at the next Council meeting on 19th November. We again remind you that no further infrastructure is required from Council with regards to this project and it is not an expansion of our existing services but an extensive refurbishment. We have made some enquires about two other rural aged care facilities (Coonamble and Scone) who have recently undertaken similar projects and neither Council applied this contribution to their projects.

I realise that these contributions go towards the provision of community services and facilities which benefit local citizens. But, given that the majority of the residents of Cooinda Nursing Home would be unable to utilise these facilities and that Cooinda itself would be considered as a community service and facility housing over 100 community members, we would suggest the fee to be waived and the funds used for the benefit of these residents.

If you wish to discuss the matter further with me, I can be contacted on 0418473099.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Deep', written in a cursive style.

Maria Deep

Chair, Cooinda Board of Management