

09 August 2022

The General Manager  
Mr Peter Thompson  
Wagga Wagga City Council  
PO Box 20  
**Wagga Wagga NSW 2650.**

**Re: Housing for seniors and persons with a disability**

Dear Peter,

Opening Doors Foundation (ODF) has lodged a Development Application (DA 20/0724) for the construction of 105 units catering for financially disadvantaged seniors and persons with a disability. The project includes a community centre, on site office and security camera monitoring throughout the site and will be completed in three stages at a cost of \$29,079,600. Plans and specifications for the first stage, which includes thirty-two seniors living units, three disability units, the community centre and office, have been completed.

To date our organisation has paid council DA fees totalling \$20,613.78, consisting of the initial DA fee of \$19,968.78 and a DA amendment fee of \$645.

A construction certificate (CC) for the first stage of the project has not been lodged yet but we have estimated CC fees to be \$44,390, consisting of the CC application fee at \$3,790, and building inspection fees of \$40,600.

We will also incur Section 64 contributions estimated at \$224,200 when lodging the CC.

ODF is requesting that Wagga Wagga City Council supports this project with financial assistance by way of a refund or partial refund of any DA fees that is within council's power and considering a waiver/refund or partial waiver/refund of future construction certificate fees and Section 64 contributions.

Our project will make a significant social difference for the local community. The housing project meets the requirements of the State Environmental Planning Policy (SEPP 2004) – Housing for Seniors and Persons with a Disability. In addition to that, the project includes fifteen units designed to meet the requirements for Supported Disability Housing (SDA) under the regulations of the National Disability Insurance Scheme (NDIS). The disability housing is designed to the improved liveability, fully accessible and high physical support standards of the NDIS, so that we can meet the needs of a range of NDIS participants.

The seniors living units will be tenanted on a rental basis under the regulations of the NSW Residential Tenancies Act and will provide an opportunity for financially disadvantaged seniors to reside in a secure community environment, like a retirement village, without

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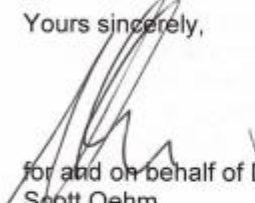


having to have the assets or finances to necessary pay the substantial up-front contribution to secure accommodation in a retirement village.

This is an opportunity for WWCC to partner with our organisation and make a significant social difference in the local Wagga Wagga community. The project will address a key principle of the Disability Inclusion Action Planning section within the Community Strategic Plan 2040 (CSP 2040) and provides access for aged, financially disadvantaged persons, to independent living in a community environment.

The directors of Opening Doors Foundation would appreciate any contribution that can be made towards the construction of this facility which will benefit some of our community's most vulnerable residents.

Yours sincerely,

  
for and on behalf of Directors  
Scott Oehm  
**CHAIRPERSON**

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