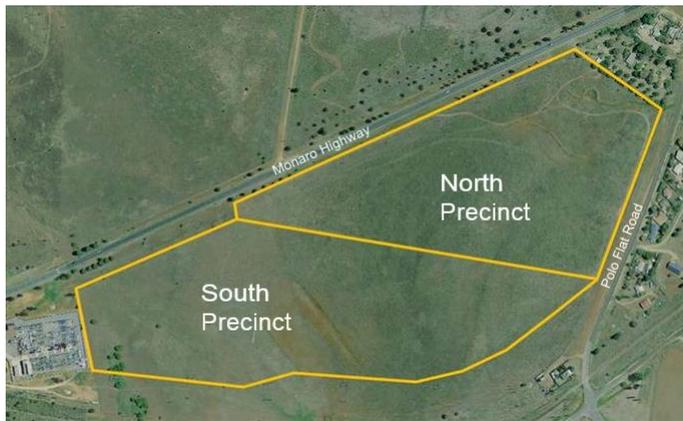


New housing approved for Cooma

140 of 300 new residential housing lots planned for the Monaro Highway have been approved, following the recent approval of the North Precinct masterplan.

More homes and better homes for Cooma



Cooma masterplan sites



Approved North Precinct masterplan

NSW Land and Housing Corporation (LAHC), Crown Lands, NSW Aboriginal Land Council, Merrimans Local Aboriginal Land Council and Snowy Monaro Regional Council have been working together to progress masterplans for two sites on the Monaro Highway, already zoned for residential housing, to create the capacity for around 300 new residential homes.

A mix of private houses, social, affordable and seniors housing are proposed across the two precincts, with frontage to the Monaro Highway and access via Polo Flat Road.

The new homes will help ease housing shortages, boost the local economy, create local job opportunities and provide more people with a safe place to call home.

North Precinct masterplan approved

Located on the Monaro Highway with access via Polo Flat Road, the approved masterplan for the North Precinct includes:

- around 140 residential housing lots
- 2,900m² community park (to be completed under a future separate approval)
- future seniors housing complex fronting Polo Flat Road
- infrastructure to support the proposed development including new roads, utilities, drainage basins, footpaths and landscaping.

The determination report, approval and supporting planning documents, can be found on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/part-5/torrens-title-subdivision-polo-flat-road-cooma>.

What we heard about the North Precinct plans

In late 2022, we invited community members to share their feedback on the proposed North Precinct masterplan. Feedback during the consultation period was overwhelmingly positive, with most residents and community groups welcoming the new housing development.

Some of the concerns that were raised during consultation included:

- Need for better orientation of the residential lots to make best use of the northern sun for energy efficiency
- Future connections for local residents to access local services due to the distance to the town centre
- Size of the proposed lots considered too small.

The size and orientation of the lots was reconsidered and, wherever possible, North/South-orientated sites were incorporated into the final masterplan design and retaining walls modified to maximise solar access.

It is anticipated future residents will access services in Cooma by using private transport or the current bus service that connects Polo Flat Road to the town centre.

The masterplans aims to ease housing shortages within the area, with proposed lot sizes ranging predominantly between 500m² to 700m² per lot, in both precincts.



Community drop-in session held at Cooma Library, November 2022

Next steps

Later this year, signage and temporary fencing will be installed around the North Precinct site. Construction of the subdivision will commence in early 2024 and is expected to be completed by the end of the year, weather permitting.

The appointed civil contractor will erect signage with relevant contact details to enable the reporting of any concerns related to the construction phase.

A real estate agent will be appointed to manage the release of land sales via an on-site office.

Frequently asked questions

What is a masterplan?

A masterplan is a document that shows where new buildings, streets, parks and community facilities could be located. The masterplan for Cooma has been divided into two sites – the North Precinct, and the South Precinct. This can be seen in the image on page 1, 'Cooma masterplan sites'.

What is happening with the South Precinct?

The South Precinct is located adjacent to the North Precinct and will be owned by the Merrimans Local Aboriginal Land Council (Merrimans).

The proposed masterplan for the South Precinct includes:

- the creation of around 150 residential lots
- a 4,300m² community park, likely to be owned and managed by Council
- infrastructure to support the proposed development including new roads, utilities, drainage basin, footpaths and landscaping.

A development application (DA) for the South Precinct was lodged with Snowy Monaro Regional Council in December 2022 and placed on public exhibition via the Council website from 31 March to 12 April 2023. Council is currently assessing the application, with approval expected in the second half of this year.

For more information about the South Precinct plan please contact Snowy Monaro Council directly on 1300 345 345.

How have the Aboriginal community been consulted on the project?

LAHC and Crown Lands have been working collaboratively with the NSW Aboriginal Land Council and Merrimans Local Aboriginal Land Council to progress plans for the two sites.

Visual inspections of the land was undertaken in partnership with representatives from Merrimans.

The due diligence process was undertaken in accordance with the scope of works provided by New South Wales Aboriginal Land Council and a report was prepared in accordance with the NSW Government, Environment and Heritage guidelines. The full report was available for viewing during the public exhibition period.

How did the Cooma masterplans come about?

In 2022, the NSW Government announced plans to deliver more housing in regional areas following an agreement established between LAHC and Crown Lands. The agreement commits to identifying suitable Crown land across NSW which could be considered for more housing in regional areas facing housing shortages, such as Cooma.

The agreement allows LAHC and Crown Lands to explore opportunities to unlock land to provide more housing for key workers, Aboriginal families, social housing residents and private purchasers in regional NSW.

Stay in touch

We are committed to keeping the community informed throughout the life of the project via letterbox newsletters, our website www.dpie.nsw.gov.au/lahc-cooma and email updates.

If you would like more information about the project or if you have further questions, please call 1800 738 718 or email communityengagement@fac.s.nsw.gov.au.



If you need help reading this letter, please call the Translating and Interpreting Service (TIS National) on 131 450

Who is NSW Land and Housing Corporation

NSW Land and Housing Corporation (LAHC) is a self-funded Public Trading Enterprise governed by the Housing Act 2001, and is part of the NSW Government's Department of Planning and Environment (DPE).

We address the emerging need for social and affordable housing across NSW by building more and better social housing that responds to the needs of residents now and into the future.

Our new social housing is designed to be modern, fit-for-purpose and located close to vital community services like schools, shops, medical services, public spaces and transport links.

To find out more about LAHC please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>

