

More housing in Cooma is a step closer with community consultation underway for a masterplan on the Monaro Highway.

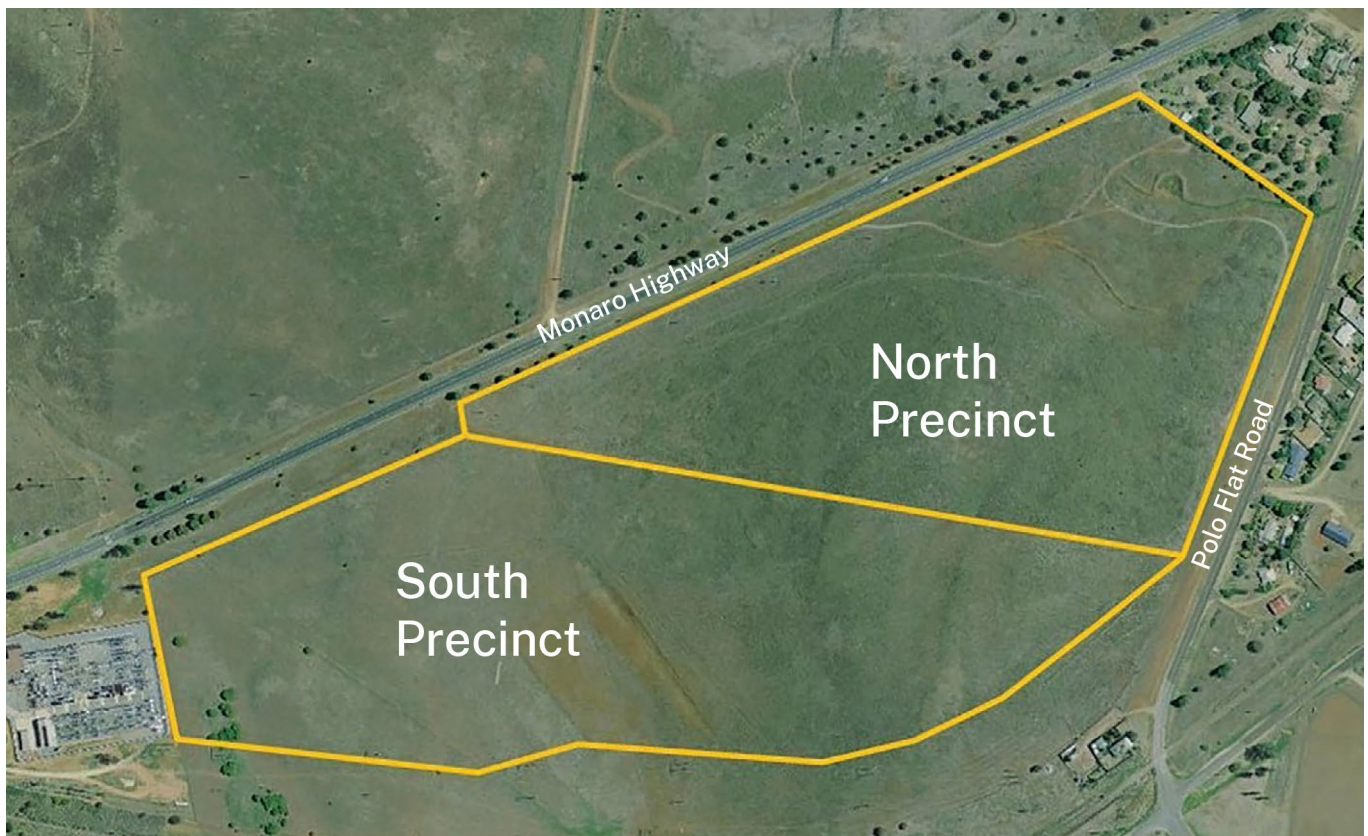
On 9 February 2022, the NSW Government announced plans to deliver more housing in regional areas following an agreement established between the NSW Land and Housing Corporation (LAHC) and Crown Lands. The agreement will identify suitable Crown land across NSW to provide more housing in regional areas that are facing accommodation shortages, such as Cooma.

Regional NSW is home to 40 percent of the state's population. Over the last few years, the way people live and work has transformed with more families and people moving from cities in search of affordable housing and lifestyle options. The new agreement will allow LAHC and Crown Lands to explore opportunities to unlock land to provide more housing for key workers, social housing residents and private purchasers in regional NSW.

What is happening at Cooma?

The Snowy Monaro region is facing growing demand for housing as more people move to the area for a lifestyle change or work, such as the Snowy 2.0 project. In the last 12 months, the need for priority social housing in Cooma has increased six-fold, with rents across all housing types going up by around 25 percent. The housing shortage is also impacting social services including teaching, health and policing.

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 social, affordable, seniors and private houses are proposed across two precincts with frontage to the Monaro Highway but where access will be via Polo Flat Road. The new homes will help ease housing shortages, boost the local economy and job opportunities, and provide more people with a safe place to call home.



Cooma Masterplan Sites

Boost to social housing in Cooma

Project update

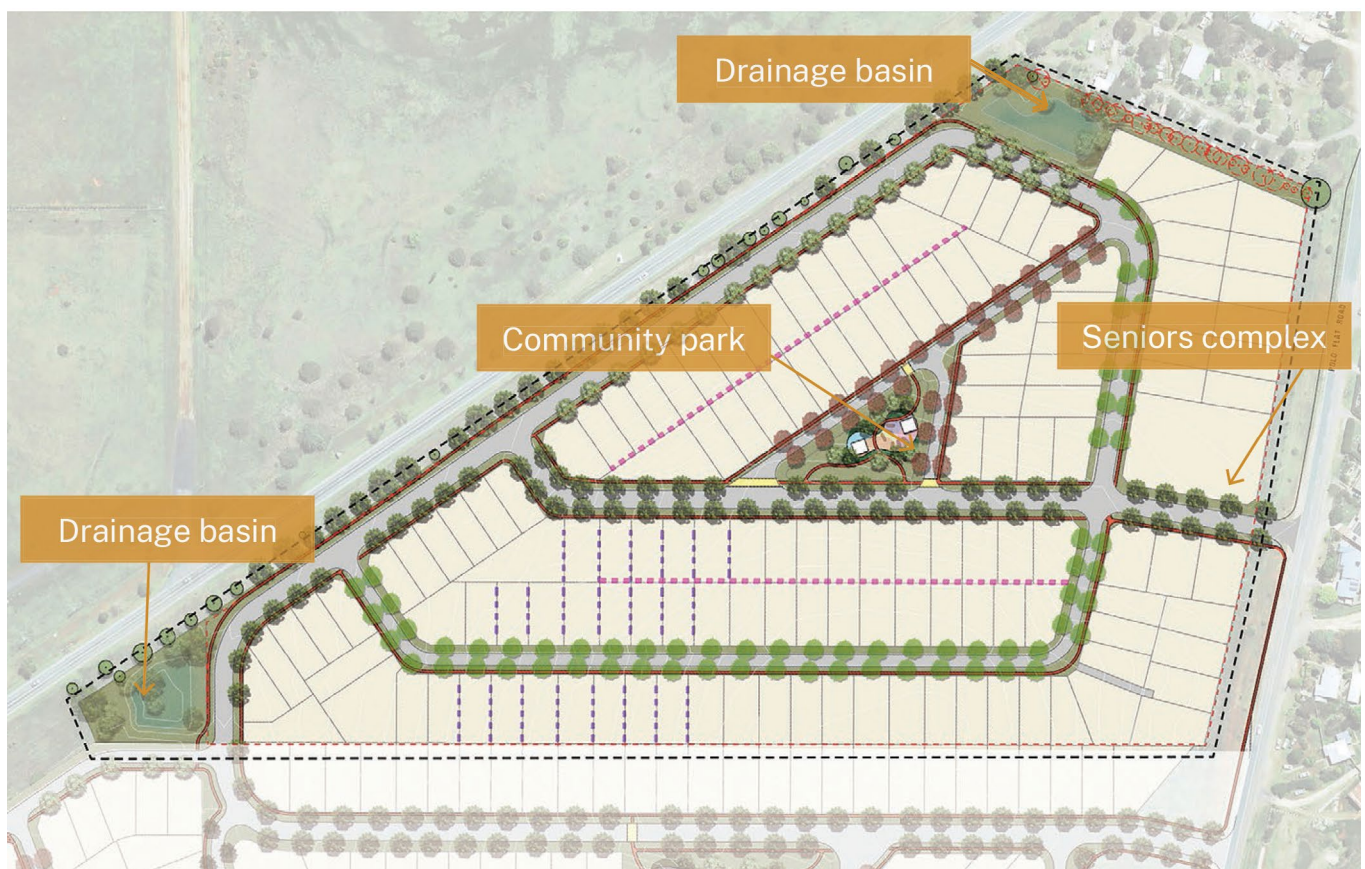
October 2022



North Precinct

The North Precinct will be owned by LAHC and is located on Monaro Highway with access via Polo Flat Road. The proposed masterplan for the North Precinct includes:

- the creation of around 140 residential lots
- a 2,900m² community park
- a future seniors housing complex fronting Polo Flat Road
- infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.



Draft Masterplan of the North Precinct

LAHC is preparing a Review of Environmental Factors (REF) to assess the potential impacts of the proposed development of the North Precinct. Feedback received from the community will assist LAHC in finalising the REF. The draft masterplan along with the accompanying reports will be on public exhibition from **Thursday 27 October to Wednesday 16 November 2022** and feedback from the community is invited during this time.

You can view the masterplan and accompanying reports at www.dpie.nsw.gov.au/lahc-cooma

Feedback on the proposed masterplan can be sent to LAHC via:

Email: CommunityEngagement@facs.nsw.gov.au

Phone: 1800 738 718

Mail: Locked Bag 5022, Parramatta NSW 2124

Boost to social housing in Cooma

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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
- infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.

On behalf of Merrimans, LAHC has prepared a masterplan and Development Application (DA) for the South Precinct and has targeted to lodge it with Snowy Monaro Regional Council in the coming weeks.



Draft Masterplan of the South Precinct

In due course, Council will place the DA on their website and seek feedback from the community. Council will keep the community informed about opportunities to have a say on the plans. For more information please contact Council on 1300 345 345 or you can visit www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Development-Applications

Drop-in session

To learn more about the proposed masterplans at Cooma, visit the LAHC project team at our community drop-in session:

Location	Cooma Library – 61 Vale Street, Cooma NSW
Date	Tuesday 8 November 2022
Time	Drop in any time between 4.30pm and 6.30pm

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Stay in touch

If you would like more information about the project or would like to speak with the Community Engagement team, please call 1800 738 718 or email CommunityEngagement@fac.s.nsw.gov.au



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

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live. At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

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



The new homes will ease housing shortages and boost the local economy, investment and jobs in Cooma. Photo above is representative of the types of social housing the Land and Housing Corporation delivers in communities across NSW and does not represent proposed social housing in Cooma.