

# Frequently Asked Questions – Cooma



October 2022

## Who are 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 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.

## Why does LAHC redevelop social housing?

The demand for social and affordable housing is increasing, with more than 50,000 NSW households waiting for social housing. The private market is increasingly unaffordable for people on low incomes, and people in social housing tenancies are staying longer.

NSW Land and Housing Corporation's (LAHC) 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.

# How is the NSW Government addressing housing shortages in regional NSW?

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. Increased demand for regional housing has seen prices and rents rise strongly and increased accommodation shortages and community stress.

Earlier this year, the NSW Government announced plans to deliver more housing in regional areas following an agreement established between 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.

The new agreement will allow 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.

## What is happening at Cooma?

The Snowy region is facing growing demand for housing as more people move to the area for a lifestyle change, ability to work from home or for employment opportunities, such as the Snowy 2.0 project.

In the last 12-months the need for priority social housing in Cooma has increased six-fold and rents across all housing types have increased by about 25%. The housing shortage is also impacting social services including teaching, health and policing.

LAHC, Crown Lands, NSW Local Aboriginal Land Council, Merrimans Local Aboriginal Land Council and the Snowy Monaro Regional Council have been working together to progress masterplans for two sites on the Monaro Highway 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.

## 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.

## What is the proposal for the 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 2,900m<sup>2</sup> community park
- a future seniors housing complex fronting Polo Flat Road
- infrastructure to support the proposed development including roads, utilities, detention basins, footpaths and landscaping

## How do you provide feedback on the masterplan for 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. The draft masterplan along with accompanying reports such as traffic, archaeological investigation, flora and fauna assessment, will be on public exhibition from **27 October 2022 to 16 November 2022** and feedback from the community is invited during this time.

You can view the North Precinct masterplan and accompanying reports at:

**[www.dpie.nsw.gov.au/lahc-cooma](http://www.dpie.nsw.gov.au/lahc-cooma)**

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

Email: **[CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)**

Phone: **1800 738 718**

Mail: **Locked Bag 5022, Parramatta NSW 2124**

## What is the proposal for 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 4,300m<sup>2</sup> community park
- infrastructure to support the proposed development including roads, utilities, detention basin, footpaths and landscaping

# Proposed Cooma masterplan sites for North and South Precincts



## How do you provide feedback on the masterplan for the South Precinct?

On behalf of Merrimans, NSW Land and Housing Corporation has prepared a masterplan and Development Application (DA) for the South Precinct.

The DA will be lodged with Snowy Monaro Regional Council in the coming weeks.

Council will place the DA on their website and feedback from the community invited in the coming weeks. 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 <https://www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Development-Applications>

## 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.

## Will there be any impacts to traffic?

The Transport Impact Assessment determined that the existing road network has sufficient capacity for the additional traffic generated by the proposed development and there will be no significant impact on the existing network or traffic. Details on any road modifications required, including new intersections will be confirmed in the detailed designs.

## Are there any impacts to flora and fauna?

The Flora and Fauna Assessment (FFA) report concluded that no significant impacts would occur as a result of the proposed development. No threatened species were found in the study area and very little native vegetation was found within the study area which is dominated by “*Eragrostis curvula*” or African Lovegrass.

## How tall will the buildings be?

From the Cooma-Monaro Regional Council Local Environment Plan, the maximum height of the proposed development will be restricted to 2 storeys.

## How will stormwater runoff be managed?

Three new drainage basins, two in the North Precinct and one in the South Precinct, have been designed to allow for the increase in stormwater runoff due to the proposed development.

## Where can I find more information about LAHC?

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>



© State of New South Wales through Department of Planning and Environment 2022. Information contained in this publication is based on knowledge and understanding at the time of writing, October 2022, and is subject to change.

For more information, please visit [dpie.nsw.gov.au/copyright](https://www.dpie.nsw.gov.au/copyright)



**CommunityEngagement@fac.s.nsw.gov.au**



**<https://www.dpie.nsw.gov.au/land-and-housing-corporation>**



If you need help understanding this information, please contact the Translating and Interpreting Service on **131 450** and ask them to call us on **1800 953 777**.

SUB22/177015