

ACCELERATED HOUSING DELIVERY PROGRAM ASSESSMENT CRITERIA

CRITERIA	OBJECTIVES/PRINCIPLES	KEY MATTERS FOR CONSIDERATION
<p>THE LAND IS PHYSICALLY & STRATEGICALLY FIT</p> <p><i>Suitable for urban development and strategically fit</i></p>	<ul style="list-style-type: none"> The development can demonstrate consistency with Regional, District and all other relevant planning policies. Demonstration that the land is compatible with urban housing. The location responds to Penrith's 'Game Changing infrastructure and land use projects'. 	<ul style="list-style-type: none"> The physical constraints of the land can be managed to facilitate urban development. Demonstration that urban housing is the most suitable and compatible use of the land. Consistency with the Metropolitan Plan, Draft District Plan, relevant SEPPs, 117 Directions and other policies. Potential of the development to respond to, but not constrain or compromise the provision of, 'game changing' catalyst infrastructure or projects (incl. North/South rail line or Western Sydney Priority Growth Area)
<p>CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE</p> <p><i>Potential for the nominee to pay for appropriate infrastructure</i></p>	<ul style="list-style-type: none"> The development can demonstrate that all services will be provided on the land at no cost to Government. 	<ul style="list-style-type: none"> Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure and services. Demonstration that the land can be suitably serviced for infrastructure associated with the delivery housing. Commitment for the provision of diversity of housing types including the provision of a minimum 3% of dwellings as affordable housing (Councils current policy position)
<p>A DEMONSTRATED COMMITMENT TO DELIVERING SHORT TERM HOUSING</p> <p><i>Proven deliverability, access to infrastructure and short lead times</i></p>	<ul style="list-style-type: none"> Demonstration of the ability for viable housing construction to commence within 5 years (inclusive of planning processes). The development is viable and consistent with market demand. 	<ul style="list-style-type: none"> Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing. Commitment to planning processes to deliver houses (Planning proposal, DCP/Precinct plan/S94/VPA etc.) Demonstration of the capability to deliver critical infrastructure services. Ability to provide all required infrastructure within a short term timeframe. Demonstration that the land has market capacity to accommodate new development in the short term (i.e. development is feasible) and the provision of housing at a minimum 15 dwellings per hectare.