

# ACCELERATED HOUSING DELIVERY PROGRAM

## SUBMISSION REQUIREMENTS

Submissions to the program are open for all landowners (and/or their representatives) with:

- Land approximately 100 hectares in size; and
- Capable of producing 1,000+ residential lots with access to immediate infrastructure.

Submissions will be required to provide the following:

- Details of the land (including lot identification, lot size and dimensions and owners consent).
- Reasons for developing the land for housing, including such matters as demand and supply of housing in the area and locational advantages.
- Existing studies into the suitability of the land for housing (if any).
- A preliminary indicative layout containing sufficient information to understand the scope and spatial configuration of the housing proposal and its component parts.
- Details of proposed housing including residential density, mix and total yield.
- Availability and capacity of enabling infrastructure such as water, sewer, power and roads.
- Information related to infrastructure and services required, including schools, parks, emergency services and health facilities.
- A delivery plan for the housing, including steps leading up to dwelling production, timeframes and responsible parties.
- A dwelling production schedule for the first five years.
- Willingness and capacity to undertake planning and infrastructure associated with delivery of the housing at no cost to Government.
- A declaration of reportable political donations.

## ASSESSMENT CRITERIA

CRITERIA	OBJECTIVES/PRINCIPLES	KEY MATTERS FOR CONSIDERATION
<p><b>THE LAND IS PHYSICALLY &amp; STRATEGICALLY FIT</b></p> <p>Suitable for urban development and strategically fit</p>	<ul style="list-style-type: none"> <li>The development can demonstrate consistency with Regional, District and all other relevant planning policies.</li> <li>Demonstration that the land is compatible with urban housing.</li> <li>The location responds to Penrith's city shaping infrastructure and land use projects.</li> </ul>	<ul style="list-style-type: none"> <li>The physical constraints of the land can be managed to facilitate urban development.</li> <li>Demonstration that urban housing is the most suitable and compatible use of the land.</li> <li>Consistency with the Metropolitan Plan, Draft District Plan, relevant SEPPs, 117 Directions and other policies.</li> <li>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).</li> </ul>
<p><b>CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE</b></p> <p>Potential for the nominee to pay for appropriate infrastructure</p>	<ul style="list-style-type: none"> <li>The development can demonstrate that all services will be provided on the land at no cost to Government.</li> </ul>	<ul style="list-style-type: none"> <li>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure and services.</li> <li>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery housing.</li> <li>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).</li> </ul>
<p><b>A DEMONSTRATED COMMITMENT TO DELIVERING SHORT TERM HOUSING</b></p> <p>Proven deliverability, access to infrastructure and short lead times</p>	<ul style="list-style-type: none"> <li>Demonstration of the ability for viable housing construction to commence within 5 years (inclusive of planning processes).</li> <li>The development is viable and consistent with market demand.</li> </ul>	<ul style="list-style-type: none"> <li>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing.</li> <li>Commitment to planning processes to deliver houses (Planning proposal, DCP/Precinct plan/S94/VPA etc).</li> <li>Demonstration of the capability to deliver critical infrastructure services.</li> </ul>