

Site 1- Hope and Carbone (Orchard Hills)			
Site Area: 5 Hectares	Current Zoning: Rural RU4 Primary Production	Dwelling Potential: Not Provided	Total Score: 27/100
CRITERIA 1 – THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed within a broader land precinct. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is partially affected by bushfire. This constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> The main access point for site is on The Northern Road, a State Road. It is unlikely that vehicular access points would be enabled by the RMS for increased development on these sites. Access off Wentworth Road would need to be investigated. 		
Scenic Landscape	<ul style="list-style-type: none"> Development for urban housing would be considered a departure from Councils approach to development along the Northern Road in respect to scenic values. 		
<i>Urban Housing is considered suitable and compatible for the land within a broader precinct</i>			
There are no major constraints or instances where other land uses may be more suitable or compatible than urban development across a broader adjacent precinct.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> Urban development on the land is generally consistent with relevant planning policies. The land is identified in the Orchard Hills urban investigation area and metropolitan rural area in the Draft Greater Sydney Regional Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. The current policy position on the rural entry into Penrith along The Northern Road would need to be considered. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The location of the land corresponds with the widening of The Northern Road. While the site alone has accessibility constraints, if considered as part of a broader precinct, the site may have the opportunity to respond to this infrastructure project. The location of the land provides accessibility to Penrith Health and Education Precinct and the WSPGA and Western Sydney Airport.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
The applicant has not indicated any ability or willingness to pay for infrastructure. A development corporation or developer does not appear to be involved in the submission.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of a diversity of housing types including the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site does not enable urban housing development at the scale intended by the Program. The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has not provided an undertaking on the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The land itself does not meet the objectives of the AHDP, however the land demonstrates strong strategic merit for the investigation of future urban housing as a corridor along this section of The Northern Road. Further consideration of this land within the Local Housing Strategy is recommended. Access and noise concerns will require further resolution through a planning proposal process. 			

Site 2- Legacy (Orchard Hills North of M4)			
Site Area: 120 Hectares	Current Zoning: Rural RU4 Primary Production	Dwelling Potential: 1,800	Total Score: 74/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Slope	<ul style="list-style-type: none"> The land has significant slope variation. This could be managed through careful site design. The impact of topography on service provision would need to be explored. 		
Flooding	<ul style="list-style-type: none"> The land is identified as being flood affected. Werrington Creek and Claremont Creeks run through the site. Claremont Creek crosses under the M4 into Orchard Hills South. The applicant has provided indicative masterplan incorporating the creeks into riparian corridors. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is partially affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> Main access points into the precinct include Frogmore Rd, Castle Rd, Gipps St, Bringelly Rd/Caddens Rd. The main access points off The Northern Rd, a State Road, are subject to intersection upgrades as part of The Northern Rd upgrade widening. Further detailed discussion with the RMS is required to determine network capacity, required upgrades/ intersection works and delivery cost. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
There are no major constraints or instances where other land uses may be more suitable or compatible than urban development.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> Urban development on the land is generally consistent with relevant planning policies. The land is identified in the Orchard Hills urban investigation area and metropolitan rural area in the Draft Greater Sydney Region Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. An indication of the maintenance of heritage items will need to be provided in a planning proposal. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
<ul style="list-style-type: none"> Development on the land would be highly responsive to the Penrith Health and Education Precinct. The location of the land also corresponds with the widening of The Northern Road. Whilst the location of a future North/South rail link has not been determined, future site planning could respond if it is in close proximity. The location of the land provides accessibility to Penrith Health and Education Precinct and the WSPGA and Western Sydney Airport. 			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
<ul style="list-style-type: none"> The applicant has experience in land development, currently delivering release housing in Caddens. The applicant has indicated their ability and willingness to pay for infrastructure and experience with entering into VPAs. 			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not specifically provided evidence of required social, community or state infrastructure that may be required as a result of development of the land, however a commitment to the provision of open space & monetary contributions for community facilities is presented. Further discussion on this infrastructure would be required during the planning proposal.			
<i>Commitment for the provision of a diversity of housing types including the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has demonstrated that a diversity of housing could be provided. The applicant has provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site enables urban housing development at the scale intended by the Program. Opportunities to consider the entire Orchard Hills North precinct should be addressed in any future planning proposal. The nominee of the submission provides evidence of their ability to facilitate delivery of housing. The land is highly fragmented, however the applicant has provided evidence indicating control of approx. 70% of land. The ability to execute planning agreements across fragmented land is difficult. Appropriate mechanisms will need to be determined with the applicant and state government. It is noted that a property within the submission area is owned by Council. Both Councils Legal Services team and Councils Property Manager has been informed and have indicated that Councils unsolicited proposal policy will address this matter during planning proposal. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission contains a basic delivery plan for the site. The applicant has provided an undertaking for the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> Reports discussing key infrastructure has been provided, and can be sourced for the site. There is no discussion on the effect of topography on service provision. Further discussion on this infrastructure would be required during the planning proposal. 			
SUMMARY			
<ul style="list-style-type: none"> The land is adjacent to existing residential land uses and is in close proximity to Penrith Health and Education Precinct and demonstrates high strategic merit. The site is considered a suitable for the Accelerated Housing Delivery Program. It is critical that further consideration of a number of matters, particularly access and arterial connections, will need to be discussed with RMS and other government agencies during the planning proposal process. The broader Orchard Hills (North) precinct should be considered in its entirety in any future planning proposal. Due to traffic and access matters, options for staging zoning and development should be explored (i.e. commence with a logical extensions, adjacent to the immediate catchment area). 			

Site 3- Glenmore Park			
Site Area: 48 Hectares	Current Zoning: E4 Environmental Living	Dwelling Potential: Not Provided	Total Score: 30/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed within a broader land precinct. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is partially affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> The main access point for site is on The Northern Road, a State Road. It is unlikely that vehicular access points would be enabled by the RMS for increased development on these sites. Works to the Bradley Street Intersection would significantly restrict access points off Bradley Street. Access through other locations would need to be investigated. 		
Scenic Landscape	<ul style="list-style-type: none"> Development for urban housing would be considered a departure from Councils approach to development along the Northern Road in respect to scenic values. 		
<i>Urban Housing is considered suitable and compatible for the land within a broader precinct</i>			
There are no major constraints or instances where other land uses may be more suitable or compatible than urban development across a broader adjacent precinct.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> Urban development on the land is generally consistent with relevant planning policies. The land is identified in Penrith/St Marys Priority Investigation area and Metropolitan Rural Area in the Draft Greater Sydney Region Plan. Justification for a rezoning from Environmental Living to residential will need to be provided in a planning proposal. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The location of the land corresponds with the widening of The Northern Road. While the site alone has accessibility constraints, if considered as part of a broader precinct, the site may have the opportunity to respond to this infrastructure project. The location of the land provides accessibility to Penrith Health and Education Precinct and the WSPGA and Western Sydney Airport.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
The applicant has not indicated any clear ability or willingness to pay for infrastructure. A development corporation or developer does not appear to be involved in the submission.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of a diversity of housing types including the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site does not enable urban housing development at the scale intended by the Program. The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has not provided an undertaking on the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. The applicant has noted that due to the sites location adjacent to existing urban areas, trunk infrastructure can be obtained. 			
SUMMARY			
<ul style="list-style-type: none"> The land itself does not meet the objectives of the AHDP, however the land demonstrates strong strategic merit for the investigation of future urban housing as a corridor along this section of The Northern Road. Further consideration of this land in the Local Housing Strategy is recommended. Access and noise concerns will require further resolution through a planning proposal process. The current policy position on the rural entry into Penrith along The Northern Road would need to be addressed. 			

Site 4 – Glenmore Park Extension			
Site Area: 215 Hectares	Current Zoning: Rural RU2 Rural Landscape + E3 Environmental Management	Dwelling Potential: 2,850	Total Score: 77
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Slope	<ul style="list-style-type: none"> The land has slope variation. This could be managed through careful site design. The applicant has indicated that this will not impact the provision of services. 		
Flooding	<ul style="list-style-type: none"> The land is identified as being flood affected. A number of dams exist on the land. The applicant has provided indicative masterplan incorporating many existing waterbodies into riparian and open space corridors. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is completely affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> Main access points into the precinct include Bradley Street and Chain- O - Ponds Road. These main access points off The Northern Road, a State Road, are subject to intersection upgrades as part of The Northern Rd upgrade widening and will include traffic lights. The applicant has indicated that the planning proposal will investigate that the traffic volumes can be accommodated. Discussion with RMS required in respect to capacity and traffic volumes. 		
Biodiversity	<ul style="list-style-type: none"> It appears that a small part of the land contains land with high biodiversity and conservation qualities. This constraint has the potential to be managed through the planning proposal and design process. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
There are no major constraints or instances where other land uses may be more suitable or compatible than urban development.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> Urban development on the land is generally consistent with relevant planning policies. The land is identified partly within the Penrith/St Marys Priority Investigation area in the Draft Greater Sydney Region Plan. Part of the land is identified as Metropolitan Rural Area in the Draft Greater Sydney Regional Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal and careful management of interface issues is necessary. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
<ul style="list-style-type: none"> The location of the land corresponds with the widening of The Northern Road. The location of the land provides accessibility to Penrith Health and Education Precinct and the WSPGA and Western Sydney Airport. 			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
<ul style="list-style-type: none"> The applicant is experienced in land development, currently delivering release housing across Australia. The applicant has indicated their ability and willingness to pay for infrastructure and experience with entering into VPAs. 			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
<ul style="list-style-type: none"> The applicant has provided discussion on required social and community infrastructure and indicated this on the masterplan. Commitment to the provision of state infrastructure that may be required as a result of development of the land has been partially addressed. Further discussion on this infrastructure would be required during the planning proposal. 			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has demonstrated that a diversity of housing could be delivered. The applicant has demonstrated a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site enables urban housing development at the scale intended by the Program. The nominee of the submission has provided evidence of their ability to facilitate delivery of housing. The land is controlled by two land owners. This enables executing works and agreements through the planning proposal process uncomplicated, which may enable an accelerated process. The land is fragmented, however the applicant has provided evidence indicating control of land. Appropriate mechanisms will need to be determined with the applicant and state government. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission contains a detailed delivery plan for the site. The applicant has provided an undertaking on the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> Reports discussing key infrastructure has been provided. Critical infrastructure can be sourced for the site. Further discussion on this matter would be required during the planning proposal. 			
SUMMARY			
<ul style="list-style-type: none"> The land has two landowners, adjacent to existing residential land uses. The land is considered to have strategic merit and will enable efficient delivery of housing and services. The site is considered a suitable site for the Accelerated Housing Delivery Program. Further discussion with government agencies regarding the impacts of the Metropolitan Rural Area and urban expansion precinct will need to be undertaken. Discussion with RMS required in respect to the capacity of proposed intersections with The Northern Road. Rural/Urban interface to The Northern Road and Chain-O –Ponds Rd will require careful management- e.g. possibility of staging development and lot sizing. 			

Site 5- Luddenham land owners			
Site Area: 700 Hectares	Current Zoning: Rural RU2 Rural Landscape	Dwelling Potential: Not Provided	Total Score: 21/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed through the planning proposal process. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is completely affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> The land is situated adjacent to future upgrade and realignment works for The Northern Road. 		
Scenic Landscape	<ul style="list-style-type: none"> Development for urban housing would be considered a departure from Councils approach to development along the Northern Road in respect to scenic values. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
The land contains existing agricultural uses and is surrounded by other rural land uses. Locating urban housing on the land would not be compatible with existing land uses. While the land is located within close proximity of the future Western Sydney Airport and WSPGA, the compatibility of urban housing within such proximity to these uses would need to be carefully considered, against other suitable land uses during future planning of the precinct.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified as Metropolitan Rural Area in the Draft Greater Sydney Regional Plan. The land may be subject to a road and freight transport corridor under the Draft Greater Sydney Region Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The land is highly accessible to a number of infrastructure projects, such as The Northern Road, Western Sydney Airport and WSPGA. Development for the purposes of urban housing could respond to these, however, other land uses could also be appropriate.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
The applicant has not indicated any ability or willingness to pay for infrastructure. A development corporation or developer does not appear to be involved in the submission.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has provided a non-site specific table on potential infrastructure provision and has not addressed the need for state infrastructure.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. The land is highly fragmented and would not enable efficient delivery of housing or infrastructure. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has not provided an undertaking on the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The land does not demonstrate consistency with the objectives of the AHDP. The land is located in the metropolitan rural area and is not identified within an urban investigation area or priority precinct in the Draft Greater Sydney Regional Plan, which results in the land not demonstrating high strategic merit for urban housing. The land may be subject to future transport corridors, therefore immediate housing is unable to be supported. Future development on land would be subject to future changes to regional land use planning. 			

Site 6 – Atilol Holdings			
Site Area: 125 Hectares	Current Zoning: Rural RU2 Rural Landscape	Dwelling Potential: 1,800	Total Score: 56/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed through the planning proposal process. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is partially affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
<ul style="list-style-type: none"> The land contains a small portion of E2 Environmental Conservation land, which the applicant has addressed and can be managed during the planning proposal process. There are no other major constraints or instances where other land uses may be more suitable or compatible than urban development. 			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> Urban development on the land is generally consistent with relevant planning policies. The land is identified in the Orchard Hills urban investigation area and metropolitan rural area in the Draft Greater Sydney Region Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. Under the Draft Greater Sydney Regional Plan the land may be subject to a road and freight transport corridor. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The site is within close proximity to the WSPGA. The applicant has noted that the proposed N/S rail may run within the property. As the exact route of the rail has not been announced, development on the site through the AHDP may result in constraining the location of a future rail line.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
This is a developer led project. Whilst the applicant has not indicated any ability or willingness to pay for infrastructure, their development experience would suggest that there is capacity to fund infrastructure & services.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has demonstrated that a diversity of housing could be delivered. The applicant has demonstrated a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site enables urban housing development at the scale intended by the Program. The land is controlled one land owner. This enables executing works and agreements through the planning proposal process uncomplicated, which may enable an accelerated process. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan or commitment for a DCP/s94/VPA, however the applicant has indicated this work is currently being undertaken. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The application has not demonstrated how services could be delivered in an accelerated nature. Given the site is not located adjacent to existing urban housing, it is not considered immediately suitable for the Accelerated Housing Delivery Program. While the land is located within the Orchard Hills Urban Investigation area, it may also be subject to future transport corridors, therefore immediate housing is unable to be supported. The land demonstrates strategic merit and the landownership may enable future efficient delivery of housing and services. Where transport corridors have been determined, the development of urban housing may be considered appropriate. Further consideration of this land in the Local Housing Strategy is recommended. 			

Site 7 – Celestino (Sydney Science Park)			
Site Area: 158 Hectares	Current Zoning: Rural RU2 Rural Landscape	Dwelling Potential: 5,660	Total Score: 64/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed through the planning proposal process. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is fully affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Access	<ul style="list-style-type: none"> Access arrangements would have to be carefully considered. The Northern Road upgrade provides limited access conditions at Gates Road. Further work is required to understand the capacity of Luddenham Road and future upgrades 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
There are no major constraints or instances where other land uses may be more suitable or compatible than urban development. Consideration of transitional arrangements between twin creeks rural residential land use, future employment land uses and the site would need to take place during the planning proposal.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified in the East Luddenham urban investigation area in the Draft Greater Sydney Region Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. Penrith LEP 2010 requires delivery of dwellings on the already zoned Sydney Science Park (SSP) to be associated with non-residential floor space delivery. Permitting additional dwellings without a relationship to the SSP may comprise the delivery of non-residential land uses. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
<ul style="list-style-type: none"> A small portion of the land is located in the WSPGA, however the majority of the land is located outside WSPGA and this would not constrain or compromise this area. Current Sydney Science Park planning controls place a cap on dwellings on the site and requires these to be delivered relative to the construction of non-residential land uses. Additional housing in the short term may compromise this planning outcome. 			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
This is a developer led project. Whilst the applicant has indicated their ability to fund for infrastructure, independent of Government.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has provided some information potential social and community infrastructure provision, however has not addressed the need for state infrastructure.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has demonstrated that a diversity of housing could be delivered. The applicant has demonstrated a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site enables urban housing development at the scale intended by the Program. The land is controlled one land owner. This enables executing works and agreements through the planning proposal process uncomplicated, which may enable an accelerated process. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission includes a basic delivery plan. No commitment to providing a DCP/S94/VPA was provided, however it is anticipated the developer would provide this, as demonstrated at Sydney Science Park. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. The site would be reliant on services as part of the main site, which are yet to be delivered. 			
SUMMARY			
<ul style="list-style-type: none"> The application has not demonstrated how services could be delivered in an accelerated nature. Given the land is not located adjacent to existing urban area, the site is not considered suitable for the Accelerated Housing Delivery Program. The landownership may enable future efficient delivery of housing and services. The land is located within the East Luddenham Urban Investigation area, therefore development of urban development may be considered appropriate. Further consideration of this land in the Local Housing Strategy is recommended. 			

Site 8 – Capitol Hill			
Site Area: 180 Hectares	Current Zoning: E4 Environmental Living	Dwelling Potential: 1,800-2,000	Total Score: 48/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed through the planning proposal process. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is partially affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
<ul style="list-style-type: none"> The land contains a small portion of E2 Environmental Conservation land, which the applicant has addressed and can be managed during the planning proposal process. All of the land is located on the outer edge of WSPGA, adjacent to existing rural residential lots. Consideration of whether all or some of the land is suitable or compatible for urban development would need to occur in conjunction with Department of Planning & Environment. There could be opportunity to facilitate some additional rural residential lots on the land, however this is outside the scope of the AHDP. 			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified as being located within the WSPGA in the Draft Greater Sydney Region Plan. The land is located directly adjacent to the Mt Vernon/Horsley Park Urban Investigation area. Residential development on the land is currently not consistent with WSEA SEPP. Part of the land currently holds development approval for large lot rural residential development. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The site is located within the WSPGA, making it accessible to WSPGA and airport. Urban development on the land may constrain any intended future employment uses. The release of the WSPGA Structure Plan will enable informed land use planning in the future.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
This is a developer led project. The applicant has provided evidence of capacity to commence the first stage of subdivision.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required on site social, community infrastructure or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site enables urban housing development at the scale intended by the Program. The land is controlled one land owner. This enables executing works and agreements through the planning proposal process uncomplicated, which may enable an accelerated process. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission includes a basic delivery plan. A commitment to entering into s94/VPA was indicated. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not provide sufficient evidence on how critical infrastructure and services could be provided in a short timeframe. The submission provides a traffic study which illustrates existing roads would have capacity to provide for the new development. 			
SUMMARY			
<ul style="list-style-type: none"> The existing land use planning framework for the site does not support urban housing land uses. Noting the sites location, there is potential to provide transitional housing land uses between employment land uses and existing rural residential to the east of the site. The application has not demonstrated how services could be delivered in an accelerated nature, however the landownership may enable future efficient delivery of housing and services. Further discussion with government agencies regarding the implications of the WSPGA structure plan for the site is required. 			

Site 9& 9A- Bakers Lane (Kemps Creek)			
Site Area: 111 Hectares	Current Zoning: Rural RU2 Rural Landscape	Dwelling Potential: Not Provided	Total Score: 15/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed within a broader land precinct. There are no flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is fully affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Slope	<ul style="list-style-type: none"> The land has some slope variation. This could be managed through careful site design. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
All of the land is located within the WSPGA. Consideration of whether all or some of the land is suitable or compatible for urban development would need to occur in conjunction with Department of Planning & Environment.			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified as being located within the WSPGA in the Draft Greater Sydney Region Plan. Residential development on the land is currently not consistent with WSEA SEPP. Under the Draft Greater Sydney Regional Plan, the land may be subject to a freight transport corridor. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The site is located within the WSPGA, making it accessible to WSPGA and Western Sydney airport. Urban development on the land may constrain any intended future employment uses. The release of the WSPGA Structure Plan will enable informed land use planning in the near future.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
The applicant has not indicated any ability or willingness to pay for infrastructure. A development corporation or developer does not appear to be involved in the submission.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. The land is currently not in single ownership. This may impact the ability to plan and delivery infrastructure through VPA. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has not provided an undertaking on the preparation of a DCP/S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The existing land use planning framework does not support urban housing land uses on the site and the application has not demonstrated how services could be delivered in an accelerated nature. Therefore the site is not considered suitable under the Accelerated housing Delivery Program. The land may be subject to future transport corridors, therefore immediate housing is unable to be supported. Future development on land would be subject to future changes to regional land use planning. 			

Site 10 - Whitegate Road			
Site Area: 145 Hectares	Current Zoning: Rural RU4 Primary Production + SP2 Classified Road	Dwelling Potential: Not Provided	Total Score: 26/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. This may be able to be managed within a broader land precinct. There are flood evacuation issues associated with the land. 		
Bushfire	<ul style="list-style-type: none"> The land is fully affected by bushfire. Due to the nature of the vegetation of the land, further advice during planning proposal and design process would need to be obtained from RFS regarding impacts any further urban land use. 		
Natural Resource	<ul style="list-style-type: none"> The land contains sensitive vegetation and is identified as Natural Resource Sensitive Lands. This may result in some, or all of the land being unsuitable for residential development. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
<ul style="list-style-type: none"> The land is identified by OEH as priority conservation lands. The land is adjacent to existing rural residential and vegetated land. The compatibility of urban housing in this location would need to be carefully considered. 			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified as Metropolitan Rural Area in the Draft Greater Sydney Regional Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. The land is affected by flood evacuation limitations. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The location does not respond to or constrain any game changing projects for Penrith LGA.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
<ul style="list-style-type: none"> The applicant has demonstrated recent experience working with developers on other sites that land owner has control of. The applicant has demonstrated a willingness to pay for infrastructure and services. 			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of diversity of housing types includes the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land is in single ownership, would could lead to efficient delivery of housing. The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has provided an undertaking on the preparation of a S94/VPA. 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The existing land use planning framework does not support urban housing land uses. The land is subject to a number of physical constraints that make development for the purposes of urban development unlikely to be the most suitable or compatible land use at this current time. Discussion should occur with the land owner regarding their broader property portfolio in order to consider any possible residential opportunities. 			

Site 11 – Agnes Banks			
Site Area: 62 Hectares	Current Zoning: Rural RU4 Primary Production	Dwelling Potential: Not Provided	Total Score: 14/100
CRITERIA 1 - THE LAND IS PHYSICALLY & STRATEGICALLY FIT			
<i>The physical constraints of the land can be managed to facilitate urban development</i>			
Flooding	<ul style="list-style-type: none"> The lots are identified as being flood affected. There is flood evacuation issues associated with Hawkesbury-Nepean Catchment that impact the land. 		
Bushfire	<ul style="list-style-type: none"> The land is fully affected by bushfire. The constraint has the potential to be managed through the planning proposal and design process. 		
Natural Resources	<ul style="list-style-type: none"> The land has been used to quarry and contains sensitive vegetation. The land is identified as Natural Resource Sensitive Lands. This may result in some, or all of the land being unsuitable for residential development. 		
<i>Urban Housing is considered suitable and compatible for the land</i>			
<ul style="list-style-type: none"> The land is identified by OEH as priority conservation lands. The land is adjacent to existing rural residential and vegetated land. The compatibility of urban housing would need to be carefully considered. The land has former quarry land use and will be subject to contamination and remediation controls. 			
<i>Development on the land is consistent with relevant planning policies</i>			
<ul style="list-style-type: none"> The land is identified as Metropolitan Rural Area in the Draft Greater Sydney Regional Plan. Justification for a rezoning from rural to residential will need to be provided in a planning proposal. The land is affected by flood evacuation limitations. 			
<i>Development responds to, but does not constrain or compromise the provision of game changing projects</i>			
The location does not respond to or constrain any game changing projects for Penrith LGA.			
CRITERIA 2 – CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE			
<i>Capacity of the nominee to fund and also enter into a development agreement for the provision of infrastructure & services</i>			
The applicant has not indicated any ability or willingness to pay for infrastructure. A development corporation or developer does not appear to be involved in the submission.			
<i>Demonstration that the land can be suitably serviced for infrastructure associated with the delivery of housing</i>			
The applicant has not provided evidence of required social, community or state infrastructure that may be required as a result of development of the land.			
<i>Commitment for the provision of diversity of housing types + the provision of a minimum 3% of dwellings as affordable housing</i>			
<ul style="list-style-type: none"> The applicant has not demonstrated that a diversity of housing could be demonstrated. The applicant has not provided a commitment to providing 3% affordable housing. 			
CRITERIA 3 – A DEMONSTRATED COMMITMENT TO DELIVERY SHORT TERM HOUSING			
<i>Demonstration that the land ownership or developer arrangement facilitates the efficient delivery of housing</i>			
<ul style="list-style-type: none"> The land area of the site does not enable urban housing development at the scale intended by the Program. The nominee of the submission does not provide evidence of their ability to facilitate delivery of housing. 			
<i>Commitment to planning processes to delivery houses</i>			
<ul style="list-style-type: none"> The submission does not contain a development delivery plan for the site. The applicant has not provided an undertaking on the preparation of a DCP/S94/VPA 			
<i>Demonstration of the capability to deliver critical infrastructure services.</i>			
<ul style="list-style-type: none"> The submission does not demonstrate how critical infrastructure and services could be provided in a short timeframe. 			
SUMMARY			
<ul style="list-style-type: none"> The existing land use planning framework does not support urban housing land uses. The land is subject to a number of physical constraints that make development for the purposes of urban development unlikely to be the most suitable or compatible for the land at this current time. Development similar to surrounding land may be considered as a future land use, subject to physical constraints and regional planning controls. 			