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.
<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>OBJECTIVES/PRINCIPLES</th>
<th>KEY MATTERS FOR CONSIDERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>THE LAND IS PHYSICALLY &amp; STRATEGICALLY FIT</strong></td>
<td>• 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 city shaping infrastructure and land use projects.</td>
<td>• 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).</td>
</tr>
<tr>
<td><strong>CAPACITY TO FUND AND PROVIDE INFRASTRUCTURE</strong></td>
<td>• The development can demonstrate that all services will be provided on the land at no cost to Government.</td>
<td>• 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).</td>
</tr>
<tr>
<td><strong>A DEMONSTRATED COMMITMENT TO DELIVERING SHORT TERM HOUSING</strong></td>
<td>• 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.</td>
<td>• 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.</td>
</tr>
</tbody>
</table>