

Evaluation Panel outcome - Eden Estates, Wallsend - January 2025																											
Site Location		144 Boundary Road, Wallsend																									
Number of Proposed Dwellings		3,200-4,200 dwellings																									
Assessment criteria		1. Public benefit and alignment to policies/land use strategies						2. Social or affordable housing				3. Delivery impediments				4. Investment committed or available											
Weighting		35%						10%				25%				30%											
Sub-Criteria	1A) Alignment with strategic planning	1B) Housing Supply or Jobs				1C) Housing diversity	1D) Public benefit	2A) Social & Affordable Housing				3A) Demonstrates ability for rezoning to be finalised within two years	3B) Application already demonstrates an understanding of all the issues	3C) The types of issues have been or can be resolved to ensure successful delivery within two years			4A) Utilisation of major State infrastructure delivery	4B)			4C)			4D)			4E) Capacity for developer to pay
																		Transport – capacity to meet travel demand exists or future capacity is planned/readily achievable that could meet demand			Utilities – water / sewerage etc exists and can manage additional capacity			Timing of infrastructure investment			
		Over 500 dwellings/100 jobs in metro or 100 dwellings/50 jobs in regional OR dwellings in a REZ	Over 400 dwellings/80 jobs in metro or 80 dwellings/40 jobs in regional	Less than 400 dwellings/80 jobs in metro or 80 dwellings/40 jobs in regional (area of high need)	Less than 400 dwellings/80 jobs in metro or 80 dwellings/40 jobs in regional (area of low need)			Includes 30% or more social or AH owned and/or managed by NSW Govt or community housing provider OR over 50 affordable housing dwellings	Commitment to min 5-10% social and AH (for at least 10 yrs) OR >50 affordable housing dwellings	State-role in providing long-term affordable housing	No known or committed social or AH			Issues resolved/clear pathway to demonstrate they can be resolved by delivery timeframe	Some evidence of how issues will be resolved but unclear whether able to meet timeframe	No demonstration of how issues will be managed or resolved		Existing road/bus/rail capacity with minor alterations only	Some augmentation required	New infrastructure or services required	Existing utilities can accommodate additional capacity	Upgrades required to existing utilities	Limited or no utilities exist	No enabling works required	Some augmentation of existing infrastructure needed	New infrastructure needed to enable development	
		(Score = 4)	(Score = 3)	(Score = 2)	(Score = 1)			(Score = 10)	(Score = 7)	(Score = 4)	(Score = 0)			(Score = 5)	(Score = 3)	(Score = 0)		(Score = 2)	(Score = 1)	(Score = 0)	(Score = 2)	(Score = 1)	(Score = 0)	(Score = 2)	(Score = 1)	(Score = 0)	
		Max available score	3	4				1	2	10				3	2	5			2	2			2			2	
Agreed panel score																											
Score (sub criteria)		4				1	2	7				1	2	3			1	2			1			2			
Total score		10								7				6			8			1							
Weighted score (criteria)		3.5								0.7				1.5			2.4										
Total weighted score (out of 10)										8.1																	
Recommended pathway		State Assessed Rezoning Proposal / State Led Rezoning																									
Assessment panel comments		Public benefit and alignment with policies/land use strategies – Housing and jobs – Delivery impediments – Investment committed or available –																									