

Planning Pathway and Next Steps

The below timelines demonstrate the anticipated timing for each proposal:

✓ January 2025:

Capital Corporation lodged an Expression of Interest (EOI) to the Housing Delivery Authority (HDA) to determine whether the proposals would be assessed via a State Significant Development Application (SSDA). The HDA provides a streamlined process for assessing large residential and mixed-use developments, aiming to make planning decisions faster and more consistent across NSW without compromising quality outcomes.

✓ February 2025:

The HDA declared the sites as a priority location for housing delivery. This allows Capital Corporation to seek approval from the Department of Planning, Housing and Infrastructure (DPHI) via the SSDA process.

✓ October 2025:

Capital Corporation lodged a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARS). The SEARS ensure government agencies, relevant service providers and stakeholders are informed and provided with the opportunity to request specific information to be addressed within the SSDA.

✓ December 2025:

The SEARS were issued for the Century Estate proposal

✓ January 2026:

The SEARS were issued for the Hills CLC Proposal

★ WE ARE HERE

Capital Corporation is preparing an Environmental Impact Statement (EIS). This aims to assess any potential impacts from the construction and operation of the project and suggest measures to mitigate impacts and maximise benefits. As part of this, Capital Corporation is seeking feedback from the community and local stakeholders.

○ Mid 2026:

Capital Corporation intends to lodge a formal SSDA with DPHI. After the SSDA has been lodged DPHI will put it on public exhibition. The community will be invited to make formal submissions regarding the development during the public exhibition period.

Following lodgement of the SSDA and subject to the planning assessment, Capital Corporation is expecting a determination within 9-12 months.

Stay up to date

Capital Corporation is committed to listening, sharing and growing together with the Norwest community through ongoing conversations with residents and community voices. We hope to shape a place that truly reflects its community.

Attend a Community Information Session

Come along to learn more about the proposals and speak with the project team


Saturday, 23 May 2026

10am – 12pm

Norwest Market Town

Project Website

As part of the engagement process, a project website has been established to keep the community informed and updated on the proposals.


 centuryhills.com.au


Provide your feedback

Capital Corporation has engaged Urbis Social Outcomes and Engagement to collect your feedback about the Century Hills proposals.

Email and phone

You can provide your feedback by contacting the project team via:

 engagement@urbis.com.au

 1800 244 863

Community survey

Urbis is also preparing a Social Impact Assessment (SIA) as part of the SSDA. An SIA is a structured process for identifying, analysing and managing the potential social effects of a proposal on people, communities and the way they live, work and interact. To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts and benefits of the proposal. You can also provide your feedback by filing in a short online survey.

Scan the QR code with your phone or access the survey. The survey is open until **Friday 29 May 2026**.

Capital Corporation will consider all feedback received as the design of the proposal is finalised.



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A revolutionary new place to live, work & thrive



Capital Corporation is proposing to deliver two new mixed-use developments at 2 Century Circuit, Norwest, and 2-12 Inglewood Place, Norwest on with their partners the Hills Christian Life Centre and Cencorp Investments. These two sites will form a development precinct known as Century Hills.

About Capital Corporation

For more than 35 years, collaboration has been the driving force behind the growth of Capital Corporation.

Capital Corporation is an Australian development company with over 35 years' experience delivering residential, commercial, retail and community projects. To date, Capital Corporation has delivered forty-seven (47) of the existing buildings in Norwest. The business works collaboratively with landowners and partners to create well-designed places that connect, evolve and thrive. With expertise across all stages of project delivery, Capital Corporation focuses on considered design, local context and long-term community benefit.

About Century Hills

Century Hills is a proposed new mixed-use precinct planned next to the Norwest Station. It will include a mix of homes, workplaces, shops and everyday services, all within walking distance and well connected to public transport. The location is intended to make it easier for people to access jobs, shops and services as part of their daily routine.

The precinct will be developed across two connected sites and designed to support a growing local community over time. Plans include spaces for living and working, along with cafes, open areas, parks and essential services. These elements are arranged to encourage easy movement through the area and to provide places for people to meet, spend time and access what they need close to home.

What is proposed?

The Proponent is seeking approval for its proposals via the State Significant Development Application (SSDA) pathway, lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI).

PROPOSAL 2

CENTURY ESTATE (2-12 INGLEWOOD PLACE)

The proposal for 2-12 Inglewood Place includes Concept Design for the whole site.

The Concept Design includes:

- 4 Retention of the three (3) existing commercial buildings along Norwest Boulevard (50, 58 and 62 Norwest Boulevard)
- 5 Space for new buildings containing commercial and residential uses, including 10% affordable housing
- 6 New publicly accessible open space, including public parks
- ✓ Car parking spaces and bicycle parking spaces
- ✓ Changes to planning controls in The Hills Shire Local Environmental Plan to facilitate future development including:
- ✓ Including 'Shop Top Housing' and 'Residential Flat Buildings' as a permitted land use
- ✓ Increasing the maximum height to allow well-designed residential development, potentially rising to around 32 storeys
- ✓ Review opportunities to increase the floor space ratio (FSR) to better align with the evolving design.

PROPOSAL 1

HILLS CHRISTIAN LIFE CENTRE (2 CENTURY CIRCUIT)

The proposal for 2 Century Circuit includes a Concept Design for the whole site and a Detailed Design for the first stage of development.

The Concept Design includes:

- 1 Retention of the existing Hills Christian Life Centre Convention Centre
- 2 Space a range of buildings with mixed-use, residential, including affordable housing, commercial, community facility land uses, including 10% affordable housing
- 3 New publicly accessible open space and parks
- ✓ Car parking spaces and bicycle parking spaces
- ✓ Changes to planning controls in The Hills Shire Local Environmental Plan to facilitate future development, including:
- ✓ 'Shop top housing' and 'Residential Flat Buildings' as a permitted land use
- ✓ Increasing the maximum height to allow well-designed residential development, potentially rising to around 36 storeys
- ✓ Review opportunities to increase the floor space ratio (FSR) to better align with the evolving design
- ✓ Amend the minimum lot size for subdivision

If approved, future development (aside from that included in the Detailed Design) would be subject to future development applications.

The first stage of the development includes:

- ★ Construction of two (2) Shop-top housing buildings (Stage 1A and 1B)
- ★ Basement and podium carparking accessed via a new private road
- ★ Ground level retail spaces suitable for shops, cafes, hairdressers, medical centres and other small businesses
- ★ Several storeys of commercial office space
- ★ Approximately 500 residential apartments, including affordable housing
- ★ Landscaping and embellishment work
- ★ Supporting works, including basement excavation, drainage, stormwater management and utility connections
- ★ Subdivision



Why Norwest?

Sydney is experiencing a significant housing shortage, and well-planned higher-density development plays an important role in meeting growing demand for homes.

The Century Hills proposal responds to the Norwest Strategic Centre Plan, a 20-year vision by The Hills Shire Council to transform Norwest into a vibrant, mixed-use hub.

The plan for Century Hills aims to deliver approximately 1,600 new homes and 5,900 jobs in a highly connected location close to transport, shops and community facilities.

The development will provide a range of homes to suit different lifestyles, including adaptable and accessible apartments for people of all ages and abilities. With a mix of one, two, three and four-bedroom dwellings, the project will support diverse household needs while helping meet growing demand for well-located housing in Norwest.

