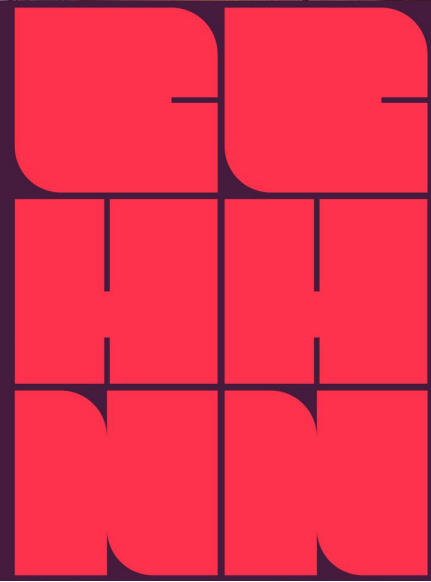


FAQs



1. What is being proposed?

Capital is planning Century Hills, a new mixed-use precinct across two properties in Norwest and is seeking approval via the State Significant Development Application (SSDA) pathway with the NSW Department of Planning, Housing and Infrastructure. The proposals aim to deliver new homes, jobs, and public spaces in a highly connected location near the Norwest Metro.

Hills Christian Life Centre, 2 Century Circuit

The proposal includes a Concept SSDA for a staged mixed-use precinct, together with a Detailed SSDA for Stage 1 works.

The Concept SSDA includes:

- Retention of the existing Hills Christian Life Centre Convention Centre.
- Maximum building envelopes and built form controls, including setbacks, for:
 - three mixed-use building envelopes
 - one residential building envelope
 - two commercial building envelopes
 - one community precinct building envelope
- Maximum building heights ranging from 60 m to 128 m.
- Use of podium levels within mixed-use buildings for car parking, sleeved with commercial premises.
- A maximum gross floor area (GFA) of 233,026 m², comprising:
 - 97,430 m² of residential GFA
 - 74,367 m² of commercial GFA
 - 4,380 m² of retail GFA
 - 43,110 m² of community GFA (including entertainment facilities, office space and student accommodation)
 - 13,739 m² of existing GFA (Hills Christian Life Centre Convention Centre)
- 16,000 m² of publicly accessible open space at ground level.
- Provision of vehicle and bicycle parking.
- Delivery of affordable housing equivalent to 10% of residential GFA for a minimum of 15 years.

1. What is being proposed?

The Detailed SSDA for Stage 1A and 1B includes:

- Two shop-top housing buildings comprising:
 - a single-level interconnected basement car park
 - a podium car park sleeved with commercial premises (11,240 m² of commercial GFA)
 - ground-level retail activation (3,310 m² of retail GFA)
 - residential apartments above, with a total residential GFA of 53,400 m² (approximately 500 dwellings)
- A private entry road.
- Landscaping and public domain works.
- Associated works, including basement excavation, stormwater, drainage and services.
- Subdivision of the existing site into three lots with associated easements for access and services.

A separate but concurrent Planning Proposal, submitted in accordance with the Housing Delivery Authority (HDA) program, will seek to:

- Permit 'shop-top housing' and 'residential flat buildings' as additional land uses under Schedule 1 of The Hills Local Environmental Plan 2019.
- Increase the maximum building height from RL 116 m to a range of RL 60 m to RL 128 m.

Increase the floor space ratio from 1:1 to 2.87:1.

Century Place, 2–12 Inglewood Place

The proposal for Century Place comprises a Concept SSDA for a mixed-use precinct.

The proposal includes:

- Retention of the three existing commercial buildings along Norwest Boulevard (50, 58 and 62 Norwest Boulevard).
- Maximum building envelopes and built form controls, including setbacks, for:
 - four residential building envelopes
 - three commercial building envelopes
- Maximum building heights ranging from 48 m to 135 m.
- Use of podium areas within residential and commercial buildings for car parking.
- A maximum GFA of 152,918 m², comprising:
 - 67,736 m² of residential GFA
 - 85,182 m² of commercial GFA
 - 28,913 m² of existing GFA
- 7,250 m² of publicly accessible open space at ground level.

Provision of vehicle and bicycle parking.

- Delivery of affordable housing equivalent to 10% of residential GFA for a minimum of 15 years.

1. What is being proposed?

A separate but concurrent Planning Proposal, submitted in accordance with the Housing Delivery Authority (HDA) program, will seek to:

- Permit 'shop-top housing' and 'residential flat buildings' as additional land uses under Schedule 1 of The Hills Local Environmental Plan 2019.
- Increase the maximum permitted building height from RL 116 m to RL 135 m. Apply a site-specific floor space ratio control allowing a maximum FSR of 3.34:1.

2. Why is this development necessary?

- The Hills Shire Council's Community Strategic Plan and the Norwest Strategic Centre Precinct Plan set a clear vision for Norwest to evolve into a vibrant, mixed-use centre offering more homes and jobs close to public transport.
- The Precinct Plan identifies the need for up to 25,300 new dwellings and 64,000 jobs by 2041, mostly within walking distance of Norwest Metro Station.
- Delivering well-located housing and employment opportunities within established centres like Norwest is essential to meet Sydney's growing housing demand and support economic growth.
- This proposal helps achieve those goals by transforming an underutilised site into a mixed-use precinct, providing new homes, commercial spaces, and publicly accessible open space in a well-connected location.

3. How will this proposal benefit the community?

- The proposal will transform an underutilised site in Norwest into a vibrant, mixed-use precinct that combines new homes, commercial space, and publicly accessible open space.
- It will deliver well-located housing, close to the Norwest Metro Station, shops, employment areas, parks, and community facilities.
- The development will create new jobs during construction and once operational, supporting the local economy and the growth of the Norwest Strategic Centre.
- Enhanced public spaces, new pedestrian connections, and improved landscaping will encourage walking, enhance safety, and contribute to a more attractive and connected local environment.
- Overall, the proposal helps meet Sydney's housing and employment needs while improving the area's amenity and liveability for residents, workers, and visitors.

4. What is affordable housing?

- Affordable housing means homes rented at well below typical market prices. In most cases, this means rent is set so that households pay no more than about 25-30% of their income, or around 70-80% of what similar homes cost on the private market. This helps people on lower and moderate incomes live comfortably without being stretched financially.
- Affordable housing provides a range of benefits to the wider community. This includes retaining essential workers such as teachers, nurses and emergency service personnel in local areas, like Norwest, ensuring critical services and facilities are adequately staffed.
- This is important in areas like Norwest that are located close to important health and education facilities. To qualify as affordable housing in NSW, the homes are managed by an accredited Community Housing Provider.
- To find out more about affordable housing, visit the Homes NSW website.

5. What benefits does affordable housing provide?

- The Hills area has several health and education facilities, including Lakeview Private Hospital, Norwest Private Hospital, Westmead Hospital and several public schools, as well as early learning, transport and services, all requiring essential workers.
- Due to Sydney's escalating cost of living, essential workers are being priced out of the city's suburbs, including Norwest. Commuter distances are a barrier to finding essential talent, increasing staffing pressures on health, education and other essential services.
- Research conducted by the Property Council in 2024 found that across a number of Sydney's LGAs, "No essential worker living on their own can afford to buy or rent a median-priced home or unit in most areas."
- This proposal aims to address this issue by dedicating 10% of the proposed homes to affordable rental housing for a minimum of 15 years.
- Affordable rental housing is specifically made available to low to moderate income households. It is not social housing.
- Through this, the proposal supports essential workers to continue living in and supporting the community of the Hills Shire Council LGA and its surrounding areas.

6. How will the project impact traffic and parking?

- Capital appointed an experienced traffic engineer to prepare a Traffic Management Assessment as part of the SSDA. This assessment will evaluate how the proposal could impact local traffic.
- The proposal includes approximately X parking spaces across X basement levels for residents, staff and visitors.
- If approved, construction vehicles will access the site from X with measures in place to manage traffic movements and pedestrian safety.

7. What overshadowing impacts will the proposed development have?

- Comprehensive studies, including a Visual Impact Assessment and solar access and overshadowing studies, will accompany the proposal and be available for the community to view when the NSW Department of Planning Housing and Infrastructure places the proposal on Public Exhibition.
- Initial assessments indicate that overshadowing will be limited, with afternoon shadows largely falling onto Norwest Boulevard and surrounding open or commercial areas, rather than nearby residential properties.
- Surrounding properties will continue to receive at a minimum of 2 hours of sunlight during the winter solstice, which meets Council and State planning requirements.
- These studies will be available for the community to view during Public Exhibition of the proposal.

8. What is happening to the current tenants onsite? (Hills Christian Life Centre Convention Centre, Commercial Buildings along Norwest Boulevard)

- Existing tenants on the sites, including those in the three commercial buildings along Norwest Boulevard and the Hills Christian Life Centre Convention Centre, will remain onsite.
 - The Hills Christian Life Centre Convention Centre will continue operating as a place of worship and community gathering.
 - Capital is maintaining ongoing engagement with all tenants to ensure they remain supported and informed throughout the planning process.
 - No changes are proposed to the buildings or the operation of existing tenants, who will continue their activities as usual while the broader development progresses.
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9. How will environmental impacts be managed?

- Capital is committed to minimising environmental impacts. An Environmental Impact Statement (EIS) will be prepared, assessing potential impacts such as overshadowing, noise, air quality, and traffic.
- Best practice mitigation measures will be implemented, including dust and noise screening, considered construction hours, and minimising construction traffic impacts. Significant trees will be retained where possible, and additional landscaping will be provided.

10. What measures are being taken to mitigate construction impact?

- If approved, and as standard practice, specific construction noise mitigation measures will be proposed as part of the Construction Management Plan (CMP). The CMP will require approval from DPHI prior to receiving a construction certificate.
- The community will also be notified before construction commences.

11. How will the project support local employment?

- The project will create many job opportunities for the local community. Based on an initial analysis, during the construction phase, it is expected to generate up to 9,000 full-time jobs.
- Once the project is completed, it will provide approximately 5,900 ongoing jobs each year across the commercial and retail tenancies. This means more employment opportunities for local residents.

12. What is the timeline of the project?

- The formal SSDA documentation will be submitted to DPHI in the fourth quarter of 2026.
- After the SSDA is lodged, the community will be formally invited to provide feedback to DPHI as the formal “Public Exhibition” process. DPHI will notify the community once this stage commences.
- Capital is expecting a decision within nine to twelve months of lodging the SSDAs.
- If approved, construction is anticipated to begin in mid-2028.

13. How can the community provide feedback?

- Capital has appointed Urbis to manage its stakeholder and community consultation process. Urbis will lead a comprehensive, independent and transparent consultation program that will provide opportunities for the community to receive information about the project, to ask questions and provide feedback.
 - This feedback will be collated into an Engagement Outcomes Report and lodged to DPHI alongside the SSDAs.
 - Following lodgement, DPHI will place the proposal on public exhibition. During the public exhibition, the community can review all technical documents and make a formal submission on the proposal for the Department’s consideration.
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