



Pre-Development Application

Date Submitted: 20/10/2025

Project Name: Shop-Top Housing - 28 Brookhollow Avenue, Norwest
Case ID: PDA-96515214

Proponent Details

Project Owner Info

Title	Mr
First Name	Timothy
Last name	He
Role/Position	Director
Phone	0404081888
Email	timothyhe@sq1construction.com.au
Address	2 GLENVIEW CLOSE BELLA VISTA , , 2153 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Camilla	Firman
Phone	Email	Role/Position
0459913020	cfirman@urbis.com.au	Associate Director

Address

ANGEL PLACE, LEVEL 8
123 PITT STREET
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Shop-Top Housing - 28 Brookhollow Avenue, Norwest
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD189,570,000.00
Indicative Operation Jobs	700
Indicative Construction Jobs	3,000
Number of Occupants	486
Number of Dwellings	257
Gross Floor Area (GFA) sqm	36,022
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	39

Description of the Development/Infrastructure

A concurrent rezoning and detailed SSDA for a , shop-top housing project comprising 2 towers of 20 and 27 storeys. The development will deliver approx. 257 dwellings, including 10% designated as affordable housing, along with basement parking, through site links and 4 lower levels dedicated to commercial uses.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	28 Brookhollow Avenue, Norwest
Site Address (Street number and name)	28 Brookhollow Avenue, Norwest
Site Co-ordinates - Latitude	-33.7337731
Site Co-ordinates - Longitude	150.967

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	

Lot and DP

Lot and DP
Lot 2071 in DP828992

Site Area

What is the total site area for your development?
Site Area sqm
7,244

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Other development

Permissibly of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned SP4 Enterprise in accordance with the HLEP2019. Commercial uses, in particular office premises, are permitted with consent in the SP4 Zone. ‘Shop top housing’ and ‘shops’ are currently prohibited in the SP4 Zone. Therefore, a concurrent LEP Amendment to permit ‘shop top housing’ developments and ‘shops’ as an additional permitted use on the site is sought. The proposed wording under Schedule 1 will specify that the total GFA of all ‘shops’ (such as neighbourhood supermarket).

HDA EOI Number

253726

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	28 Brookhollow Ave, Norwest_BDAR Waiver
-----------	---

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
SP4
Enterprise

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
☐ EPBC Act
☐ POEO Act
☐ BC Act

- ☐ Roads Act
- ☐ WM Act
- ☐ EP&A Act
- ☐ EP&A Regulation
- ☐ Biodiversity & Conservation SEPP
- ☐ Housing SEPP
- ☐ Industry & Employment SEPP
- ☐ Planning Systems SEPP
- ☐ Resilience & Hazards SEPP
- ☐ Sustainable Buildings SEPP
- ☐ Transport & Infrastructure SEPP
- ☐ The Hills LEP 2019

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).
Nil

Would the project vary any development standard?
Yes

Describe the nature of variation.

- ☐ Amend the maximum permitted building height under Clause 4.3 of the HLEP 2019 (RL 116m) to varying heights from 158.2m RL (68.6m) up to RL 181.6m (92m).
- ☐ Amend the FSR under Clause 4.4 of HLEP 2019 (1:1) to an incentive FSR of 4.97:1.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	28 Brookhollow Ave, Norwest_Scoping Report
File Name	28 Brookhollow Ave, Norwest_QS Report
File Name	28 Brookhollow Ave, Norwest_Preliminary Traffic Assessment
File Name	28 Brookhollow Ave, Norwest_Architectural Scoping Report
File Name	28 Brookhollow Ave, Norwest_Arborist Report
File Name	28 Brookhollow Ave, Norwest_BDAR Waiver