



**RECORD OF DELEGATION**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF PANEL DECISION</b>	7 November 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Moninder Singh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**DELEGATION REQUEST – DETERMINATION OF DEVELOPMENT APPLICATION PPSSCC-683**

**Development Application**

**PPSSCC-683 – Blacktown – DA-25-00516** – Aerodrome Drive, Nirimba Fields - Development of Akuna Vista local centre comprising a Woolworths supermarket with supporting retail uses and amenities within an internal mall at ground floor; commercial accommodation and team offices at first floor, provision of at grade and basement car parking with landscaping, a loading dock, business identification signage and associated works.

**BACKGROUND**

The Minister for Planning and Public Spaces provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSCC-683 – Blacktown – DA-25-00516, Blacktown Council have made a request of the Sydney Central City Planning Panel (attached as **Appendix 1**) that delegation to determine PPSSCC-683 – Blacktown – DA-25-00516 be granted.

**Key issues:**

In this case the application is:

- For the development of Akuna Vista local centre comprising a Woolworths supermarket with supporting retail uses and amenities within an internal mall at ground floor; commercial accommodation and team offices at first floor, provision of at grade and basement car parking with landscaping, a loading dock, business identification signage and associated works
- The CIV is \$32,535,378 – just nudging the application into the RSDA category. The matter is however of local but not regional significance
- The land is zoned B2 – Local Centre and the proposed development is permissible with consent
- Internal referrals have been undertaken with largely no objections and conditions of consent provided
- External referrals to TfNSW and NSW Police have elicited no objects and conditions have been provided where needed
- No submissions were received. The applicant undertook community consultation between 24 Feb and 9 March by way of pamphlet distribution to all residents of the Akuna Vista estate (469 homes).

#### Council's reasons for the delegation request:

- The proposal is of wider local strategic importance and Council have extensive knowledge of the site and community context.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal and there were no submissions received, despite the wide notification area to 45 properties. This implies tacit support for the development.
- The applicant also undertook community consultation between 24 February and 9 March 2025 by way of pamphlet distribution to all existing residents of Akuna Vista estate (469 homes) prior to the DA lodgement.
- Local determination would support efficient assessment and timely decision-making without compromising transparency or probity, given that we are nearly ready to report on this matter.
- The proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.
- The importance of providing a town centre in a greenfield area, complemented by supportive facilities designed to meet the needs of the region's growing population is in the public interest.

#### PANEL RESOLUTION

This is a resolution of the Panel made on 7 November 2025 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to the General Manager or similar of Blacktown Council the power to make a determination as consent authority under section 4.16 of the EP&A Act for:

**PPSSCC-683 – Blacktown – DA-25-00516 – Aerodrome Drive, Nirimba Fields - Development of Akuna Vista local centre comprising a Woolworths supermarket with supporting retail uses and amenities within an internal mall at ground floor; commercial accommodation and team offices at first floor, provision of at grade and basement car parking with landscaping, a loading dock, business identification signage and associated works.**

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	Moninder Singh 

**Attachment 1: Council Request for Delegation**

# memo

**To** Sydney Central City Planning Panel

**From** Judith Portelli, Manager Development Assessment, Blacktown City Council

**Date** 4 November 2025

**Subject** Request for delegation to determine application PPSSCC-683 (Lot 6545 DP 1264777 Aerodrome Drive, Nirimba Fields) as consent authority

**File no** F25/379

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**Topic** We are requesting the Sydney Central City Planning Panel to grant Blacktown City Council delegation of consent authority functions under Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 in accordance with Section 2.16(6) of the Environmental Planning and Assessment Act 1979 to determine development application PPSSCC-683 (DA-25-00516).

## Recommendation

1. That the Panel, with the Minister's approval, exercise its discretion under Section 2.16(6) of the Act to delegate its consent authority functions to Blacktown City Council for this matter.

## 1. Application details: PPSSCC-683 (DA-25-00516)

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This development application was referred to the Sydney Central City Planning Panel as State Environmental Planning Policy (Planning Systems) 2021 Schedule 6 (2) Development that has an estimated development cost of more than \$30 million applies to the proposed development. The capital investment value is over \$30 million, being \$32,535,378 (excluding GST).

The 1ha site is currently vacant. It is bound by Vampire Street to the north, Triton Parade to the south, Winjeel Street to the east and Aerodrome Drive to the west. Opposite on the southern side of Triton Parade is currently under construction Nirimba Fields Public School and a future public reserve (Reserve 980), and opposite on the eastern side of Winjeel Street is a future public reserve (Reserve 981). The western side of Aerodrome Drive is a drainage reserve, and immediately to the north and further surroundings are characterised by single and 2 storey dwelling houses.

This development application (DA-25-00516) is seeking the approval for the development of Akuna Vista local centre comprising a Woolworths supermarket with supporting retail uses and amenities within an internal mall at ground floor; commercial accommodation and team offices at first floor, provision of at grade and basement car parking with landscaping, a loading dock, business identification signage and associated works.

This proposal will comprise the following:

- Construction, fit-out and use of a Woolworths supermarket at ground floor;
- Construction of supporting retail uses and amenities within an internal mall at ground floor;
- Construction, fit-out and use of team offices at first floor;
- Construction of supporting commercial uses within the internal mall at first floor;

- Provision of basement and at-grade car parking;
- Provision of a 3 bay loading dock at ground floor;
- Provision of a 'Direct to Boot' (internet shopping collection) facility at basement level;
- Site landscaping; and
- Business identification signage.

The key particulars of the proposed development comprise:

- 3,469.54m<sup>2</sup> Woolworths supermarket inclusive of ancillary BWS liquor store;
- 825.57m<sup>2</sup> of supporting retail uses within an internal mall at ground floor;
- 958.86m<sup>2</sup> of supporting commercial uses within the internal mall at first floor;
- 20.99m<sup>2</sup> supporting kiosk within the internal mall at ground floor;
- 269 car parking spaces (194 at basement, 75 at grade), inclusive of:
  - 249 standard parking spaces (184 at basement, 75 at grade);
  - 6 accessible spaces (3 at basement, 3 at grade);
  - 4 parent/pram spaces (all at grade);
  - 6 'Direct to Boot' spaces (internet shopping collection) (all at basement);
  - 4 EV charging stations (all at grade);
- 19 bicycle parking spaces (3 at basement adjacent to travelator, 16 at grade adjacent to mall entry);
- 3 bay loading dock at ground floor;
- The proposed hours of operation and employees are as follows:

Component	Proposed
Hours of Operation	<u>Woolworths Supermarket</u> 06:00 - 00:00, seven days per week <u>BWS Liquor Store</u> 08:00 - 22:00 Monday to Saturday, 10:00 - 22:00 Sunday <u>Supporting Retail Uses</u> 06:00 - 00:00, seven days per week <u>Supporting Commercial Uses</u> 06:00 - 00:00, seven days per week <u>Loading Dock (including Waste Removal)</u> 05:00 - 22:00, seven days per week
Number of Staff	140 - 150 across all proposed tenancies (80 within the Woolworths supermarket pursuant to BCA requirements).

A statement of environmental effects and supporting technical studies including traffic report, acoustic report, heritage impact statement, contamination and remediation action plan, NABERS embodied emissions materials form, access report, salinity assessment, stormwater management plan and a waste management plan have been submitted in support of the DA.

The site is zoned B2 – Local Centre under State Environmental Planning Policy (Central River City) 2021. The proposal is defined as 'retail premises, 'business premises, 'office premises', 'food and drinks premises' and 'business signage', which are permissible developments with consent.

As the proposal is considered traffic generating under Section 2.122 of the SEPP (Transport and Infrastructure) 2021, it was referred to Transport for NSW. No objection is raised.

Sydney Central City Planning Panel is the determining authority for this development application as the proposed development is over \$30 million and it is regionally significant development under Schedule 6 Regionally significant development of State Environmental Planning Policy (Planning Systems) 2021.

- **DA-25-00516 (Panel reference: PPSSCC-683)** lodged on 29 April 2025
- **Address:** Lot 6545 DP 1264777 Aerodrome Drive, Nirimba Fields)
- **Applicant:** Fabcot Pty Ltd
- **Landowner:** Defence Housing Australia
- **Cost of development:** \$32,535,378 (excluding GST)
- **Planner:** Bertha Gunawan
- **CPA:** Alan Middlemiss
- **Number of submissions:** nil

## **Key issues**

### **Summary history:**

- Application lodged on 29 April 2025.
- Notification conducted 15 to 29 May 2025. No submissions received
- Internal referrals: Property, Building, City Architect, Traffic, Recreation Planning and Design, Environmental Health, Heritage, Greenspace, Drainage and Development Engineers.
  - Property - no objection
  - Building – no objection, subject to conditions
  - City Architect – no action required
  - Traffic – no objection
  - Recreation Planning and Design – no objection
  - Environmental Health – no objection, subject to conditions
  - Heritage – no objection
  - Greenspace – no objection, subject to conditions
  - Engineers – no objection, subject to conditions
- External referral to TfNSW sent 14 June 2025. Comments received on 2 June 2025 - no objection/conditions.
- External referral to NSW Police on 16 May 2025. Response received on 16 June 2025 stating no objection, subject to conditions

### **Reasons for the delegation request**

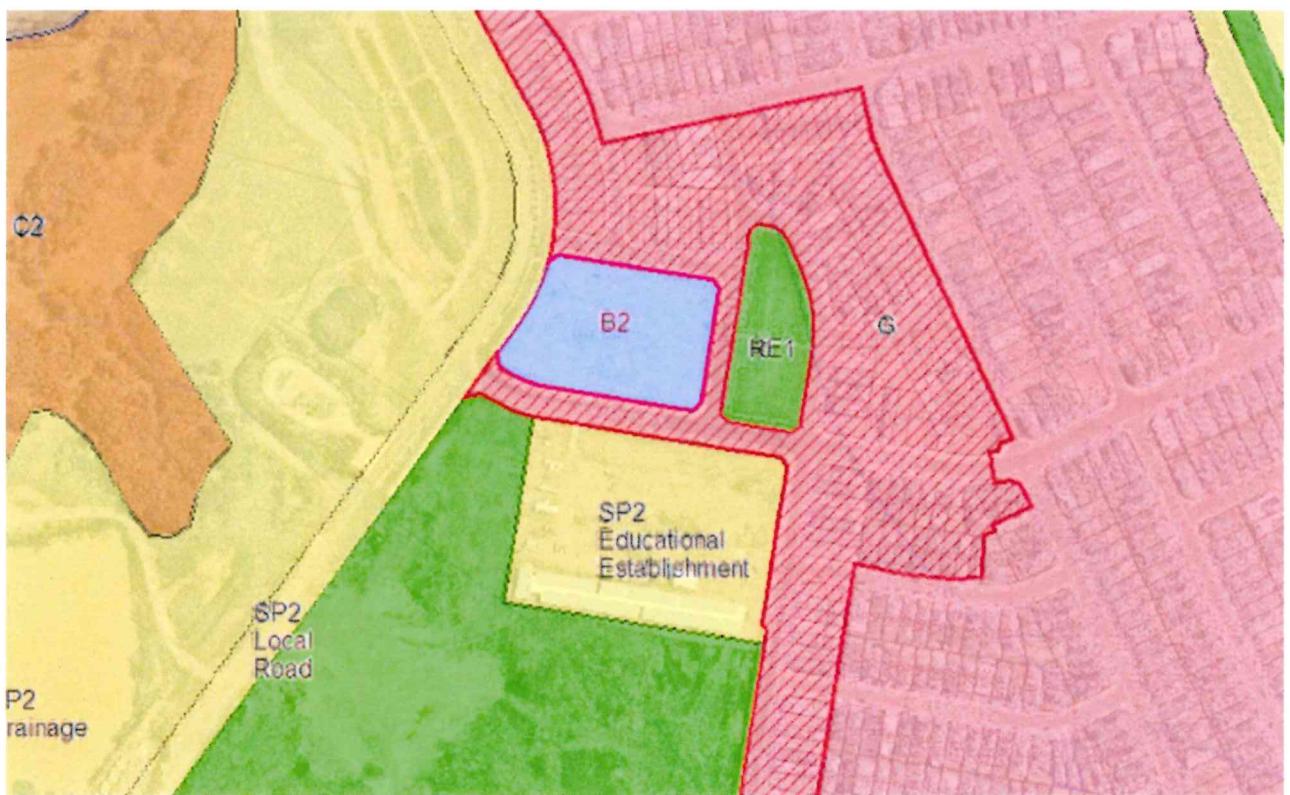
- The proposal is of wider local strategic importance and we have extensive knowledge of the site and community context.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal and there were no submissions received, despite the wide notification area to 45 properties and implies tacit support for the development.
- The applicant also undertook community consultation between 24 February and 9 March 2025 by way of pamphlet distribution to all existing residents of Akuna Vista estate (469 homes) prior to the DA lodgement.
- Local determination would support efficient assessment and timely decision-making without compromising transparency or probity, given that we are nearly ready to report on this matter.

- The proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.
- The importance of providing a town centre in a greenfield area, complemented by supportive facilities designed to meet the needs of the region's growing population is in the public interest

## Approval

	Name and position	Signature
Prepared by	Bertha Gunawan Senior Town Planner	
Endorsed by	Alan Middlemiss Coordinator Planning Assessment	
	Judith Portelli Manager Development Assessment	

## Locality/Aerial Map





## DRAWING LIST (DA)

No.:	SHEET NAME	REVISION	DATE
DA000	COVER PAGE	1	10.03.2025
DA001	DEVELOPMENT SUMMARY	1	10.03.2025
DA002	SITE ANALYSIS PLAN	1	10.03.2025
DA003	LAYOUT / CONDIT. ANALYSIS	1	10.03.2025
DA004	HERITAGE INTERPRETATION STRATEGY	1	10.03.2025
DA010	SITE PLAN	1	10.03.2025
DA101	BASEMENT FLOOR PLAN	1	10.03.2025
DA102	GROUND FLOOR PLAN	1	10.03.2025
DA103	LEVEL 1 FLOOR PLAN	1	10.03.2025
DA104	ROOF PLAN	1	10.03.2025
DA201	BUILDING ELEVATIONS - SHEET 1	1	10.03.2025
DA202	BUILDING ELEVATIONS - SHEET 2	1	10.03.2025
DA301	BUILDING SECTIONS	1	10.03.2025
DA501	SIGNAGE PLAN & SCHEDULE	1	10.03.2025
DA601	SHADOW DIAGRAMS	1	10.03.2025
DA701	GFA CALCULATION DIAGRAMS	1	10.03.2025
DA901	3D PERSPECTIVES - SHEET 1	1	10.03.2025
DA902	3D PERSPECTIVES - SHEET 2	1	10.03.2025

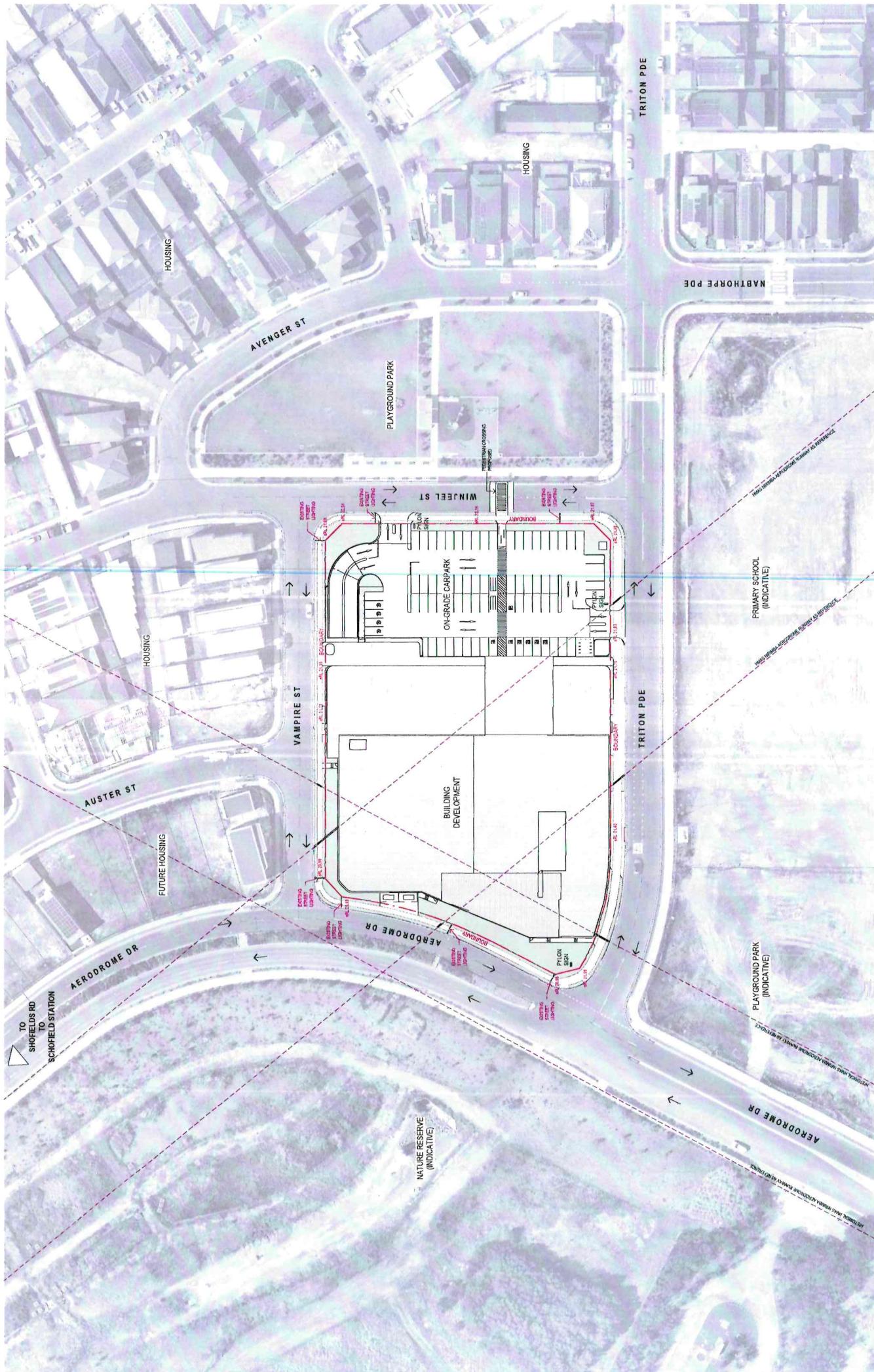


WOOLWORTHS AKUNA VISTA

14297

DEVELOPMENT APPLICATION

MAR 2025



Project Name  
**WOOLWORTHS AKUNA VISTA**  
Project Address  
**VAMPIRE ST. NIRIMBA FIELDS NSW 2763**

Builders Logo



SITE PLAN

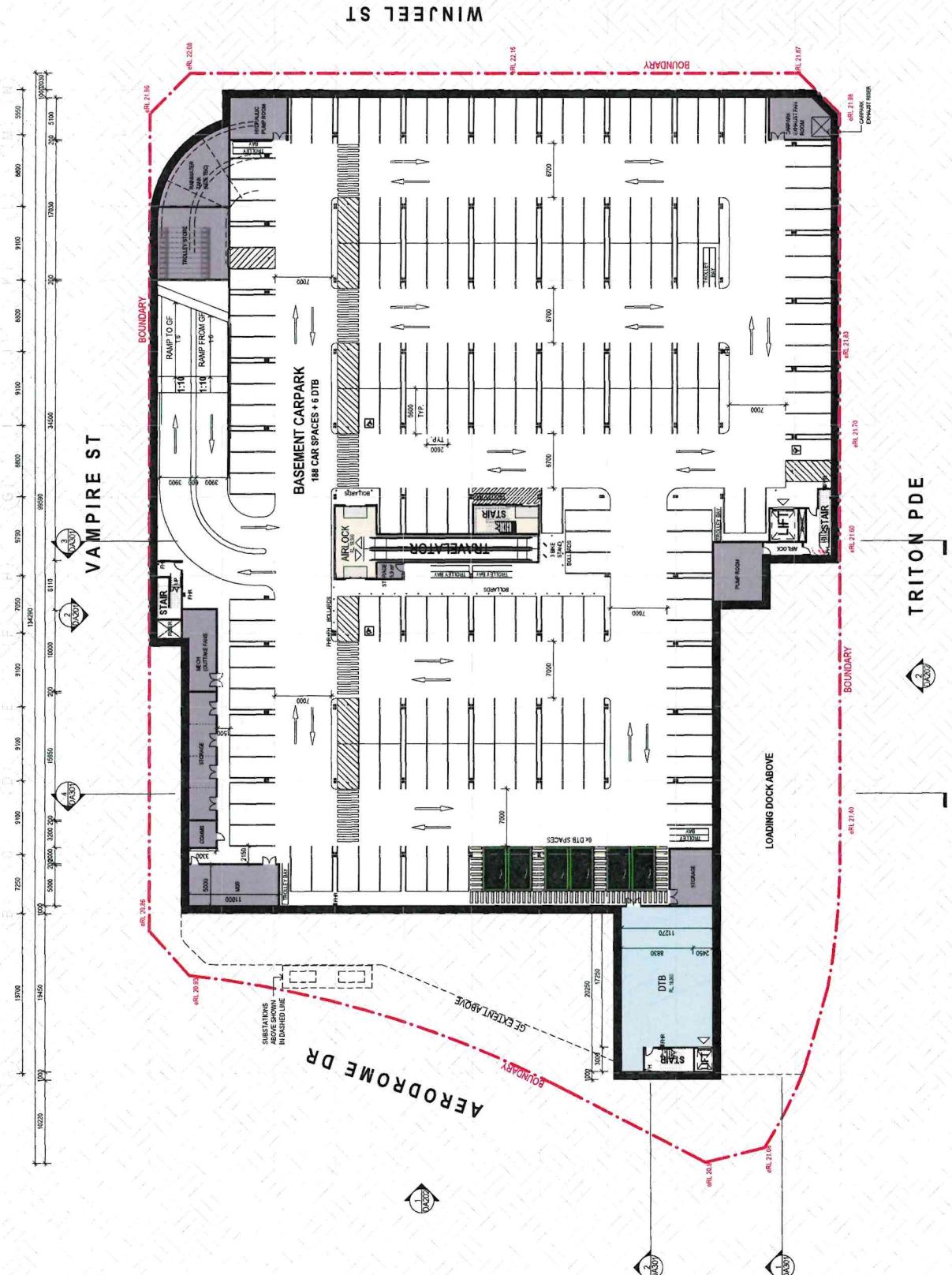
AW A1 1:500 1

Key Plan

AW A1 1:500 1

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Project Name **WOOLWORTHS AKUNA VISTA**  
Project Address **VAMPIRE ST. NIMBIA FIELDS NSW 2763**

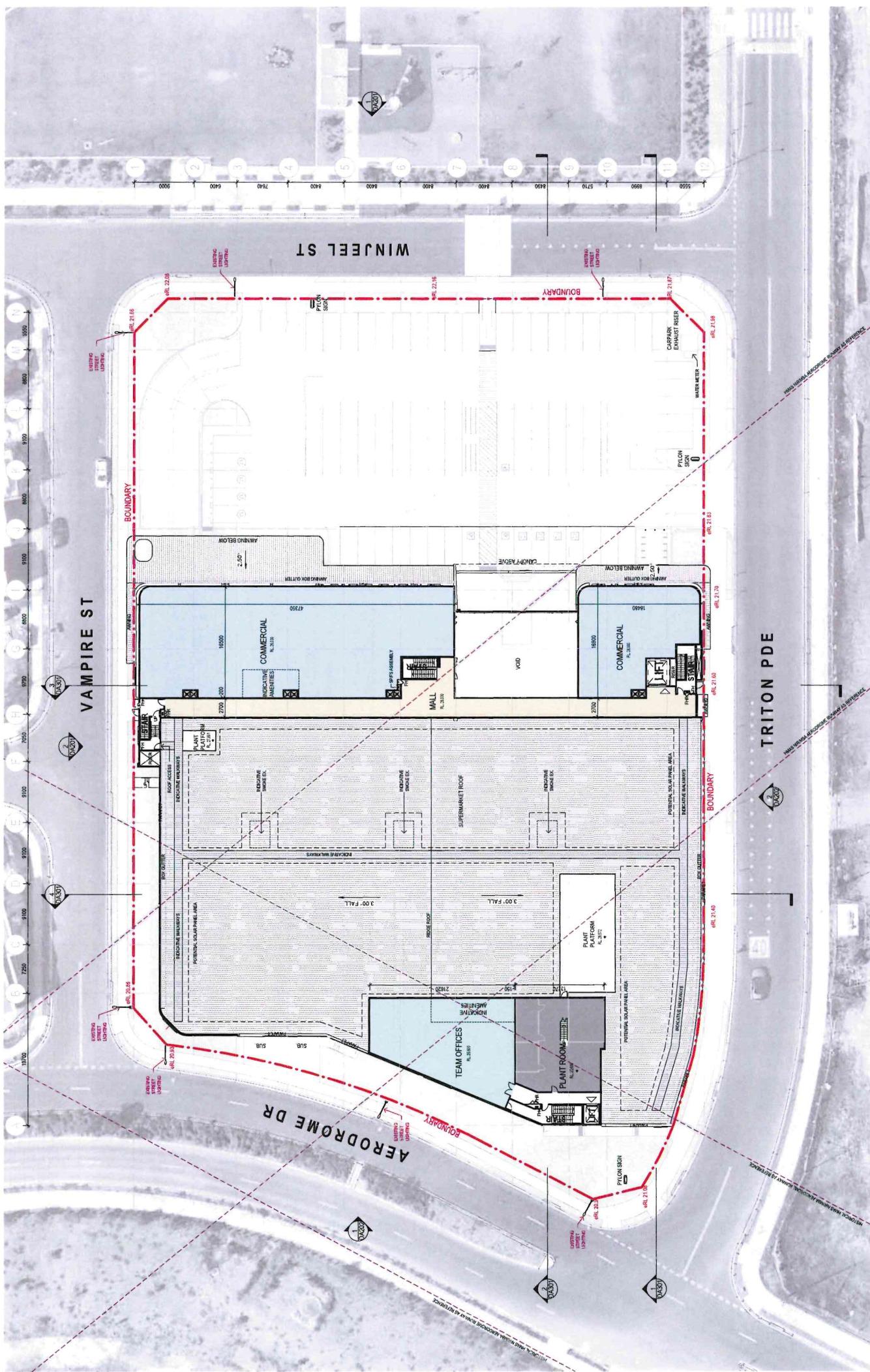
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 Woolworths

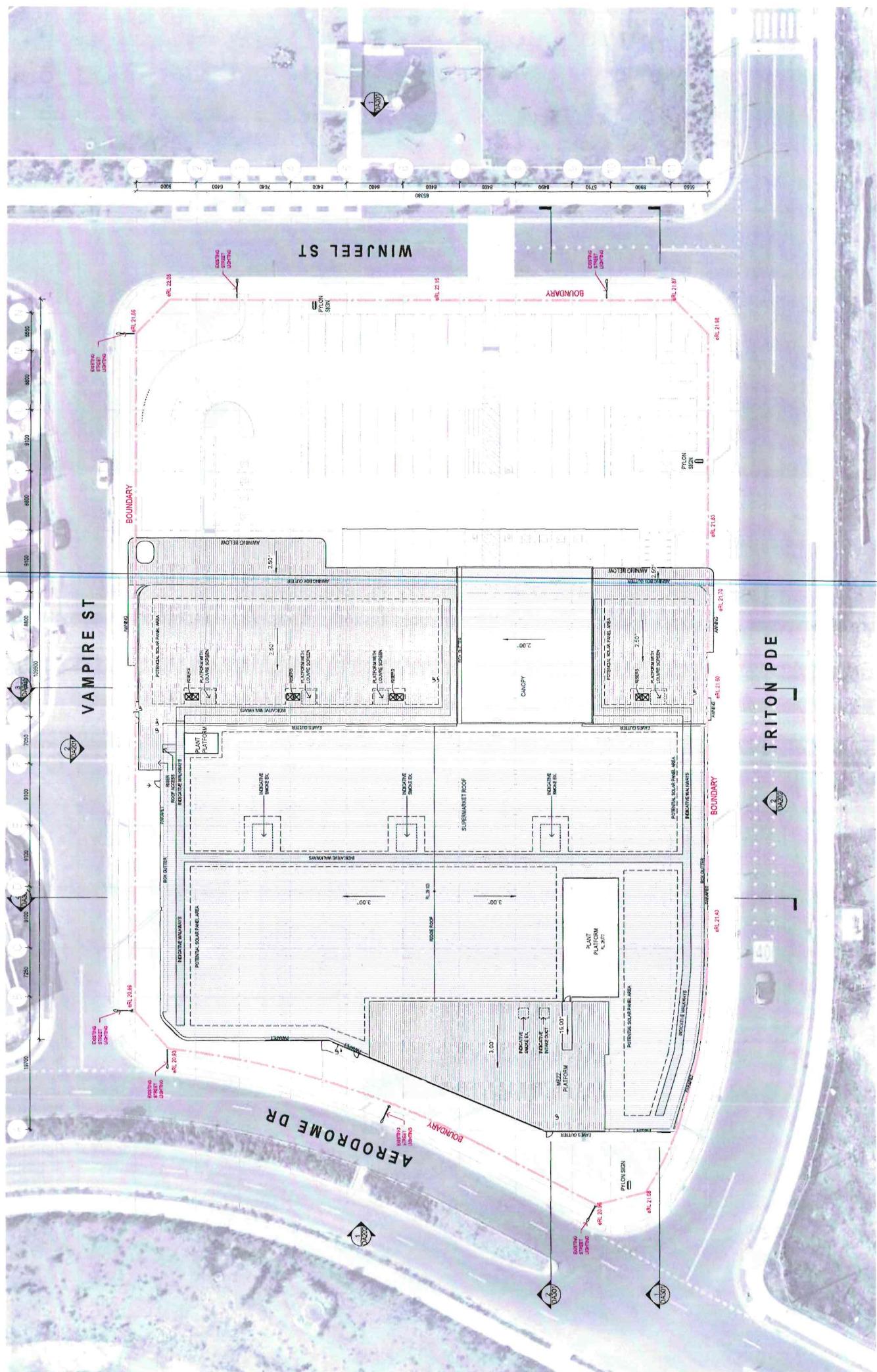
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117 Wallibougby Road Crows Nest NSW 2065  
1+61 2 9431 6431  
e [negotiationtribe@outlook.com.au](mailto:negotiationtribe@outlook.com.au)





Project Name:	WOOLWORTHS AKUNA VISTA
Project Address:	VAMPIRE ST, NIRIMBA FIELDS NSW 2763
Builders Logo:	Woolworths
Key Plan:	1:250
LEVEL 1 FLOOR PLAN	
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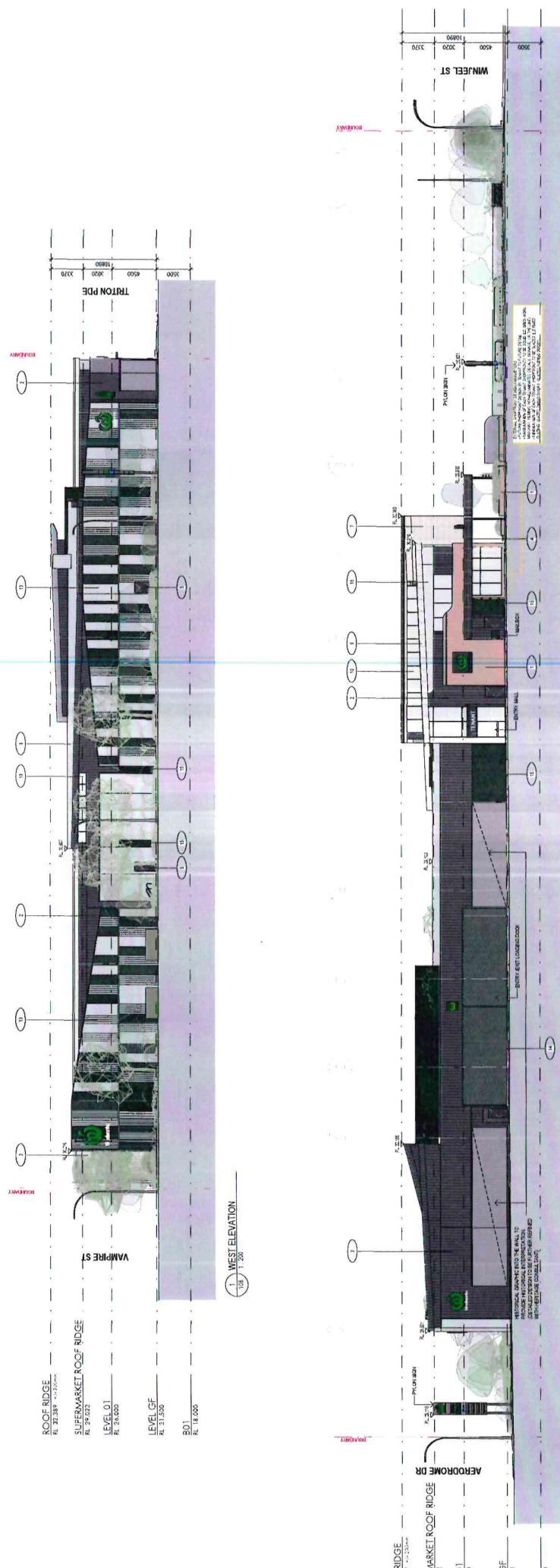
<b>ROOF PLAN</b>	
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Project Name **WOOLWORTHS AKUNA VISTA**  
Project Address **VAMPIRE ST. NIRIMBA FIELDS NSW 2763**  
Key Plan   
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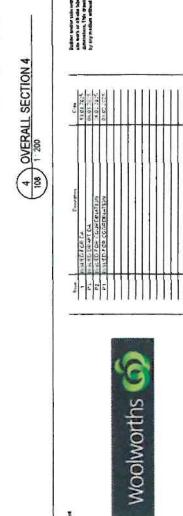
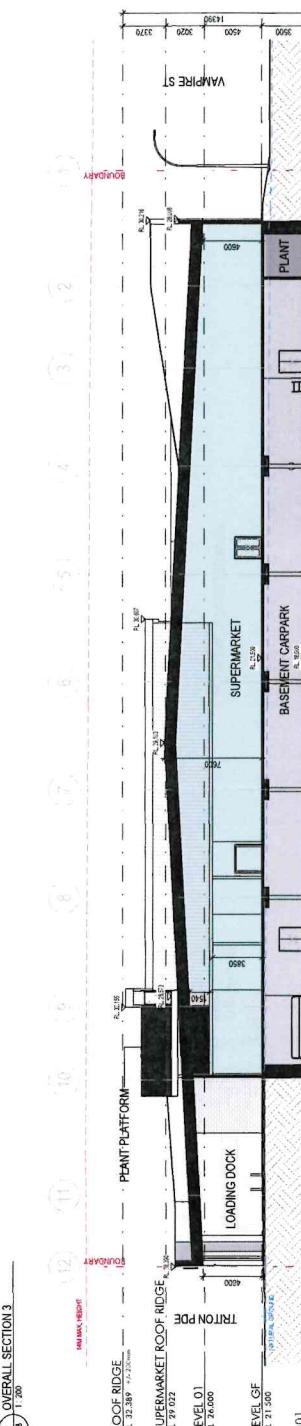
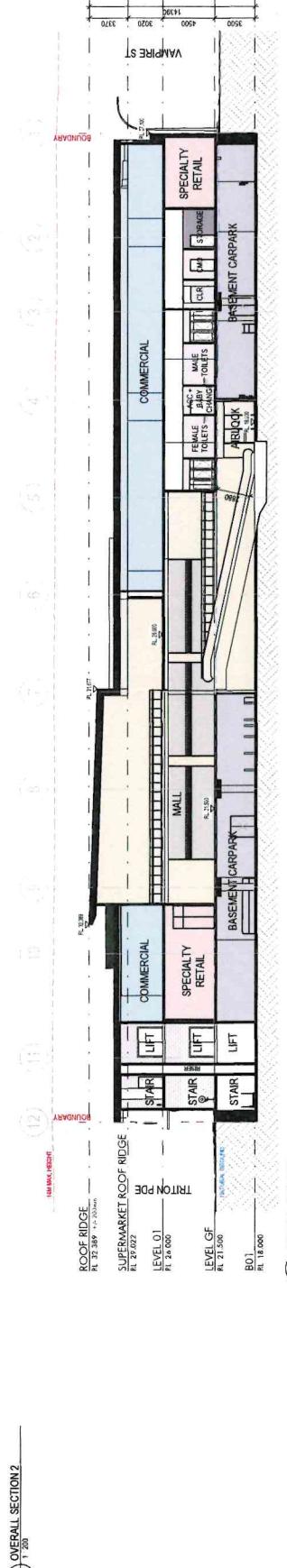
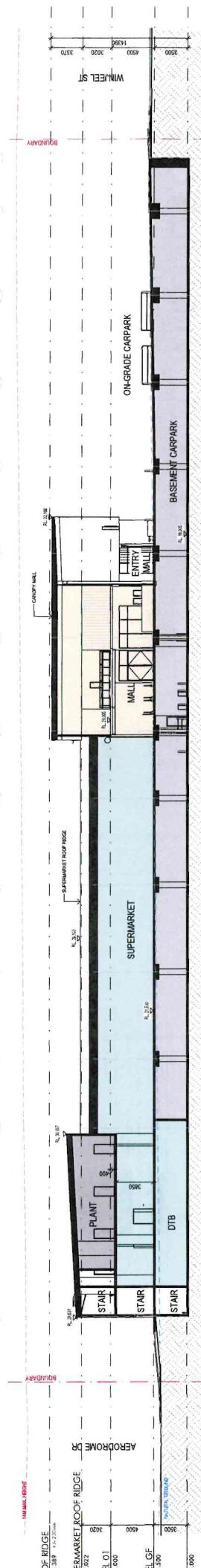


EXTERNAL FINISHES SCHEDULE	
1. Face Block	10. Glass Glazing
2. Metal Cladding - Longline 355 - Horizontal or Vertical	11. Sandblasted Glazing - Grey
3. Metal Cladding - Longline 355 - Vertical or Similar	12. Concrete
4. Undercoat Epoxy	13. Turned Postcast Concrete
5. Polyurethane / Painted Coats - Horizontal or Vertical	14. Vertical Batters - Mortarment
6. Alabaster Blocks - Smooth or Textured	15. Screen (Louvre) - Painted or Tinted Coats - Horizontal or Vertical
7. Alabaster Tiles - Smooth or Textured	16. Exterior Screening Painted or Tinted Coats to match coloured Ceramic / White / Sand
8. Timber Deck Panels in Balsa	17. Timber Column Untreated Timber Beam
9. Metal Panel Cladding	

**BUILDING ELEVATIONS - SHEET 2**

Project Name: **WOOLWORTHS AKUNA VISTA**  
Project Address: **VAMPIRE ST. NIRIMBA FIELDS NSW 27**





OVERALL SECTION 1

OVERALL SECTION 2

OVERALL SECTION 3  
1:200

OVERALL SECTION 4  
1/200

Project Name  
**WOOLWICH**  
Project Address  
**WAMPUR**

Project Name **WOOLWORTHS AKUNA VISTA**  
Project Address **100 WAMPPEE ST, NIPIMBA ESTATE, NSW 2761**

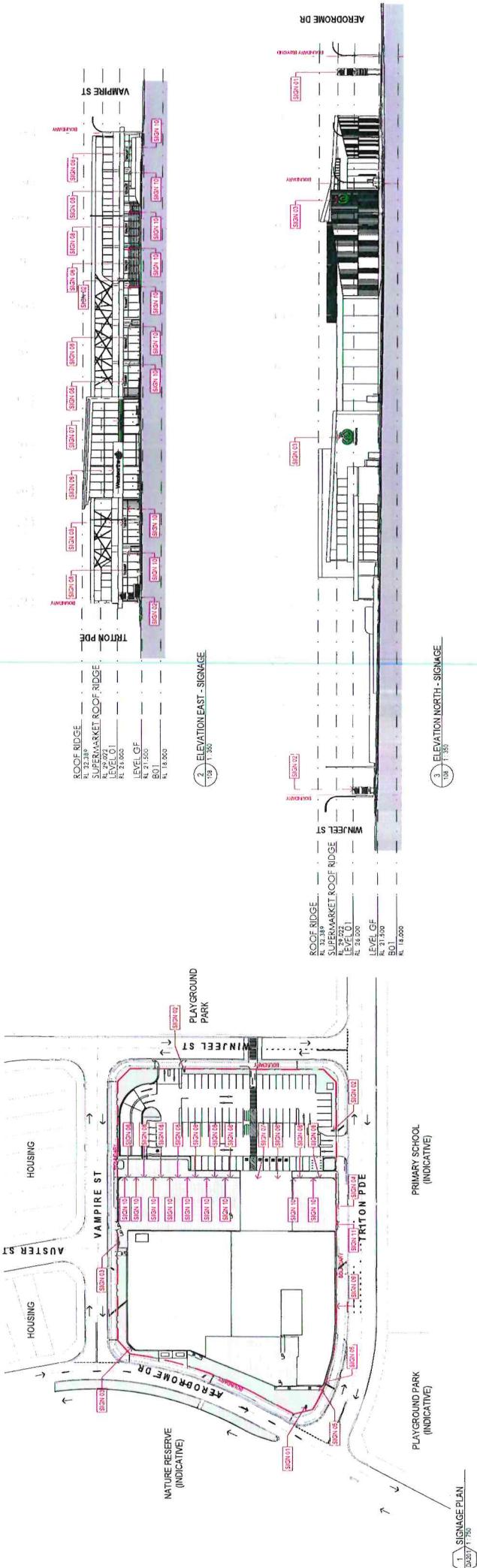
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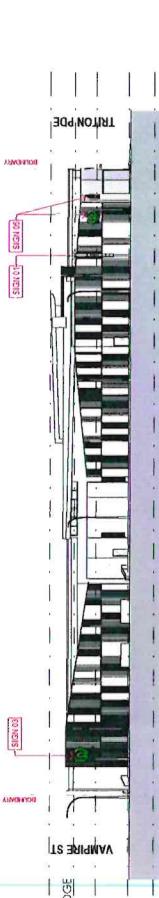
Key Plan 2025

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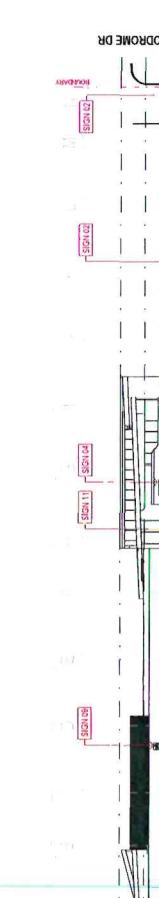
netdelon trade partnership pty ltd ABN 58 161 683 122  
117 Willoughby Road, Crows Nest, NSW 2065  
1 +61 2 9431 6431  
e: [netdelon@netdelon.com.au](mailto:netdelon@netdelon.com.au) w: [netdelononline.com.au](http://netdelononline.com.au)



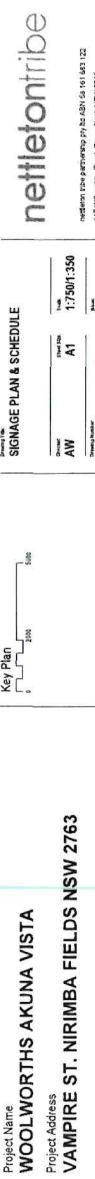
SIGNAGE SCHEDULE		MEASURED IN	DESCRIPTION	MEASURED IN
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5 ELEVATION WEST - SIGNAGE

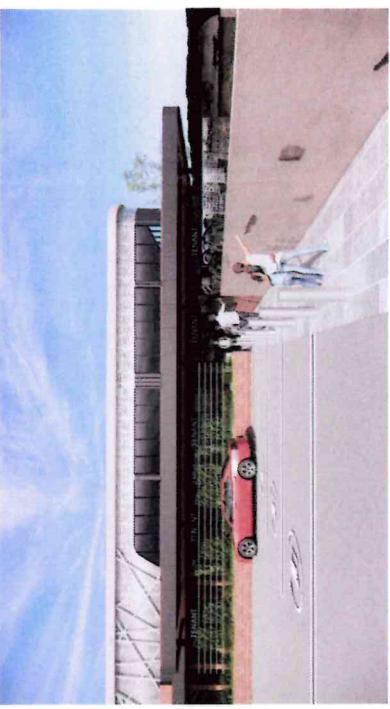








WINJEEL ST CARPARK ENTRY



CARPARK TO OUTDOOR DINING



PEDESTRIAN ENTRY VIEW FROM PLAYGROUND - WINJEEL ST



VAMPIRE ST PEDESTRIAN ENTRY



TRITON PDE ENTRY CARPARK



VAMPIRE ST VIEW

3D PERSPECTIVES - SHEET 1  
AW A1 NTS 1

Project Name  
**WOOLWORTHS AKUNA VISTA**  
Project Address  
**VAMPIRE ST. NIRIMBA FIELDS NSW 2763**

Builders Logo

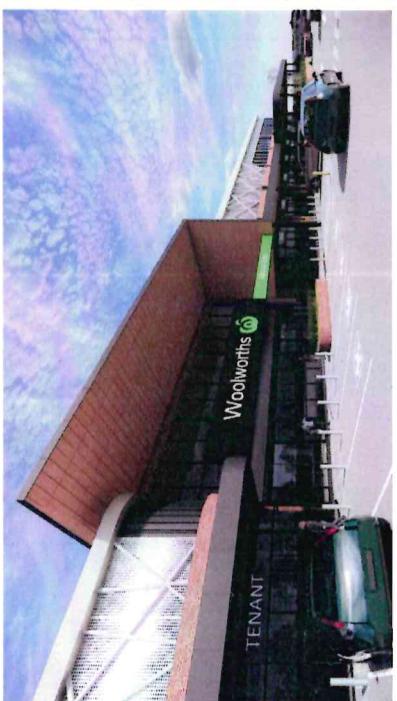
 Woolworths



TRITON PDE PEDESTRIAN ENTRY



ENTRY MALL



ENTRY MALL



ENTRY LOADING DOCK - TRITON PDE



CORNER AERODROME DR & TRITON PDE



CORNER AERODROME DR & VAMPIRE ST

Project Name  
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Project Address  
**VAMPIRE ST. NIRIMBA FIELDS NSW 2763**

Builders Logo



neffetlontride

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e: info@neffetlontride.com.au w: neffetlontride.com.au

3D PERSPECTIVES - SHEET 2	
Key Plan	3000
AW	A1
NTS	1

1

Key Plan	
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