

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

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)

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:

- 3,469.54m² Woolworths supermarket inclusive of ancillary BWS liquor store;
- 825.57m² of supporting retail uses within an internal mall at ground floor;
- 958.86m² of supporting commercial uses within the internal mall at first floor;
- 20.99m² supporting kiosk within the internal mall at ground floor;
- 269 car parking spaces (194 at basement, 75 at grade), inclusive of:
 - o 249 standard parking spaces (184 at basement, 75 at grade);
 - o 6 accessible spaces (3 at basement, 3 at grade);
 - o 4 parent/pram spaces (all at grade);
 - o 6 'Direct to Boot' spaces (internet shopping collection) (all at basement);
 - o 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

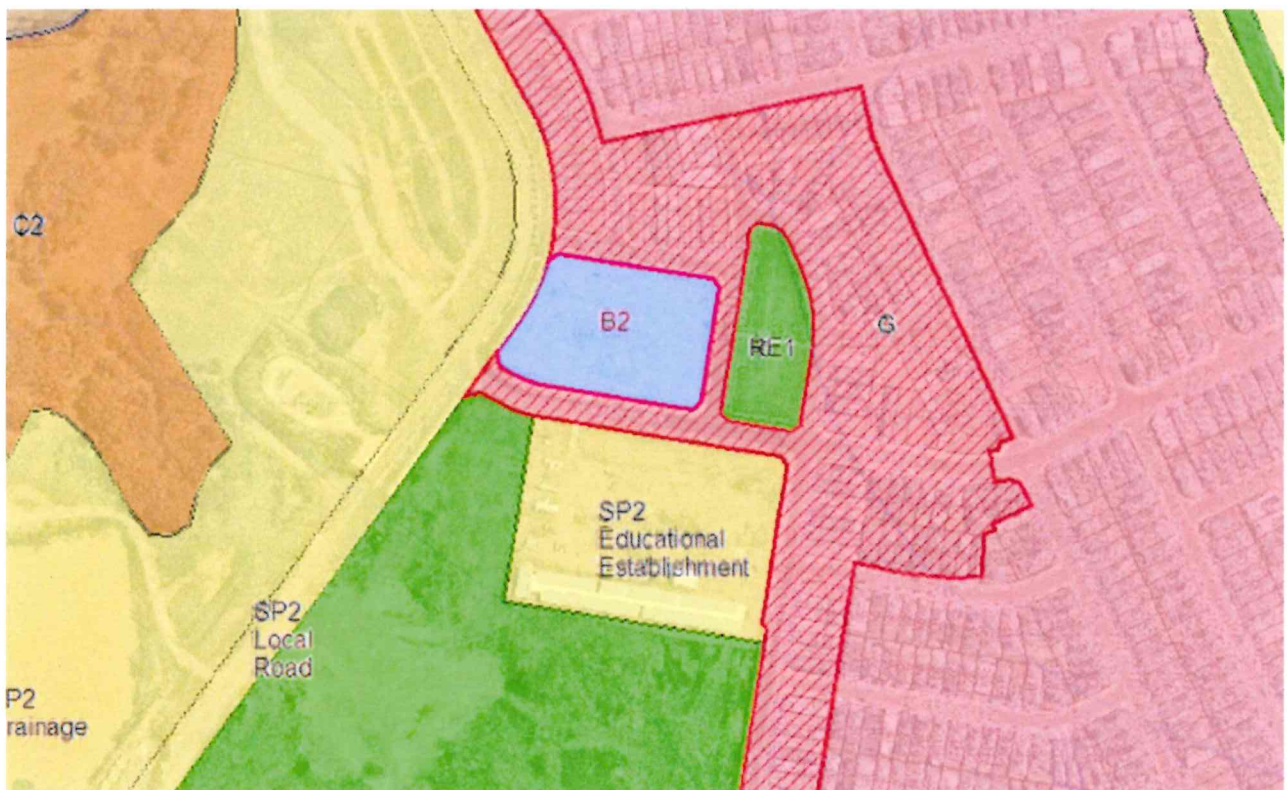
- The proposal is of wider local strategic importance and we have extensive knowledge of the site and community context.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal and there were no submissions received, 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.:	COVER PAGE	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 / CONTEXT 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



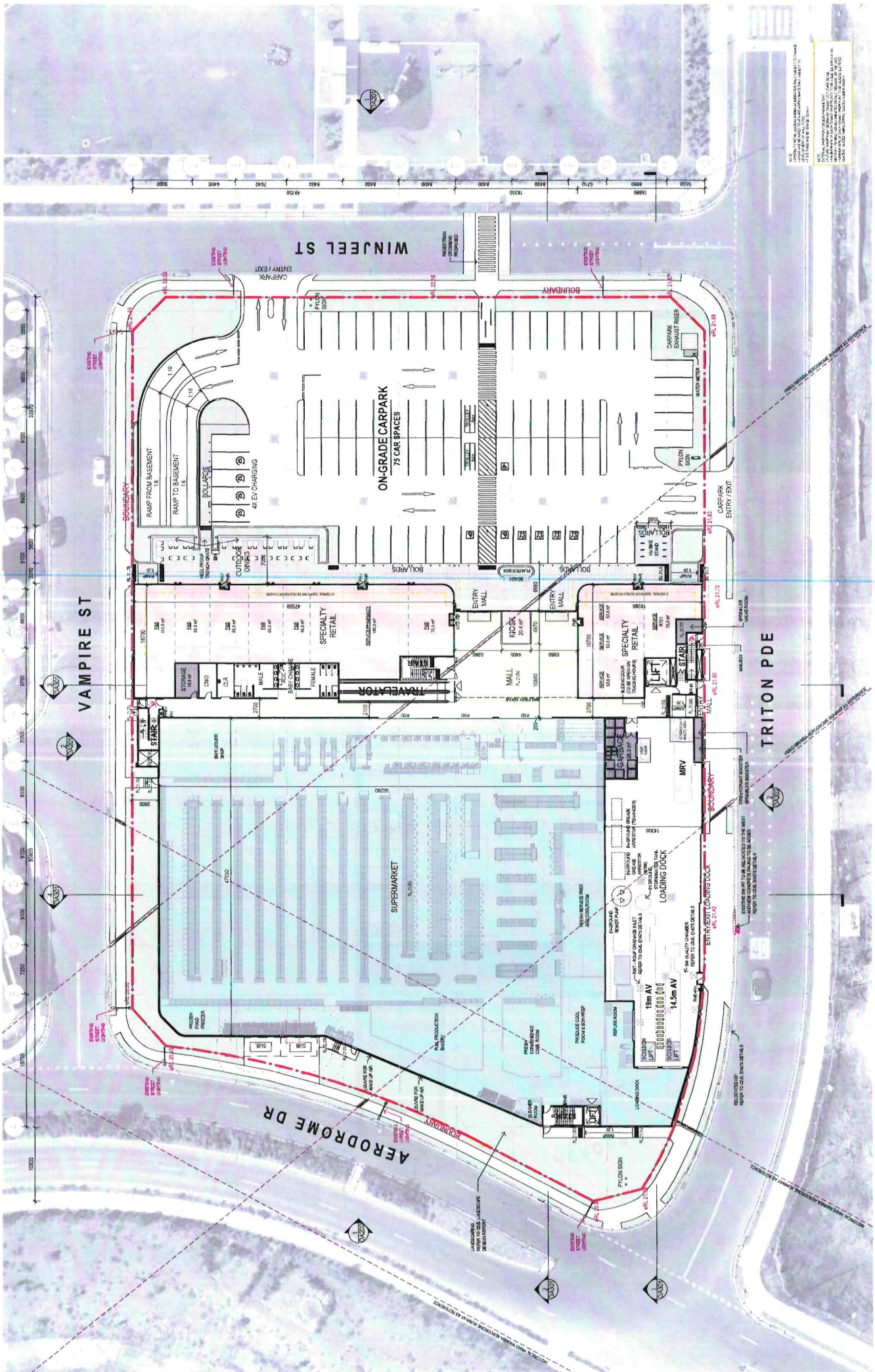
WOOLWORTHS AKUNA VISTA

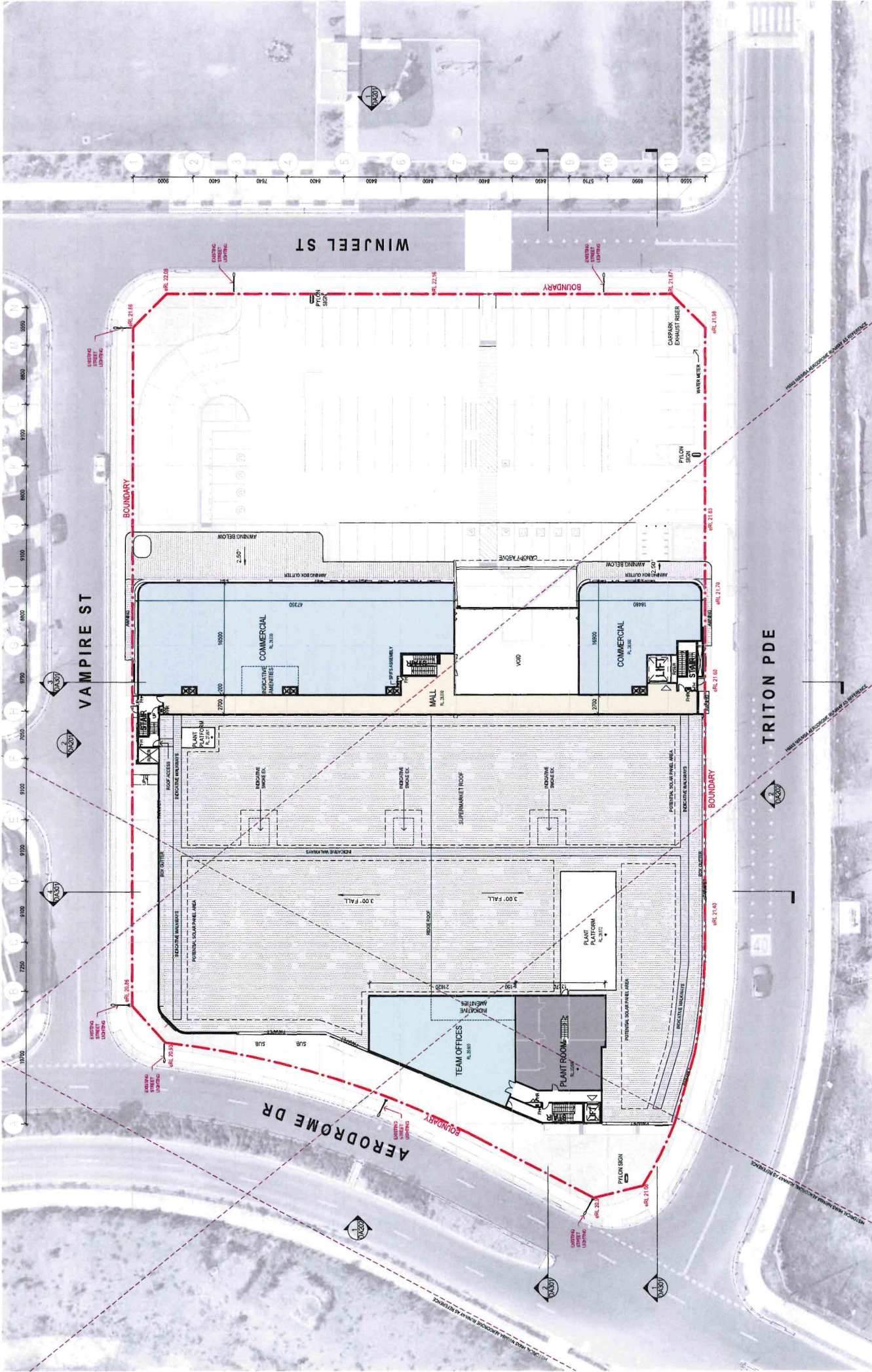
14297

DEVELOPMENT APPLICATION

MAR 2025







Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Builders Logo

nettleontribe

nettleontribe Pty Ltd ABN 16 161 883 122
111 Victoria Road, Crossfield, NSW 2065
111 Victoria Road, Crossfield, NSW 2065
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LEVEL 1 FLOOR PLAN

AW A1 1:250

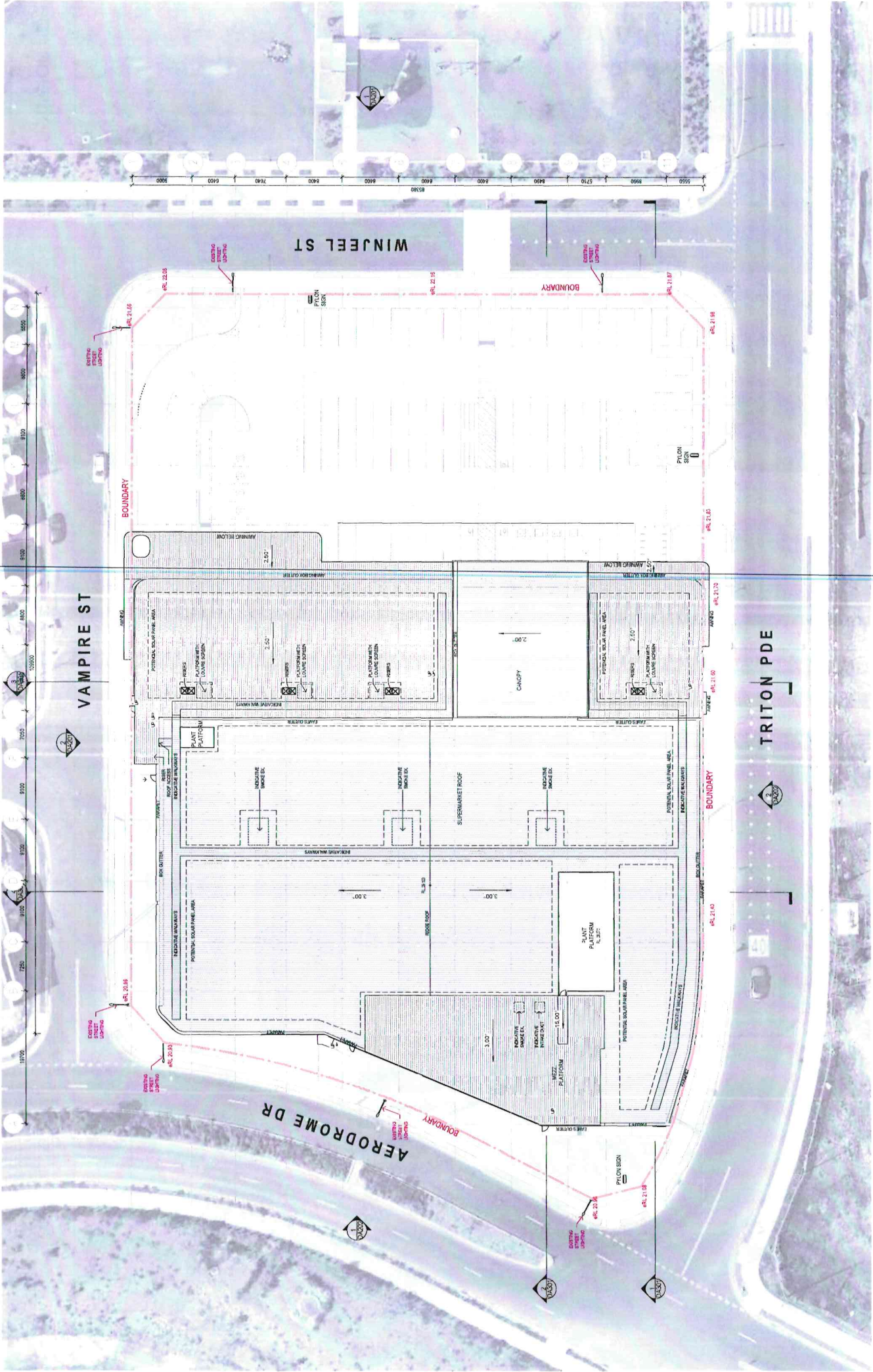
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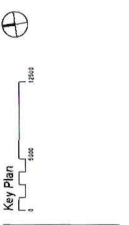
Key Plan

1:2500

Room No.	Room Name	Area (sqm)	Volume (cu m)	Height (m)	Notes
101	TEAM OFFICES	1,380	13,800	10.0	
102	PLANT ROOM	1,380	13,800	10.0	
103	COMMERCIAL	1,380	13,800	10.0	
104	COMMERCIAL	1,380	13,800	10.0	
105	COMMERCIAL	1,380	13,800	10.0	
106	COMMERCIAL	1,380	13,800	10.0	
107	COMMERCIAL	1,380	13,800	10.0	
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111	COMMERCIAL	1,380	13,800	10.0	
112	COMMERCIAL	1,380	13,800	10.0	
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115	COMMERCIAL	1,380	13,800	10.0	
116	COMMERCIAL	1,380	13,800	10.0	
117	COMMERCIAL	1,380	13,800	10.0	
118	COMMERCIAL	1,380	13,800	10.0	
119	COMMERCIAL	1,380	13,800	10.0	
120	COMMERCIAL	1,380	13,800	10.0	



Project Name			
WOOLWORTHS AKUNA VISTA			
Project Address			
VAMPIRE ST. NIRIMBA FIELDS NSW 2763			
Project No.			
14297_DA104			
Scale			
1:250			
Drawing No.			
AW			
Drawing Title			
ROOF PLAN			



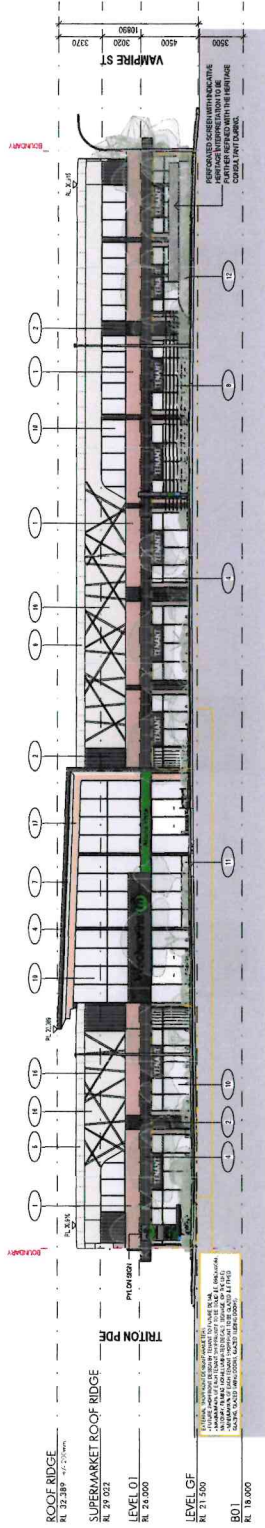
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Project Address
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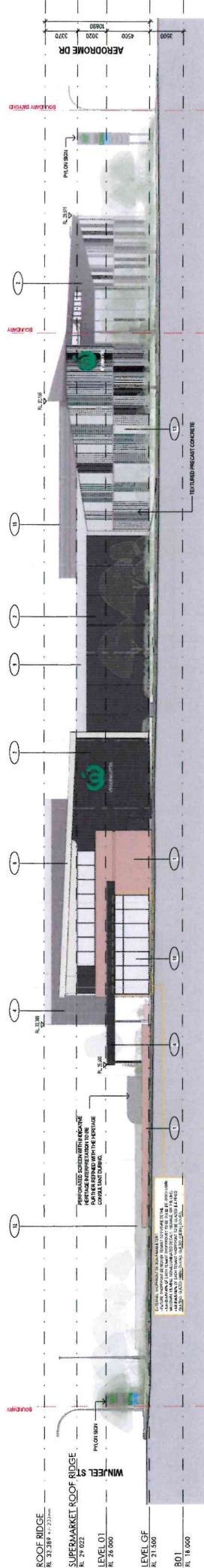
Builders Logo

Woolworths

Revisions	
No.	Description
1	Issue for tender
2	Issue for construction
3	Issue for construction
4	Issue for construction
5	Issue for construction
6	Issue for construction
7	Issue for construction
8	Issue for construction
9	Issue for construction
10	Issue for construction



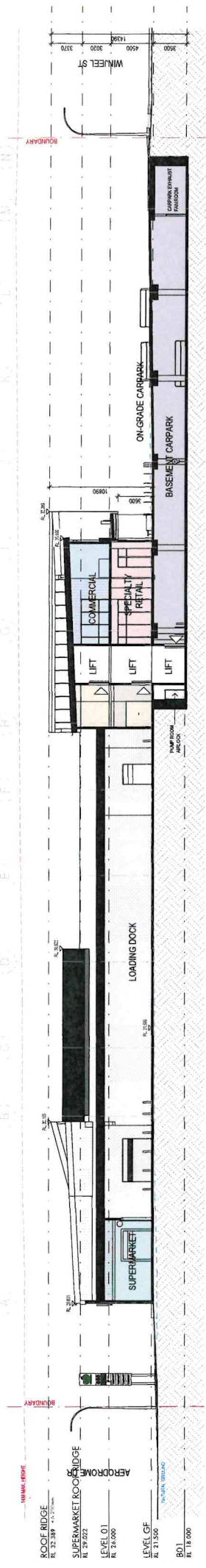
1 EAST ELEVATION
1:200



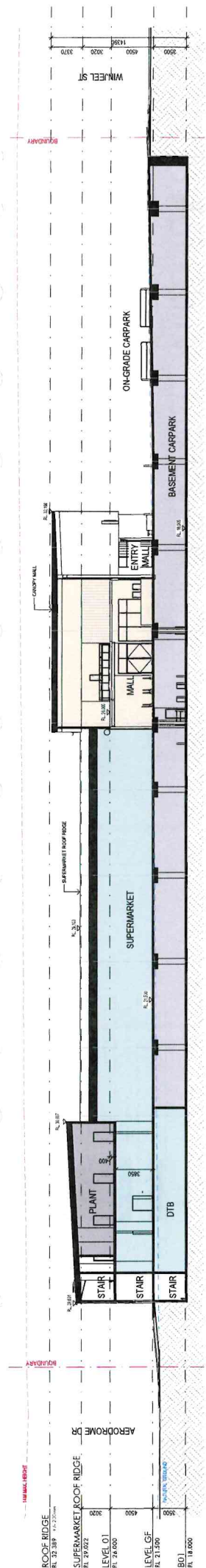
2 NORTH ELEVATION
1:200

EXTERNAL FINISHES SCHEDULE

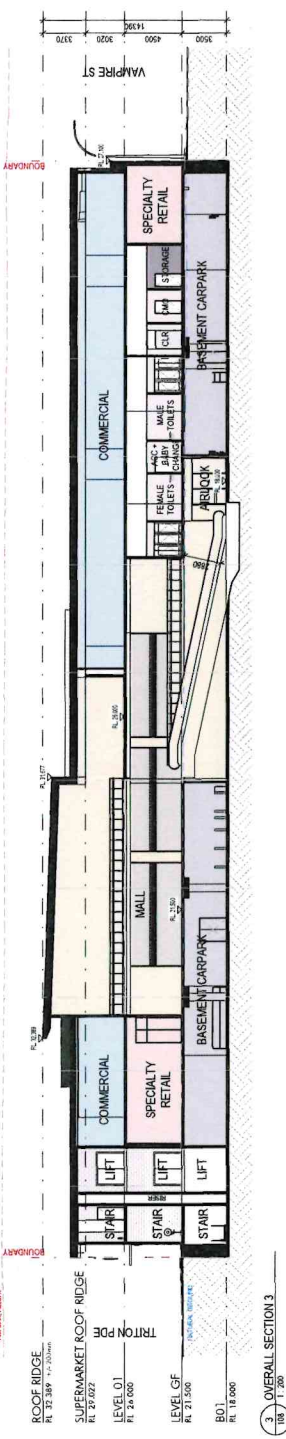
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10. Veneer Cladding	11. Spotted Cladding - Grey	12. Concrete	13. Textured Perforated Concrete	14. Vertical Slats - Aluminium	15. Screen Louvers - Aluminium	16. Solid Cladding - Longlines 305	17. Timber Cladding - Unfinished Timber Beam	18. Solid Cladding - Longlines 305
19. Solid Cladding - Longlines 305	20. Solid Cladding - Longlines 305	21. Solid Cladding - Longlines 305	22. Solid Cladding - Longlines 305	23. Solid Cladding - Longlines 305	24. Solid Cladding - Longlines 305	25. Solid Cladding - Longlines 305	26. Solid Cladding - Longlines 305	27. Solid Cladding - Longlines 305



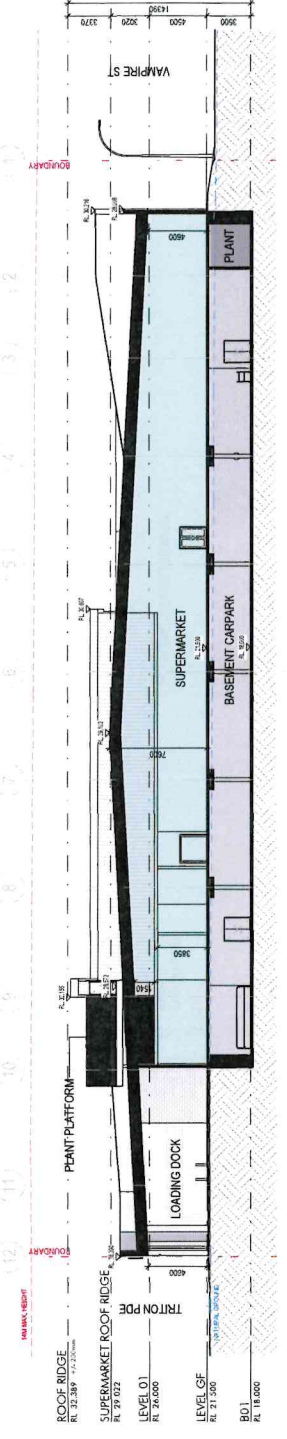
1 OVERALL SECTION 1
1:200



2 OVERALL SECTION 2
1:200



3 OVERALL SECTION 3
1:200



4 OVERALL SECTION 4
1:200



Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Builders Logo

nettletontribe

nettleton tribe partnering pty ltd ABN 16 161 683 122
111 Victoria Road, Chisholm VIC 3192
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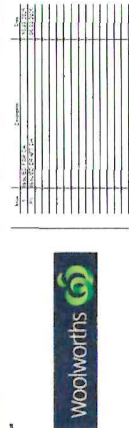
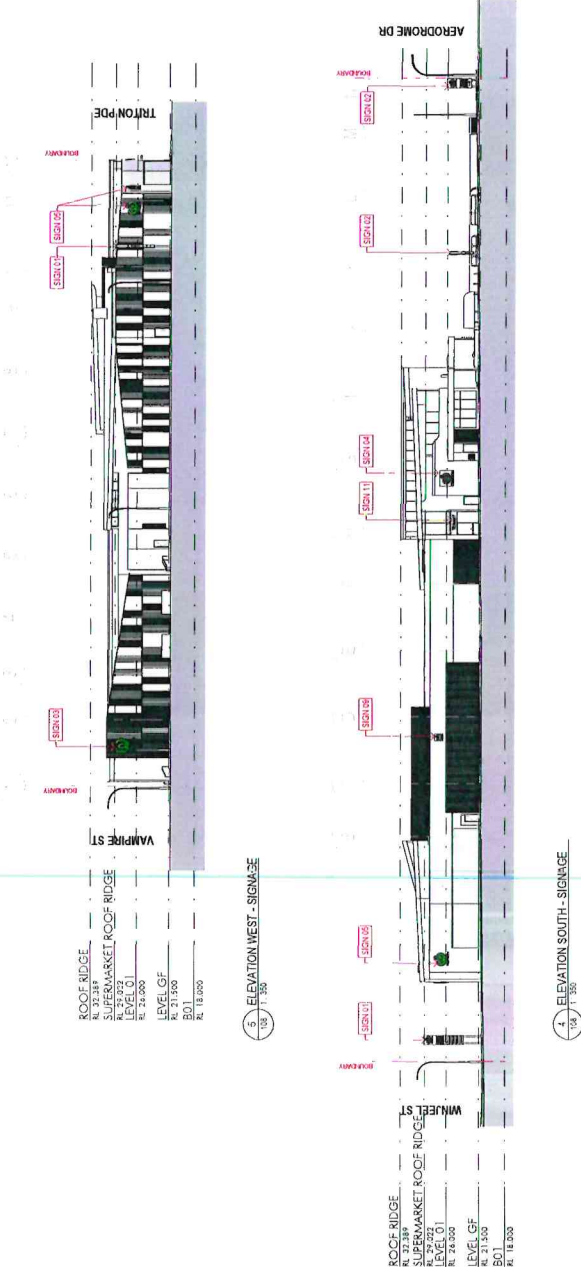
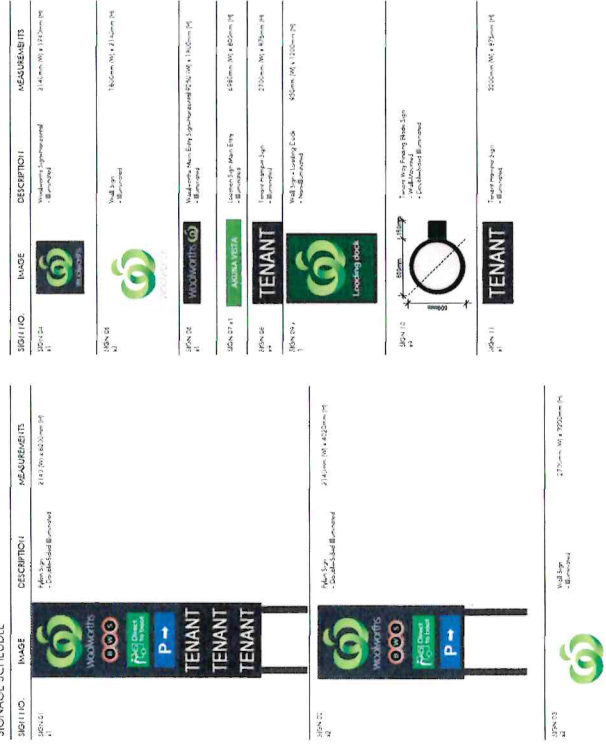
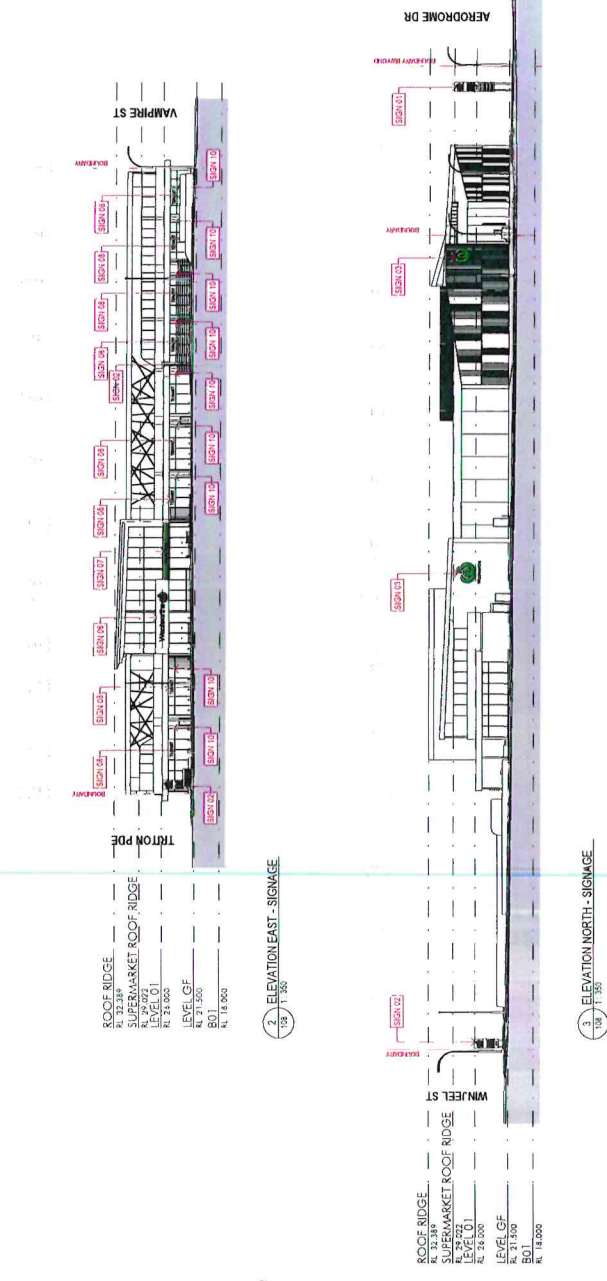
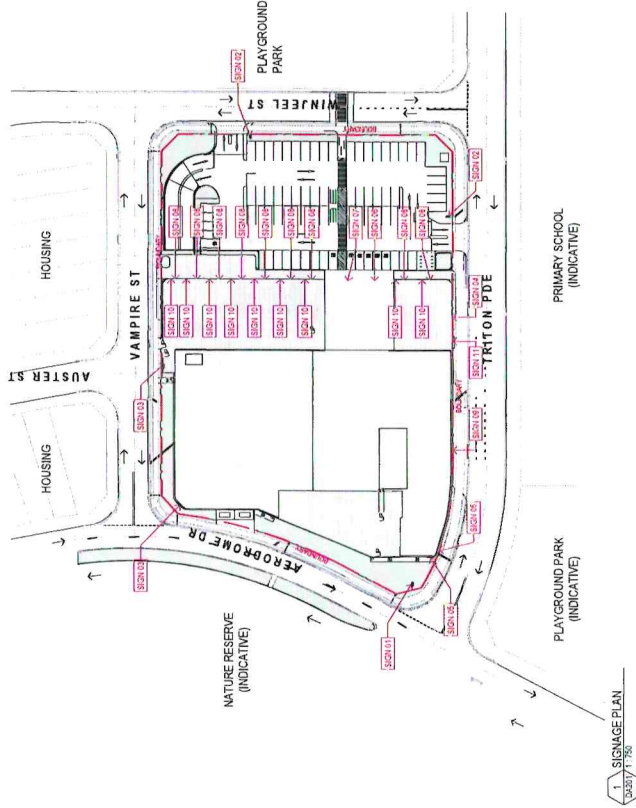
BUILDING SECTIONS

Section	Scale	Sheet
AW	A1	1

14297_DA301

Key Plan







TRITON PDE ENTRY CARPARK



PEDESTRIAN ENTRY VIEW FROM PLAYGROUND - WINJEELE ST



WINJEELE ST CARPARK ENTRY



VAMPIRE ST VIEW



VAMPIRE ST PEDESTRIAN ENTRY



CARPARK TO OUTDOOR DINING

Item	Quantity	Unit	Value
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3	1	m ²	1.00
4	1	m ²	1.00
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98	1	m ²	1.00
99	1	m ²	1.00
100	1	m ²	1.00

Notes: 1. All quantities are approximate and should be used as a guide only. 2. All quantities are subject to change without notice. 3. All quantities are subject to change without notice. 4. All quantities are subject to change without notice. 5. All quantities are subject to change without notice. 6. All quantities are subject to change without notice. 7. All quantities are subject to change without notice. 8. All quantities are subject to change without notice. 9. All quantities are subject to change without notice. 10. All quantities are subject to change without notice. 11. All quantities are subject to change without notice. 12. All quantities are subject to change without notice. 13. All quantities are subject to change without notice. 14. All quantities are subject to change without notice. 15. All quantities are subject to change without notice. 16. All quantities are subject to change without notice. 17. All quantities are subject to change without notice. 18. 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Scale

Builder's Logo

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

3D PERSPECTIVES - SHEET 1			
Client	AW	Architect	NTS
Project No.	14297_DA901	Scale	1



[illegible]

holder under certain conditions, shall entitle all present shareholders before the meeting to vote or elect a shareholder, provided that the shareholder shall also previously have lodged a statement, in his writing, to the company and against the shareholder in question, or by any other person, without the written permission of the Board of Directors, to the Registrar of Companies, Ltd.

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan

Drawing Title
3D PERSPECTIVES - SHEET 2

Drawing No. A1	Title NTS	Sheet 1
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Drawing Number
14297_DA902