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:

- 3,469.54m^2 Woolworths supermarket inclusive of ancillary BWS liquor store;
- 825.57m^2 of supporting retail uses within an internal mall at ground floor;
- 958.86m^2 of supporting commercial uses within the internal mall at first floor;
- 20.99m^2 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	Woolworths Supermarket 06:00 - 00:00, seven days per week BWS Liquor Store 08:00 - 22:00 Monday to Saturday, 10:00 - 22:00 Sunday Supporting Retail Uses 06:00 - 00:00, seven days per week Supporting Commercial Uses 06:00 - 00:00, seven days per week Loading Dock (including Waste Removal) 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.

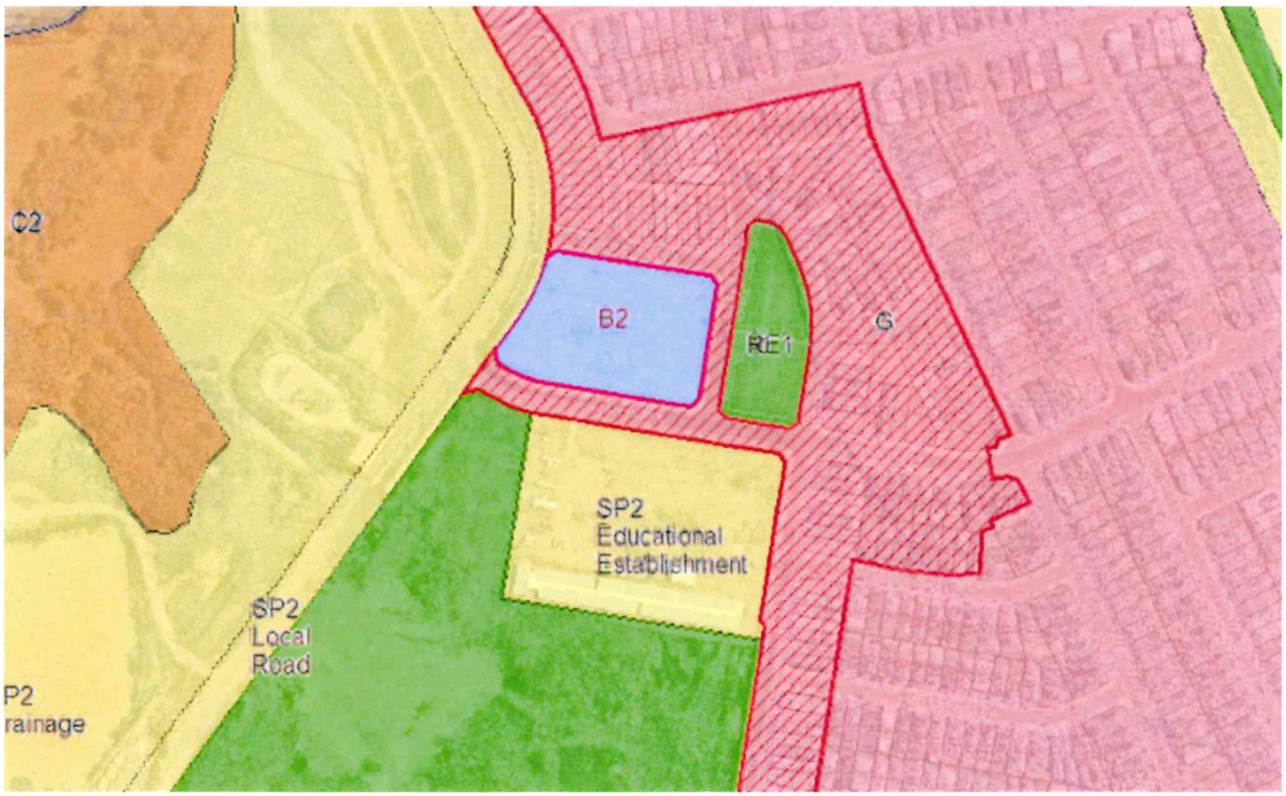
- The proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.
- The importance of providing a town centre in a greenfield area, complemented by supportive facilities designed to meet the needs of the region's growing population is in the public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

Attachment 1

Locality/Aerial Map



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DRAWING LIST (DA)

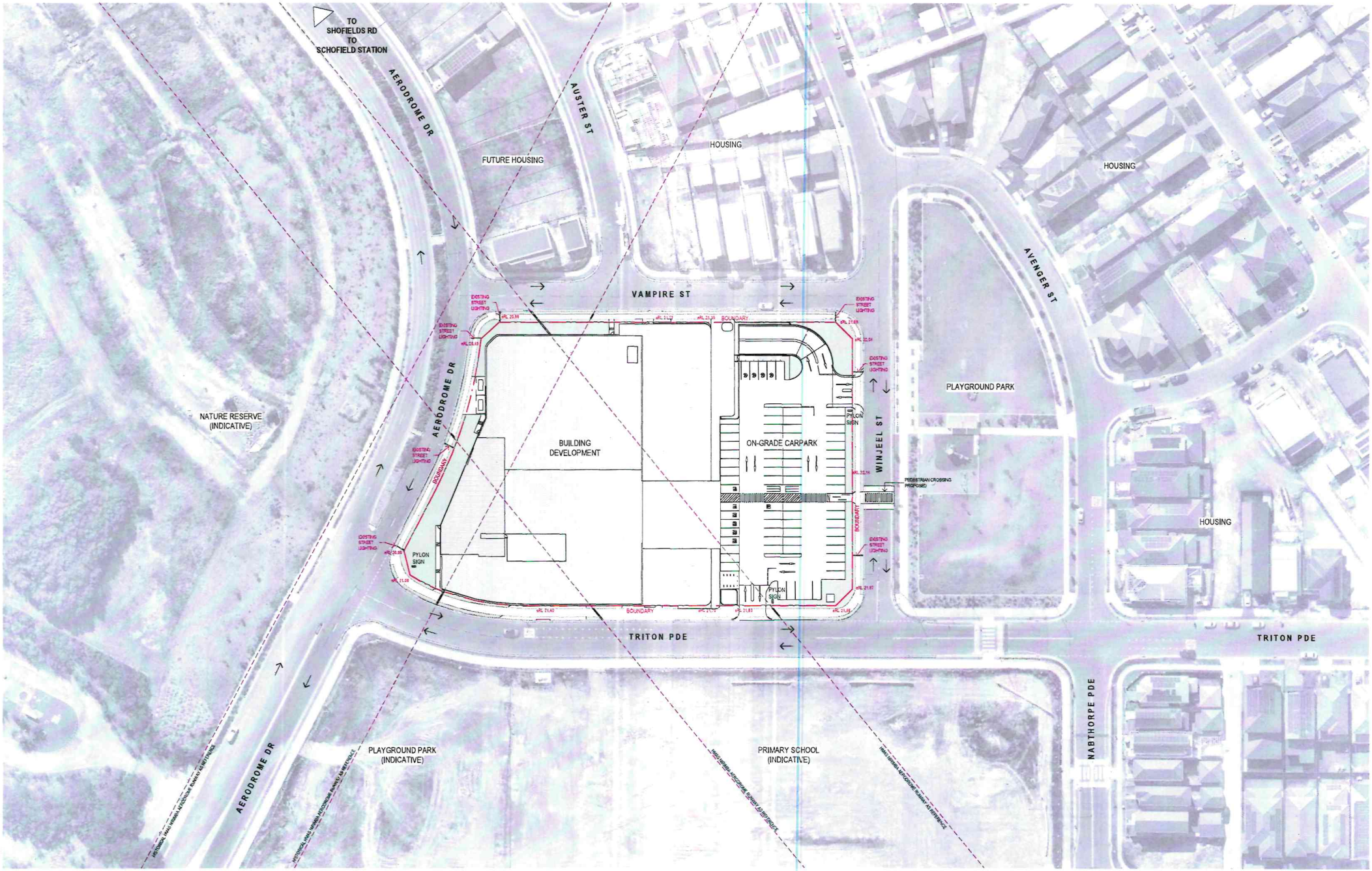
No.:	SHEET NAME	REVISION	DATE
DA000	COVER PAGE	1	10.03.2025
DA001	DEVELOPMENT SUMMARY	1	10.03.2025
DA002	SITE ANALYSIS PLAN	1	10.03.2025
DA003	LAYOUT / CONEXT ANALYSIS	1	10.03.2025
DA004	HERITAGE INTERPRETATION STRATEGY	1	10.03.2025
DA010	SITE PLAN	1	10.03.2025
DA101	BASEMENT FLOOR PLAN	1	10.03.2025
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



Client

Woolworths

Issue	Description	Date
1	Issued for DA	12.03.2014
P1	Issued for Planning	06.02.2014

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Builder

Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 15000 25000

Drawing Title:
SITE PLAN

Drawn:	Sheet Size:	Scale:
AW	A1	1:500

Drawing Number	Issue
14297_DA010	1

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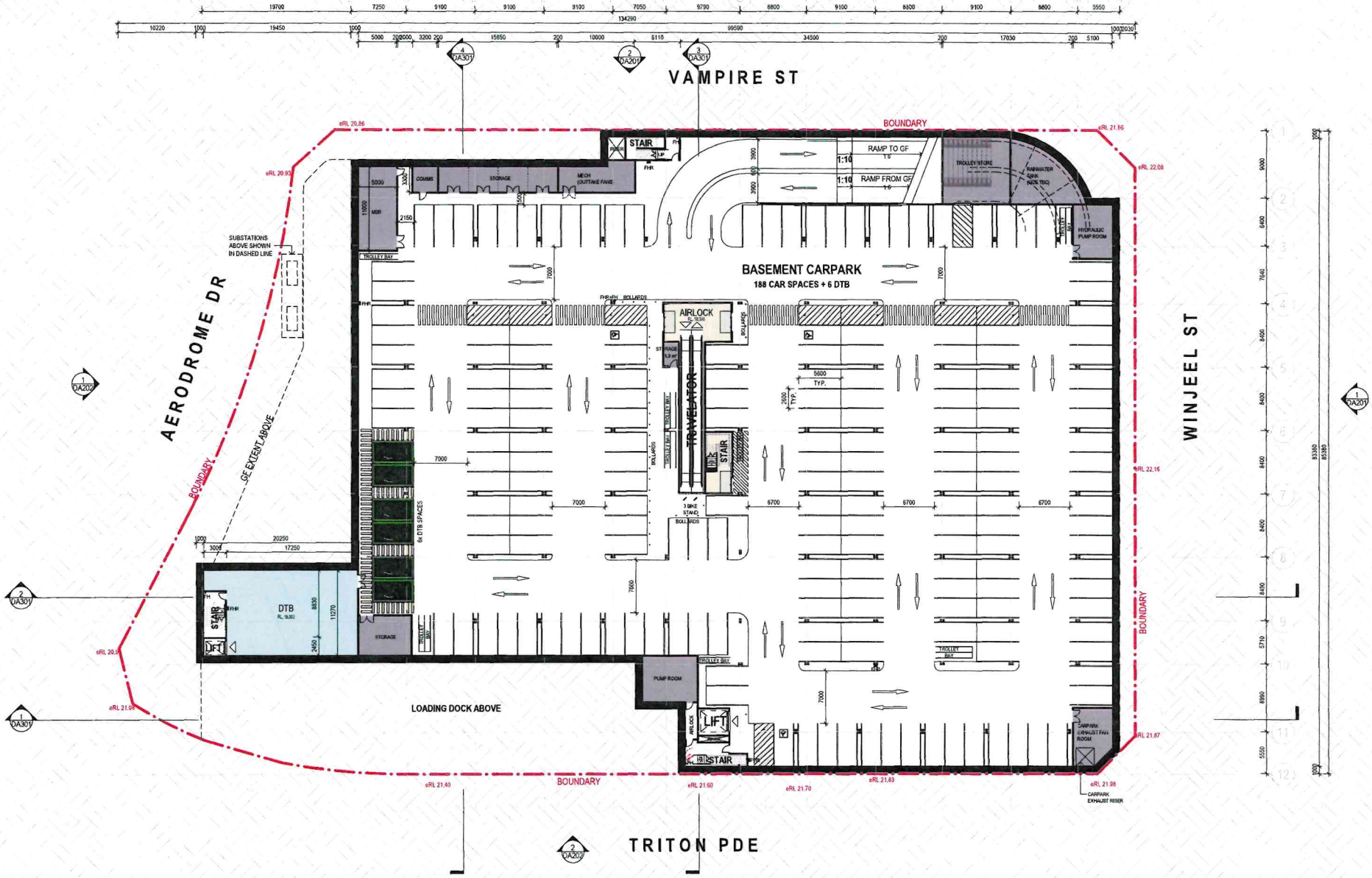

Rev	Description	Date
T	ISSUED FOR DA	13.03.26
T5	ISSUED FOR RFT TEK	06.03.26
P7	ISSUED FOR COORDINATION	27.01.26
P6	ISSUED FOR COORDINATION	14.01.26
P5	ADDITIONAL MEASUREMENTS	21.10.25
P4	ISSUED FOR COORDINATION	03.09.25
P3	ISSUED FOR [illegible]	29.07.25
P2	ISSUED FOR INFORMATION	14.01.25
P1	ISSUED FOR PUBLIC INFORMATION	11.12.24

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Key Plan
0 5000 12500

Drawing Title
BASEMENT FLOOR PLAN

Checker	Sheet Size	Scale
AW	A1	1:250

Drawing Number: **14297_DA101**

Issue: **1**

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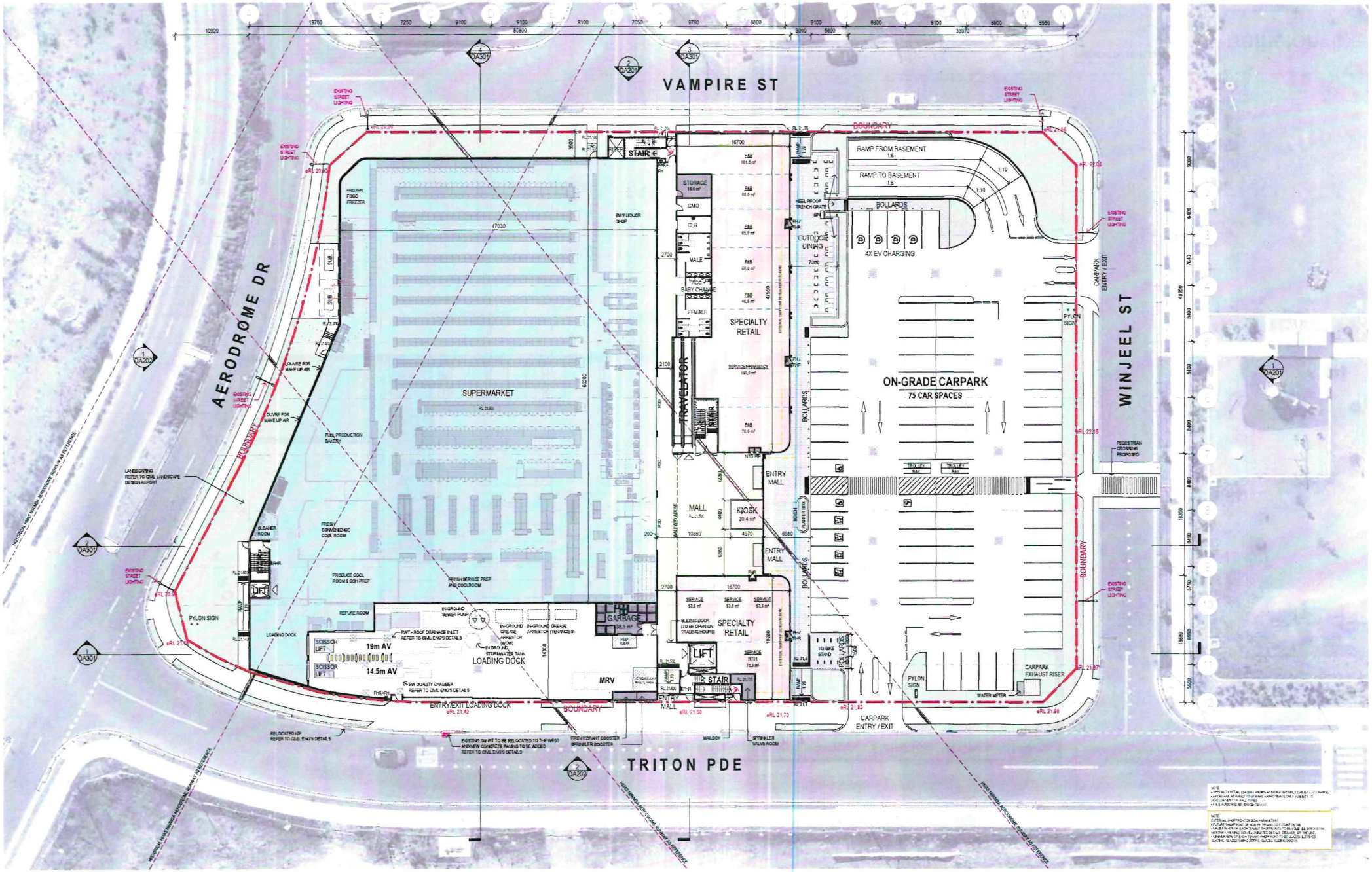

Rev	Description	Date
1	ISSUED FOR DA	10.03.2014
P13	ISSUED FOR DA	05.02.2014
2a	ISSUED FOR COORDINATION	07.02.2014
2b	ISSUED FOR COORDINATION - LOADING DOCK	14.02.2014
2c	ISSUED FOR COORDINATION	18.02.2014
2d	ISSUED FOR COORDINATION	19.02.2014
2e	ISSUED FOR COORDINATION	21.02.2014
2f	ISSUED FOR COORDINATION	21.02.2014
2g	ISSUED FOR COORDINATION	25.02.2014
2h	ISSUED FOR DA	26.02.2014
2i	ISSUED FOR SUBMISSION	03.03.2014
2j	ISSUED FOR SUBMISSION	03.03.2014

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Client: Woolworths

Builder: Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
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Key Plan

Drawing Title: **GROUND FLOOR PLAN**

Drawn: AW | Sheet Size: A1 | Date: 1:250

Drawing Number: **14297_DA102** | Issue: 1

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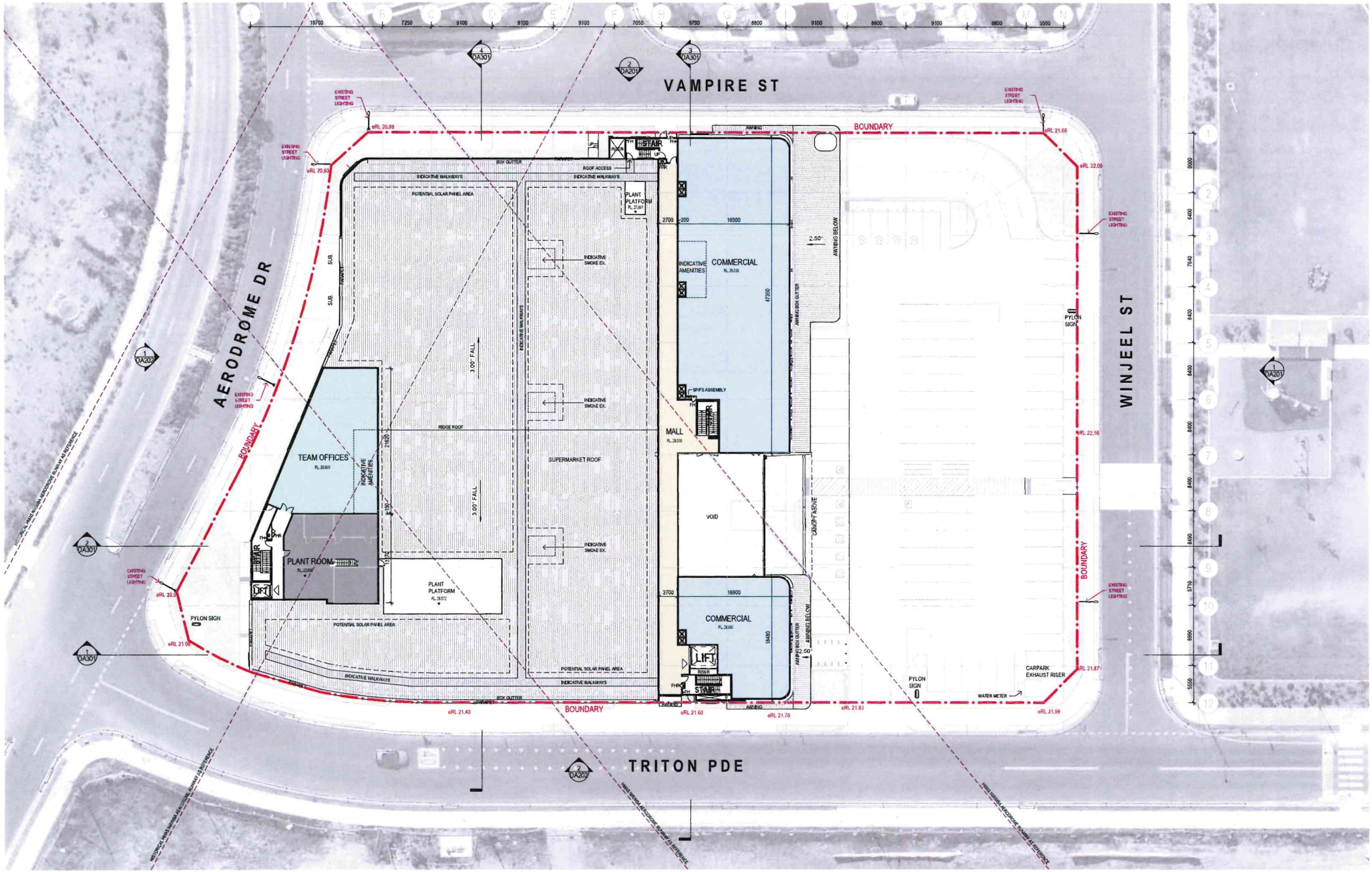

Client

Woolworths

Issue	Description	Date
1	ISSUED FOR DA	19.01.2023
P4	ISSUED FOR REVIEW	06.01.2023
P3	ISSUED FOR COORDINATION	20.01.2023
P2	ISSUED FOR COORDINATION	13.01.2023
P1	ADDITIONAL MEASUREMENTS	07.01.2023
P4	ISSUED FOR COORDINATION	20.01.2023
P3	FEE BUDGET	13.01.2023
P2	ISSUED FOR INFORMATION	11.01.2023
P1	ISSUED FOR INFORMATION	11.01.2023

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Project Address
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Key Plan
0 5000 12500

Drawing Title
LEVEL 1 FLOOR PLAN

Drawn: AW
Sheet Size: A1
Scale: 1:250
Drawing Number: 14297_DA103
Issue: 1

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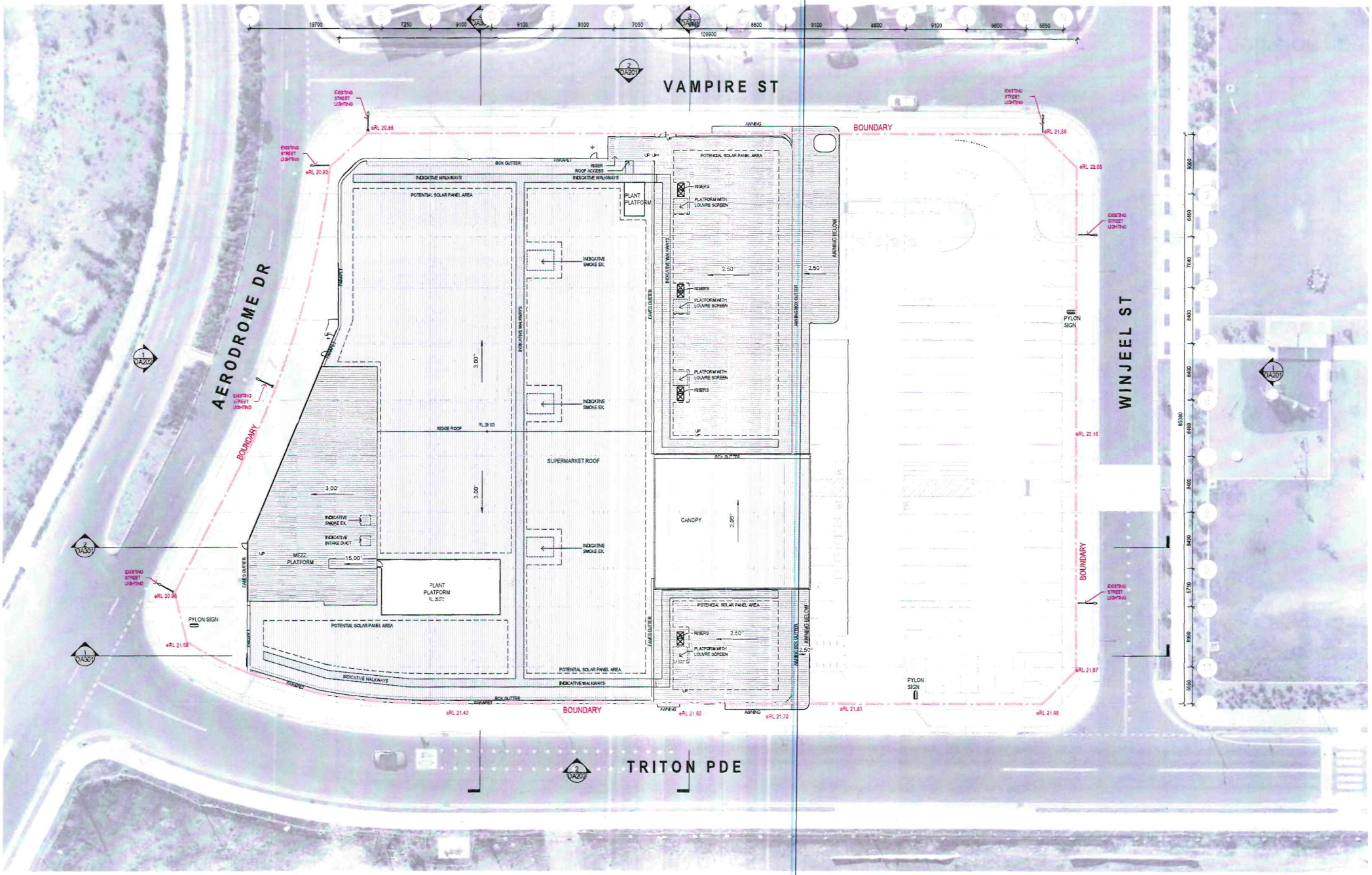

Woolworths

Issue	Description	Date
T	DRAFT FOR DA	13.03.2014
T4	DRAFT FOR DA	04.03.2014
P1	DRAFT FOR INFORMATION	21.02.2014
P2	DRAFT FOR INFORMATION	11.01.2014
P3	DRAFT FOR INFORMATION	11.12.2013

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Project Address
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Key Plan

Drawing Title: **ROOF PLAN**

Checked	Paper Size	Scale
AW	A1	1:250

Drawing Number: **14297_DA104**

Sheet: **1**

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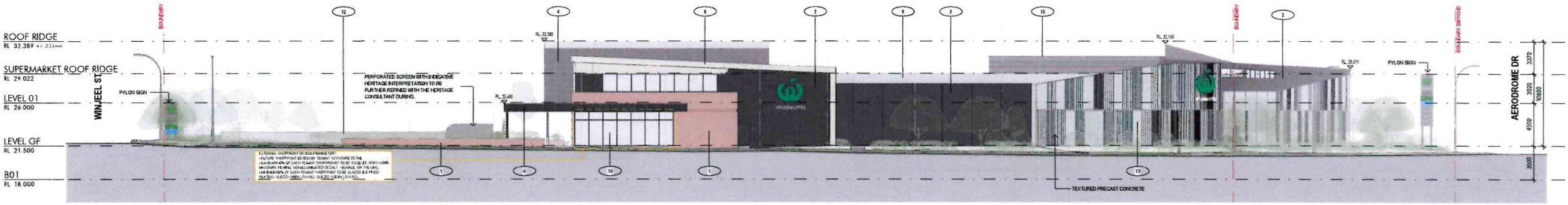
1 / 108 EAST ELEVATION
1 : 200



2 / 108 NORTH ELEVATION
1 : 200

EXTERNAL FINISHES SCHEDULE

1. Face Brick
2. Metal Cladding - Longline 305 - Monument or similar
3. Metal Cladding - Longline 305 - Surmist or similar
4. Alucobond fascia - to match Monument colour or similar
5. Powdercoated / Painted Colour - Monument or similar
6. Alucobond fascia - to match Surfmist colour or similar
7. Alucobond Timber-look Soffit
8. Timber-look Features Blades
9. Metal Roof Cladding
10. Vision Glazing
11. Spandrel Glazing - Grey
12. Concrete
13. Textured Precast Concrete
14. Vertical Battens - Monument
15. Screen Louvres - Powdercoated/ Painted Colour - Monument or similar
16. Exterior screening powdercoated colour to match colorbond Cosmic Metallic Steel
17. Timber Column Laminated Timber Beam

Client: Woolworths

Issue	Description	Date
1	ISSUED FOR DA	10.02.2014
P1	ISSUED DRAFT DA	04.02.2014

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Builder: Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 4000 16080

Drawing Title: **BUILDING ELEVATIONS - SHEET 1**

Checker	Sheet Size	Scale
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Drawing Number: 14297_DA201		Issue: 1

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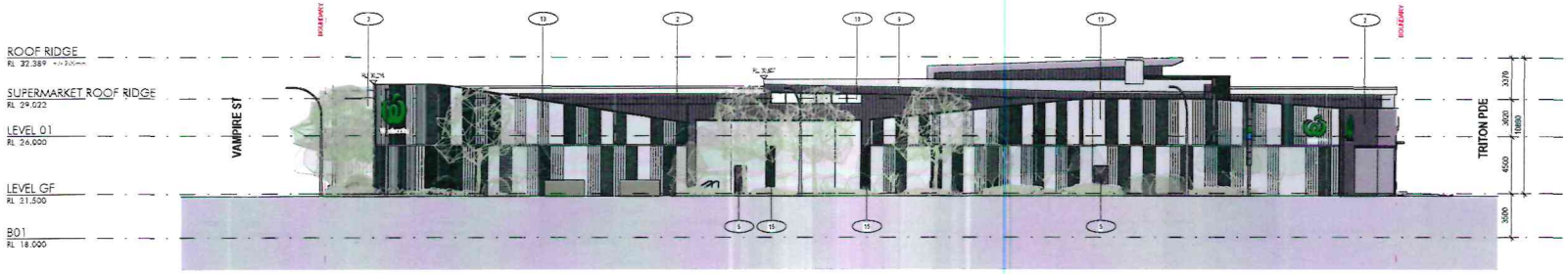

1 / 108 WEST ELEVATION
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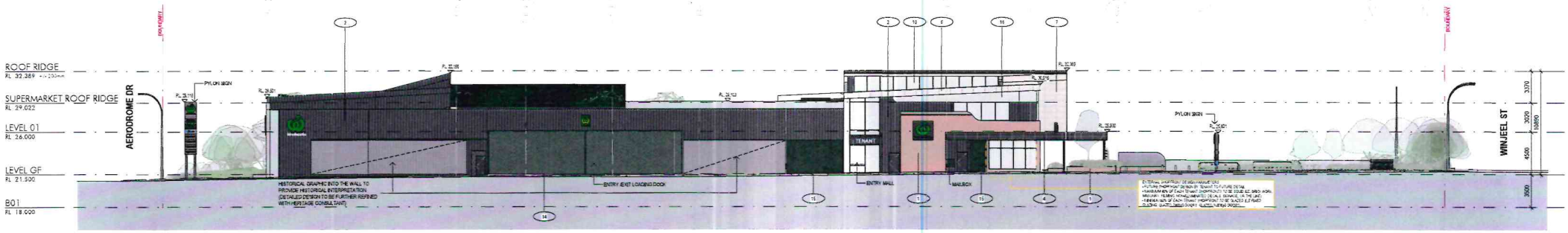

2 / 108 SOUTH ELEVATION
1 : 200

EXTERNAL FINISHES SCHEDULE

1. Face Brick
2. Metal Cladding - Longline 305 - Monument or similar
3. Metal Cladding - Longline 305 - Summit or similar
4. Alucobond fascia - to match Monument colour or similar
5. Powdercoated / Painted Colour - Monument or similar
6. Alucobond fascia - to match Summit colour or similar
7. Alucobond Timber-look Soffit
8. Timber-look Features Blades
9. Metal Roof Cladding
10. Vision Glazing
11. Spandrel Glazing - Grey
12. Concrete
13. Textured Precast Concrete
14. Vertical Battens - Monument
15. Screen Louvres - Powdercoated/ Painted Colour - Monument or similar
16. Exterior screening powdercoated colour to match colorbond Cosmic Metallic Steel
17. Timber Column Laminated Timber Beam

Client

Woolworths

Issue	Description	Date
T	ISSUED FOR DA	10.03.2021
R1	ISSUED DRAFT DA	25.02.2021

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Builder

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Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 4000 10000

Drawing Title:
BUILDING ELEVATIONS - SHEET 2

Drawn	Sheet Size	Scale
AW	A1	1:200

Drawing Number: **14297_DA202**

Issue: **1**

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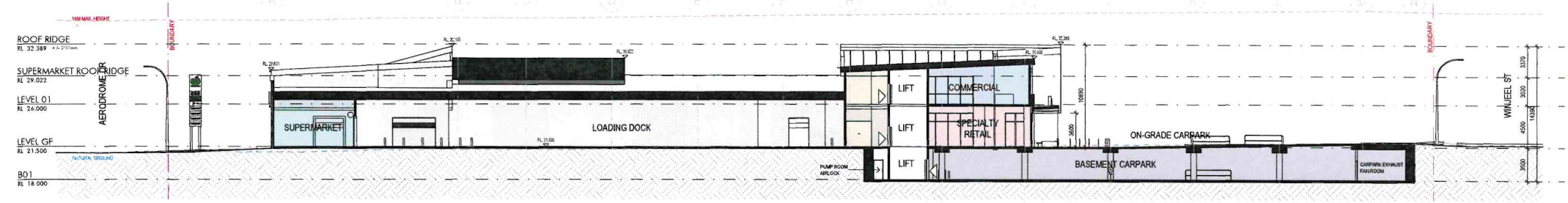

1 / 108 OVERALL SECTION 1
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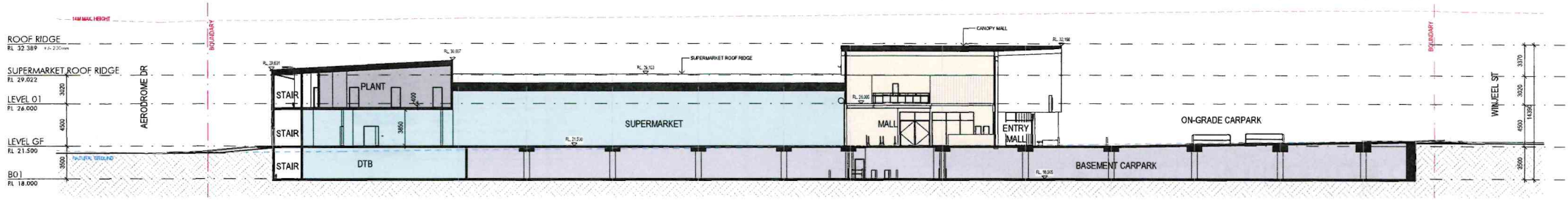

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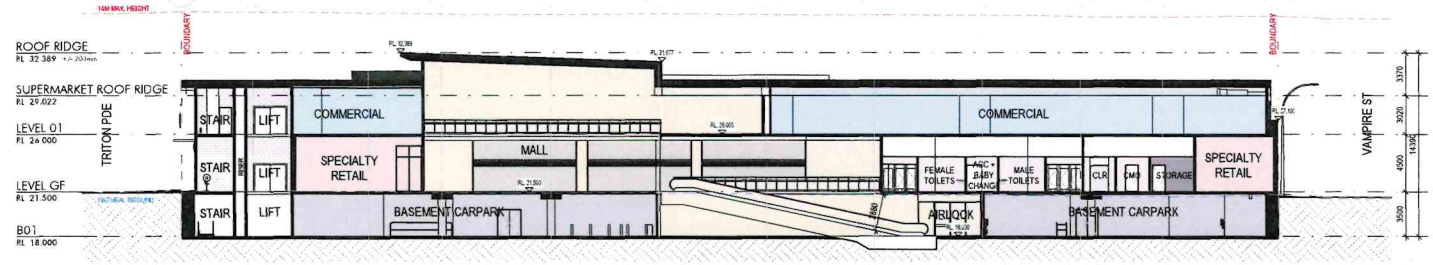

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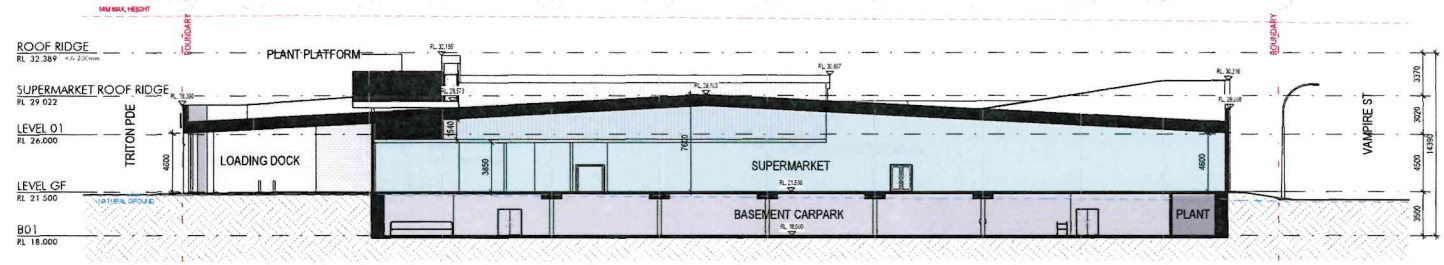

4 / 108 OVERALL SECTION 4
1 : 200

Client

Woolworths

Issue	Description	Date
1	BUILDER DRAFT	11.02.2021
P1	BUILDER DRAFT DA	09.03.2021
P2	BUILDER FOR COORDINATION	19.03.2021
P3	BUILDER FOR COORDINATION	31.05.2021

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Builder

Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 2000 5000

Drawing Title
BUILDING SECTIONS

Checker	Sheet Size	Scale
AW	A1	1:200

Drawing Number
14297_DA301

Issue
1

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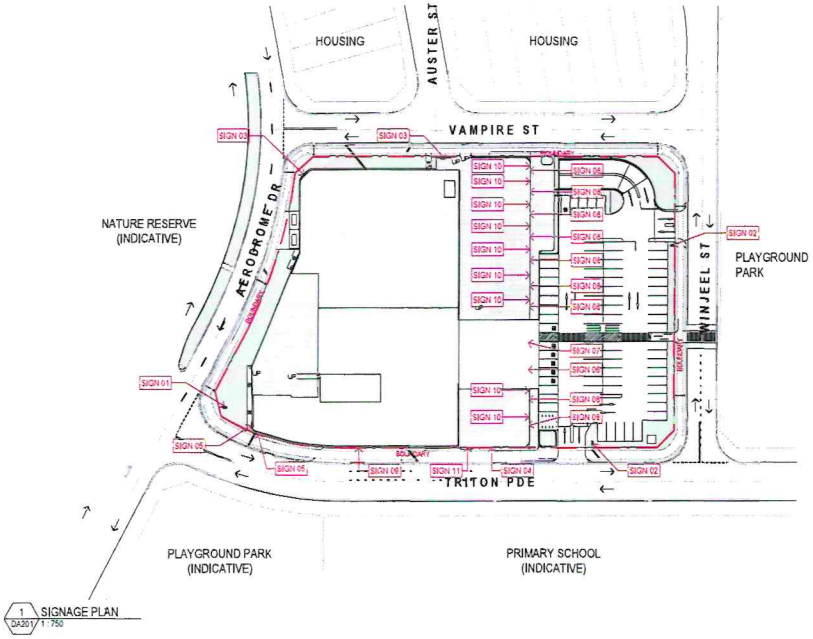
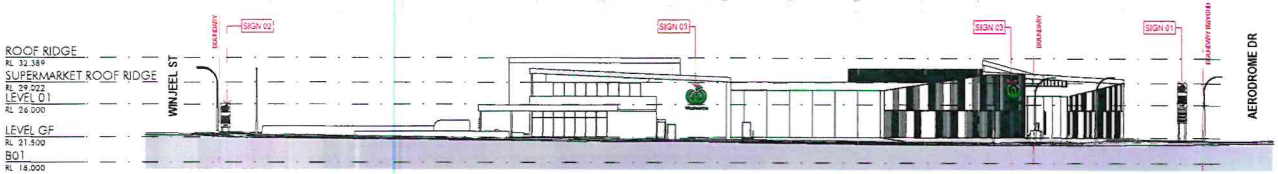


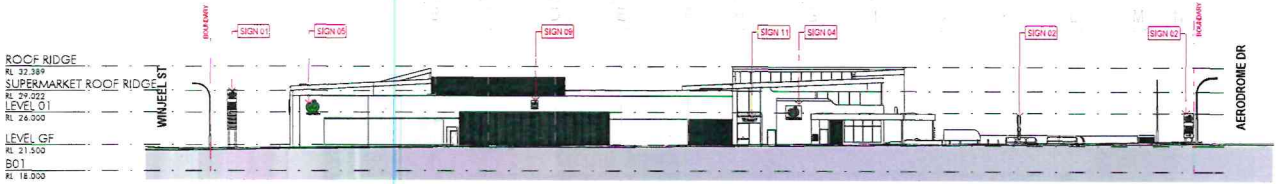
1 SIGNAGE PLAN
DA201 1 : 750

2 ELEVATION EAST - SIGNAGE
108 1 : 350



3 ELEVATION NORTH - SIGNAGE
108 1 : 350

5 ELEVATION WEST - SIGNAGE
108 1 : 350



4 ELEVATION SOUTH - SIGNAGE
108 1 : 350

SIGNAGE SCHEUDLE

SIGN NO.	IMAGE	DESCRIPTION	MEASUREMENTS
SIGN 01 x1		Pylon Sign - Double-Sided Illuminated	2140 (W) x 6820mm (H)
SIGN 02 x2		Pylon Sign - Double-Sided Illuminated	2140mm (W) x 4020mm (H)
SIGN 03 x2		Wall Sign - Illuminated	2730mm (W) x 1900mm (H)
SIGN 04 x1		Woolworths Signature - Illuminated	2140mm (W) x 1240mm (H)
SIGN 05 x2		Wall Sign - Illuminated	1860mm (W) x 2140mm (H)
SIGN 06 x1		Woolworths Main Entry Sign - Illuminated	2250 (W) x 1400mm (H)
SIGN 07 x1	AKUNA VISTA	Location Sign Main Entry - Illuminated	6980mm (W) x 800mm (H)
SIGN 08 x4	TENANT	Tenant Hanging Sign - Illuminated	2700mm (W) x 875mm (H)
SIGN 09 x1	Loading dock	Wall Sign - Loading Dock - Non-Illuminated	950mm (W) x 1200mm (H)
SIGN 10 x9	650mm 150mm 650mm	Tenant Way Finding Blade Sign - Wall-Mounted - Double-Sided Illuminated	
SIGN 11 x1	TENANT	Tenant Hanging Sign - Illuminated	3200mm (W) x 875mm (H)

Client

Woolworths

Issue	Description	Date
1	Issued for DA	10.12.2021
A1	Issued for DA (Amd 1)	24.02.2022

Rubber and/or sale attraction. Shall verify all project dimensions before commencing on site work or shop fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Nettleton Tribe Partnership Pty Ltd.

Builder

Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 2000 5000

Drawing Title
SIGNAGE PLAN & SCHEDULE

Drawn	Sheet Size	Scale
AW	A1	1:750/1:350

Drawing Number	Issue
14297_DA501	1

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TRITON PDE ENTRY CARPARK

PEDESTRIAN ENTRY VIEW FROM PLAYGROUND - WINJEEL ST

WINJEEL ST CARPARK ENTRY

VAMPIRE ST VIEW

VAMPIRE ST PEDESTRIAN ENTRY

CARPARK TO OUTDOOR DINING

Client

woolworths

Rev	Description	Date
1	ISSUED FOR DA	31.03.2015
P1	ISSUED FOR ITLA	24.03.2015

Builder and/or subcontractors shall verify all project dimensions before commencing on site and/or site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Builder

Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
VAMPIRE ST. NIRIMBA FIELDS NSW 2763

Key Plan
0 2000 5000

Drawing Title:
3D PERSPECTIVES - SHEET 1

Checked: AW
Sheet Size: A1
Scale: NTS
Drawing Number: 14297_DA901
Issue: 1

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ENTRY MALL

ENTRY MALL

TRITON PDE PEDESTRIAN ENTRY

CORNER AERODROME DR & VAMPIRE ST

CORNER AERODROME DR & TRITON PDE

ENTRY LOADING DOCK - TRITON PDE

Client

Woolworths

Rev	Description	Date
1	ISSUED FOR DA	13.03.2024
2.1	ISSUED FOR RFI DA	05.03.2025

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Builder

Builders Logo

Project Name
WOOLWORTHS AKUNA VISTA

Project Address
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Key Plan
0 2000 5000

Drawing Title
3D PERSPECTIVES - SHEET 2

Checked	Paper Size	Scale
AW	A1	NTS

Drawing Number **14297_DA902** Issue **1**

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