

Report Date: 11 April 2026
DA Reference: BLACK-001
Council: Blacktown Council

DETERMINATION

APPROVED

Approval Risk Score

42/100

APPLICATION DETAILS

Property Address	25 Main Street, Blacktown NSW 2148
Zoning	B2
Land Size	900 sqm
Maximum Height	18m
Floor Space Ratio	2:1

KEY CONDITIONS

1. Ground floor must maintain active retail frontage of minimum 80%
2. Waste management plan required — separate commercial and residential streams
3. Public domain improvements including footpath widening along Main Street

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
18 Forge Street, Blacktown NSW 2148	Refused	97%	2 conditions
55 Sunnyside Road, Blacktown NSW 2148	Refused	65%	3 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	56%	3 conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	52%	3 conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	50%	2 conditions

APPROVAL RISK ANALYSIS



Below-average approval likelihood. Consider addressing common refusal reasons from similar projects.

Score is calculated using a weighted similarity algorithm comparing zoning (40%), land size (20%), height (20%), and FSR (20%) against precedents within the same council area. This is an indicative score only.

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