

Report Date: 27 May 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

- Ground floor must maintain active retail frontage of minimum 80%
- Waste management plan required — separate commercial and residential streams
- 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



42%

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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