

# DEVELOPMENT APPLICATION DETERMINATION REPORT

Blacktown Council

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Report Date: 18 February 2026  
DA Reference: BLACK-001  
Council: Blacktown Council

## DETERMINATION **APPROVED**

Approval Likelihood  
**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

### SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
18 Forge Street, Blacktown NSW 2148	Refused	97%	2 conditions
55 Sunnyholt 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 LIKELIHOOD 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 projects within the same council area.

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