

Report Date: 11 April 2026
DA Reference: BLACK-002
Council: Blacktown Council

DETERMINATION

APPROVED

Approval Risk Score

74/100

APPLICATION DETAILS

Property Address	8 Flushcombe Road, Blacktown NSW 2148
Zoning	R3
Land Size	700 sqm
Maximum Height	12m
Floor Space Ratio	1:1

KEY CONDITIONS

- Townhouse development limited to 6 dwellings as per lot size
- Each dwelling must have minimum 35 sqm private open space
- Visitor parking — 2 spaces required in addition to resident allocation

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	99%	2 conditions
142 Richmond Road, Marsden Park NSW 2765	Approved	75%	2 conditions
3 Kildare Road, Blacktown NSW 2148	Approved	75%	2 conditions
400 Richmond Road, Marsden Park NSW 2765	Under Assessment	75%	2 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	67%	3 conditions

APPROVAL RISK ANALYSIS



Moderate approval likelihood. Similar projects show mixed outcomes — review conditions carefully.

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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