

Report Date: 27 May 2026
DA Reference: BLACK-003
Council: Blacktown Council

DETERMINATION

APPROVED

Approval Risk Score

74/100

APPLICATION DETAILS

Property Address	142 Richmond Road, Marsden Park NSW 2765
Zoning	R2
Land Size	375 sqm
Maximum Height	8.5m
Floor Space Ratio	0.55:1

KEY CONDITIONS

- Single dwelling compliant with BASIX certificate commitments
- Stormwater to be connected to council's drainage system via on-site detention

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
400 Richmond Road, Marsden Park NSW 2765	Under Assessment	100%	2 conditions
3 Kildare Road, Blacktown NSW 2148	Approved	99%	2 conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	76%	2 conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	75%	3 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	62%	3 conditions

APPROVAL RISK ANALYSIS

74%

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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