

Report Date: 11 April 2026
DA Reference: BLACK-004
Council: Blacktown Council

DETERMINATION
REFUSED

Approval Risk Score
68/100

APPLICATION DETAILS

Property Address	55 Sunnyholt Road, Blacktown NSW 2148
Zoning	B4
Land Size	1800 sqm
Maximum Height	32m
Floor Space Ratio	3:1

KEY CONDITIONS

- FSR exceeds maximum permissible 2.5:1 — clause 4.4 variation not supported
- Overshadowing of adjacent residential properties exceeds 3-hour midwinter threshold
- Inadequate communal open space — 6% provided where 12% required

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
25 Main Street, Blacktown NSW 2148	Approved	65%	3 conditions
18 Forge Street, Blacktown NSW 2148	Refused	62%	2 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	50%	3 conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	37%	3 conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	36%	2 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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