

Report Date: 27 May 2026
DA Reference: BLACK-005
Council: Blacktown Council

DETERMINATION

APPROVED

Approval Risk Score

76/100

APPLICATION DETAILS

| | |
|-------------------|-------------------------------------|
| Property Address | 10 Alpha Street, Blacktown NSW 2148 |
| Zoning | R4 |
| Land Size | 1100 sqm |
| Maximum Height | 24m |
| Floor Space Ratio | 2.2:1 |

KEY CONDITIONS

1. Residential flat building — 32 units approved with 40 car spaces
2. Landscaping plan must include 3 canopy trees in deep soil zone
3. Construction traffic management plan to be approved before works commence

COMPARABLE PRECEDENTS IN COUNCIL AREA

| Address | Outcome | Similarity | Conditions |
|--|------------------|------------|--------------|
| 8 Flushcombe Road, Blacktown NSW 2148 | Approved | 67% | 3 conditions |
| 77 Patrick Street, Blacktown NSW 2148 | Deferred | 66% | 2 conditions |
| 142 Richmond Road, Marsden Park NSW 2765 | Approved | 62% | 2 conditions |
| 3 Kildare Road, Blacktown NSW 2148 | Approved | 62% | 2 conditions |
| 400 Richmond Road, Marsden Park NSW 2765 | Under Assessment | 62% | 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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