

Report Date: 11 April 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

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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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