

DEVELOPMENT APPLICATION DETERMINATION REPORT

Blacktown Council

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Report Date: 18 February 2026
DA Reference: BLACK-006
Council: Blacktown Council

DETERMINATION
APPROVED

Approval Likelihood
70/100

APPLICATION DETAILS

Property Address	200 Rooty Hill Road North, Rooty Hill NSW 2766
Zoning	IN1
Land Size	4500 sqm
Maximum Height	15m
Floor Space Ratio	1:1

KEY CONDITIONS

1. Industrial warehouse use approved with ancillary office component (max 20% GFA)
2. Truck movements limited to 20 per day between 7am–6pm
3. Landscaped buffer of 5 metres required along residential interface

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	43%	3 conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	42%	2 conditions
18 Forge Street, Blacktown NSW 2148	Refused	41%	2 conditions
25 Main Street, Blacktown NSW 2148	Approved	39%	3 conditions
3 Kildare Road, Blacktown NSW 2148	Approved	39%	2 conditions

APPROVAL LIKELIHOOD ANALYSIS

70%

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 projects within the same council area.

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