

Report Date: 11 April 2026
DA Reference: BLACK-006
Council: Blacktown Council

DETERMINATION

APPROVED

Approval Risk Score

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

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

COMPARABLE PRECEDENTS 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 RISK 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 precedents within the same council area. This is an indicative score only.

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