

Report Date: 27 May 2026
DA Reference: BLACK-007
Council: Blacktown Council

DETERMINATION
DEFERRED

Approval Risk Score
86/100

APPLICATION DETAILS

Property Address	77 Patrick Street, Blacktown NSW 2148
Zoning	R3
Land Size	650 sqm
Maximum Height	11m
Floor Space Ratio	0.9:1

KEY CONDITIONS

1. Applicant requested to provide revised shadow diagrams for 21 June
2. Additional acoustic report needed due to proximity to railway corridor

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	99%	3 conditions
142 Richmond Road, Marsden Park NSW 2765	Approved	76%	2 conditions
3 Kildare Road, Blacktown NSW 2148	Approved	76%	2 conditions
400 Richmond Road, Marsden Park NSW 2765	Under Assessment	76%	2 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	66%	3 conditions

APPROVAL RISK ANALYSIS

86%

Strong approval likelihood based on comparable project outcomes in this council area.

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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