

Report Date: 18 February 2026
DA Reference: BLACK-009
Council: Blacktown Council

DETERMINATION
REFUSED

Approval Likelihood
72/100

APPLICATION DETAILS

| | |
|-------------------|-------------------------------------|
| Property Address | 18 Forge Street, Blacktown NSW 2148 |
| Zoning | B2 |
| Land Size | 680 sqm |
| Maximum Height | 15m |
| Floor Space Ratio | 1.8:1 |

KEY CONDITIONS

- Building height exceeds 12m maximum for B2 zone — no exceptional circumstances demonstrated
- Car parking shortfall of 8 spaces not supported by transport assessment

SIMILAR PROJECTS IN COUNCIL AREA

| Address | Outcome | Similarity | Conditions |
|---------------------------------------|----------|------------|--------------|
| 25 Main Street, Blacktown NSW 2148 | Approved | 97% | 3 conditions |
| 55 Sunnyside Road, Blacktown NSW 2148 | Refused | 62% | 3 conditions |
| 8 Flushcombe Road, Blacktown NSW 2148 | Approved | 55% | 3 conditions |
| 77 Patrick Street, Blacktown NSW 2148 | Deferred | 54% | 2 conditions |
| 10 Alpha Street, Blacktown NSW 2148 | Approved | 52% | 3 conditions |

APPROVAL LIKELIHOOD 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 projects within the same council area.

DISCLAIMER: This report is generated by CivRoda for reference and research purposes only. It does not constitute official council documentation or legal advice. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.