

Report Date: 11 April 2026
DA Reference: BLACK-009
Council: Blacktown Council

DETERMINATION
REFUSED

Approval Risk Score
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

COMPARABLE PRECEDENTS 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 RISK ANALYSIS

72%

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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