

Report Date: 18 February 2026
DA Reference: BLACK-010
Council: Blacktown Council

DETERMINATION UNDER ASSESSMENT

Approval Likelihood
91/100

APPLICATION DETAILS

Property Address	400 Richmond Road, Marsden Park NSW 2765
Zoning	R2
Land Size	420 sqm
Maximum Height	8.5m
Floor Space Ratio	0.6:1

KEY CONDITIONS

1. Awaiting bushfire assessment report from NSW Rural Fire Service
2. Biodiversity offset credit calculation pending

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
142 Richmond Road, Marsden Park NSW 2765	Approved	100%	2 conditions
3 Kildare Road, Blacktown NSW 2148	Approved	99%	2 conditions
77 Patrick Street, Blacktown NSW 2148	Deferred	76%	2 conditions
8 Flushcombe Road, Blacktown NSW 2148	Approved	75%	3 conditions
10 Alpha Street, Blacktown NSW 2148	Approved	62%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS



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 projects within the same council area.

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