

Report Date: 11 April 2026  
DA Reference: BLACK-010  
Council: Blacktown Council

## DETERMINATION

# UNDER ASSESSMENT

Approval Risk Score

**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

- Awaiting bushfire assessment report from NSW Rural Fire Service
- Biodiversity offset credit calculation pending

## COMPARABLE PRECEDENTS 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 RISK ANALYSIS

**91%**

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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