

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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Report Date: 18 February 2026
DA Reference: PARRA-001
Council: Parramatta Council

DETERMINATION
APPROVED

Approval Likelihood
45/100

APPLICATION DETAILS

Property Address	12 Church Street, Parramatta NSW 2150
Zoning	B4
Land Size	1200 sqm
Maximum Height	45m
Floor Space Ratio	4:1

KEY CONDITIONS

1. Must provide minimum 10% communal open space on rooftop
2. Traffic management plan required prior to construction certificate
3. Noise attenuation measures for units facing Church Street
4. Heritage impact statement approved with minor amendments

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
33 George Street, Parramatta NSW 2150	Deferred	96%	3 conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	94%	3 conditions
160 Marsden Street, Parramatta NSW 2150	Under Assessment	91%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	56%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	41%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS

45%

Below-average approval likelihood. Consider addressing common refusal reasons from similar projects.

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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