

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

- Must provide minimum 10% communal open space on rooftop
- Traffic management plan required prior to construction certificate
- Noise attenuation measures for units facing Church Street
- 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

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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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