

Report Date: 11 April 2026  
DA Reference: PARRA-002  
Council: Parramatta Council

DETERMINATION  
**APPROVED**

Approval Risk Score  
**43/100**

## APPLICATION DETAILS

Property Address	45 Macquarie Street, Parramatta NSW 2150
Zoning	B4
Land Size	980 sqm
Maximum Height	38m
Floor Space Ratio	3.5:1

## KEY CONDITIONS

- Basement car parking limited to 120 spaces as per TfNSW guidelines
- Affordable housing contribution of 5% of total units required
- Stormwater detention system to be installed before occupation certificate

## COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
33 George Street, Parramatta NSW 2150	Deferred	95%	3 conditions
12 Church Street, Parramatta NSW 2150	Approved	94%	4 conditions
160 Marsden Street, Parramatta NSW 2150	Under Assessment	94%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	62%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	48%	3 conditions

# APPROVAL RISK 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 precedents within the same council area. This is an indicative score only.

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