

Report Date: 27 May 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



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.

DISCLAIMER: This report is generated by CivroDA for decision-support purposes only. It does not constitute planning, legal, or financial advice, nor official council documentation. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.