

Report Date: 27 May 2026  
DA Reference: PARRA-003  
Council: Parramatta Council

DETERMINATION  
**REFUSED**

Approval Risk Score  
**84/100**

## APPLICATION DETAILS

Property Address	88 Harris Street, Harris Park NSW 2150
Zoning	R4
Land Size	750 sqm
Maximum Height	24m
Floor Space Ratio	2.5:1

## KEY CONDITIONS

- Exceeds maximum building height by 3.2 metres — non-compliant with LEP clause 4.3
- Insufficient setback from southern boundary causing overshadowing to neighbouring property
- Inadequate deep soil landscaping — 8% provided where 15% is required

## COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
99 Wigram Street, Harris Park NSW 2150	Approved	97%	3 conditions
5 Fennell Street, North Parramatta NSW 2151	Approved	68%	3 conditions
14 Arthur Street, Granville NSW 2142	Approved	62%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	54%	3 conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	48%	3 conditions

# APPROVAL RISK ANALYSIS

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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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