

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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Report Date: 18 February 2026
DA Reference: PARRA-003
Council: Parramatta Council

DETERMINATION
REFUSED

Approval Likelihood
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

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

SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

84%

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 projects within the same council area.

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