

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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Report Date: 18 February 2026
DA Reference: PARRA-004
Council: Parramatta Council

DETERMINATION
APPROVED

Approval Likelihood
61/100

APPLICATION DETAILS

Property Address	5 Fennell Street, North Parramatta NSW 2151
Zoning	R3
Land Size	620 sqm
Maximum Height	12m
Floor Space Ratio	1.2:1

KEY CONDITIONS

1. Must retain existing mature trees along front boundary
2. Construction hours limited to 7am–5pm Monday to Saturday
3. Sewer connection to be upgraded at applicant's cost

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
14 Arthur Street, Granville NSW 2142	Approved	74%	2 conditions
99 Wigram Street, Harris Park NSW 2150	Approved	70%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	68%	3 conditions
7 Station Street East, Parramatta NSW 2150	Refused	53%	3 conditions
220 Victoria Road, Rydalmer NSW 2116	Approved	46%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS

61%

Moderate approval likelihood. Similar projects show mixed outcomes — review conditions carefully.

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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