

Report Date: 27 May 2026
DA Reference: PARRA-006
Council: Parramatta Council

DETERMINATION

DEFERRED

Approval Risk Score

57/100

APPLICATION DETAILS

Property Address	33 George Street, Parramatta NSW 2150
Zoning	B4
Land Size	1500 sqm
Maximum Height	42m
Floor Space Ratio	3.8:1

KEY CONDITIONS

1. Additional shadow analysis required for winter solstice impact on Parramatta Square
2. Revised wind assessment needed — current report does not address ground-level pedestrian comfort
3. Design review panel recommended facade modifications

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
12 Church Street, Parramatta NSW 2150	Approved	96%	4 conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	95%	3 conditions
160 Marsden Street, Parramatta NSW 2150	Under Assessment	95%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	57%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	43%	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.

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