

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

civroda.com

Report Date: 18 February 2026
DA Reference: PARRA-006
Council: Parramatta Council

DETERMINATION DEFERRED

Approval Likelihood
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

SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

57%

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 projects within the same council area.

DISCLAIMER: This report is generated by CivRoda for reference and research purposes only. It does not constitute official council documentation or legal advice. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.