

Report Date: 11 April 2026  
DA Reference: PARRA-008  
Council: Parramatta Council

DETERMINATION

**APPROVED**

Approval Risk Score

**54/100**

## APPLICATION DETAILS

Property Address	99 Wigram Street, Harris Park NSW 2150
Zoning	R4
Land Size	820 sqm
Maximum Height	21m
Floor Space Ratio	2.2:1

## KEY CONDITIONS

1. Must provide 15% deep soil landscaping as per DCP
2. Balconies to include privacy screens on eastern elevation
3. Section 7.12 contribution of \$185,000 payable before construction certificate

## COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
88 Harris Street, Harris Park NSW 2150	Refused	97%	3 conditions
5 Fennell Street, North Parramatta NSW 2151	Approved	70%	3 conditions
14 Arthur Street, Granville NSW 2142	Approved	64%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	57%	3 conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	45%	3 conditions

# APPROVAL RISK ANALYSIS

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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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