

Report Date: 27 May 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

---



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.

---

DISCLAIMER: This report is generated by CivroDA for decision-support purposes only. It does not constitute planning, legal, or financial advice, nor official council documentation. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.