

Report Date: 27 May 2026  
DA Reference: PARRA-009  
Council: Parramatta Council

DETERMINATION  
**REFUSED**

Approval Risk Score  
**76/100**

## APPLICATION DETAILS

Property Address	7 Station Street East, Parramatta NSW 2150
Zoning	B2
Land Size	580 sqm
Maximum Height	18m
Floor Space Ratio	2:1

## KEY CONDITIONS

- Proposed use as residential flat building not permitted in B2 zone
- Non-compliance with active street frontage requirement under DCP
- Insufficient parking provision for commercial component

## COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	62%	3 conditions
33 George Street, Parramatta NSW 2150	Deferred	57%	3 conditions
99 Wigram Street, Harris Park NSW 2150	Approved	57%	3 conditions
12 Church Street, Parramatta NSW 2150	Approved	56%	4 conditions
160 Marsden Street, Parramatta NSW 2150	Under Assessment	56%	2 conditions

# APPROVAL RISK ANALYSIS

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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 precedents within the same council area. This is an indicative score only.

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