

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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Report Date: 18 February 2026
DA Reference: PARRA-009
Council: Parramatta Council

DETERMINATION
REFUSED

Approval Likelihood
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

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

SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

76%

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 projects within the same council area.

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