

Report Date: 18 February 2026  
DA Reference: PARRA-010  
Council: Parramatta Council

DETERMINATION  
UNDER ASSESSMENT

Approval Likelihood  
62/100

APPLICATION DETAILS

Property Address	160 Marsden Street, Parramatta NSW 2150
Zoning	B4
Land Size	2200 sqm
Maximum Height	40m
Floor Space Ratio	3.5:1

KEY CONDITIONS

- 1. Awaiting response to heritage referral from Heritage NSW
- 2. Traffic study peer review in progress

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
33 George Street, Parramatta NSW 2150	Deferred	95%	3 conditions
45 Macquarie Street, Parramatta NSW 2150	Approved	94%	3 conditions
12 Church Street, Parramatta NSW 2150	Approved	91%	4 conditions
7 Station Street East, Parramatta NSW 2150	Refused	56%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	42%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS



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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