

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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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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