

Report Date: 11 April 2026
DA Reference: PARRA-010
Council: Parramatta Council

DETERMINATION

UNDER ASSESSMENT

Approval Risk Score

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

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

COMPARABLE PRECEDENTS 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 RISK ANALYSIS

62%

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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