

Report Date: 27 May 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.

---

DISCLAIMER: This report is generated by CivroDA for decision-support purposes only. It does not constitute planning, legal, or financial advice, nor official council documentation. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.