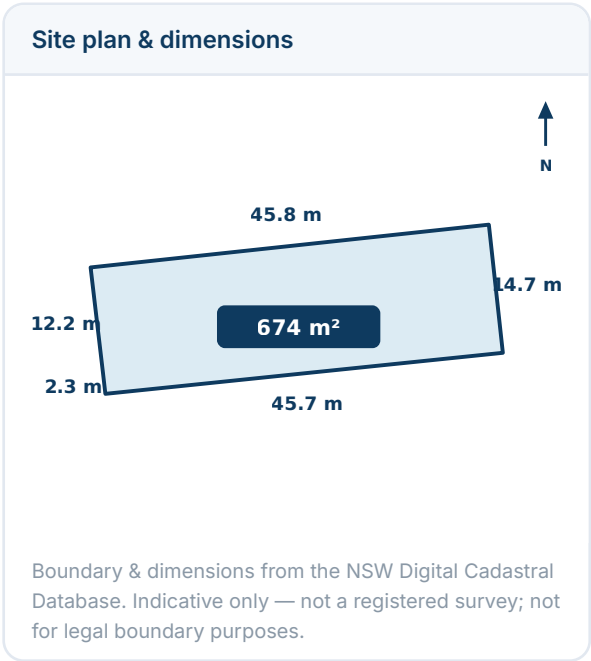


# Property planning report

8 DENISON Street, Parramatta, NSW, 2150

8A / DP150992 • 674 m<sup>2</sup> • City of Parramatta Council

AGENT REPORT



## At a glance

Land area	674 m <sup>2</sup> (cadastre)
Approx. dimensions	45.8 × 2.3 m
Lot / Plan	8A / DP150992
Zone	R2 — Low Density Residential
Council	City of Parramatta Council
Postcode	2150

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8 DENISON Street, Parramatta, NSW, 2150 · Agent Report · Generated 7 June 2026

# 1 Property Overview

## 8 DENISON Street, Parramatta, NSW, 2150

8A/DP150992 · 661 m<sup>2</sup> · City of Parramatta Council

Source: NSW Valuer General · cadastre measured 674 m<sup>2</sup> · guide only — verify with a surveyor before reliance

Freehold Title

Regional Road: PITT — 36,532 vehicles/day (~189m)

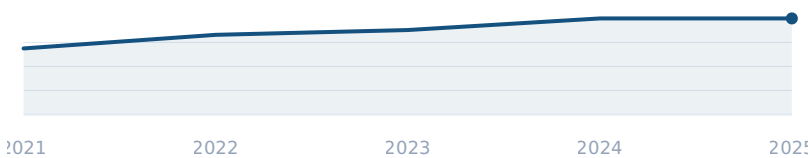
LAND VALUE (VALUER GENERAL)

### \$1,410,000

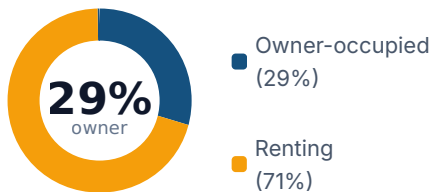
Base date: 1 July 2025 · +45% since 1 July 2021

Suburb median (R2 - Low Density Residential): \$1,240,000 (742 properties)

### Land Value History



### Neighbourhood Tenure Mix



### Zone: Low Density Residential

This is a residential property — you can live here and potentially develop further.

### Planning objectives for this zone:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### PROPERTY INTELLIGENCE

- 2 buildings on site — 350 m<sup>2</sup> total floor area (36% site coverage)
- Nearest school: **Parramatta West Public School** (562m — ICSEA 1029)
- Nearest hospital: **The Children's Hospital at Westmead** (2.1 km)

### Near Transport

Harris Park Station (train) — 987m

## 2 Marketing Highlights

### Zoning

Zoned R2 (Low Density Residential) — family-friendly residential zoning.

### Development Upside

7.5m height limit and 0.4:1 FSR (2–3 storeys). Potential for dual occupancy (subject to DA).

### Heritage Character

Located in the Conservation Area (Parramatta Local Environmental Plan 2023) conservation area — heritage streetscape adds character value and protects neighbourhood amenity.

### Lot Size

661 m<sup>2</sup>

Source: NSW Valuer General · cadastre measured 674 m<sup>2</sup> · guide only — verify with a surveyor before reliance

### PROPERTY HIGHLIGHTS

- **Amenity score: 100/100** (93 cafes/restaurants, 0 retail, 135 healthcare, 8 schools)
- Lifestyle score: **100/100**
- Healthcare access score: **100/100**
- Nearest school: **Parramatta West Public School** (562m — ICSEA 1029) — key selling point for families
- Green cover: **37%** — leafy, established area

### Environmental Overlays

2 overlays detected (acid sulfate, lot size). Buyers should be aware.

## 3 Development Potential

Key development opportunities for prospective buyers:

**Dual occupancy:** Two dwellings on one title permitted with consent.

**FSR utilisation:** Current building-to-lot ratio 0.02:1 vs maximum 0.4:1 — **5% used**. Significant uplift potential.

**Construction cost benchmark:** \$2,324/m<sup>2</sup> in this area — useful for buyer feasibility assessment.

**DA pipeline pressure:** 151.0x — high DA activity (competitive market for development).

**Building approvals (12m):** 649 in LGA — strong development market.

## 4 Key Controls

### Maximum Building Height: 7.5 metres

That's about 2–3 storeys. This is quite restrictive — you may be limited to a single-storey home. Proposals exceeding this limit may be possible via a Clause 4.6 variation request.

### Floor Space Ratio: 0.4:1

On your 661 m<sup>2</sup> lot, you can build up to 264 m<sup>2</sup> of total floor area across all levels. Proposals exceeding this limit may be possible via a Clause 4.6 variation request.

#### DEVELOPMENT CONTEXT

- Current site: 2 buildings, 350 m<sup>2</sup> total floor area (36% site coverage)
- Estimated construction cost in this area: ~\$2,324/m<sup>2</sup>
- 649 building approvals in this LGA (past 12 months)

## 5 Disclosure Requirements

Under NSW law, agents must disclose material facts that could affect a buyer's decision. The following items should be disclosed in your agency agreement and marketing materials.

### Heritage Conservation Area **MUST DISCLOSE**

The property is within the Conservation Area (Parramatta Local Environmental Plan 2023) conservation area (Clause 5.10, Parramatta Local Environmental Plan 2023). Development restrictions apply to external alterations. **Must disclose.**

### Acid Sulfate Soils — Class 5 **SHOULD DISCLOSE**

Development on this land may require an acid sulfate soils management plan under Clause 6.1.. Good practice to disclose to prospective buyers.

### Minimum Lot Size — 550-574 **SHOULD DISCLOSE**

A minimum lot size applies to subdivision of this land under Clause 4.1.. Good practice to disclose to prospective buyers.

**SEPP Overrides** **ADVISORY**

1 state-level policy override applies. These may allow certain developments in the area (e.g., boarding houses, secondary dwellings) that could affect neighbourhood character. Buyers should be aware.

- State Environmental Planning Policy (Housing) 2021 — Permits boarding houses as mandatorily permissible in specified zones regardless of LEP land use table

**Active DAs Nearby** **ADVISORY**

2 development applications under assessment within 300m. Buyers should be informed of potential construction activity.

**Under Assessment** Alterations or additions to an existing building or structure, Erection of a new structure Sept 2025  
4 ROSEHILL STREET PARRAMATTA 2150 — 48m away

**Submitted** Dwelling house  
29 ROSEHILL STREET PARRAMATTA 2150 — 170m away

**6 Permitted Uses**

Low Density Residential (R2) has **31** land use classifications.

**Permitted without development consent (1)**

Home occupations

**Permitted with development consent (30)****EARLY EDUCATION AND CARE FACILITY**

Home-based child care    School-based child care

**LIGHT INDUSTRY**

Home industries

**RESIDENTIAL ACCOMMODATION**

Dual occupancies    Dwelling houses    Group homes    Hostels    Seniors housing

**TOURIST AND VISITOR ACCOMMODATION**

Bed and breakfast accommodation

**OTHER**

Building identification signs    Business identification signs    Centre-based child care facilities  
Community facilities    Educational establishments    Emergency services facilities  
Environmental protection works    Exhibition homes    Exhibition villages    Flood mitigation works  
Home businesses    Neighbourhood shops    Oyster aquaculture    Pond-based aquaculture  
Public administration buildings    Recreation areas    Recreation facilities (outdoor)  
Respite day care centres    Roads    Tank-based aquaculture    Water recycling facilities

## State Policy Overrides

These state-level policies change what's permitted beyond what the local council controls say:

### State Environmental Planning Policy (Housing) 2021

Chapter 2, Part 2, Division 2 — Permits boarding houses as mandatorily permissible in specified zones regardless of LEP land use table

Conditions: Non-discretionary standards: max 12 rooms, min 12m<sup>2</sup> per room

## 7 Upcoming Changes

Recent and pending planning activity in the area, plus state policy overrides that may change what can be built here.

There is currently 1 state-level policy override affecting this zone. These may change development potential beyond what the local council controls allow.

## Nearby Development Activity

2 active applications within 300m of this property

**Under Assessment** Alterations or additions to an existing building or structure, Erection of a new structure Sept 2025  
4 ROSEHILL STREET PARRAMATTA 2150 — 48m away

**Submitted** Dwelling house  
29 ROSEHILL STREET PARRAMATTA 2150 — 170m away

### RECENT DECISIONS

**Determined** Dwelling house, Alterations or additions to an existing building or structure Oct 2025  
33B CRIMEA STREET PARRAMATTA 2150 — 153m away

**Approved** Erection of a new structure, Swimming pool Oct 2025  
21 DENISON STREET PARRAMATTA 2150 — 88m away

**Determined** Alterations or additions to an existing building or structure, Balcony May 2025  
43 CROWN STREET GRANVILLE 2142 — 218m away

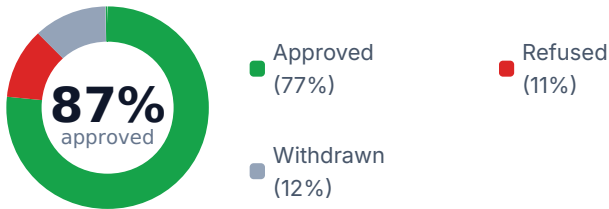
**Determined** Dwelling house, Alterations or additions to an existing building or structure Sept 2024  
34 CRIMEA STREET PARRAMATTA 2150 — 155m away

**Determined** Residential flat building, Erection of a new structure Aug 2024  
2 BOUNDARY STREET PARRAMATTA 2150 — 143m away

## Distance to Stations



**Council DA Outcomes**



**8 Market Activity & Council Performance**

**87.1%**  
Approval Rate  
City of Parramatta Council

**122**  
Avg Days to Decision  
median: 95d

**4,156**  
Total DAs Since 2019

Based on 4,156 actual DA outcomes since 2019. Historical data — not a prediction for future applications.

**How does your council compare?**

**Approval Rate**



**Avg Days to Decision**



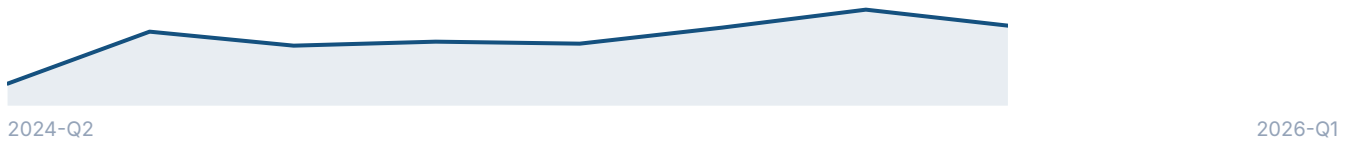
**Historical Approval Rates by Development Type**

Based on actual DA decisions in City of Parramatta Council. Individual outcomes depend on the specific proposal and merit assessment.





### DA Activity Trend



↓ 74% fewer DAs this year vs last year

### Activity Around You

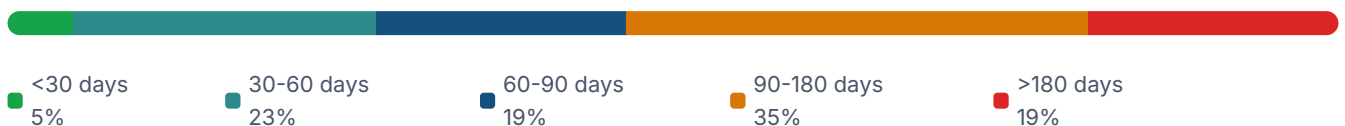


### Nearby Councils Comparison

Council	Approval	Avg Days	Total DAs
City of Parramatta Council	87.1%	122d	4,156
Central Coast Council	98.5%	0d	22,949
Blacktown City Council	97.5%	0d	22,367
Council of the City of Sydney	96.9%	0d	21,150
The Hills Shire Council	96.6%	0d	18,930
Northern Beaches Council	98.7%	0d	18,434

### Historical Time to Decision

Based on past DA processing times. Actual timeframes vary depending on application complexity.



### What's Popular Nearby? (3km)

1. Other	711 DAs	88.4%
2. Alterations & Additions	372 DAs	89.6%
3. Dwelling House	206 DAs	85.4%

4. Demolition	192 DAs	<b>88.4%</b>
5. Dual Occupancy	185 DAs	<b>89.7%</b>
6. Secondary Dwelling	153 DAs	<b>84.6%</b>

Based on 4,156 development applications lodged since January 2019. Source: NSW Planning Portal.

## 9 Neighbourhood Context

Population  
**9,867 (7108/km<sup>2</sup>)**

Median household income  
**\$101,244/yr**

Dwelling mix  
**82.6% apartments, 12.6% houses**

Tenure  
**28.5% owner, 68.9% renting**  
→ High rental demand — relevant for dual occupancy / boarding house

Median age  
**32.0**

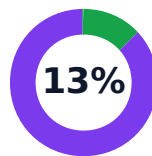
Tenure



Owner  
(29%)

Renter  
(71%)

Housing Type



Houses  
(13%)

Apartments  
(87%)

Population density 7108/km<sup>2</sup> — above metro average. Relevant to Clause 4.6 density arguments and infrastructure capacity assessments.

Median weekly rent: \$720/wk (2BR unit), \$750/wk (house) — postcode 2150

### LIVEABILITY & AMENITY

**100** Amenity

**100** Healthcare

**100** Lifestyle

Within the suburb: 93 cafés/restaurants, 135 healthcare, 8 schools

Nearest station: **Parramatta Station** (1.1 km) • Nearest school: **Parramatta West Public School** — ICSEA 1029 (562 m) • Nearest hospital: **The Children's Hospital at Westmead** (2.1 km)

## MARKET &amp; MOMENTUM

Suburb median **\$630,000** · ▲ **0.0%** (12mo) · ▼ **0.8%** (3mo) · 58 days on market · 168 active listings

Median rent **\$590/wk** · gross yield **4.9%**

Suburb-level signals (NSW Valuer-General + market data). Indicative only.

## SITE RISK PROFILE

**Moderate** (composite 28/100)

Main factors: Heritage listing / conservation area, Acid sulfate soils (class Class 5), Industrial / utility proximity

Indicative hazard + constraint screen across flood, bushfire, heritage, geotechnical, coastal, contamination and industrial-proximity datasets. Confirm with a site-specific assessment.

## LOCAL INTELLIGENCE

Crime rate: **500 per 1,000 population**

Unemployment: **2.9%**

Climate: **940 mm/yr rainfall** · **23.7°C avg max** · **11 extreme heat days/yr**

Green cover: **37%**

Source: ABS Census 2021 (SA2: Parramatta - South)

## 10 Rental Yield & Growth

### Indicative Gross Yield: 5.9%

Based on \$720/wk median 2BR unit rent × 52 weeks / \$630,000 median sale price. House median: \$750/wk.

Source: NSW Fair Trading rental bonds (2026-02), postcode 2150. Gross yield only — does not include expenses.

### Growth Area

Parramatta - South is projected to grow 24% in population by 2036. Growing areas signal sustained demand.

### Gross Rental Yield: 4.9%

Median weekly rent \$590/wk. Suburb median sale price \$630,000 (24-month, 1,492 sales). Strong yield for investors.

## MARKET MOMENTUM

3-month: **-0.8%** | 12-month: **0.0%** | median days on market: **58** | active listings: **168** Price momentum is **decelerating**.

## 11 Property Sales History

TOTAL GROWTH	ANNUAL AVG	PERIOD	SALES RECORDED
<b>+28%</b>	<b>+13.3%</b>	8 May 2021 → 26 Aug 2023	2

PRICE	DATE	AREA	\$/M <sup>2</sup>	CHANGE
\$1.80M	26 Aug 2023	661 m <sup>2</sup>	\$2,725/m <sup>2</sup>	+28%
\$1.40M	8 May 2021	661 m <sup>2</sup>	\$2,122/m <sup>2</sup>	

Source: NSW Valuer General property sales data. Excludes portfolio and nominal transfers.

## 12 Comparable Sales

**133**

Sales within 500m

**\$531K**

Median price (500m)

**2025-12-06**







Most recent sale

**Suburb context:** Median sale price: \$630K (1492 sales in 24 months)

**Market momentum:** Price change: ▲ 0.0% (12 months) · ▼ 0.8% (3 months)  
58 days on market · 168 active listings · 4.9% gross yield

Address	Price	Date	Distance
30 NAPIER ST, PARRAMATTA NSW 2150	\$650,000	2025-12-06	500m
71 RAILWAY ST, GRANVILLE NSW 2142	\$1,775,000	2025-11-20	353m
2 GLEBE ST, PARRAMATTA NSW 2150	\$920,000	2025-11-15	444m
18 MARSDEN ST, GRANVILLE NSW 2142	\$500,000	2025-11-10	344m
59 MARSDEN ST, PARRAMATTA NSW 2150	\$590,000	2025-11-07	447m
12 DENISON ST, PARRAMATTA NSW 2150	\$590,000	2025-11-03	30m
23 NAPIER ST, PARRAMATTA NSW 2150	\$801,000	2025-11-01	438m
4 STEELE ST, MAYS HILL NSW 2145	\$1,670,000	2025-10-15	448m
19 KING ST, PARRAMATTA NSW 2150	\$775,000	2025-10-11	475m
3 CROWN ST, GRANVILLE NSW 2142	\$420,000	2025-10-10	272m

## Price per m<sup>2</sup> — Nearby Sales

30 NAPIER ST		\$5,372/m <sup>2</sup>
71 RAILWAY ST		\$2,548/m <sup>2</sup>
2 GLEBE ST		\$743/m <sup>2</sup>
18 MARSDEN ST		\$423/m <sup>2</sup>
59 MARSDEN ST		\$559/m <sup>2</sup>
12 DENISON ST		\$434/m <sup>2</sup>

Source: NSW Valuer General. Sales data is from public records and may not reflect the full market. Price shown is the recorded contract price.

## 13 Major Projects Nearby

Major developments assessed by the NSW Department of Planning — hospitals, infrastructure, large-scale projects that may affect the surrounding area.

Project	Type	Status	Distance
<b>Residential flat building at 12–16 Dixon St</b> Construction of residential flat building with 150 apartments (including 23 affordable dwellings).	Residential & Commercial	SEARs	520 m
<b>33 Argyle Street, Parramatta</b> Concept Application of a 62 storey mixed-used development consisting of Build-to-Rent, commercial office and retail uses...	Residential & Commercial	Determination	544 m
<b>PWPS Mod 3 - Retention of demountables</b> Retention of two demountable buildings to provide dedicated special program spaces on site.	Education, Health & Safety	Determination	555 m
<b>Parramatta West Public School Redevelopment Modification 2 - Minor design changes</b> Minor internal and external design changes to Building B00-D, including relocation of doors and teaching spaces, new ent...	Education, Health & Safety	Determination	555 m
<b>Parramatta West Public School Redevelopment Mod 1</b> Modification to an approved school to phase the remediation works and alter the timing of submission of the Validation R...	Education, Health & Safety	Determination	555 m
<b>Parramatta West Public School Redevelopment</b> Redevelopment of Parramatta West Public School including alterations to the existing building and construction of a new ...	Education, Health & Safety	Determination	555 m
<b>Modification 4 Parramatta West Public School - Mod 4</b> Modification to the conditions to permit the occupation of the school hall and open spaces on the North Site outside sch...	Education, Health & Safety	Determination	555 m
<b>Amendments to Warehouse 2 and 3</b>	Transport & Logistics	Determination	760 m

Project	Type	Status	Distance
Mod 1 - 73-space car park, landscaping and lighting	Transport & Logistics	Determination	760 m
Westfield Shopping Centre Parramatta	Residential & Commercial	Determination	856 m

# Appendices

The planning instruments and land-use permissibility this report relies on, reproduced in full as the legal reference basis. The complete defined-terms dictionary is provided as a free companion glossary (referenced below).

## A Planning Scheme Defined Terms

### Parramatta Local Environmental Plan 2023 — Defined Terms

The defined terms of **Parramatta Local Environmental Plan 2023** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

Download the full defined-terms glossary (PDF) → <https://zonedss.com/glossary/parramatta-local-environmental-plan-2023.pdf>

## B Planning Reference

This section contains technical planning references for your planner or solicitor.

### Applicable Instruments

**LEP:** Parramatta Local Environmental Plan 2023

**DCP:** Parramatta DCP 2023 Amendment No. 2

**SEPP:** State Environmental Planning Policy (Housing) 2021

### Development Controls

Height: 7.5m (Clause 4.3) • FSR: 0.4:1 (Clause 4.4) • Min Lot: 550m<sup>2</sup> (Clause 4.1)

### Heritage Items

— Conservation Area (Parramatta Local Environmental Plan 2023) (Local) [Clause 5.10]

### Environmental Overlays

Acid Sulfate Soils: Class 5 [Clause 6.1]

Minimum Lot Size: 550-574 [Clause 4.1]

### Obligation Summary (103 total)

40 LEP • 63 SEPP • 0 DCP

Housing Diversity

63

Land Use & Permissibility

40

### Site Intelligence

Built form: 2 buildings, 350 m<sup>2</sup> total floor area (36% site coverage)  
Nearest school: Parramatta West Public School (562m) — ICSEA 1029  
Nearest hospital: The Children's Hospital at Westmead (2.1km)  
Amenity: 100/100 | Healthcare: 100/100 | Lifestyle: 100/100  
Crime rate: 500/1,000 | Unemployment: 2.9%  
Climate: 940mm/yr • 23.7°C avg max  
Soil: Profile 322 (pH 7.7) • 79% clay  
Est. construction cost: ~\$2,324/m<sup>2</sup>

#### City of Parramatta Council DA Statistics

**87%**

approval rate

**122**

avg days to decision

**4,156**

total DAs

**Sources.** NSW Valuer General (land values & sales), the NSW Digital Cadastral Database (boundaries, areas & dimensions), the NSW Planning Portal (development applications) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against NSW Legislation ([legislation.nsw.gov.au](http://legislation.nsw.gov.au)) and confirm with City of Parramatta Council and a qualified professional before acting. © 2026 ZoneDSS.