

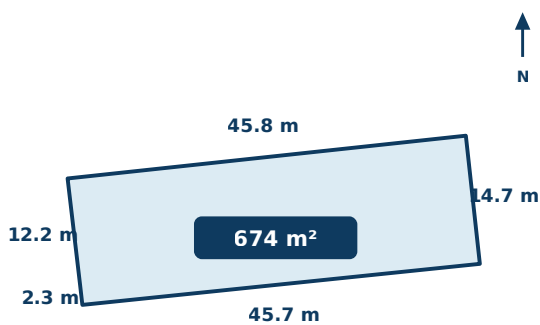
Know before you buy

8 DENISON Street, Parramatta, NSW, 2150

8A / DP150992 • 674 m² • City of Parramatta Council

BUYER REPORT

Site plan & dimensions



Boundary & dimensions from the NSW Digital Cadastral Database. Indicative only — not a registered survey; not for legal boundary purposes.

At a glance

Land area	674 m ² (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 · Buyer Report · Generated 7 June 2026

1 About This Property

8 DENISON Street, Parramatta, NSW, 2150

8A/DP150992 · 661 m² · City of Parramatta Council

Source: NSW Valuer General · cadastre measured 674 m² · guide only — verify with a surveyor before reliance

Freehold Title

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

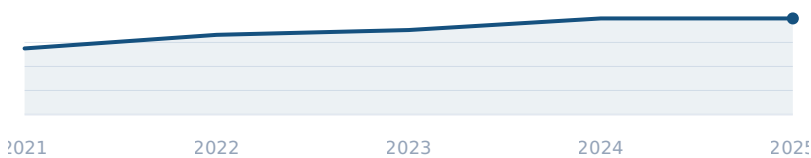
LAND VALUE (VALUER GENERAL)

\$1,410,000

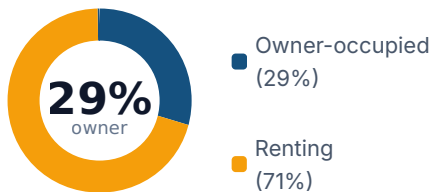
Base date: 1 July 2025 · +45% since 1 July 2021

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 m² 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 What Can You Build?

DEVELOPMENT OVERVIEW

Low

This property has limited development potential — good for neighbourhood stability, but fewer options if you want to build or extend significantly.

✓ Dual occupancy is possible with council approval

3 Key Considerations

● Heritage Listed

This property has heritage significance. Changes to the building exterior require heritage approval, which adds time and cost to renovations.

- Conservation Area (Parramatta Local Environmental Plan 2023) (Local significance)

Classified Road Nearby

PITT (Regional Road) — ~189m from property

Traffic count: 36,532 vehicles/day on Church Street (2012)

Distances are measured from the property coordinate to the nearest point on the road centreline (perpendicular distance). Actual distance to road edge may be shorter.

Nearby classified road may affect noise, access, and amenity. Check SEPP (Transport and Infrastructure) 2021 cl.101-104 if development involves new vehicle access.

● Acid Sulfate Soils

Class 5 — Construction on this land may require special soil management. This adds cost to any building work — typically \$5,000–\$20,000 for a soil management plan.

● Minimum Lot Size

550-574 — A minimum lot size applies to subdivision of this land under Clause 4.1.

4 Development 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 m² lot, you can build up to 264 m² 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 m² total floor area (36% site coverage)
- Estimated construction cost in this area: ~\$2,324/m²
- 649 building approvals in this LGA (past 12 months)

5 Development Potential

Can you add a second storey?

! Possibly — the height limit is 7.5m, which may be tight for a full second storey.

Can you build a granny flat?

× Granny flats are not permitted in this zone.

Can you subdivide?

! Your lot (661 m²) meets the minimum (550 m²) but is not large enough for a straightforward two-lot subdivision.

Can you build a dual occupancy?

✓ Yes — dual occupancy is possible with council approval.

DEVELOPMENT CAPACITY

- **FSR capacity:** Currently 5% utilised (0.02:1 of 0.4:1 maximum) — up to 251 m² additional floor area possible
- **DA context:** Last DA on this lot: 1 Oct 2024 (Dwelling house, Erection of a new structure, Residential Accommodation) • 151 active DAs in this LGA
- **Construction cost:** ~\$2,324/m² in this area

6 What's Permitted

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 12m² per room

7 What's Coming

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

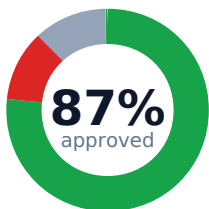
Aug 2024

2 BOUNDARY STREET PARRAMATTA 2150 — 143m away

Distance to Stations

Harris Park Station		987m
Parramatta Station		1,063m
Parramatta Ferry Wh:		1,120m
Parramatta Square Li:		1,218m
Church Street Light R		1,394m

Council DA Outcomes



Approved
(77%)

Refused
(11%)

Withdrawn
(12%)

8

Questions for Your Solicitor

Based on the planning controls affecting your property, ask your solicitor or conveyancer these questions before exchange:

1. Are there any current or pending development applications for this property or adjacent lots?

Why: Nearby DAs could affect your property value, views, or amenity.

2. What are the specific zone controls that apply to this property?

Why: Your solicitor can verify our findings and identify any recent changes.

3. What are the implications of the Local heritage listing for renovations or additions?

Why: Heritage listing means changes to the exterior (and sometimes interior) require heritage approval, adding time and cost.

4. Has a heritage impact assessment been done for any proposed changes?

Why: If the vendor has done recent work, check if proper heritage approvals were obtained.

5. Has a soil management plan been prepared for this site?

Why: Acid sulfate soils require special management during any construction. This typically costs \$5,000–\$20,000.

6. Are there any State Environmental Planning Policy overrides that affect what can be built here?

Why: There is 1 state-level policy override on this property that may change development rules beyond what the local council controls say.

9 Development Activity Insights

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

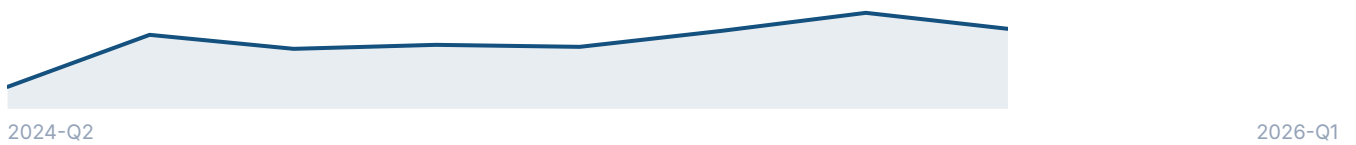


Historical Approval Rates by Development Type

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

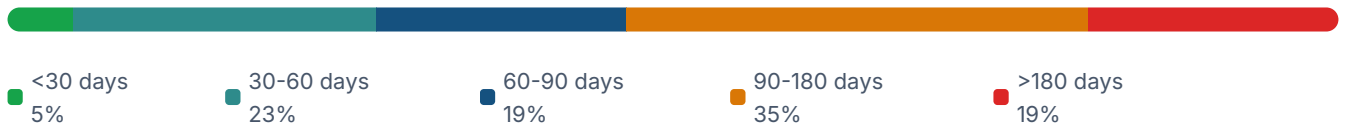
<p>47</p> <p>Within 300m</p> <p>2 active</p>	<p>912</p> <p>Within 1km</p> <p>43 active</p>	<p>5667</p> <p>Within 3km</p> <p>401 active</p>
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Nearby Councils Comparison

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	88.4%
5. Dual Occupancy	185 DAs	89.7%
6. Secondary Dwelling	153 DAs	84.6%

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

10 Neighbourhood Context

Population
9,867 (7108/km²)

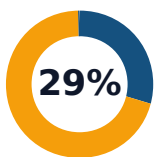
Median household income
\$101,244/yr

Dwelling mix
82.6% apartments, 12.6% houses

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

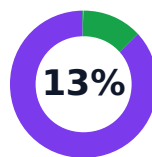
Median age
32.0

Tenure



- Owner (29%)
- Renter (71%)

Housing Type



- Houses (13%)
- Apartments (87%)

Population density 7108/km² — 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 & MOMENTUM

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

11 Property Sales History

TOTAL GROWTH

+28%

ANNUAL AVG

+13.3%

PERIOD

8 May 2021 → 26 Aug 2023

SALES RECORDED

2

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

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

12 Recent Sales Nearby

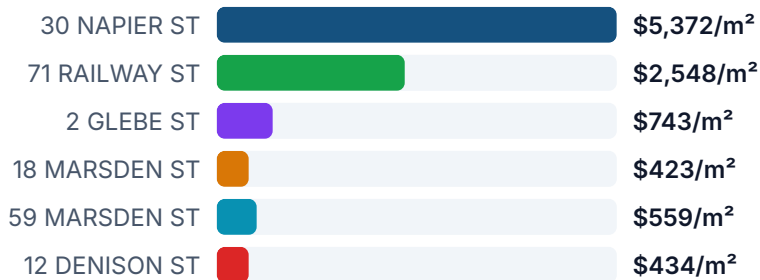
133 Sales within 500m	\$531K Median price (500m)	2025-12-06 Most recent sale
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Suburb context: Median sale price: \$630K (1492 sales in 24 months)

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 m² — Nearby Sales



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
Residential flat building at 12–16 Dixon St Construction of residential flat building with 150 apartments (including 23 affordable dwellings).	Residential & Commercial	SEARs	520 m
33 Argyle Street, Parramatta Concept Application of a 62 storey mixed-used development consisting of Build-to-Rent, commercial office and retail uses...	Residential & Commercial	Determination	544 m
PWPS Mod 3 - Retention of demountables Retention of two demountable buildings to provide dedicated special program spaces on site.	Education, Health & Safety	Determination	555 m
Parramatta West Public School Redevelopment Modification 2 - Minor design changes 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
Parramatta West Public School Redevelopment Mod 1 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
Parramatta West Public School Redevelopment Redevelopment of Parramatta West Public School including alterations to the existing building and construction of a new ...	Education, Health & Safety	Determination	555 m
Modification 4 Parramatta West Public School - Mod 4 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
Amendments to Warehouse 2 and 3	Transport & Logistics	Determination	760 m
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: 550m² (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 m² 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/m²

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) and confirm with City of Parramatta Council and a qualified professional before acting. © 2026 ZoneDSS.