

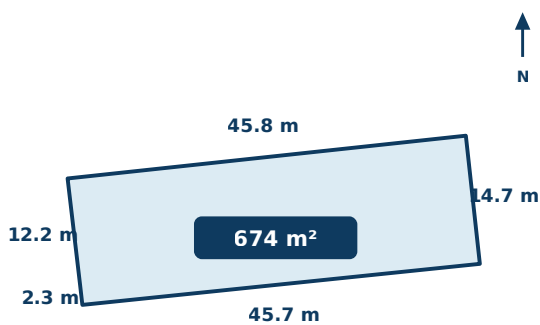
Your property at a glance

8 DENISON Street, Parramatta, NSW, 2150

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

FREE PROPERTY 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

Contents

- 1. Your Property 3
- 2. What You Can Do 4
- 3. What's Allowed on Your Land..... 4
- 4. Improvement Options 5
- 5. Recent Sales Nearby 6
- 6. Neighbourhood Context..... 7
- 7. Defined Terms 8

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

1 Your 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

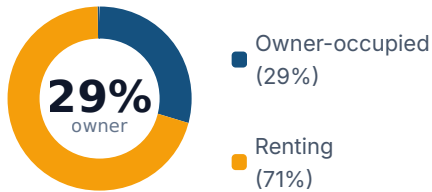
Base date: 1 July 2025 · +45% since 1 July 2021

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 You Can Do

Your property is zoned R2 — Low Density Residential

Here's what this means for what you can do with your property.

! Building Height

Your height limit is 7.5m (2–3 storeys). Extensions may be limited to single storey.

Proposals exceeding this limit may be possible via a Clause 4.6 variation request.

✓ Dual Occupancy

You could convert your property into two dwellings — live in one, rent or sell the other.

! Subdivision

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

PROPERTY INTELLIGENCE

- Your property has **2** buildings with 350 m² total floor area (36% site coverage)
- Most recent DA on your lot: Tue Oct 01 2024 00:00:00 GMT+0000 (Coordinated Universal Time) for **Dwelling house, Erection of a new structure, Residential Accommodation**
- Previous DA types on your lot: new dwelling
- Estimated construction cost in your area: **\$2,324/m²** — useful for budgeting renovations or additions

3 What's Allowed on Your Land

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

4 Improvement Options**! Second Storey Addition**

Your height limit (7.5m) is restrictive — a full second storey may not be feasible. A dormer or loft conversion might work within the limit. **Heritage note:** Your property is in a heritage conservation area. The addition must be sympathetic to the existing character.

Proposals exceeding this limit may be possible via a Clause 4.6 variation request.

✘ Granny Flat

Secondary dwellings are not permitted in your zone.

i Swimming Pool

Pools are generally exempt development (no DA needed) if they meet setback and fencing requirements under the Codes SEPP.

! Subdivision

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

Estimated construction cost: \$2,324/m² in your area. A 60 m² granny flat could cost approximately \$139,440, and a 100 m² extension approximately \$232,400 (excluding fees and site costs).

Building activity: 649 building approvals issued in your LGA in the past 12 months — a high level of building activity, indicating strong demand.

Development contributions (s7.11) may apply to any DA. Your council has 2 contribution plans — budget for infrastructure levies on top of construction costs.

5 Recent Sales Nearby

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 m² — Nearby Sales

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

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

6 Neighbourhood Context

Population
9,867 (7108/km²)

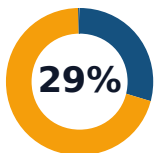
Median household income
\$101,244/yr

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

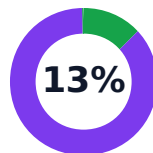
Tenure



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)

7 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>

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- ✓ DA insights — approval rates, determination timelines & neighbour outcomes
- ✓ Risk & constraints — flood, bushfire, heritage & contamination overlays
- ✓ Planning references — clause-level citations, ready for your solicitor

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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.