

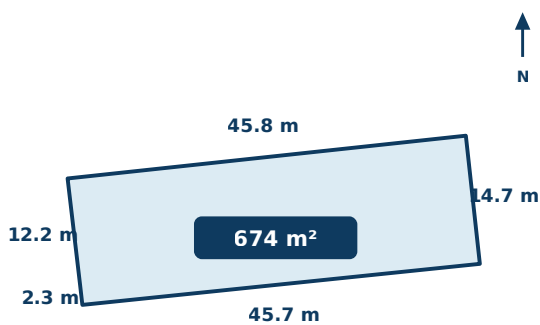
What you can do with your home

8 DENISON Street, Parramatta, NSW, 2150

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

HOMEOWNER 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 · Homeowner 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)

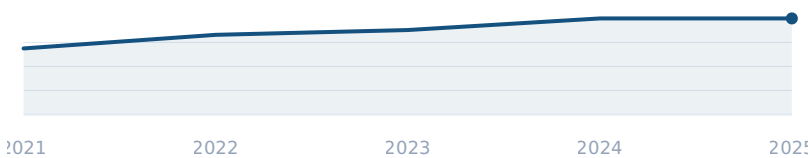
LAND VALUE (VALUER GENERAL)

\$1,410,000

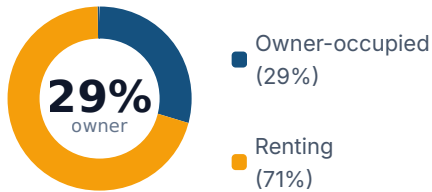
Base date: 1 July 2025 · +45% since 1 July 2021

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 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.

4 Building Limits

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 Income & Rental Potential

i Short-Term Rental (Airbnb)

Under the Short-term Rental Accommodation SEPP, you can rent your property (or part of it) for up to 180 days per year in Greater Sydney without the host present. No DA required if you comply with the rules.

✓ Home Business

Home occupations are permitted without council approval — you can run a small business from home (subject to conditions like no employees, limited signage).

✓ Dual Occupancy (Build & Sell)

Dual occupancy is permitted — you could build a second dwelling and sell or rent it separately.

MARKET CONTEXT

- Median weekly rent in your area: **\$590/wk** (gross yield: **4.9%**)
- Property prices flat **0.0%** over 12 months — prices are stable
- **168** active listings in your suburb — higher supply may mean more competition if you list for rent

6 Things to Know

i Heritage Conservation Area

Your property is in the Conservation Area (Parramatta Local Environmental Plan 2023) conservation area. Any external changes (facades, roofing, additions) need heritage approval, which typically adds 2–4 weeks to the DA process.

i Acid Sulfate Soils

Acid Sulfate Soils (Class 5) — this affects excavation work. If you're building foundations, a pool, or a granny flat, you'll need an acid sulfate soils management plan (\$5,000–\$20,000).

i Minimum Lot Size

A minimum lot size applies to subdivision of this land under Clause 4.1.

1 state-level policy override applies to your zone. These may allow certain developments (e.g., boarding houses, secondary dwellings) that the local controls would otherwise restrict.

i 2 Active DAs Nearby

There are 2 development applications currently under assessment within 300m of your property. The nearest (48m) is for Alterations or additions to an existing building or structure.

i Soil & Ground Conditions

Your property area: soil type: **Profile 322**, pH 7.7, 79% clay content, **high clay — reactive soil risk (may need engineered footings)**. Soil conditions affect foundation design and drainage — a geotechnical report is recommended before building.

7 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

8 What's Changing

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

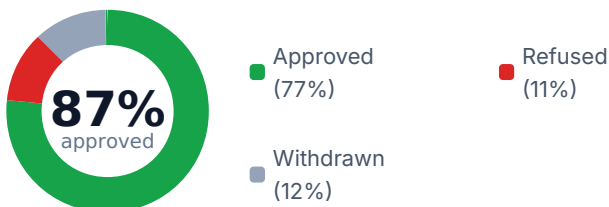
Determined Dwelling house, Alterations or additions to an existing building or structure Sept 2024
 34 CRIMEA STREET PARRAMATTA 2150 — 155m away

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

Distance to Stations

Harris Park Station	<div style="width: 98.7%;"><div style="width: 98.7%;"></div></div>	987m
Parramatta Station	<div style="width: 106.3%;"><div style="width: 106.3%;"></div></div>	1,063m
Parramatta Ferry Wh	<div style="width: 112.0%;"><div style="width: 112.0%;"></div></div>	1,120m
Parramatta Square Li	<div style="width: 121.8%;"><div style="width: 121.8%;"></div></div>	1,218m
Church Street Light R	<div style="width: 139.4%;"><div style="width: 139.4%;"></div></div>	1,394m

Council DA Outcomes



9 Development Activity in Your Area

87.1%

122

4,156

Approval Rate
City of Parramatta Council

Avg Days to Decision
median: 95d

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

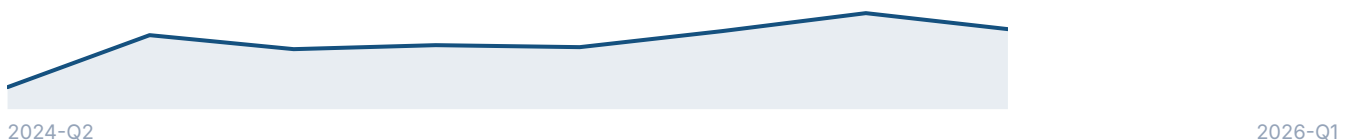


Historical Approval Rates by Development Type

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

47
Within 300m

912
Within 1km

5667
Within 3km

2 active

43 active

401 active

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

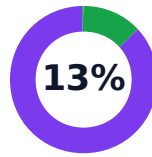
Tenure



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 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)

11 Your Property's 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

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

Address	Price	Date	Distance
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.

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

Project	Type	Status	Distance
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.