

Report Date: 11 April 2026
DA Reference: PARRA-005
Council: Parramatta Council

DETERMINATION

APPROVED

Approval Risk Score

62/100

APPLICATION DETAILS

Property Address	220 Victoria Road, Rydalmere NSW 2116
Zoning	IN1
Land Size	3500 sqm
Maximum Height	15m
Floor Space Ratio	1:1

KEY CONDITIONS

1. Loading dock access must be from rear lane only
2. Acoustic barrier required along residential boundary
3. Hazardous materials management plan to be submitted

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
5 Fennell Street, North Parramatta NSW 2151	Approved	46%	3 conditions
14 Arthur Street, Granville NSW 2142	Approved	42%	2 conditions
7 Station Street East, Parramatta NSW 2150	Refused	42%	3 conditions
99 Wigram Street, Harris Park NSW 2150	Approved	41%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	38%	3 conditions

APPROVAL RISK ANALYSIS



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.

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