

Report Date: 27 May 2026
DA Reference: PARRA-007
Council: Parramatta Council

DETERMINATION

APPROVED

Approval Risk Score

62/100

APPLICATION DETAILS

Property Address	14 Arthur Street, Granville NSW 2142
Zoning	R2
Land Size	450 sqm
Maximum Height	8.5m
Floor Space Ratio	0.5:1

KEY CONDITIONS

- Dual occupancy must maintain minimum 50 sqm private open space per dwelling
- Driveway crossover to be widened to 3.5 metres

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
5 Fennell Street, North Parramatta NSW 2151	Approved	74%	3 conditions
99 Wigram Street, Harris Park NSW 2150	Approved	64%	3 conditions
88 Harris Street, Harris Park NSW 2150	Refused	62%	3 conditions
7 Station Street East, Parramatta NSW 2150	Refused	48%	3 conditions
220 Victoria Road, Rydalmere NSW 2116	Approved	42%	3 conditions

APPROVAL RISK ANALYSIS

62%

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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