

DEVELOPMENT APPLICATION DETERMINATION REPORT

Parramatta Council

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Report Date: 18 February 2026
DA Reference: PARRA-007
Council: Parramatta Council

DETERMINATION **APPROVED**

Approval Likelihood
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

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

SIMILAR PROJECTS 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 LIKELIHOOD 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 projects within the same council area.

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