

# DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026  
DA Reference: HORNS-001  
Council: Hornsby Council

DETERMINATION  
**APPROVED**

Approval Likelihood  
**58/100**

## APPLICATION DETAILS

|                   |                                    |
|-------------------|------------------------------------|
| Property Address  | 15 Hunter Street, Hornsby NSW 2077 |
| Zoning            | B2                                 |
| Land Size         | 850 sqm                            |
| Maximum Height    | 24m                                |
| Floor Space Ratio | 2.5:1                              |

## KEY CONDITIONS

1. Mixed-use development with ground floor retail and 18 residential units above
2. Awning required along full Hunter Street frontage for weather protection
3. Section 7.12 contribution of \$220,000 payable before construction certificate

## SIMILAR PROJECTS IN COUNCIL AREA

| Address                                     | Outcome          | Similarity | Conditions   |
|---|------------------|------------|--------------|
| 90 Peats Ferry Road, Hornsby NSW 2077       | Approved         | 94%        | 3 conditions |
| 60 George Street, Hornsby NSW 2077          | Under Assessment | 70%        | 2 conditions |
| 120 Pacific Highway, Hornsby NSW 2077       | Refused          | 64%        | 3 conditions |
| 33 Jersey Street, Hornsby NSW 2077          | Deferred         | 58%        | 2 conditions |
| 42 Edgeworth David Avenue, Hornsby NSW 2077 | Approved         | 56%        | 3 conditions |

## APPROVAL LIKELIHOOD ANALYSIS

58%

Below-average approval likelihood. Consider addressing common refusal reasons from similar projects.

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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