

Report Date: 11 April 2026
DA Reference: HORNS-001
Council: Hornsby Council

DETERMINATION

APPROVED

Approval Risk Score

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

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

COMPARABLE PRECEDENTS 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 RISK 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 precedents within the same council area. This is an indicative score only.

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