

Report Date: 11 April 2026  
DA Reference: HORNS-002  
Council: Hornsby Council

DETERMINATION

**APPROVED**

Approval Risk Score

**86/100**

## APPLICATION DETAILS

Property Address	42 Edgeworth David Avenue, Hornsby NSW 2077
Zoning	R4
Land Size	950 sqm
Maximum Height	21m
Floor Space Ratio	2:1

## KEY CONDITIONS

1. Residential flat building — 24 units with 30 basement car spaces
2. Minimum 20% deep soil landscaping required due to bushland proximity
3. Erosion and sediment control plan required for steep site

## COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	97%	2 conditions
5 Burdett Street, Hornsby NSW 2077	Approved	70%	3 conditions
12 Alexandria Parade, Waitara NSW 2077	Approved	68%	3 conditions
8 Dural Lane, Hornsby NSW 2077	Approved	66%	2 conditions
90 Peats Ferry Road, Hornsby NSW 2077	Approved	58%	3 conditions

# APPROVAL RISK ANALYSIS

---



Strong approval likelihood based on comparable project outcomes in this council area.

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.

---

DISCLAIMER: This report is generated by CivroDA for decision-support purposes only. It does not constitute planning, legal, or financial advice, nor official council documentation. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.