

# DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026  
DA Reference: HORNS-002  
Council: Hornsby Council

DETERMINATION  
**APPROVED**

Approval Likelihood  
**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

## SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

86%

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 projects within the same council area.

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