

Report Date: 18 February 2026
DA Reference: HORNS-003
Council: Hornsby Council

DETERMINATION **APPROVED**

Approval Likelihood
73/100

APPLICATION DETAILS

Property Address	8 Dural Lane, Hornsby NSW 2077
Zoning	R2
Land Size	680 sqm
Maximum Height	8.5m
Floor Space Ratio	0.5:1

KEY CONDITIONS

1. Single dwelling approved — complies with all DCP setback controls
2. Existing significant tree (Angophora costata) to be retained and protected during construction

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
12 Alexandria Parade, Waitara NSW 2077	Approved	77%	3 conditions
5 Burdett Street, Hornsby NSW 2077	Approved	76%	3 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	66%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	63%	2 conditions
250 Galston Road, Galston NSW 2159	Refused	61%	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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