

Report Date: 27 May 2026  
DA Reference: HORNS-003  
Council: Hornsby Council

DETERMINATION

**APPROVED**

Approval Risk Score

**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

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

## COMPARABLE PRECEDENTS 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 RISK ANALYSIS

**73%**

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

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