

# DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026  
DA Reference: HORNS-004  
Council: Hornsby Council

DETERMINATION  
**REFUSED**

Approval Likelihood  
**71/100**

## APPLICATION DETAILS

Property Address	120 Pacific Highway, Hornsby NSW 2077
Zoning	B4
Land Size	2000 sqm
Maximum Height	38m
Floor Space Ratio	3.5:1

## KEY CONDITIONS

1. Building envelope exceeds solar access plane — would overshadow Hornsby Mall for more than 4 hours in midwinter
2. Insufficient separation between tower elements — minimum 18m required, 12m proposed
3. Traffic generation exceeds capacity of Pacific Highway / George Street intersection

## SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
60 George Street, Hornsby NSW 2077	Under Assessment	95%	2 conditions
15 Hunter Street, Hornsby NSW 2077	Approved	64%	3 conditions
90 Peats Ferry Road, Hornsby NSW 2077	Approved	58%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	44%	2 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	41%	3 conditions

## APPROVAL LIKELIHOOD ANALYSIS

71%

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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