

DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

civroda.com

Report Date: 18 February 2026
DA Reference: HORNS-005
Council: Hornsby Council

DETERMINATION
APPROVED

Approval Likelihood
75/100

APPLICATION DETAILS

Property Address	5 Burdett Street, Hornsby NSW 2077
Zoning	R3
Land Size	580 sqm
Maximum Height	12m
Floor Space Ratio	1:1

KEY CONDITIONS

1. Townhouse development — 4 dwellings approved
2. Each dwelling must provide 1 covered car space plus 1 visitor space shared
3. Boundary fencing to be 1.8m lapped timber along side boundaries

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
12 Alexandria Parade, Waitara NSW 2077	Approved	98%	3 conditions
8 Dural Lane, Hornsby NSW 2077	Approved	76%	2 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	70%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	66%	2 conditions
250 Galston Road, Galston NSW 2159	Refused	57%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS

75%

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.

DISCLAIMER: This report is generated by CivRoda for reference and research purposes only. It does not constitute official council documentation or legal advice. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.