

Report Date: 11 April 2026
DA Reference: HORNS-005
Council: Hornsby Council

DETERMINATION

APPROVED

Approval Risk Score

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

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

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

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