

Report Date: 11 April 2026
DA Reference: HORNS-006
Council: Hornsby Council

DETERMINATION
REFUSED

Approval Risk Score
91/100

APPLICATION DETAILS

Property Address	250 Galston Road, Galston NSW 2159
Zoning	RE1
Land Size	5000 sqm
Maximum Height	9m
Floor Space Ratio	0.3:1

KEY CONDITIONS

- Proposed function centre not permitted in RE1 Public Recreation zone
- Development would result in clearing of 800 sqm endangered ecological community
- Insufficient bushfire asset protection zone

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
8 Dural Lane, Hornsby NSW 2077	Approved	61%	2 conditions
12 Alexandria Parade, Waitara NSW 2077	Approved	59%	3 conditions
5 Burdett Street, Hornsby NSW 2077	Approved	57%	3 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	50%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	48%	2 conditions

APPROVAL RISK ANALYSIS



Strong approval likelihood based on comparable project outcomes in this council area.

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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