

DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026
DA Reference: HORNS-006
Council: Hornsby Council

DETERMINATION
REFUSED

Approval Likelihood
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

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

SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

91%

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 projects within the same council area.

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