

DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026
DA Reference: HORNS-007
Council: Hornsby Council

DETERMINATION DEFERRED

Approval Likelihood
100/100

APPLICATION DETAILS

Property Address	33 Jersey Street, Hornsby NSW 2077
Zoning	R4
Land Size	1050 sqm
Maximum Height	24m
Floor Space Ratio	2.3:1

KEY CONDITIONS

1. Design excellence strategy required under LEP clause 6.8
2. Applicant to provide revised BCA compliance report addressing fire egress

SIMILAR PROJECTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	97%	3 conditions
5 Burdett Street, Hornsby NSW 2077	Approved	66%	3 conditions
12 Alexandria Parade, Waitara NSW 2077	Approved	65%	3 conditions
8 Dural Lane, Hornsby NSW 2077	Approved	63%	2 conditions
15 Hunter Street, Hornsby NSW 2077	Approved	58%	3 conditions

APPROVAL LIKELIHOOD ANALYSIS

100%

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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