

Report Date: 27 May 2026  
DA Reference: HORNS-007  
Council: Hornsby Council

DETERMINATION

**DEFERRED**

Approval Risk Score

**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

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

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

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