

Report Date: 11 April 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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