

Report Date: 11 April 2026
DA Reference: HORNS-008
Council: Hornsby Council

DETERMINATION

APPROVED

Approval Risk Score

60/100

APPLICATION DETAILS

Property Address	90 Peats Ferry Road, Hornsby NSW 2077
Zoning	B2
Land Size	720 sqm
Maximum Height	18m
Floor Space Ratio	2:1

KEY CONDITIONS

- Commercial building with 6 retail tenancies approved
- End-of-trip cycling facilities required for 20 bicycle spaces
- Loading dock to operate between 7am–7pm only

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
15 Hunter Street, Hornsby NSW 2077	Approved	94%	3 conditions
60 George Street, Hornsby NSW 2077	Under Assessment	64%	2 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	58%	3 conditions
120 Pacific Highway, Hornsby NSW 2077	Refused	58%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	55%	2 conditions

APPROVAL RISK ANALYSIS



Moderate approval likelihood. Similar projects show mixed outcomes — review conditions carefully.

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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