

DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026
DA Reference: HORNS-008
Council: Hornsby Council

DETERMINATION
APPROVED

Approval Likelihood
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

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

SIMILAR PROJECTS 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 LIKELIHOOD ANALYSIS

60%

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 projects within the same council area.

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