

Report Date: 27 May 2026
DA Reference: HORNS-009
Council: Hornsby Council

DETERMINATION

APPROVED

Approval Risk Score

75/100

APPLICATION DETAILS

Property Address	12 Alexandria Parade, Waitara NSW 2077
Zoning	R3
Land Size	550 sqm
Maximum Height	11m
Floor Space Ratio	0.8:1

KEY CONDITIONS

- Dual occupancy with attached garage approved
- Stormwater management — OSD tank minimum 5,000 litres
- Landscaping to include 2 native canopy trees in front setback

COMPARABLE PRECEDENTS IN COUNCIL AREA

Address	Outcome	Similarity	Conditions
5 Burdett Street, Hornsby NSW 2077	Approved	98%	3 conditions
8 Dural Lane, Hornsby NSW 2077	Approved	77%	2 conditions
42 Edgeworth David Avenue, Hornsby NSW 2077	Approved	68%	3 conditions
33 Jersey Street, Hornsby NSW 2077	Deferred	65%	2 conditions
250 Galston Road, Galston NSW 2159	Refused	59%	3 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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