

Report Date: 11 April 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.

DISCLAIMER: This report is generated by CivroDA for decision-support purposes only. It does not constitute planning, legal, or financial advice, nor official council documentation. For official determination records, please contact the relevant council directly. Data shown is derived from publicly available development application records.