

Report Date: 11 April 2026  
DA Reference: HORNS-010  
Council: Hornsby Council

## DETERMINATION

# UNDER ASSESSMENT

Approval Risk Score

**63/100**

## APPLICATION DETAILS

|                   |                                    |
|-------------------|------------------------------------|
| Property Address  | 60 George Street, Hornsby NSW 2077 |
| Zoning            | B4                                 |
| Land Size         | 1600 sqm                           |
| Maximum Height    | 35m                                |
| Floor Space Ratio | 3:1                                |

## KEY CONDITIONS

- Referral to Design Excellence Panel in progress
- Transport for NSW concurrence required for Pacific Highway access

## COMPARABLE PRECEDENTS IN COUNCIL AREA

| Address                                     | Outcome  | Similarity | Conditions   |
|---|----------|------------|--------------|
| 120 Pacific Highway, Hornsby NSW 2077       | Refused  | 95%        | 3 conditions |
| 15 Hunter Street, Hornsby NSW 2077          | Approved | 70%        | 3 conditions |
| 90 Peats Ferry Road, Hornsby NSW 2077       | Approved | 64%        | 3 conditions |
| 33 Jersey Street, Hornsby NSW 2077          | Deferred | 49%        | 2 conditions |
| 42 Edgeworth David Avenue, Hornsby NSW 2077 | Approved | 46%        | 3 conditions |

## APPROVAL RISK ANALYSIS

**63%**

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.