

DEVELOPMENT APPLICATION DETERMINATION REPORT

Hornsby Council

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Report Date: 18 February 2026
DA Reference: HORNS-010
Council: Hornsby Council

DETERMINATION UNDER ASSESSMENT

Approval Likelihood
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

1. Referral to Design Excellence Panel in progress
2. Transport for NSW concurrence required for Pacific Highway access

SIMILAR PROJECTS 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 LIKELIHOOD 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 projects within the same council area.

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