

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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