



DRAFT GRDCP 2020 Residential DCP Controls Comparison Table

General Controls	Existing DCP Controls		DRAFT GRDCP 2020 Residential Controls - Single dwelling, Dual Occupancy and Secondary Dwellings							
	Kogarah DCP	Hurstville DCP	Single Dwelling	Secondary Dwelling	Dual Occupancy (attached) - side by side	Dual Occupancy (detached) - side by side	Dual Occupancy (attached) - corner site	Dual Occupancy (detached) - corner site	Dual Occupancy (detached) - battle-axe	Dual frontage (laneway) - Attached or Detached Dual Occupancy
Minimum Frontage	18m	15m	N/A	N/A	15m	22m	15m	22m	18m	15m - 22m
Minimum Site Area	850m ²	630m ²	450m ²	N/A	650m ²	650m ²	650m ²	650m ²	650m ²	650m ²
Front Setbacks	Average of adjacent buildings	4.5m dwelling	4.5m dwelling	N/A	4.5m dwelling	4.5m dwelling	4.5m dwelling	4.5m dwelling	Front dwelling: 4.5m dwelling	4.5m dwelling
Secondary Street/Road Setbacks	1.2m dwelling, dual occupancy 4.5m detached, dual occupancy	2m	2m	2m	N/A	N/A	3m	3m	N/A	N/A
Garage Setbacks	Behind primary façade	5.5m	5.5m	5.5m	5.5m	5.5m	5.5m	5.5m	5.5m	Laneway - Nil Street - 5.5m
Rear Setbacks	Greater of 6m or 15% of avg site length 3m detached granny flat	7m-9m dual occupancy 3m-6m dwelling	6m or 15% of avg. site length (whichever is greater)	1500mm	6m or 15% of avg. site length (whichever is greater)	6m or 15% of avg. site length (whichever is greater)	4m	4m	Rear dwelling - 6m Front dwelling - 4m	Laneway -Nil (garage) Laneway - 4.5m (dwelling)
Side Setbacks	900mm-1200mm	900mm-1200mm 900mm-1500mm	900mm ¹ -1200mm ² 1500mm ³	1500mm	1200mm ⁴ 1500mm ³	1200mm ⁴ 1500mm ³	1200mm ⁴ 1500mm ³ & 3m ⁵	1200mm ⁴ 1500mm ³ & 3m ⁵	1200mm ⁴ 1500mm ³	1200mm ⁴ 1500mm ³
Basement setbacks	N/A	N/A	As per building setbacks	N/A	As per building setbacks	As per building setbacks	As per building setbacks	As per building setbacks	As per building setbacks	As per building setbacks
Private open space (POS)	No minimum m ² or dimensions	Single dwelling: 30m ² , 3mx3m Dual occ: 4mx5m	Area: 60m ² Min. one-way dimensions: 6m	As per dwelling requirements	Area: N/A Dimensions: 4m x 5m	Area: N/A Dimensions: 4m x 5m	Area: N/A Dimensions: 4m x 5m	Area: N/A Dimensions: 4m x 5m	Area: N/A Dimensions: 4m x 5m	Area: N/A Dimensions: 4m x 5m
Wall height/storeys	7.2m -7.8m	6.8m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parking (minimum)	1 per dwelling 1.5 spaces per dwelling (dual occ)	2 spaces per dwelling 2 spaces per dwelling	1 space per 1 and 2 beds; and 2 spaces per 3 beds or more	Nil	1 garage space and 1 driveway space (tandem) per dwelling	1 garage space and 1 driveway space (tandem) per dwelling	1 garage space and 1 driveway space (tandem) per dwelling	1 garage space and 1 driveway space (tandem) per dwelling	1 garage space and 1 driveway space (tandem) per dwelling	1 garage space and 1 driveway space (tandem) per dwelling
Solar Access	4 hours to 50% of POS on 21 June	3 hours to POS and windows on 21 June	3 hours to windows and 50% of POS on 21 June	As per dwelling requirements	3 hours to windows and 50% of POS on 21 June	3 hours to windows and 50% of POS on 21 June	3 hours to windows and 50% of POS on 21 June	3 hours to windows and 50% of POS on 21 June	3 hours to windows and 50% of POS on 21 June	3 hours to windows and 50% of POS on 21 June

Key for superscripts
 1 Lots up to 12m wide
 2 Lots more than 12m wide
 3 FSPA lots
 4 Non-FSPA lots
 5 Dwelling adjoining secondary frontage

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	Existing DCP Controls		DRAFT GRDCP 2020 Residential Controls – Medium Density and RFBs									
General Controls	Kogarah DCP	Hurstville DCP	Multi-dwelling housing – mid block	Multi-dwelling housing – corner site	Multi-dwelling housing (terraces) – mid block	Multi-dwelling housing (terraces) – corner site	Multi-dwelling housing (terraces) – laneway	Manor homes – mid block	Manor homes – corner site	RFB – mid block	RFB – corner site	Apartment Design Guide (ADG)
Minimum Frontage	20m	24m	18m (LEP)	18m (LEP)	21m (LEP)	21m (LEP)	21m (LEP)	18m (LEP)	18m (LEP)	24m (DCP)	24m (DCP)	N/A
Minimum Site Area	N/A	N/A	800m ² (LEP)	800m ² (LEP)	800m ² (LEP)	800m ² (LEP)	800m ² (LEP)	800m ² (LEP)	800m ² (LEP)	1,000m ² (LEP)	1,000m ² (LEP)	N/A
Front Setbacks	5-7m	4.5-5.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	5m	5m	N/A
Secondary Street/Road Setbacks	4.5m	4m	N/A	4.5m	N/A	4.5m	N/A	N/A	4.5m	5m	5m	N/A
Garage Setbacks			5.5m	5.5m	5.5m	5.5m	Nil	5.5m	5.5m	N/A	N/A	N/A
Rear Setbacks	3-4.5m	6m	6m	4m	6m	4m	Nil (garage)	6m	1.5m	As per ADG	As per ADG	Min. 6m- Up to 4 storeys Min 9m – more than 4 storeys
Side Setbacks	3-4.5m	3m	4m	4m and 6m	1.5m	4m and 6m	1.5m	1.5m	1.5m and 6m	As per ADG	As per ADG	Min. 6m- Up to 4 storeys Min 9m – more than 4 storeys
Basement setbacks	As per building envelope	3m rear setback	As per building envelope	As per building envelope	As per building envelope	As per building envelope	As per building envelope	As per building envelope	As per building envelope	Min. 3m (all boundaries)	Min 3m (all boundaries)	Where possible, within building footprint.
Private open space (POS)	MDH – 40m ² RFB – ADG	MDH – 50-60m ² RFB – min 12m ²	40m ² Min dim of 4m.	40m ² Min dim of 4m	40m ² Min dim of 4m	40m ² Min dim of 4m	40m ² Min dim of 4m	8-16m ² Min 2m depth	8-16m ² Min 2m depth	As per ADG	As per ADG	1 bed – 8m ² (min) 2 bed – 10m ² (min) 3 bed – 12m ² (min)
Communal open space (COS)	MDH – Nil RFB – 75m ² (min)	MDH – Nil RFB – ADG	Nil	Nil	Nil	Nil	Nil	Nil	Nil	25% of site area	25% of site area	25% of site area
Parking (minimum)	MDH -1.5 spaces per dwelling Visitor spaces: 1 per 5 dwellings RFB -1 space per 1 bed; 1.5 spaces per 2 beds; 2 spaces per 3 beds 1 visitor space per 5 dwelling	1 space per 1 & 2 beds; 2 spaces per 3 beds or more; 1 visitor space per 4 dwelling	1.5 spaces per dwelling Visitor spaces: 1 per 5 dwellings	1.5 spaces per dwelling Visitor spaces: 1 per 5 dwellings	1 space per dwelling 1 visitor space per 5 units or part thereof.	1 space per dwelling 1 visitor space per 5 units or part thereof.	1 space per dwelling 1 visitor space per 5 units or part thereof.	1 space per dwelling No visitor spaces	1 space per dwelling No visitor spaces	1 space per 1 & 2 beds; 2 spaces per 3 beds or more; 1 visitor space per 5 units or part thereof	1 space per 1 & 2 beds; 2 spaces per 3 beds or more; 1 visitor space per 5 units or part thereof	DCP rates or RMS rates when site is within 800m of a train station.
Solar Access	3 hours to	3 hours to	3 hours to	3 hours to	3 hours to	3 hours to	3 hours to	3 hours to	3 hours to	As per ADG	As per ADG	2 hours to

	windows and 50% of POS on 21 June	windows and POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June	windows and 50% of POS on 21 June			windows and POS on 21 June
Dwelling Mix	No control	No control	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 6 dwellings - merit based; 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms.	Less than 19 dwellings - merit based; 20 or more dwellings: i. Studio and 1 bed - Max 25% iii. 2 bed - Min 35% iv. 3+ bed - Min 15%	Less than 19 dwellings - merit based; 20 or more dwellings: i. Studio and 1 bed - Max 25% iii. 2 bed - Min of 35% iv. 3+ bed - Min of 15%	Addressed in DCP.
Accessible Housing/Silver Level Design	N/A	N/A	100% Silver	100% Silver	30% Silver	30% Silver	30% Silver	30% Silver	At least 1 (ground floor)	At least 1 (ground floor)	20%	20%	20%
Adaptable	10% (approx.)	MDH - 20% RFB - 10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%