



How to spot a duplex-friendly suburb

Criterion	What to check	Quick Yes/No	Notes
Zoning	Attached dual occupancy permitted (often R2/R3) per LEP/DCP	<input type="checkbox"/> Yes <input type="checkbox"/> No	Confirm on NSW Planning Portal and the council LEP/DCP.
Lot patterns	Typical frontage 12.5–15.2 m and site area ~550–700 m² in target streets	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wider/easier frontage reduces design compromises and parking issues.
Overlays	Flood level, BAL (bushfire) , heritage, easements, and significant trees won't block CDC	<input type="checkbox"/> Yes <input type="checkbox"/> No	If overlays bite, plan for DA and extra time/cost.
Stormwater	Clear path to LPOD ; OSD requirements understood	<input type="checkbox"/> Yes <input type="checkbox"/> No	Early engineer input prevents redesigns; check fall to street.
Services	Sewer depth/alignment won't require encasement or relocation	<input type="checkbox"/> Yes <input type="checkbox"/> No	Map Sydney Water assets; avoid building over critical lines.

Contributions & timing	Section 7.11 likely/amount known; council or certifier timeframes acceptable	<input type="checkbox"/> Yes <input type="checkbox"/> No	Add contributions and certification fees to feasibility.
Demand	Stable sales & rental demand for 3-4 bed attached dwellings with garages	<input type="checkbox"/> Yes <input type="checkbox"/> No	Check days on market, vacancy, nearby school/transport catchments.

If three or more of these are unknown, start with a site assessment before commissioning full design.