

# YOUR BLOCK. TWO HOMES?

A PRACTICAL GUIDE TO BUILDING A DUPLEX IN SYDNEY.



Understand what your block may allow, the checks to make before paying for plans, and how approvals, services and separate titles fit together.

A new standard of home.

## 01 / WHERE CAN YOU BUILD A DUPLEX?

A duplex is two homes on one lot. NSW policy permits dual occupancies with consent in R2 zones, subject to exclusions. Other zones depend on the council's Local Environmental Plan.

Hazards and heritage constraints can exclude land. The state policy also excludes Wollondilly, Hawkesbury, Blue Mountains and Bathurst; local rules may still allow a duplex.

Check your address and intended subdivision before committing to a design.

## 03 / THREE CHECKS BEFORE PAYING FOR PLANS

Planning: search the NSW Spatial Viewer and obtain a current council Section 10.7 planning certificate to understand zoning and constraints.

Usable land: review the survey, title and easements. Width, slope and access affect homes, parking and outdoor space.

Services: establish sewer and stormwater options early. One existing connection does not settle the servicing requirements for two homes.

## 02 / WHAT DOES 450 M<sup>2</sup> / 12 M MEAN?

These lot-size and width standards apply in eligible low- and mid-rise housing areas in R1–R4 zones where dual occupancies are permitted: within 800 metres walking distance of nominated centres or stations, subject to exclusions.

They are DA non-refusal standards for those matters. They do not guarantee approval or qualify a block for CDC. More generous local controls may apply. Outside eligible areas, check the local controls.

## 04 / PLAN FOR SEPARATE OWNERSHIP

Keep both, live in one, or sell separately? Your intended outcome affects the layout, services and subdivision checks.

Permission to build two homes does not automatically mean two separate titles. Ask which subdivision route is available before the drawings are developed.

General guidance checked 27 September 2026. Confirm current controls for your address. The headings link to the official guidance.

# APPROVALS, SERVICES & SEPARATE TITLES.

## CDC OR DA?

A Complying Development Certificate (CDC) is available only when the land and proposal meet every relevant code requirement. A council or registered certifier assesses it. Permission for a duplex alone is not enough.

A Development Application (DA) is assessed by council against the applicable controls. A design that cannot use CDC may still have a DA pathway. A Construction Certificate is needed before building under this route.

## START WITH A COSTED CONCEPT

Review the site controls, survey and services with the right specialists. Test the size, layout and finishes against the whole-project budget before developing the design further.

## BUILD AND INSPECT

Construction, inspections and service works must follow the approvals. Some utility work happens during the build, so include it in the scope and programme.

## PLAN SYDNEY WATER EARLY

Section 73 confirms adequate servicing. Building plan approval checks impacts on water and sewer assets. A Notice of Requirements may identify works and charges.

A water servicing coordinator or Sydney Water Developer Direct can help manage these steps. Check requirements before finalising the design and budget.

## OCCUPATION IS NOT SUBDIVISION

An Occupation Certificate allows the new homes to be occupied. It does not create separate titles.

Separate titles require subdivision certification and registration. Torrens creates separate land lots; strata creates individual lots and common property. Check which is permissible before design.

Stages can overlap. The approvals and subdivision outcome depend on your site.

# DESIGN WITH YOUR BUDGET IN VIEW.

YOUR DUPLEX, COORDINATED FROM SITE TO COMPLETION

## Compare the whole project

Allow for design and reports, demolition, site works, services, authority fees, construction, driveways, landscaping and intended titles. Ask what is fixed, what is an allowance and what is excluded. Keep a contingency for unresolved items.

A building-only quote can leave other stages for you to organise. NeoGen coordinates design, approvals, Sydney Water and utilities, construction and the agreed subdivision process with the relevant specialists. Your proposal sets out responsibilities and external costs.

## Start where you are

### STARTING WITH A BLOCK?

A free site assessment checks duplex permissibility, followed by a free proposal. Design with us and keep the budget at the forefront as the plans develop.

### ALREADY HAVE PLANS?

Send them for a free estimate. Detailed costings are a separate paid stage, quoted before we start.

Send your address, budget and any plans to Neogen Homes.

[roy@neogenhomes.com.au](mailto:roy@neogenhomes.com.au)

The free assessment is a starting point, not planning approval or a full set of specialist reports.

