NSW Housing Pattern Book

LARGE LOT APARTMENTS 03

by Andrew Burges Architects

Revision A

Technical drawings

NSW GOVERNMENT

GOVERNMENT ARCHITECT NEW SOUTH WALES

Drawing list

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A-203	Base pattern – parking adaptation strategies	NTS	01
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A-224	Pattern adaptation – applicable lot sizes	NTS	01
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Drawing no.	Drawing title	Scale @A3	Rev
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Building elements			
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Drawing no.	Drawing title	Scale @A3	Rev
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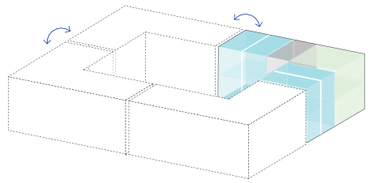
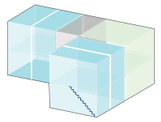
A-515	Wet area drawings - kitchen types	N/A	01
A-516	Wet area drawings - kitchen and laundry types	1:50	01
A-517	Modern methods of construction	1:50	01

Adaptations

KEY DESIGN PRINCIPLES



BASE PATTERN



BASE PATTERN MODULE

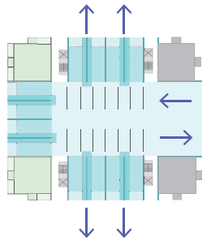
CORNER

TERRACE

CORE

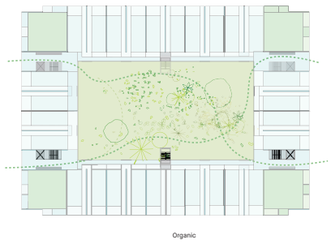
BASE PATTERN COMPONENTS

UR. AN LA. OUT



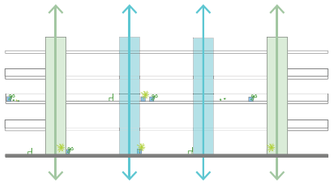
BLOCK HIERACHY

Retain continuity of street engagement on long side of block, services and parking to enter site from short side of block.



ORGANIC LANDSCAPE

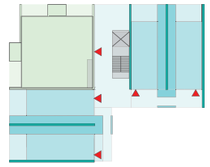
Ground level courtyard landscape to contrast with orthogonal nature of architecture by providing organic geometries for pathways and landscape to create separation and privacy from adjacent apartments



TERRACE RHYTHM

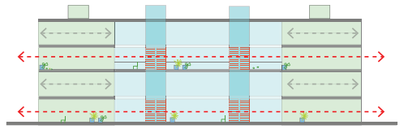
Express vertical rhythm of linear compactus as main expression of façade, creating scale and modulation to the streetscape. Lightweight expression and deep shadows to form the language between vertical cores.

CIRCULATION



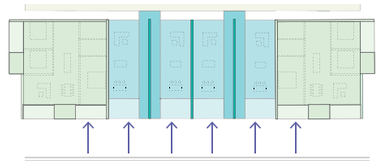
CIRCULATION NEIGHBOURHOODS

Circulation from stair to individual apartments servicing a maximum of 5-8 apartments to create ‘neighbourhoods’ of circulation and social engagement through groupings where all neighbours can know each other.



DOUBLE HEIGHT CIRCULATION

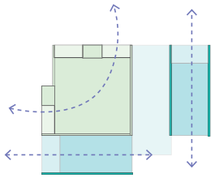
Circulation servicing the terrace typology has entries at every second level – creating more efficiency in circulation, a generous double height space for the circulation ‘neighbourhoods’, and ensuring privacy and separation from circulation for all the bedrooms.



STREET ENTRY

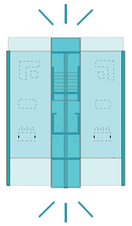
All ground floor apartments have direct street entries to activate the street edge and reinforce the tight grain character of terrace house typologies.

APARTMENT



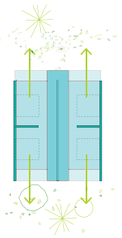
DUAL ORIENTATION

All apartments have a minimum 2 orientations for light and cross ventilation.



COMPACTUS CORE

All services/wet areas are located within the linear compactus to support an open and flexible living with generous dual orientations.



ROOM WITH A VIEW

Circulation and outlook has been designed to ensure all bedrooms look to the street or a major internal courtyard – no bedrooms have close side views into other apartments.

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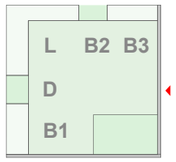
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

studio 32, 61 marlborough st
surry hills 2010 sydney australia
t +612 9331 7433
https://www.aba.sydney/

Pattern Code	**LLA03**
Name	**TERRACE +**

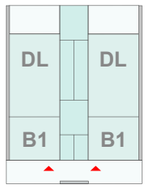
Drawing No.	**A-201**
Name	**DESIGN PRINCIPLES**
Scale	**NTS @ A3**

CORNER TYPE
SINGLE STOREY



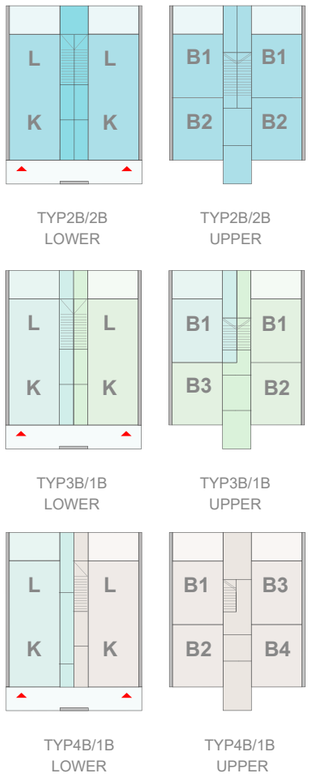
TYP 3B

TERRACE TYPE
SINGLE STOREY



TYP1B/1B

TERRACE TYPE
DOUBLE STOREY



TYP2B/2B LOWER

TYP2B/2B UPPER

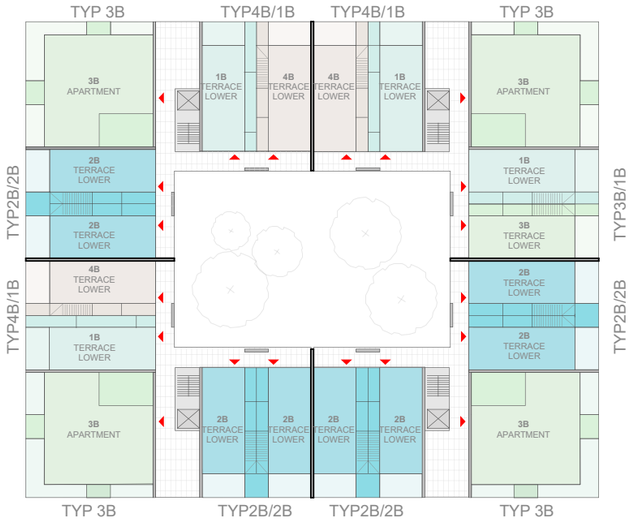
TYP3B/1B LOWER

TYP3B/1B UPPER

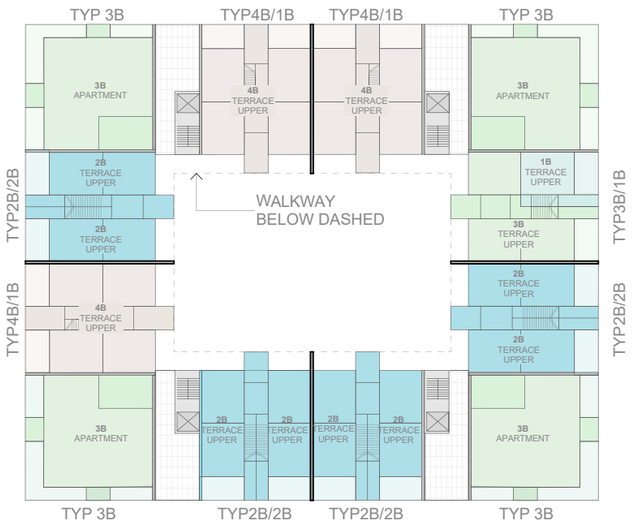
TYP4B/1B LOWER

TYP4B/1B UPPER

DOUBLE STOREY APT. MIX
LOWER LEVEL

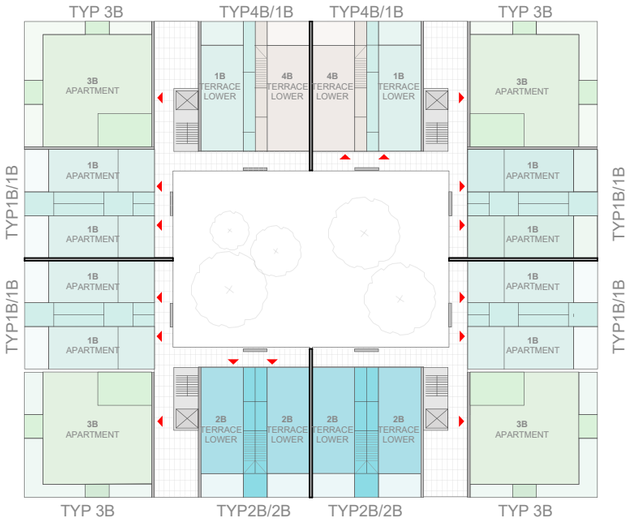


DOUBLE STOREY APT. MIX
UPPER LEVEL

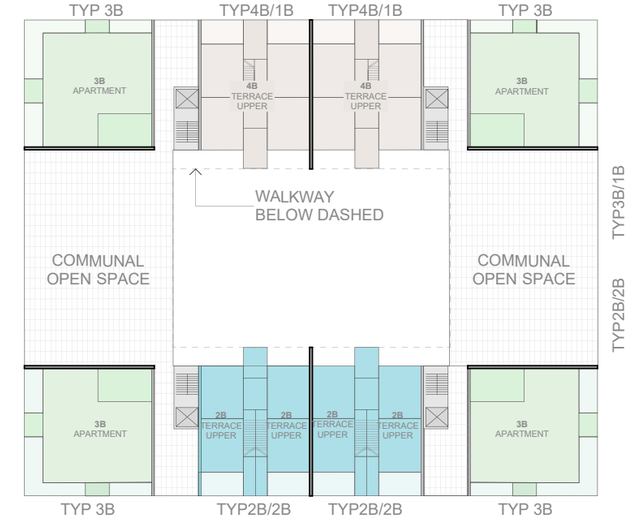


NOTE: ONLY DOUBLE STOREY TERRACE TYPE AND CORNER TYPES ALLOWED. NOT INTERCHANGEABLE WITH SINGLE STOREY TERRACE.

DOUBLE & SINGLE STOREY APT. MIX (ALLOWED ONLY ON L4 & 5 OF 6 STOREY PATTERN)
LEVEL 4

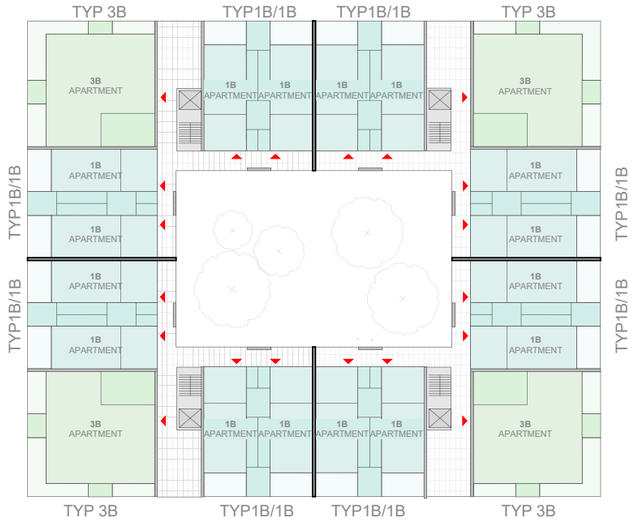


DOUBLE & SINGLE STOREY APT. MIX (ALLOWED ONLY ON L4 & 5 OF 6 STOREY PATTERN)
LEVEL 5



NOTE: SINGLE STOREY TERRACE TYPE AND DOUBLE STOREY TERRACE TYPE ONLY INTERCHANGEABLE ON LEVEL 04-5 OF 6 STOREY BASE PATTERN

SINGLE STOREY APT. MIX



NOTE: ONLY SINGLE-STOREY TERRACE TYPE AND CORNER TYPES ALLOWED. NOT INTERCHANGEABLE WITH DOUBLE-STOREY TERRACE.

LEGEND

STUDIO	COMMON WALKWAY
1 BED	APARTMENT ENTRY
2 BED	L : LIVING ROOM
3 BED	K : KITCHEN
4 BED	B : BEDROOM

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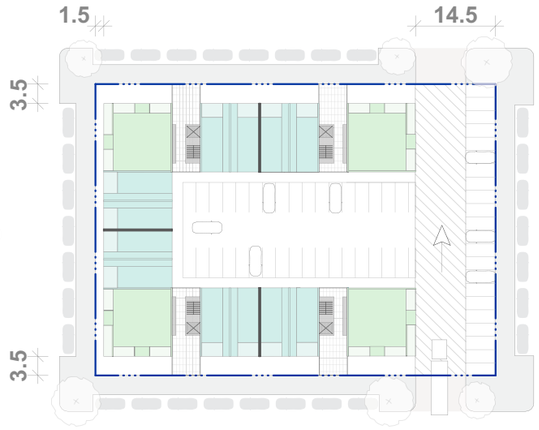
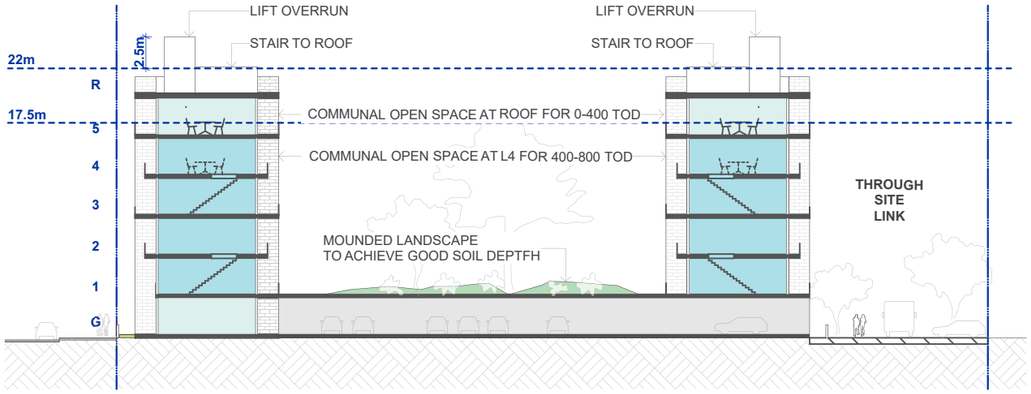
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-202**
Name	**BASE PATTERN - APARTMENT MIX**
Scale	**NTS @ A3**

BASE PATTERN: ON GRADE

SITE AREA:	3,805m²
LOT DIMENSION:	72.25 X 52.65M
HEIGHT:	6 STORIES .0. 400 TOD) 5 STORIES (400–800 TOD)
WASTE COLLECTION:	HRV ON GRADE VIA THROUGH SITE LINK
COURTYARD LEVEL:	LEVEL 01

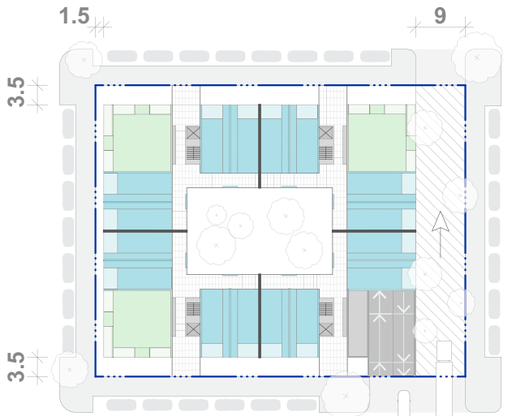
NOTE: SINGLE-STOREY APARTMENT TYPE ON GROUND AND L5

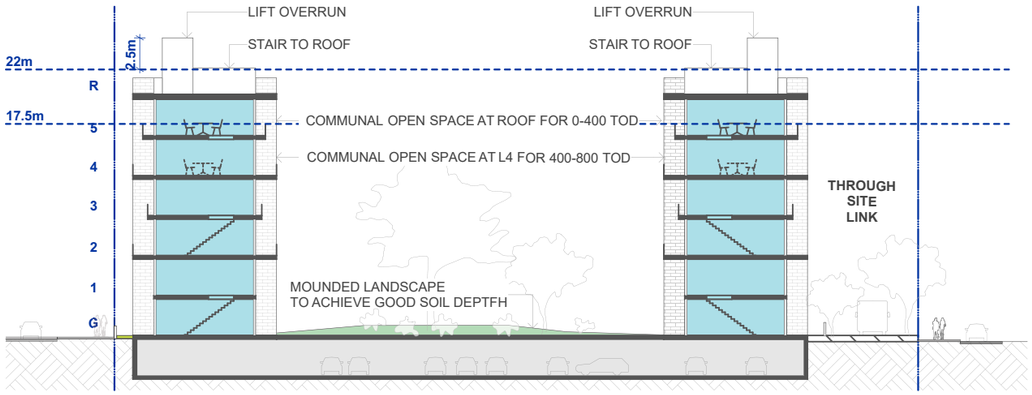




BASE PATTERN: BASEMENT

SITE AREA:	3,514m²
LOT DIMENSION:	66.75 X 52.65M
HEIGHT:	6 STORIES (0–400 TOD) 5 STORIES (400–800 TOD)
WASTE COLLECTION:	HRV ON GRADE VIA THROUGH SITE LINK
COURTYARD LEVEL:	GROUND





LEGEND

- TERRACE APT. TYPE SINGLE STOREY
- TERRACE APT. TYPE DOUBLE STOREY
- CORNER APT. TYPE
- THROUGH SITE LINK

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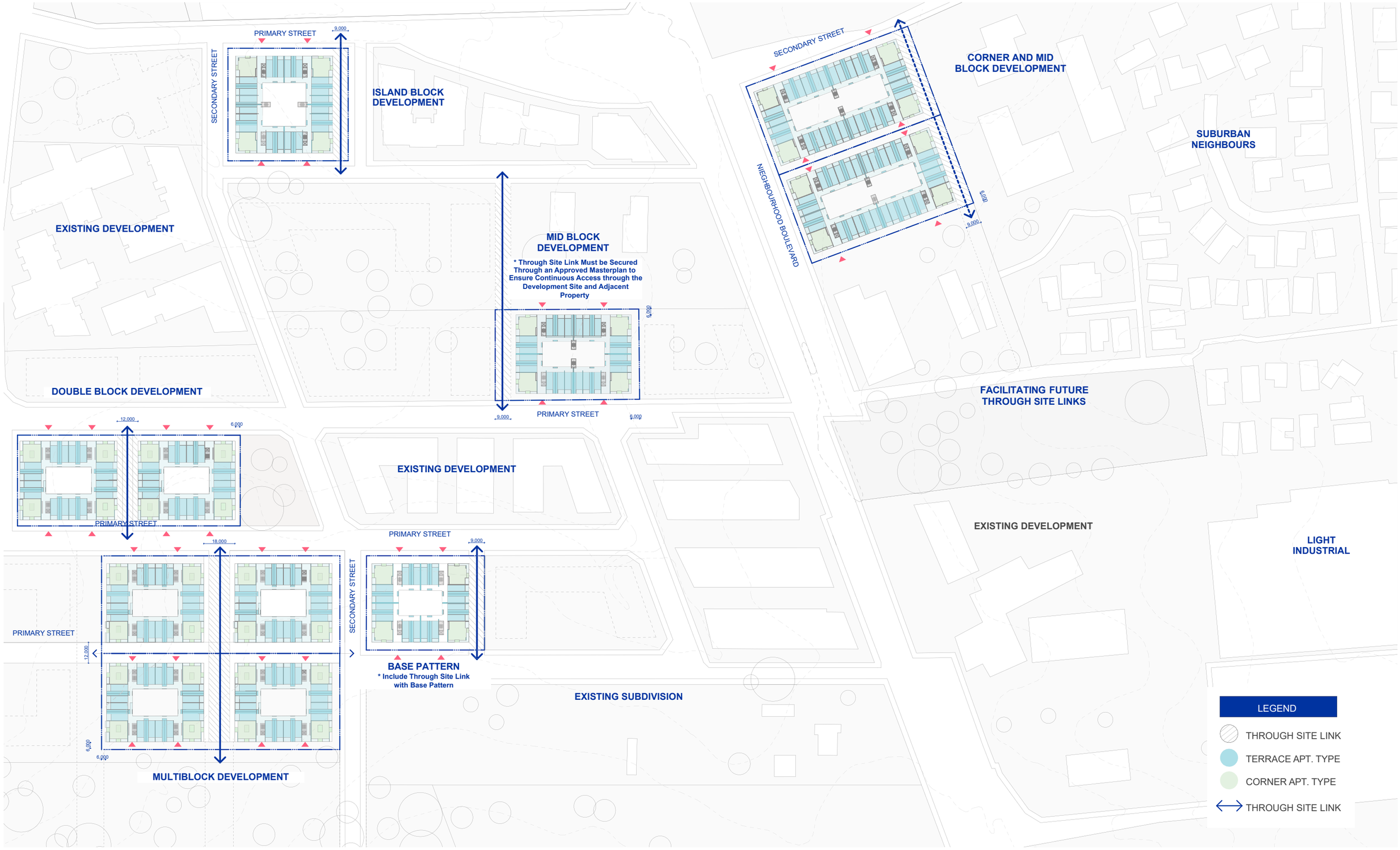
Pattern Code	**LLA03**
Name	**TERRACE +**

Drawing No.	**A-203**
Name	**BASE PATTERN - PARKING ADAPTATION STRATEGIES**
Scale	**NTS @ A3**



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Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue
Rev 2	Apr 2026	Pattern Book Amendment

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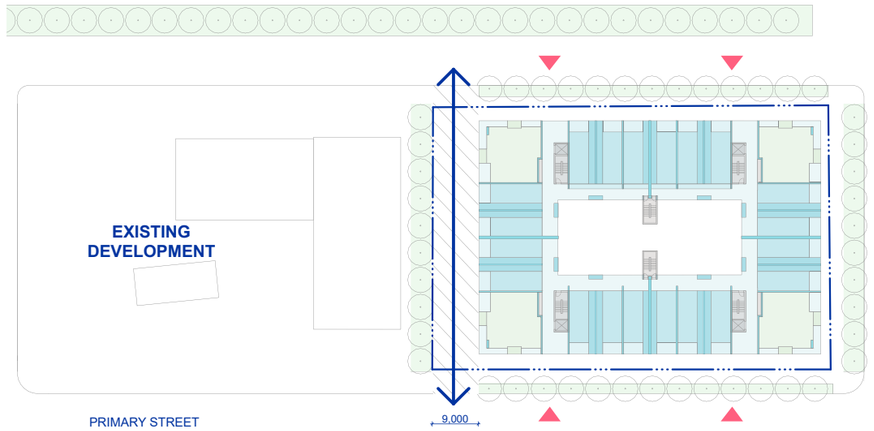
Pattern Code **LLA03**

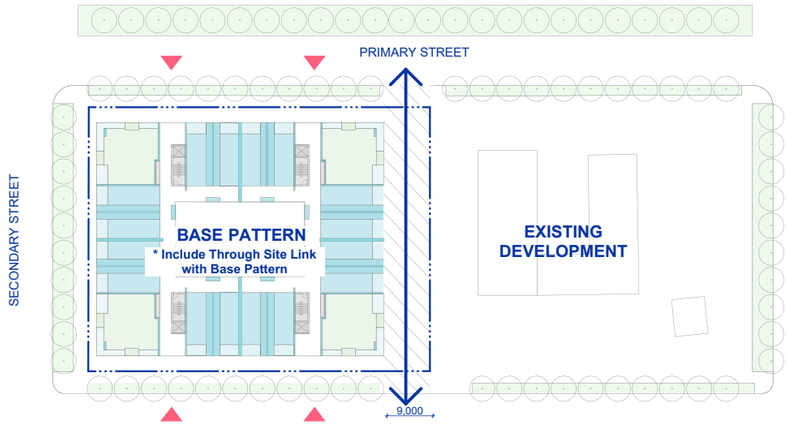
Name **TERRACE +**

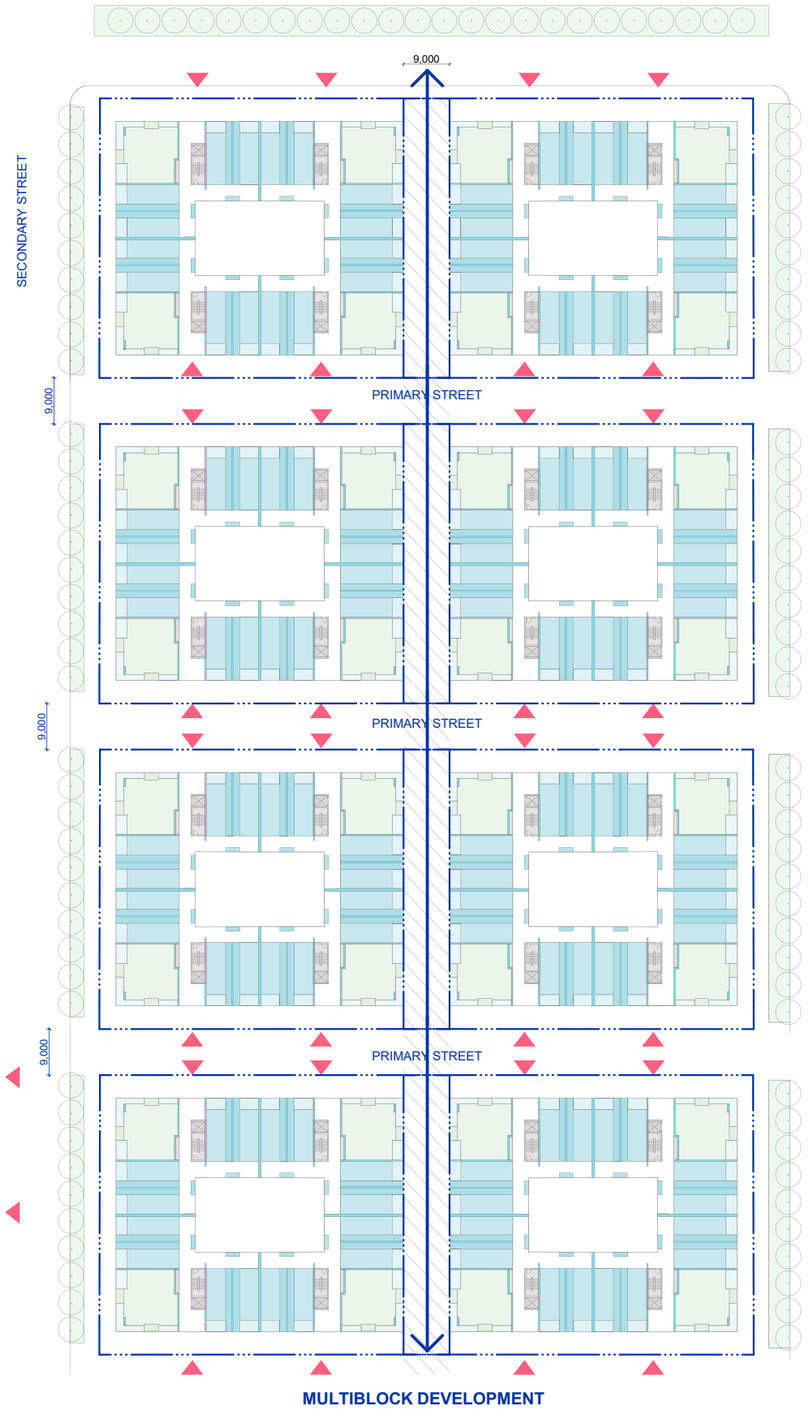
Drawing No. **A-221**

Name **SITE PLAN VARIANT 01**

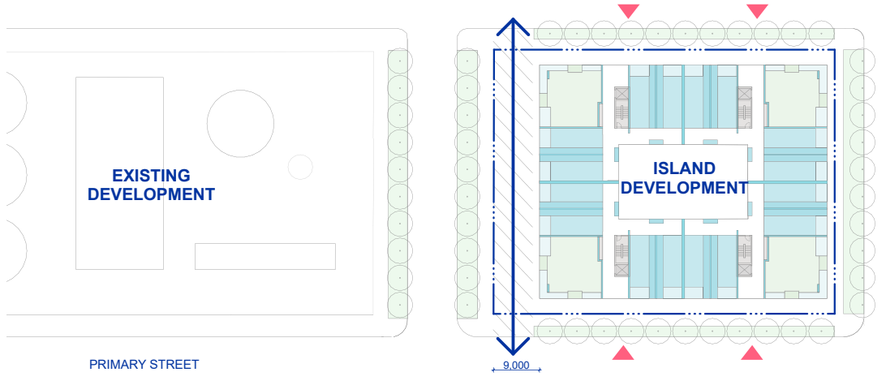
Scale **NTS @ A3**

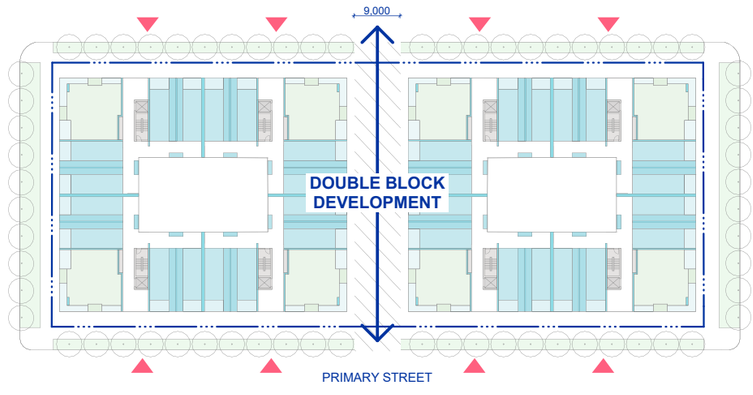


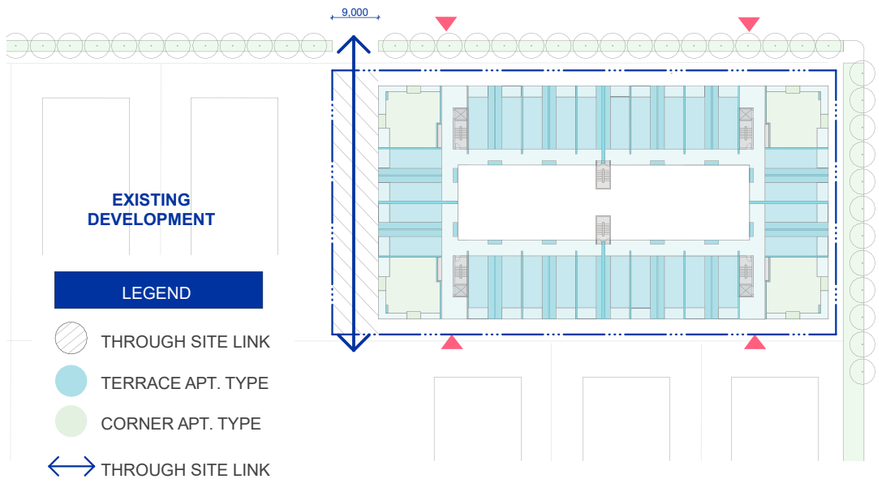


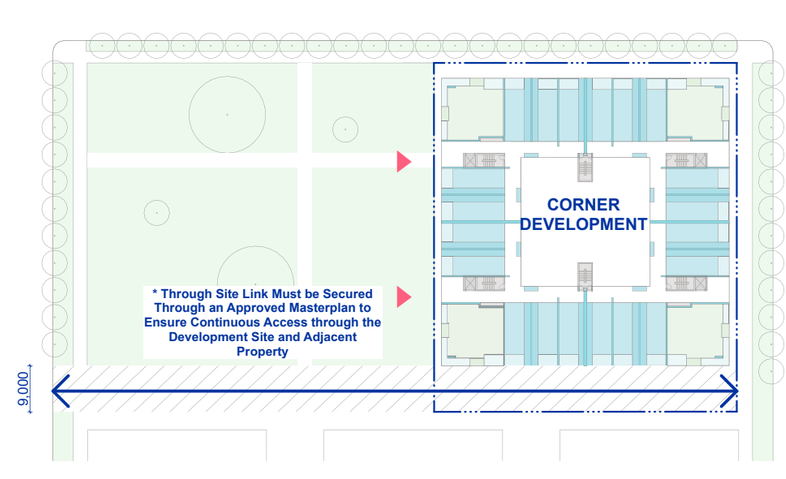


MULTIBLOCK DEVELOPMENT









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GOVERNMENT ARCHITECT NEW SOUTH WALES

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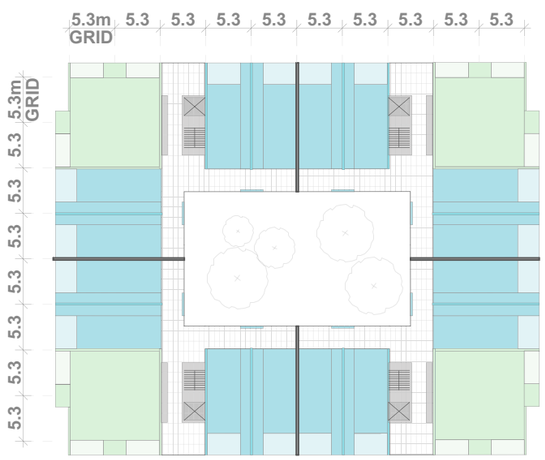
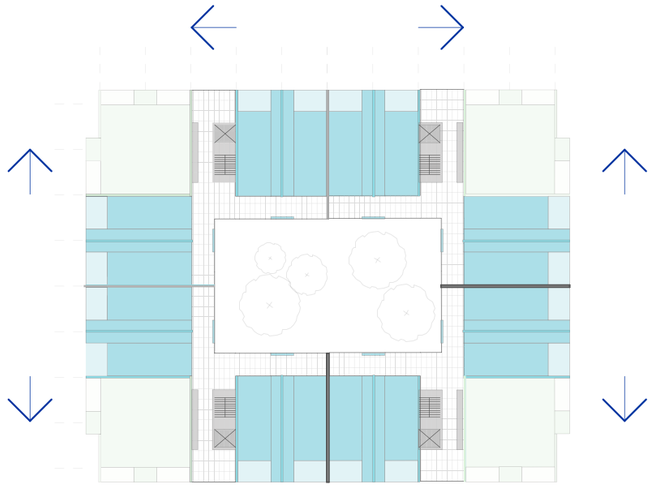
Pattern Code	**LLA03**
Name	**TERRACE +**

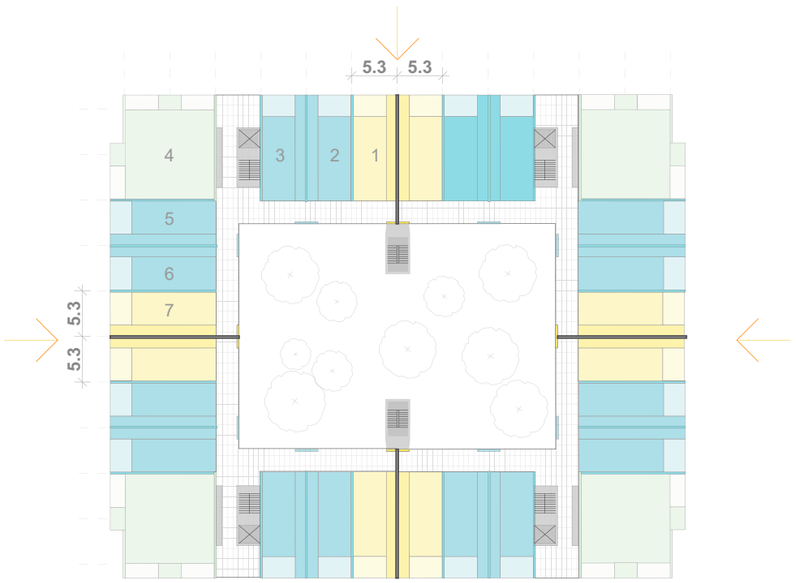
Drawing No.	**A-222**
Name	**SITE PLAN VARIANT 02**
Scale	**NTS @ A3**



BASE PATTERN



EXPAND BY ADDING APARTMENT MODULE



ADD APARTMENT MODULE ADD ADDITIONAL STAIR

MAXIMUM EXPANSION:
8 APARTMENTS / CORE
TO COMPLY WITH FIRE EGRESS
DISTANCES (REFER TO A-402)

LEGEND

- TERRACE APT. TYPE
- CORNER APT. TYPE
- TERRACE ADDITION
- COMMON WALKWAY

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

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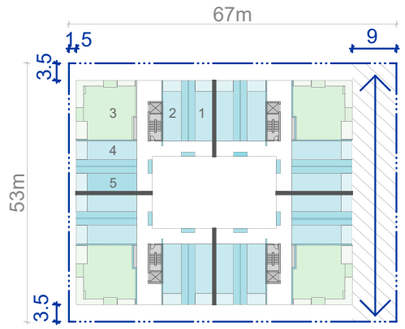
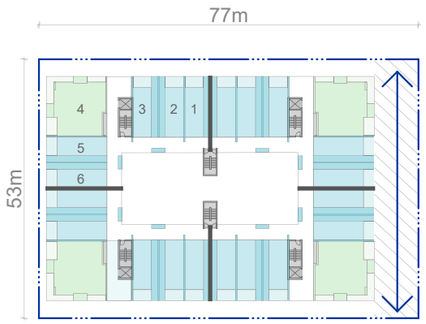
Pattern Code	**LLA03**
Name	**TERRACE +**

Drawing No.	**A-223**
Name	**PATTERN ADAPTATION - BUILDING EXPANSION**
Scale	**NTS @ A3**

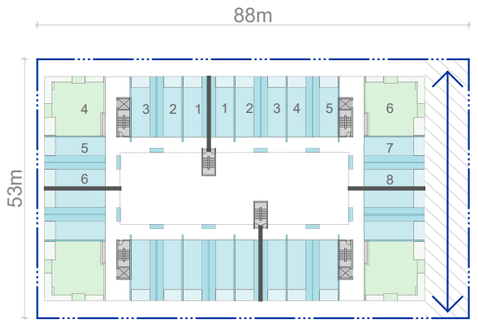


BASE PATTERN

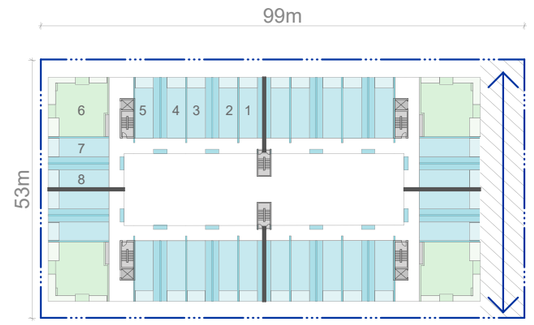
NOTES:
- MAXIMUM 8 UNITS PER CORE
- SETBACK AS PER BASE PATTERN
- FLOOR SPACE RATIO (FSR) ALLOWABLE VARIANCE: **±15%**
- REFER TO DRAWING A-402 FOR FIRE EXIT LOCATIONS



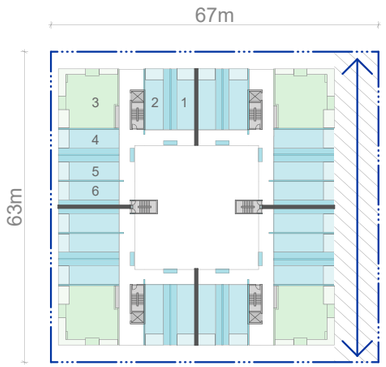
2. LOT SIZE: 77 X 53M
6 UNITS / CORE GROUPING



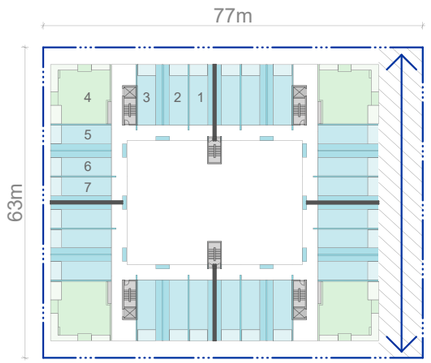
3. LOT SIZE: 88 X 53M
6–8 UNITS / CORE GROUPING



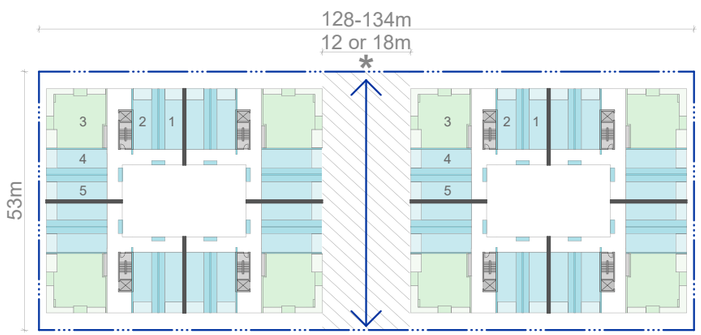
4. LOTE SIZE: 99 X 53M
8 UNITS / CORE GROUPING



5. LOT SIZE: 67 X 63M
6 UNITS / CORE GROUPING



6. LOT SIZE: 77 X 63M (ONLY APPLICABLE FOR 400–800 TOD ZONE SITES)
7 UNITS / CORE GROUPING



7. LOT SIZE: 128–134 X 53M
5 UNITS / CORE GROUPING

LEGEND

- THROUGH SITE LINK
- TERRACE APT. TYPE
- CORNER APT. TYPE
- THROUGH SITE LINK

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

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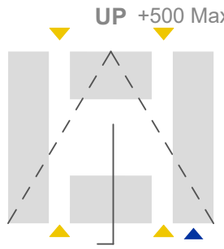
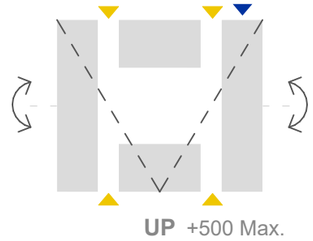
Pattern Code	**LLA03**
Name	**TERRACE +**

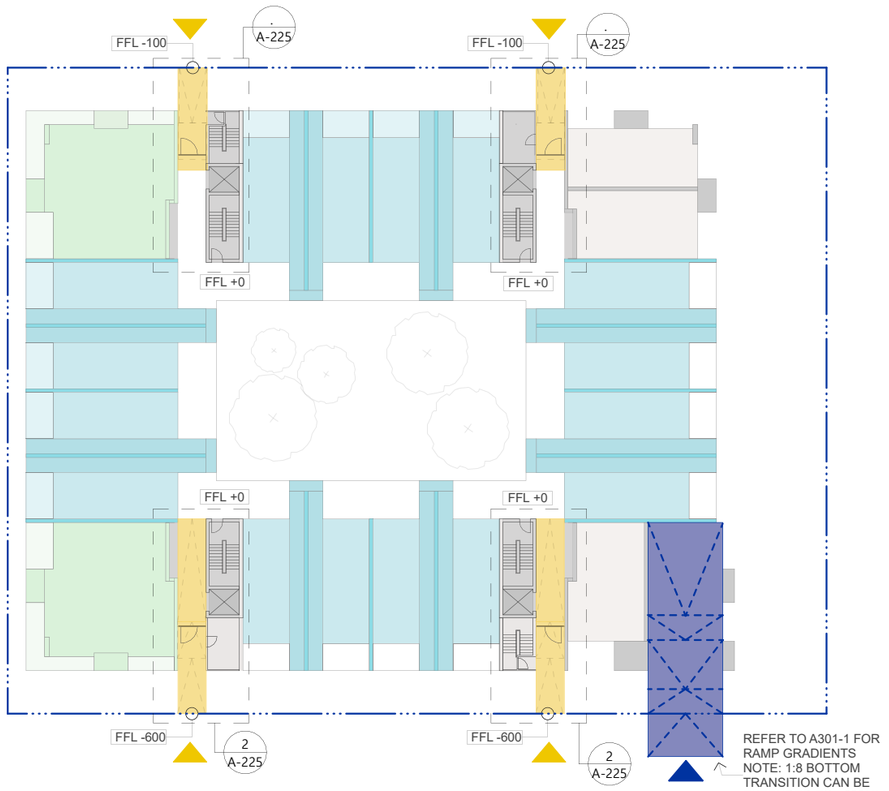
Drawing No.	**A-224**
Name	**PATTERN ADAPTATION - APPLICABLE LOT SIZES**
Scale	**NTS @ A3**



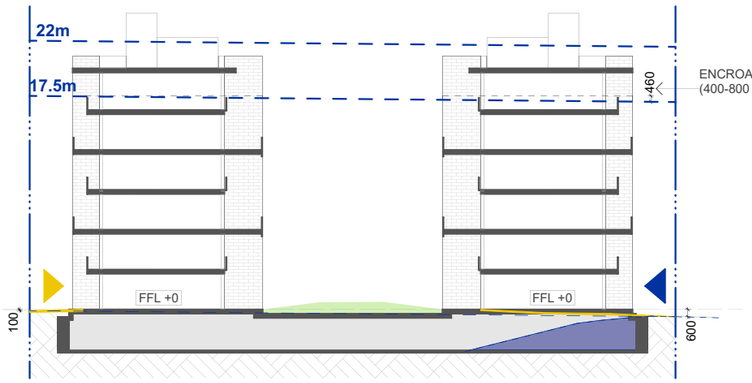
REVERSED SLOPE

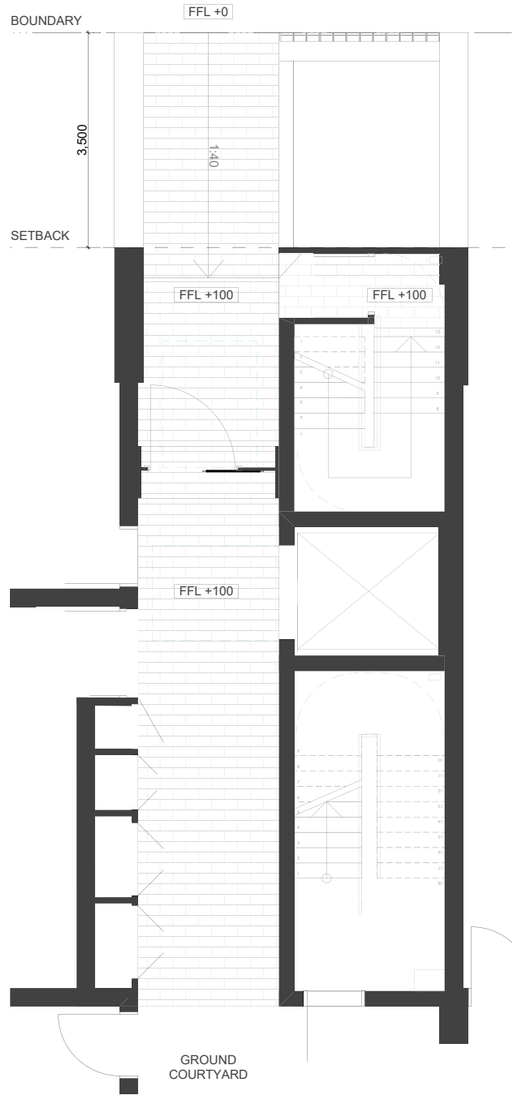


PLAN TO BE MIRRORED WHEN THE SLOPE IS REVERSED. BASEMENT RAMP ALWAYS ON THE LOWEST SIDE OF THE SITE.

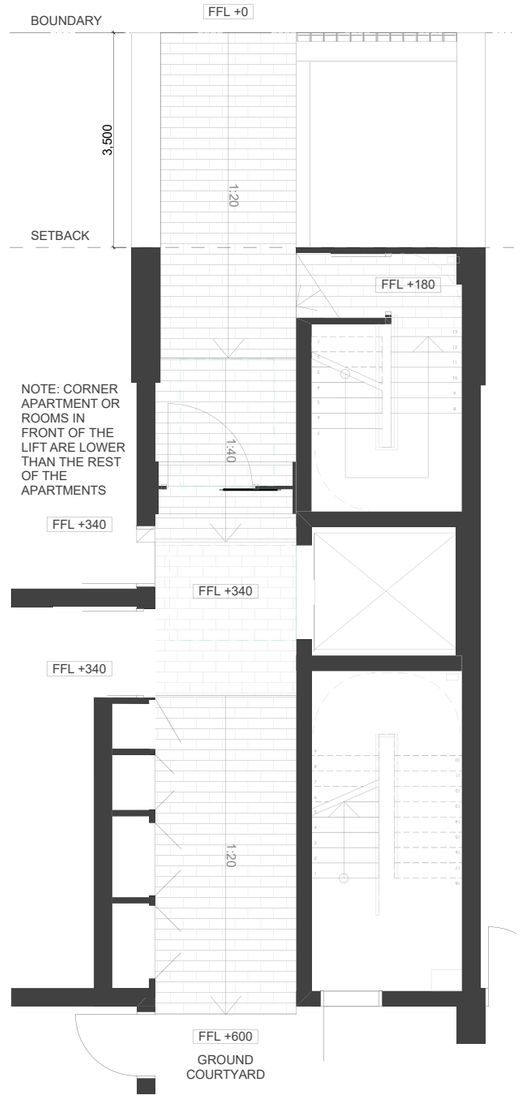


REFER TO A301-1 FOR RAMP GRADIENTS
NOTE: 1:8 BOTTOM TRANSITION CAN BE EXTENDED TO - 600MM (HEIGHT)





1 | LOBBY - 100 MM SLOPE (MIN. FREEBOARD)



2 | LOBBY - 600 MM SLOPE

NOTES:
1. THE PLAN CAN BE MIRRORED SO THE PARKING RAMP FALLS ON THE LOWEST SIDE OF THE SITE. (THE BOTTOM 1:8 TRANSITION OF THE RAMP CAN BE EXTENDED 600MM IN HEIGHT IF NEEDED - REFER TO GROUND FLOOR PLAN GA)
2. THE SLOPE DIFFERENCE DEPENDS ON THE FREEBOARD. A MINIMUM 100MM FREBOARD HAS BEEN CONSIDERED.
3. THE MAXIMUM N/S SLOPING GRADIENT IS 500mm

LEGEND

= ACCESSIBLE ACCESS

=VEHICLE ENTRY

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GOVERNMENT ARCHITECT NEW SOUTH WALES

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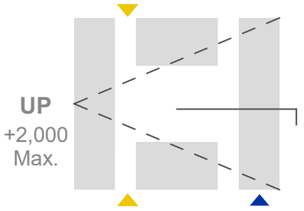
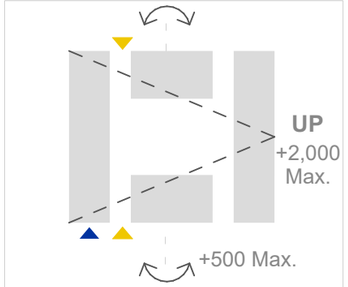
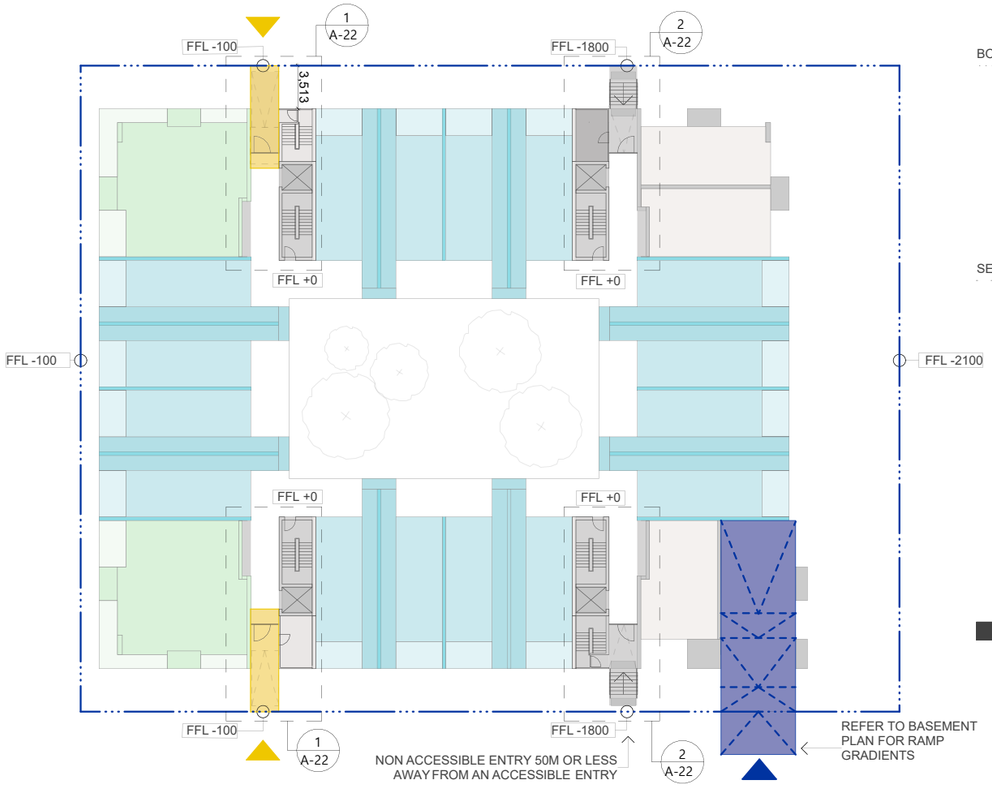
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-225**
Name	**PATTERN ADAPTATION - SLOPING SITE N/S**
Scale	**NTS**

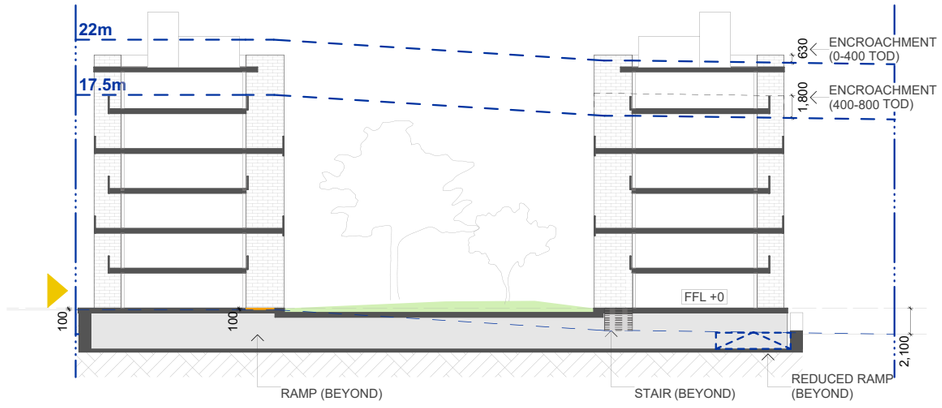


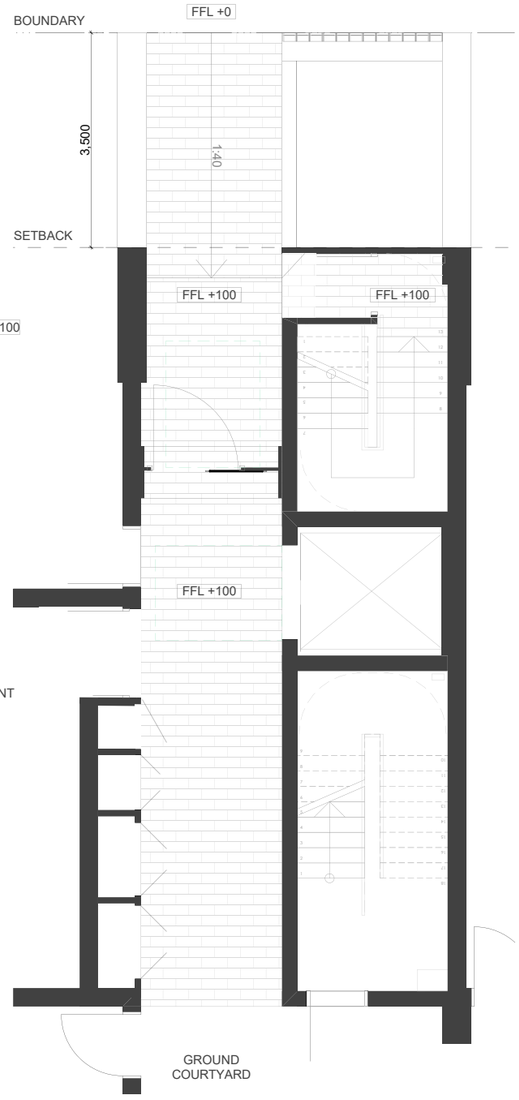
REVERSED SLOPE



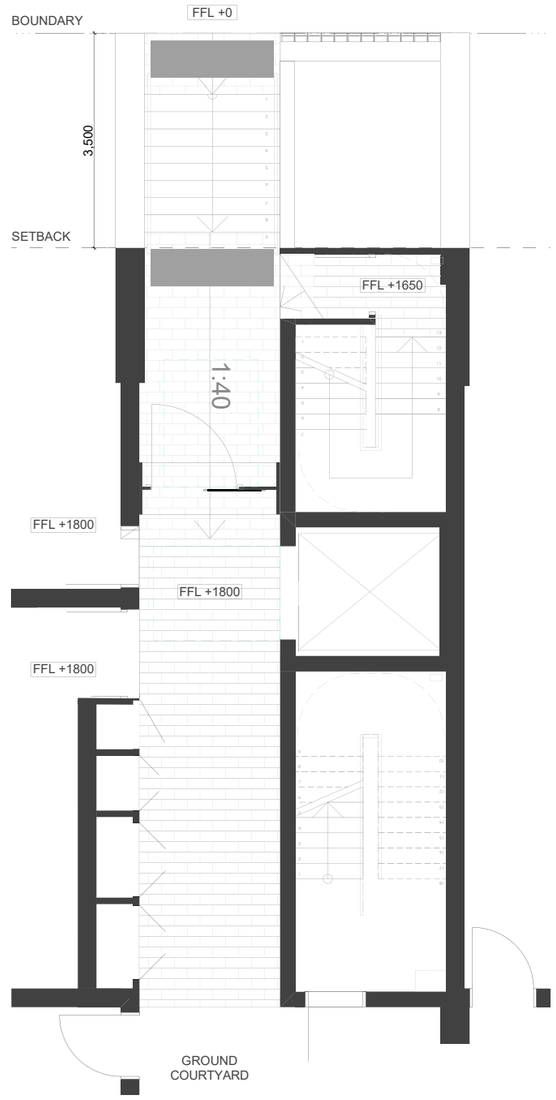
PLAN TO BE MIRRORED WHEN THE SLOPE IS REVERSED. BASEMENT RAMP ALWAYS ON THE LOWEST SIDE OF THE SITE.







1 LOBBY - 100 MM SLOPE (MIN. FREEBOARD)



2 LOBBY - 1800 MM SLOPE

NOTES:

1. THE PLAN CAN BE MIRRORED SO THE PARKING RAMP FALLS ON THE LOWEST SIDE OF THE SITE. (THE BOTTOM 1:8 TRANSITION OF THE RAMP CAN BE EXTENDED 600MM IN HEIGHT IF NEEDED - REFER TO GROUND FLOOR PLAN GA)
2. THE SLOPE DIFFERENCE DEPENDS ON THE FREEBOARD. A MINIMUM 100MM FREBOARD HAS BEEN CONSIDERED.
3. THE MAXIMUM E/W SLOPING GRADIENT IS 2000mm

LEGEND

= ACCESSIBLE ACCESS

=VEHICLE ENTRY

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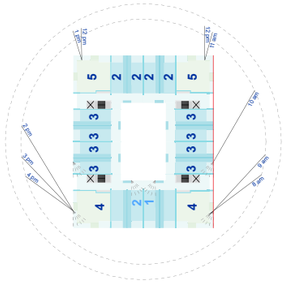
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-226**
Name	**PATTERN ADAPTATION - SLOPING SITE E/W**
Scale	**NTS**

N



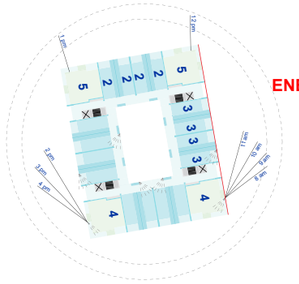
ROTATION: -90

8AM-4PM
SA: 50*+2 (89%)

9AM-3PM
SA: 26*+3 (50%*)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 86%

N



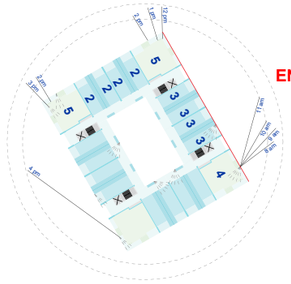
ROTATION: -80

8AM-4PM
SA: 38*+4 (79%)

9AM-3PM
SA: 22*+11 (57%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 65%

N



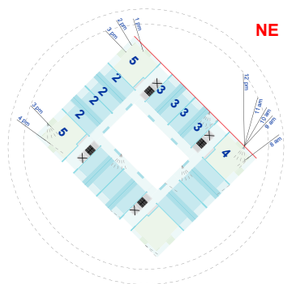
ROTATION: -60

8AM-4PM
SA: 34*+9 (74%)

9AM-3PM
SA: 34*+10 (76%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 59%

N



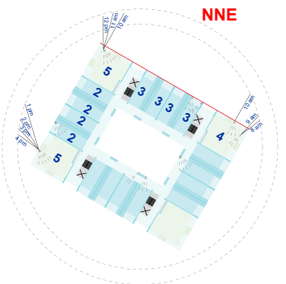
ROTATION: -45

8AM-4PM
SA: 34*+9 (74%)

9AM-3PM
SA: 34*+9 (74%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 59%

N

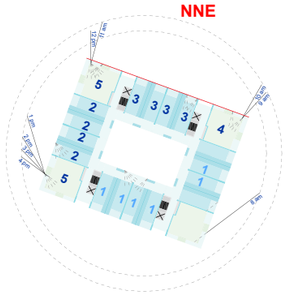


ROTATION: -30

8AM-4PM
SA: 34*+7 (70%)

9AM-3PM
SA: 34*+9 (74%)

N



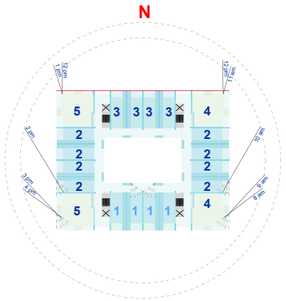
ROTATION: -20

8AM-4PM
SA: 34*+4 (65%)

9AM-3PM
SA: 34*+6 (69%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 59%

N



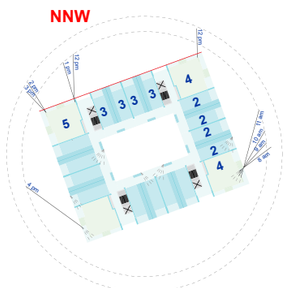
ROTATION: 0

8AM-4PM
SA: 46*+8 (93%)

9AM-3PM
SA: 21*+4 (43%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 79%

N



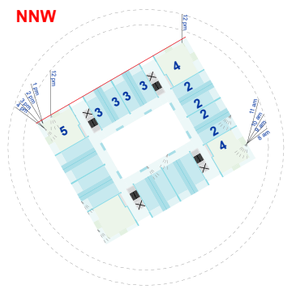
ROTATION: 20

8AM-4PM
SA: 33*+4 (63%)

9AM-3PM
SA: 33*+6(67%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 57%

N



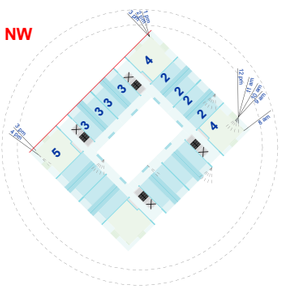
ROTATION: 30

8AM-4PM
SA: 33*+7 (68%)

9AM-3PM
SA: 33*+8 (71%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 57%

N



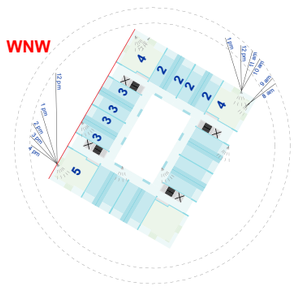
ROTATION: 45

8AM-4PM
SA: 33*+9 (72%)

9AM-3PM
SA: 33*+9 (72%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 57%

N



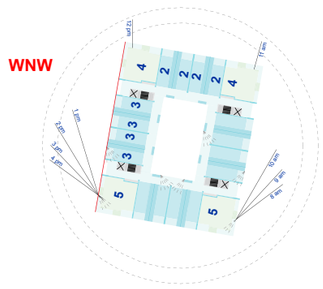
ROTATION: 60

8AM-4PM
SA: 33*+8 (70%)

9AM-3PM
SA: 33*+9 (72%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 57%

N



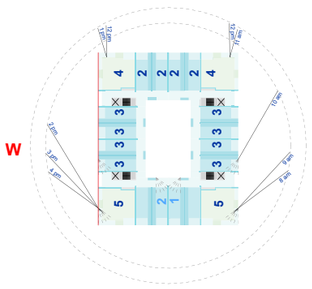
ROTATION: 80

8AM-4PM
SA: 38*+8 (79%)

9AM-3PM
SA: 21*+11 (55%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 66%

N

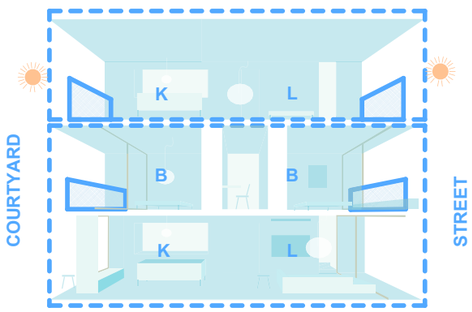


ROTATION: 90

8AM-4PM
SA: 50*+6 (96%)

9AM-3PM
SA: 26*+4 (52%)

* KITCHEN WINDOWS NOT COUNTED
8AM-4PM: 86%



LEGEND

OPTIMAL | GOOD | LIMITED

* To establish these colour codes sun acess through the kitchen has been also counted

Calculations have been based on ADG's solar access requirements during in mid winter (2h).

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

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Pattern Code **LLA03**

Name **TERRACE +**

Drawing No. **A-227**

Name **PATTERN ADAPTATION - ORIENTATION**

Scale **NTS @ A3**

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
RF : ROOFING
FF : FLOOR FINISH
BL : BALUSTRADE
DT : DOOR TYPE
WT : WINDOW TYPE
GT : GATE TYPE
EJ : EXTERNAL JOINERY
PL : PLANTER BOX
LN: LANDSCAPED AREA
PB : POST BOX
EV : ELECT. V. CHARGER
S : STORAGE CAGE
LN: LANDSCAPE

BASEMENT SUMMARY

CAR PARKING TOTAL	57
STANDARD	51
ACCESSIBLE	6
EV CAR SPOTS	6
MOTOR BIKE PARK.	9
BIKE PARKING	48 (H)
STORAGE CAGES	29

0 1 2.5 5 10 12.5m

N OR E

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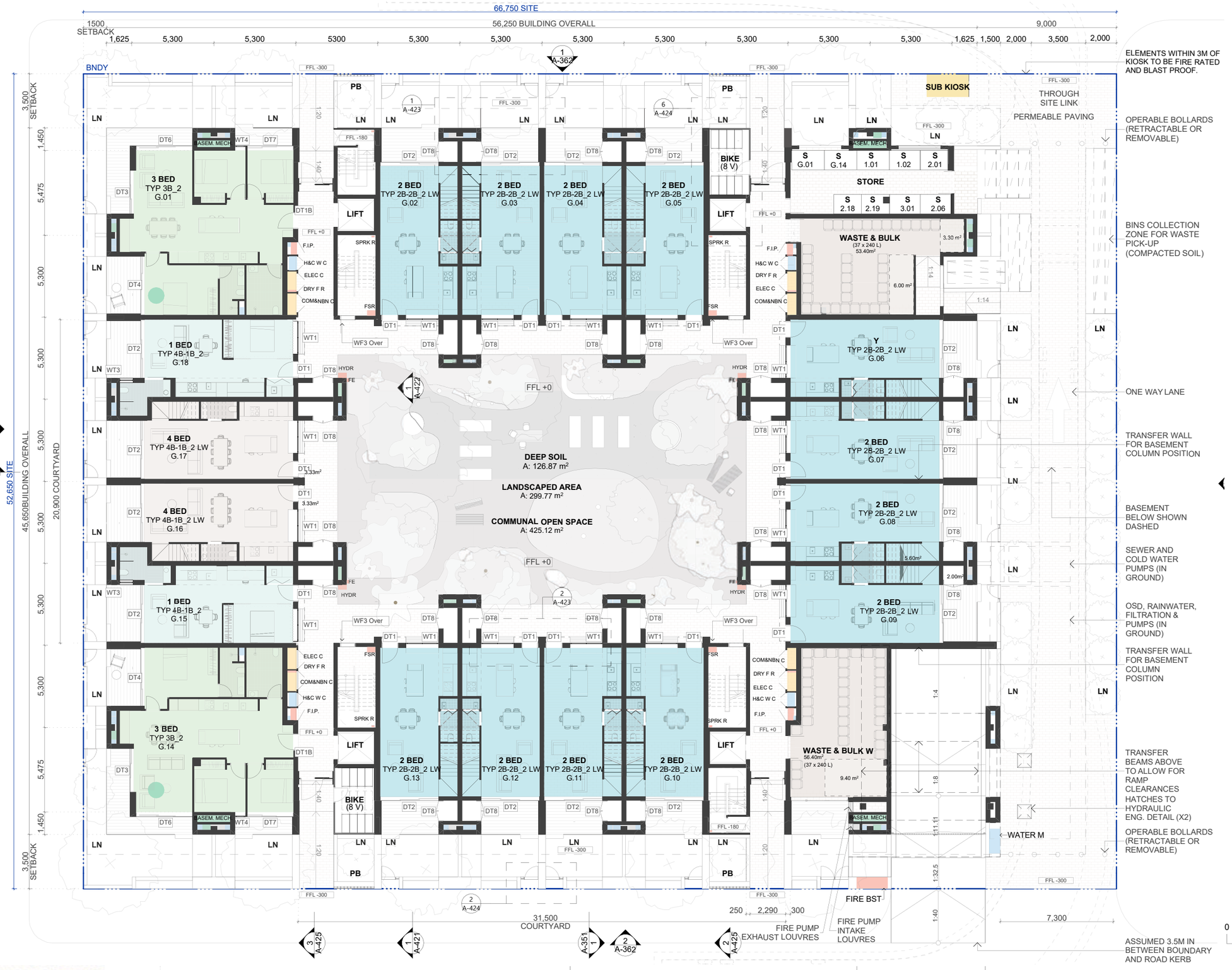
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-300**
Name	**BASEMENT PLAN**
Scale	**1:250 @ A3**


66,750 SITE
56,250 BUILDING OVERALL
1500 SETBACK
1,625 5,300 5,300 5300 5,300 5,300 5,300 5,300 5,300 5,300 1,625 1,500 2,000 3,500 2,000
9,000
BNDY
3,500 SETBACK
1,450
5,475
5,300
5,300
5,300
5,475
1,450
3,500 SETBACK
45,650BUILDING OVERALL
52,650 SITE
20,900 COURTYARD
3 BED TYP 3B_2 G.01
2 BED TYP 2B-2B_2 LW G.02
2 BED TYP 2B-2B_2 LW G.03
2 BED TYP 2B-2B_2 LW G.04
2 BED TYP 2B-2B_2 LW G.05
1 BED TYP 4B-1B_2 G.18
4 BED TYP 4B-1B_2 LW G.17
4 BED TYP 4B-1B_2 LW G.16
1 BED TYP 4B-1B_2 G.15
3 BED TYP 3B_2 G.14
2 BED TYP 2B-2B_2 LW G.13
2 BED TYP 2B-2B_2 LW G.12
2 BED TYP 2B-2B_2 LW G.11
2 BED TYP 2B-2B_2 LW G.10
Y TYP 2B-2B_2 LW G.06
2 BED TYP 2B-2B_2 LW G.07
2 BED TYP 2B-2B_2 LW G.08
2 BED TYP 2B-2B_2 LW G.09
BIKE (8 V)
LIFT
STORE
S G.01 S G.14 S 1.01 S 1.02 S 2.01
S 2.18 S 2.19 S 3.01 S 2.06
WASTE & BULK (37 x 240 L) 53.40m²
WASTE & BULK W 56.40m² (37 x 240 L)
SUB KIOSK
ASEM. MECH
DEEP SOIL A: 126.87 m²
LANDSCAPED AREA A: 299.77 m²
COMMUNAL OPEN SPACE A: 425.12 m²
FFL +0
FFL -300
FFL -180
FFL +0
F.I.P.
H&C W C
ELEC C
DRY F R
COM&NBN C
SPRK R
FSR
HYDR
FE
PB
LN
WF3 Over
3.30 m²
6.00 m²
9.40 m²
5.60m²
2.00m²
3.33m²
ELEMENTS WITHIN 3M OF KIOSK TO BE FIRE RATED AND BLAST PROOF.
THROUGH SITE LINK
PERMEABLE PAVING
OPERABLE BOLLARDS (RETRACTABLE OR REMOVABLE)
BINS COLLECTION ZONE FOR WASTE PICK-UP (COMPACTED SOIL)
ONE WAY LANE
TRANSFER WALL FOR BASEMENT COLUMN POSITION
BASEMENT BELOW SHOWN DASHED
SEWER AND COLD WATER PUMPS (IN GROUND)
OSD, RAINWATER, FILTRATION & PUMPS (IN GROUND)
TRANSFER WALL FOR BASEMENT COLUMN POSITION
TRANSFER BEAMS ABOVE TO ALLOW FOR RAMP CLEARANCES
HATCHES TO HYDRAULIC ENG. DETAIL (X2)
OPERABLE BOLLARDS (RETRACTABLE OR REMOVABLE)
WATER M
FIRE BST
FIRE PUMP EXHAUST LOUVRES
FIRE PUMP INTAKE LOUVRES
ASSUMED 3.5M IN BETWEEN BOUNDARY AND ROAD KERB
31,500 COURTYARD
250 2,290 300
7,300
1:14
1:4
1:8
1:11.11
1:32.5
1:40
1:20
1:40
1:20
1:40
1:20

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
RF : ROOFING
FF : FLOOR FINISH
BL : BALUSTRADE
DT : DOOR TYPE
WT : WINDOW TYPE
GT : GATE TYPE
EJ : EXTERNAL JOINERY
PL : PLANTER BOX
LN: LANDSCAPED AREA
PB : POST BOX
EV : ELECT. V. CHARGER
S : STORAGE CAGE
LN: LANDSCAPE

GROUND SUMMARY

ON GROUND PARKING

CAR PARKING TOTAL	15
STANDARD	13
ACCESSIBLE	2
CAR THROUGH SITE	15
EV CAR SPOTS	13
BIKE PARKING	30 (V) 18 (H)
BIKE THROUGH SITE	16 (H)
STORAGE CAGES	34
BINS (240L)	74

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

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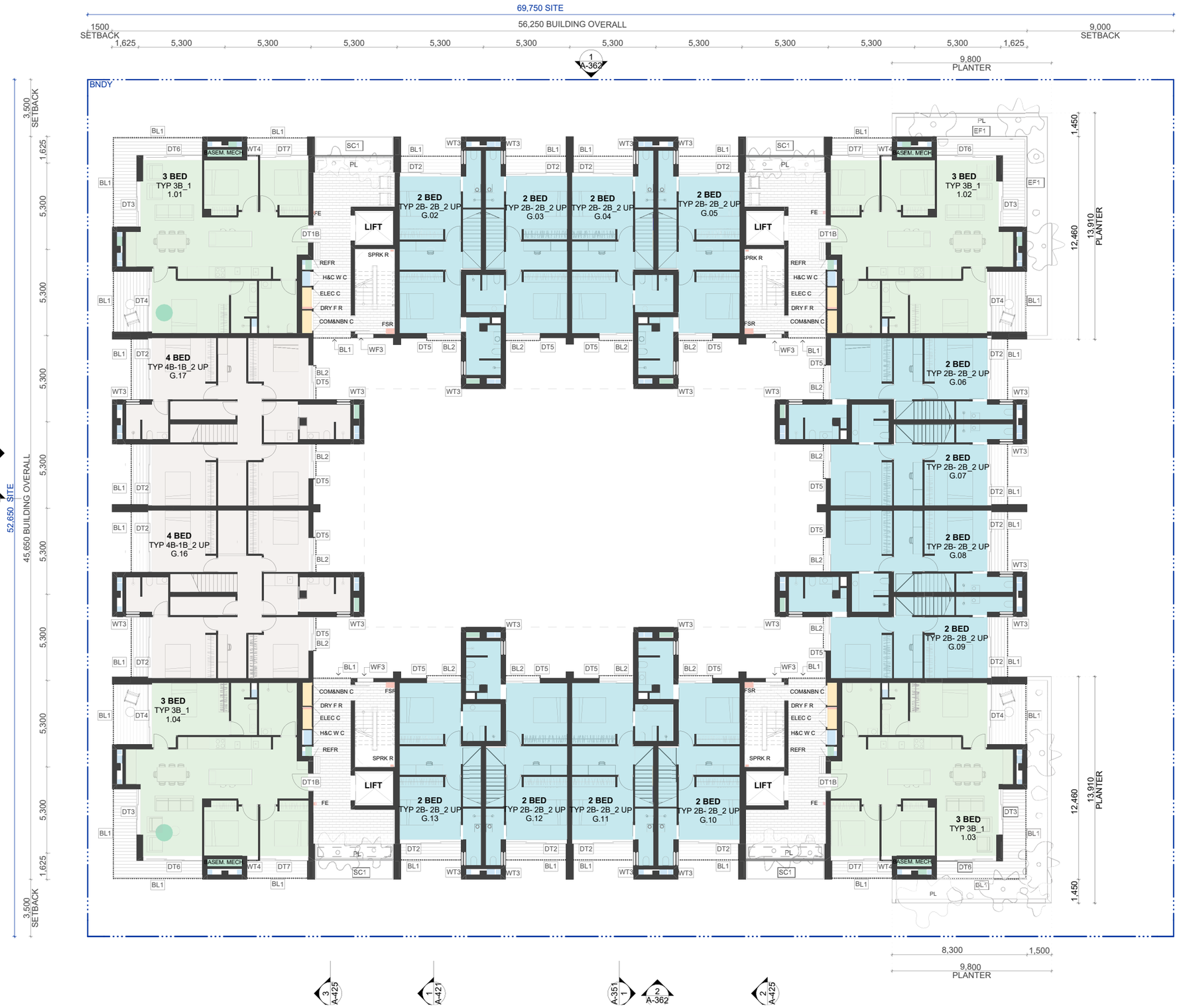
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-301-3**
Name	**GROUND PLAN - ON GRADE**
Scale	**1:250 @ A3**



GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
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Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-302**
Name	**FIRST FLOOR PLAN - BASEMENT PARKING OPTION**
Scale	**1:250 @ A3**

0 1 2.5 5 10 12.5m

N OR E

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
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Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-303**
Name	**SECOND FLOOR PLAN**
Scale	**1:250 @ A3**

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
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PL : PLANTER BOX
LN: LANDSCAPED AREA
PB : POST BOX
EV : ELECT. V. CHARGER
S : STORAGE CAGE
LN: LANDSCAPE

3 A-425 | 1 A-421 | A-351 1 | 2 A-362 | 2 A-425

0 1 2.5 5 10 12.5m

N OR E

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Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-304**
Name	**THIRD FLOOR PLAN**
Scale	**1:250 @ A3**

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
RF : ROOFING
FF : FLOOR FINISH
BL : BALUSTRADE
DT : DOOR TYPE
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GT : GATE TYPE
EJ : EXTERNAL JOINERY
PL : PLANTER BOX
LN: LANDSCAPED AREA
PB : POST BOX
EV : ELECT. V. CHARGER
S : STORAGE CAGE
LN: LANDSCAPE

0 1 2.5 5 10 12.5m

N OR E

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Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-305-1**
Name	**FOURTH FLOOR PLAN - 5 STOREY SCHEME**
Scale	**1:250 @ A3**

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
RF : ROOFING
FF : FLOOR FINISH
BL : BALUSTRADE
DT : DOOR TYPE
WT : WINDOW TYPE
GT : GATE TYPE
EJ : EXTERNAL JOINERY
PL : PLANTER BOX
LN: LANDSCAPED AREA
PB : POST BOX
EV : ELECT. V. CHARGER
S : STORAGE CAGE
LN: LANDSCAPE

0 1 2.5 5 10 12.5m

N OR E

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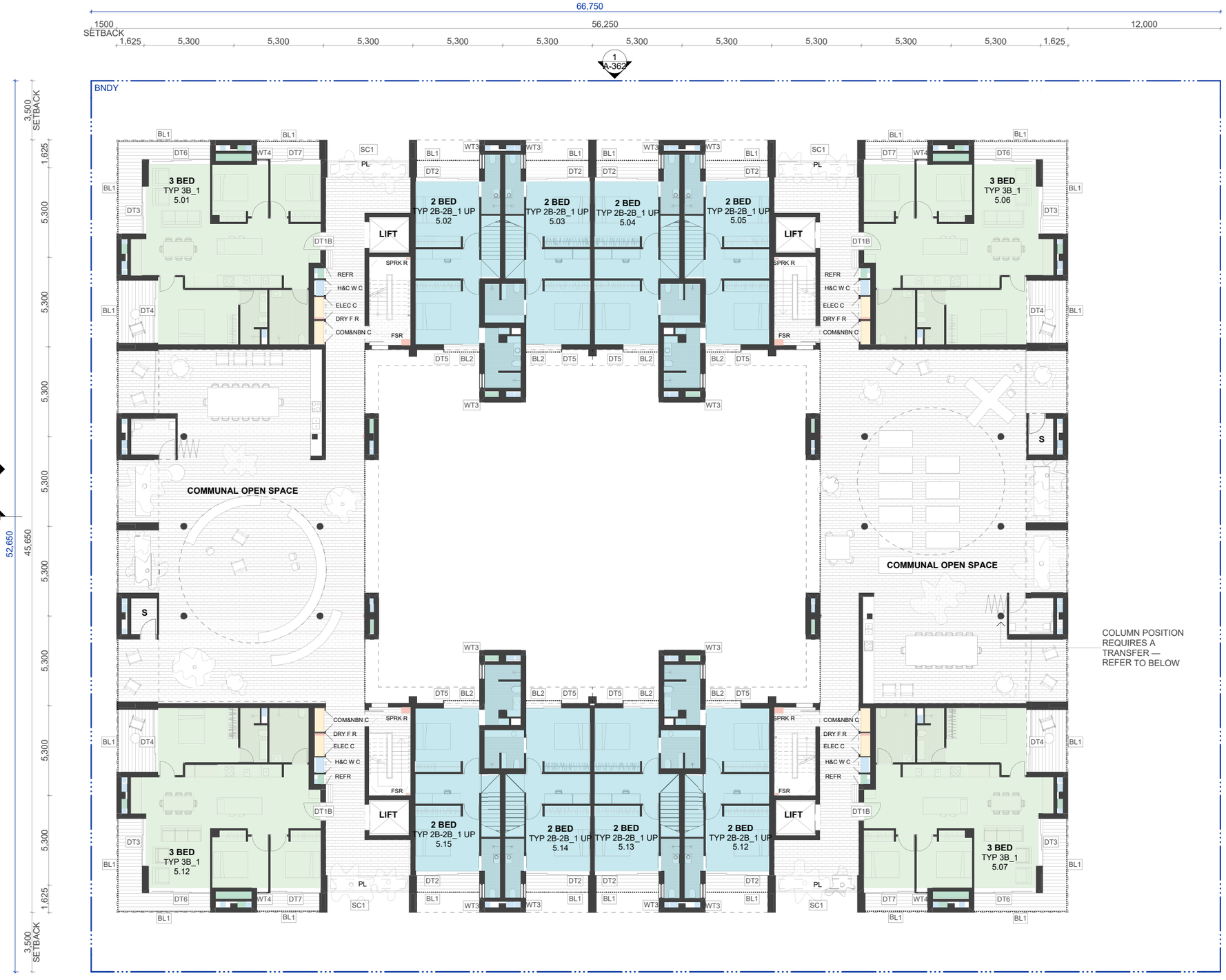
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-305-2**
Name	**FOURTH FLOOR PLAN - 6 STOREY SCHEME**
Scale	**1:250 @ A3**



GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
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S : STORAGE CAGE
LN: LANDSCAPE

3 A-425 | 1 A-421 | A-351 1 | 2 A-362 | 2 A-425

0 1 2.5 5 10 12.5m

N OR E

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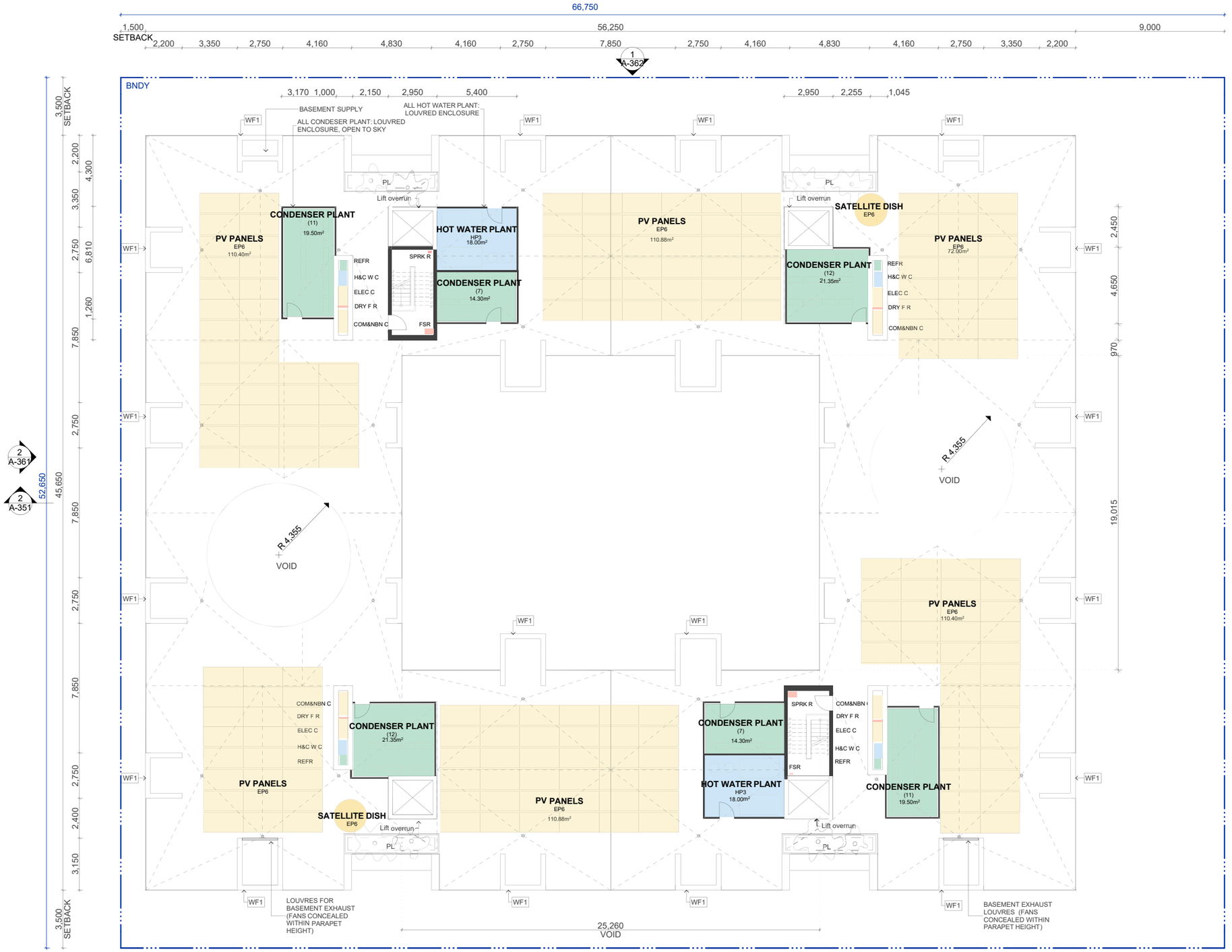
Pattern Code **LLA03**
Name **TERRACE +**

Drawing No. **A-306**
Name **FIFTH FLOOR PLAN - 6 STOREY SCHEME**
Scale **1:250 @ A3**



2 A-421 · 3 A-425 · 1 A-421 · A-351 1 · 2 A-362 · 2 A-425

0 1 2.5 5 10 12.5m

N OR E

GA PLAN

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- ELEC
- MECH
- HYDR
- FIRE
- WASTE

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
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GOVERNMENT ARCHITECT NEW SOUTH WALES

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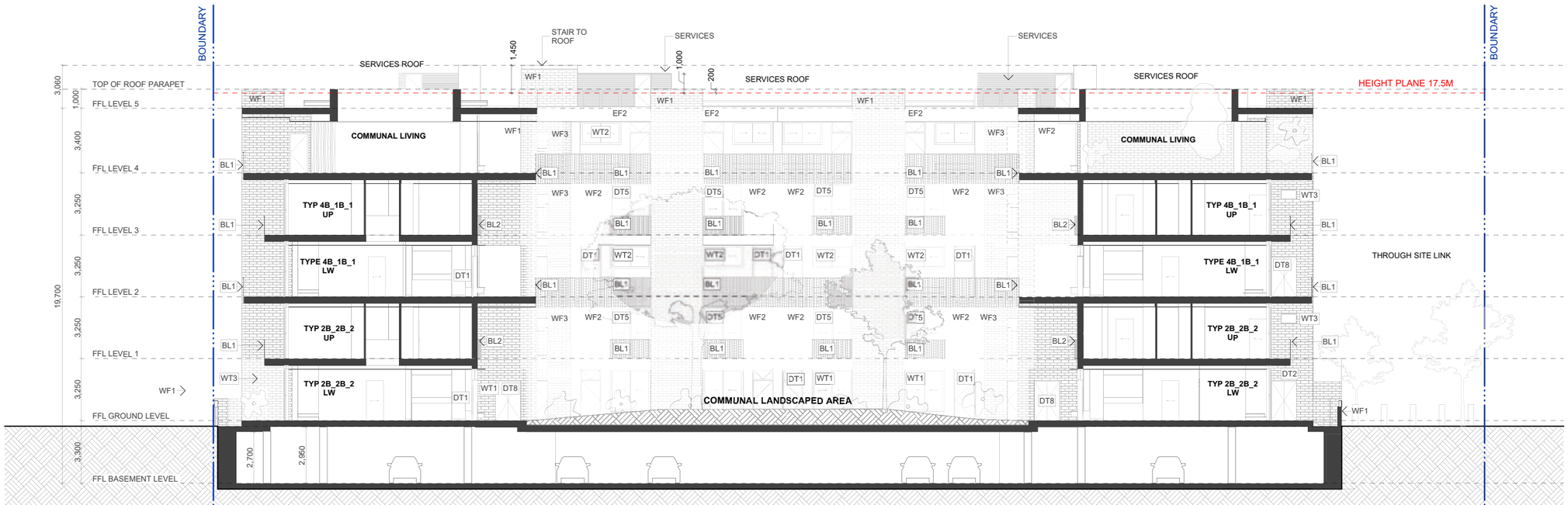
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-307**
Name	**ROOF PLAN**
Scale	**1:250 @ A3**

Elevations and sections

1 SECTION THROUGH SITE LINK A

1:250 @ A3



2 SECTION THROUGH SITE LINK B

1:250 @ A3

0 1 2.5 5 10 12.5m

SECTION

WF : WALL FINISH
EF : EXTERNAL FINISH
SC : SCREEN
RF : ROOFING
FF : FLOOR FINISH
BL : BALUSTRADE
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GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

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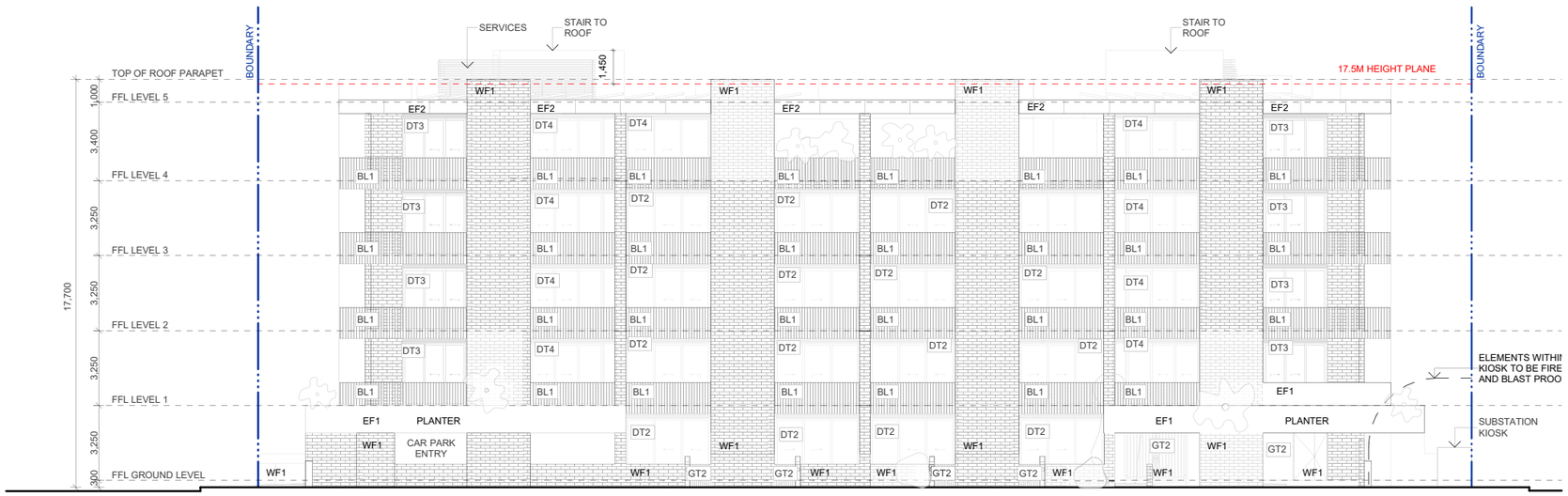
Pattern Code	**LLA03**
Name	**TERRACE +**

Drawing No.	**A-351**
Name	**GA SECTIONS**
Scale	**1:250 @ A3**



1 ELEVATION EAST

1:250 @ A3

2 ELEVATION WEST

1:250 @ A3

SECTION

WF : WALL FINISH

EF : EXTERNAL FINISH

SC : SCREEN

RF : ROOFING

FF : FLOOR FINISH

BL : BALUSTRADE

DT : DOOR TYPE

WT : WINDOW TYPE

GT : GATE TYPE

EJ : EXTERNAL JOINERY

PL : PLANTER BOX

PB : POST BOX

EV : ELECT. V. CHARGER

S : STORAGE CAGE

0 1 2.5 5 10 12.5m

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

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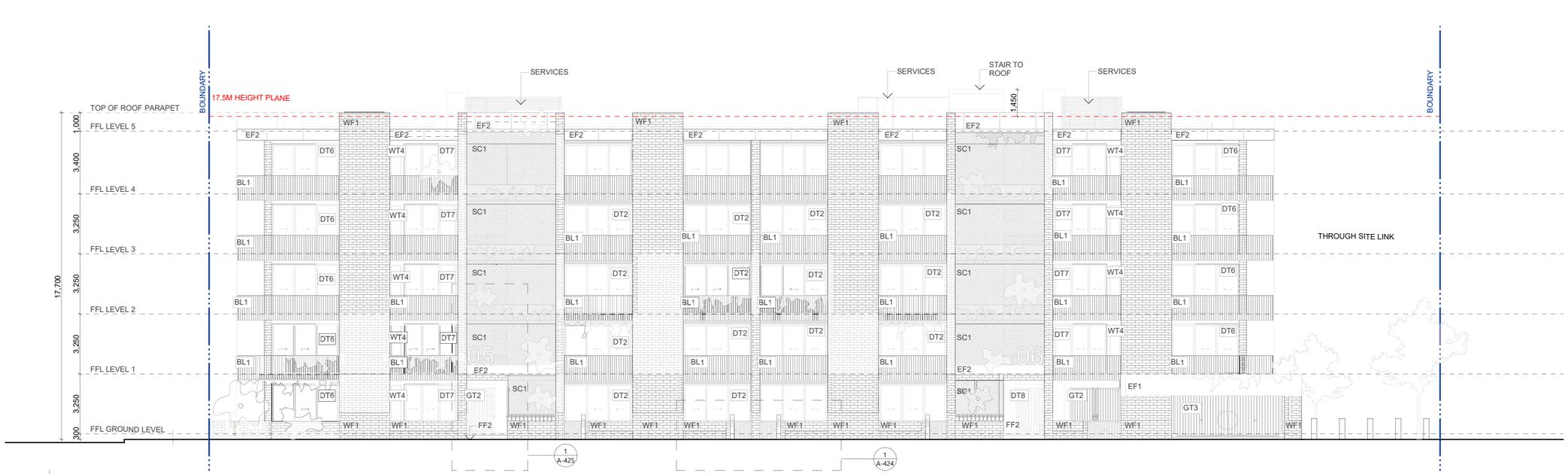
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-361**
Name	**ELEVATIONS**
Scale	**1:250 @ A3**

1 ELEVATION NORTH

1:250 @ A3



2 ELEVATION SOUTH

1:250 @ A3

0 1 2.5 5 10 12.5m

SECTION

WF : WALL FINISH

EF : EXTERNAL FINISH

SC : SCREEN

RF : ROOFING

FF : FLOOR FINISH

BL : BALUSTRADE

DT : DOOR TYPE

WT : WINDOW TYPE

GT : GATE TYPE

EJ : EXTERNAL JOINERY

PL : PLANTER BOX

PB : POST BOX

EV : ELECT. V. CHARGER

S : STORAGE CAGE

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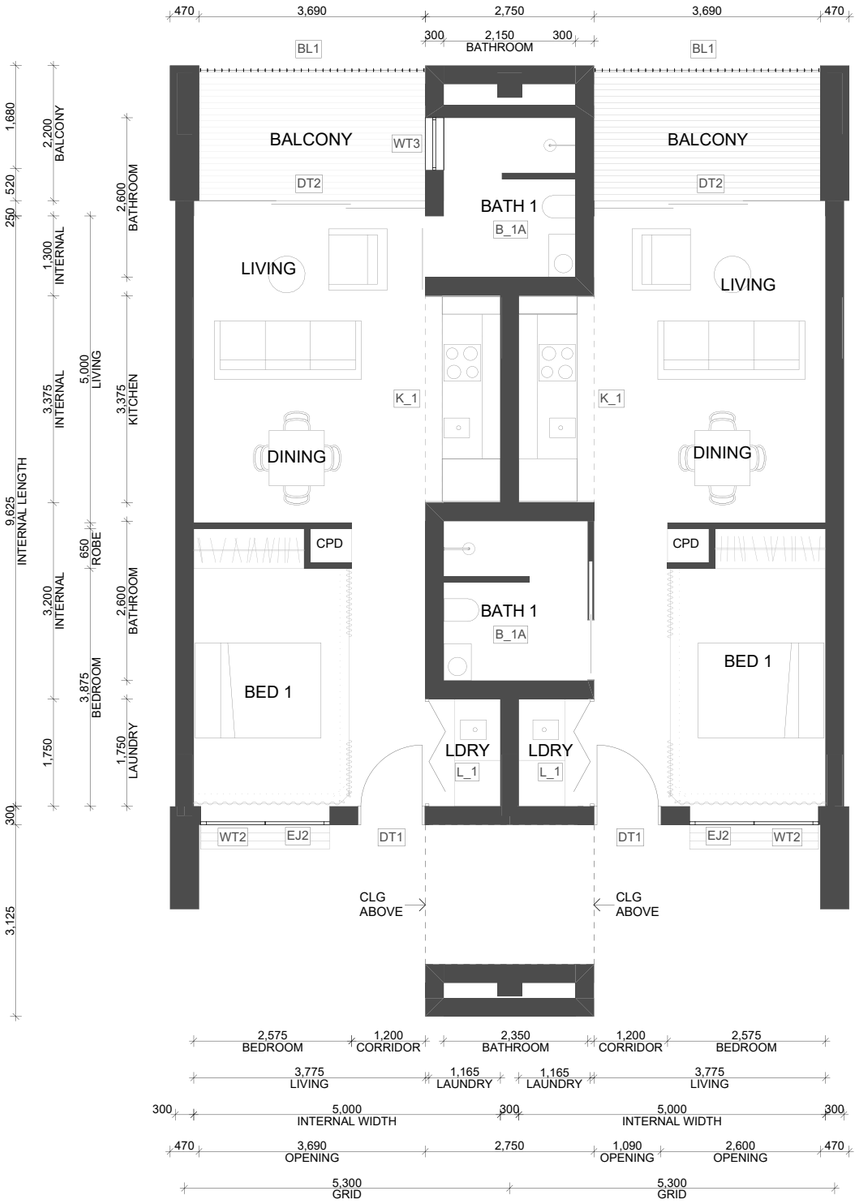
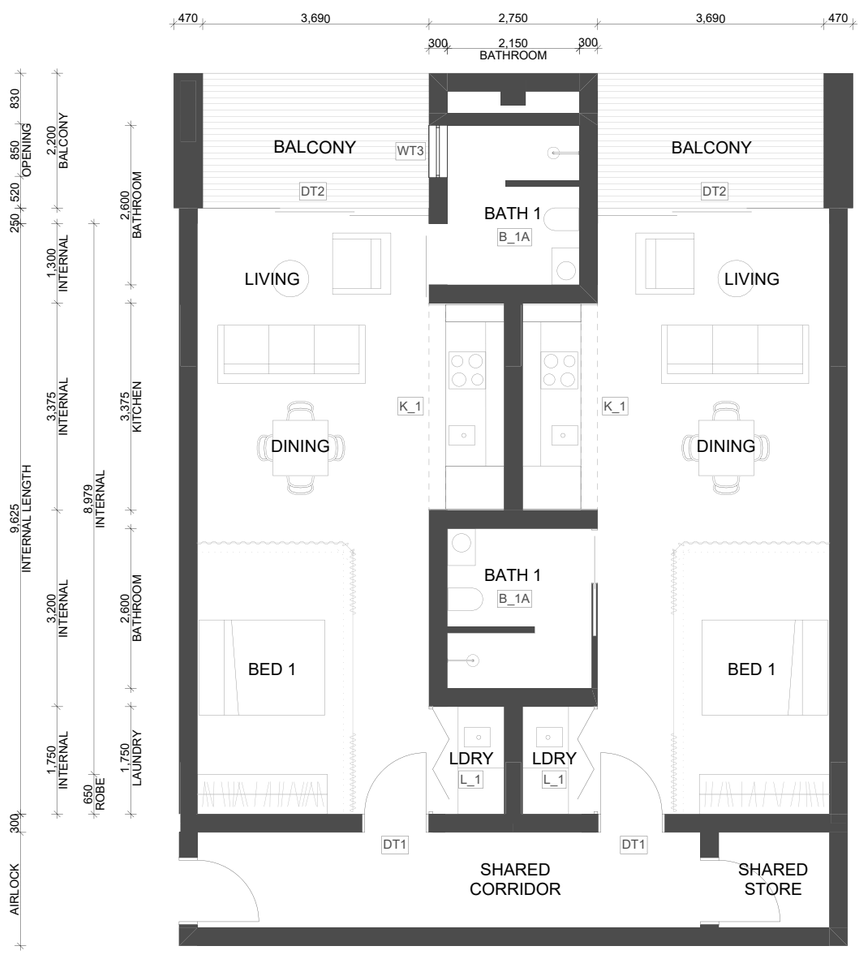
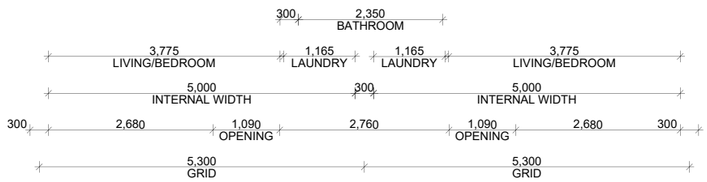
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-362**
Name	**ELEVATIONS**
Scale	**1:250 @ A3**

Typical apartments



Apartment Type	1B-1B_1
Apartment Type	1 Bedroom / 1 Bedroom - Typical
Internal Area	48.9m² / 49.7m²
Balcony Area	7.9m² / 7.9m²
Internal Storage Volume	3.5m³ / 3.5m³
External Storage Volume	0m³ / 0m³ minimum
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	No
Kitchen Type	K_1 / K_1





Apartment Type	S-S_1
Apartment Type	Studio / Studio - On Ground Parking ONLY
Internal Area	48.9m² / 49.7m²
Balcony Area	8.1m² / 8.1m²
Internal Storage Volume	2.5m³ / 2.5m³
External Storage Volume	0m³ / 0m³ minimum
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	No
Kitchen Type	K_1 / K_1

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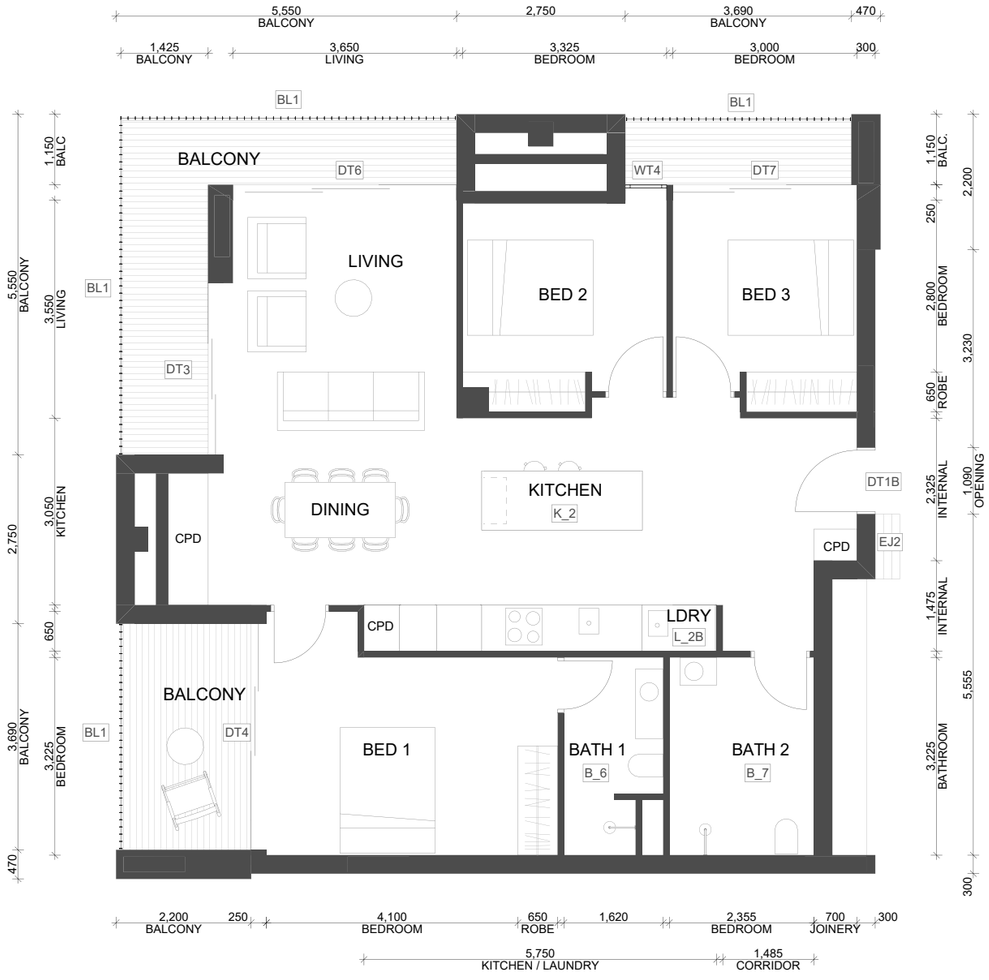
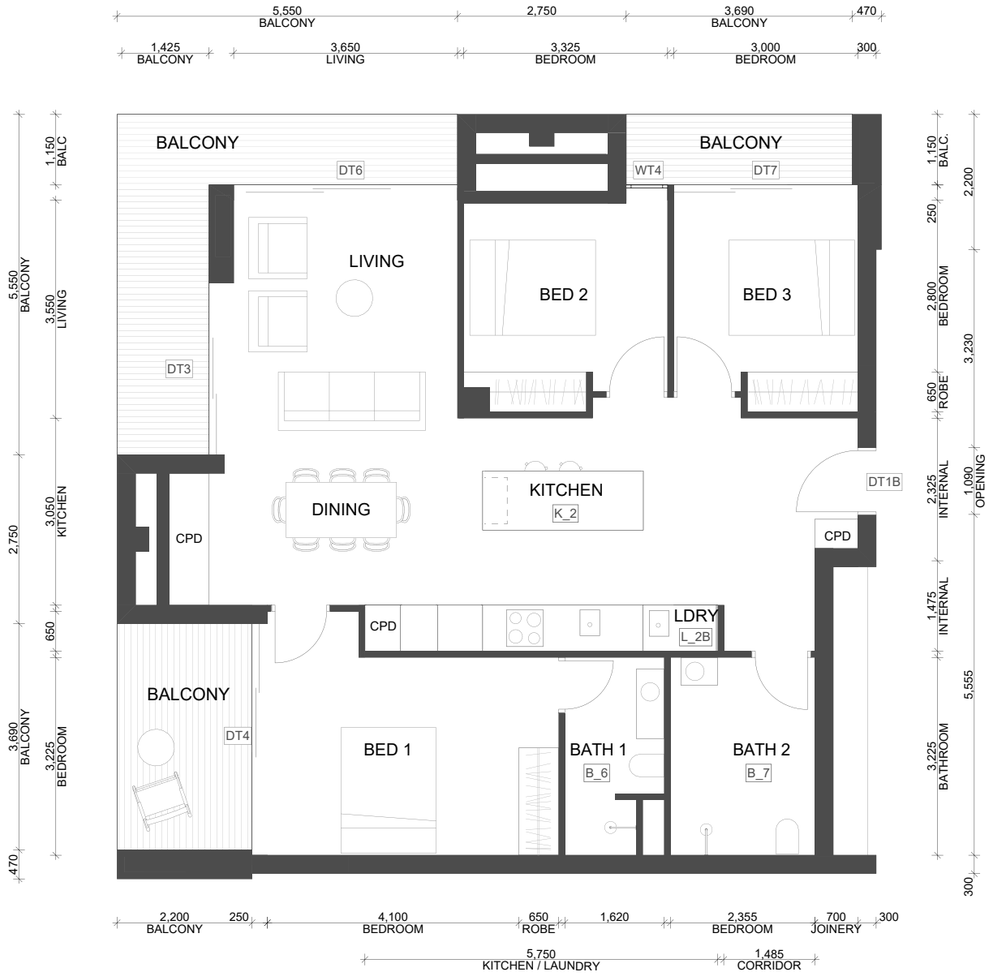
Pattern Code	**LLA03**
Name	**TERRACE +**

Drawing No.	**A-371**
Name	**APARTMENT TYPE 1B-1B_1 + TYPE S-S_1**
Scale	**1:100 @ A3**





Apartment Type	3B_1
Apartment Type	3 Bedroom - Typical
Internal Area	104.7m^2
Balcony Area	23.5m^2
Internal Storage Volume	6.0m^3
External Storage Volume	0m^3
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	Yes
Kitchen Type	K_2

Apartment Type	3B_2
Apartment Type	3 Bedroom - Ground
Internal Area	104.5m^2
Balcony Area	25.3m^2
Internal Storage Volume	6.0m^3
External Storage Volume	0m^3
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	Yes
Kitchen Type	K_2

0 1 2 5m

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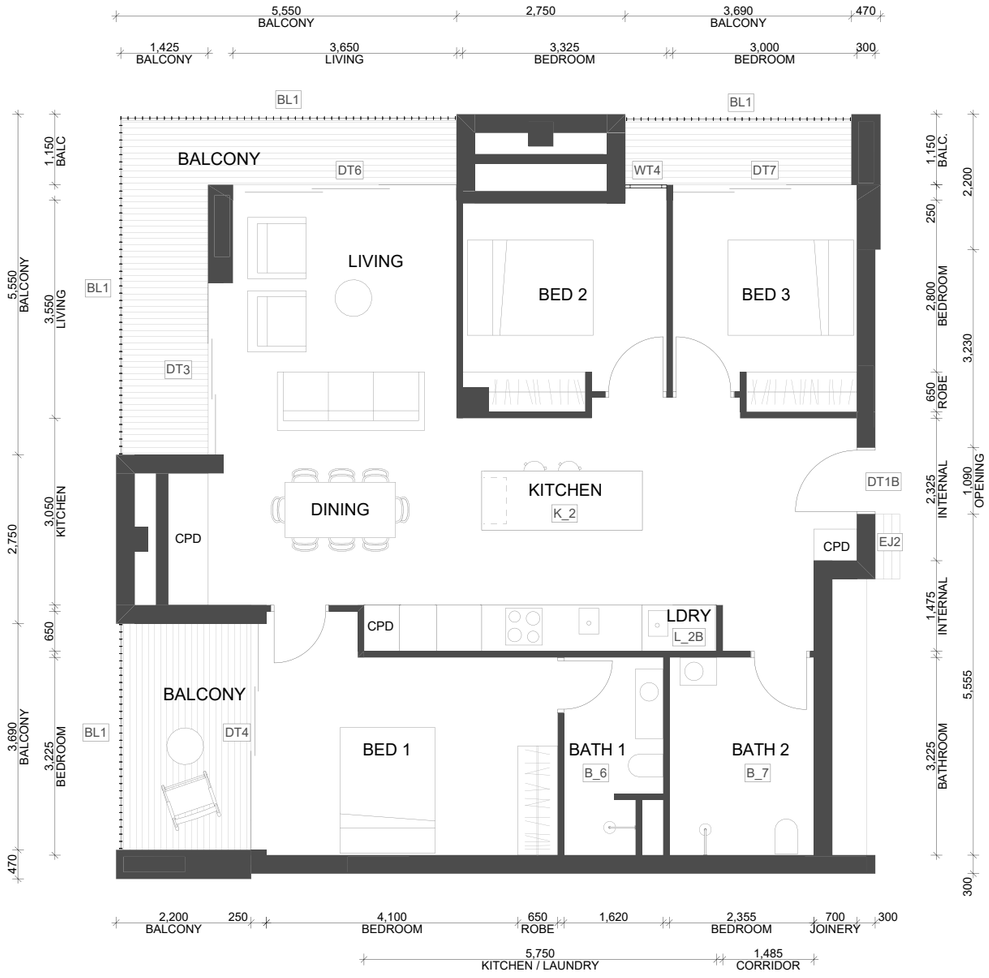
Pattern Code **LLA03**

Name **TERRACE +**

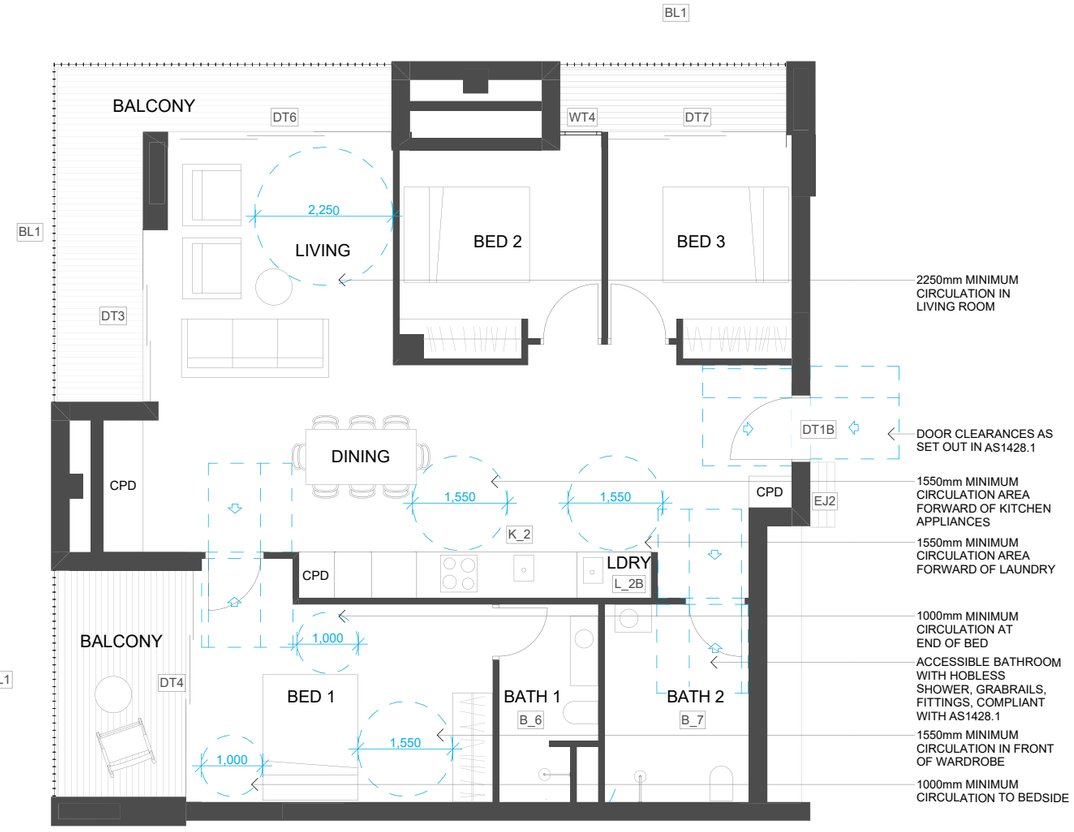
Drawing No. **A-373-1**

Name **APARTMENT TYPE 3B_1 + 3B_2**

Scale **1:100 @ A3**



Pre Adaptation Plan



Post Adaptation Plan

Apartment Type	**3B_1**
Apartment Type	3 Bedroom - Typical
Internal Area	104.7m^2
Balcony Area	23.5m^2
Internal Storage Volume	6.0m^3
External Storage Volume	0m^3
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	Yes
Kitchen Type	K_2

0 1 2 5m

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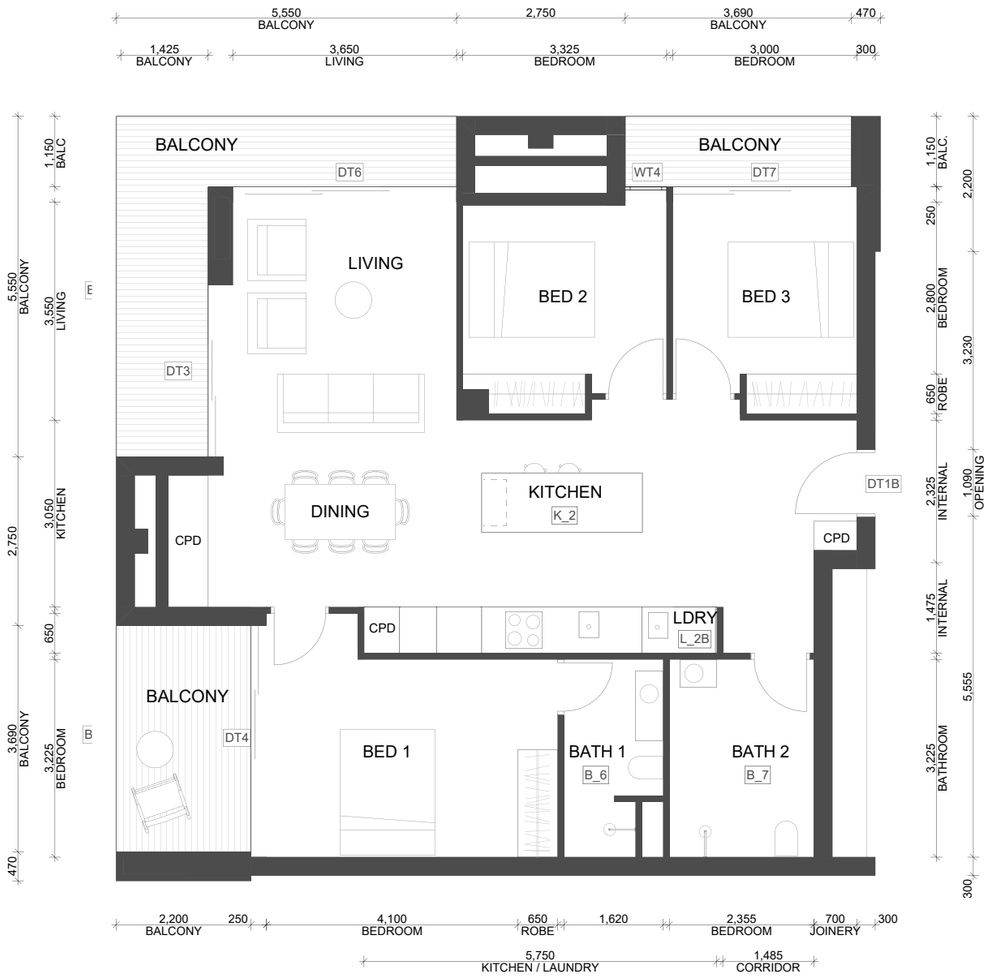
Pattern Code **LLA03**

Name **TERRACE +**

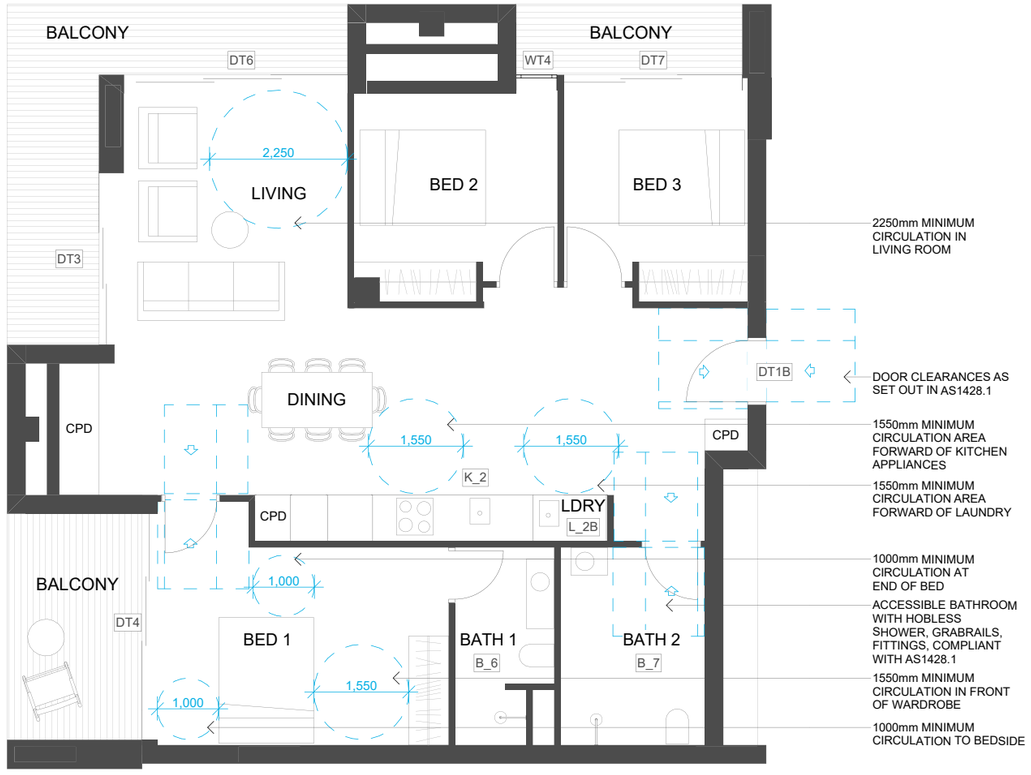
Drawing No. **A-373-2**

Name **APARTMENT ADAPTATION PLANS - TYPE 3B_1**

Scale **1:100 @ A3**



Pre Adaptation Plan



Post Adaptation Plan

Apartment Type	3B_2
Apartment Type	3 Bedroom - Ground
Internal Area	104.5m^2
Balcony Area	25.3m^2
Internal Storage Volume	6.0m^3
External Storage Volume	0m^3
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
AS4299 Adaptable	Yes
Kitchen Type	K_2

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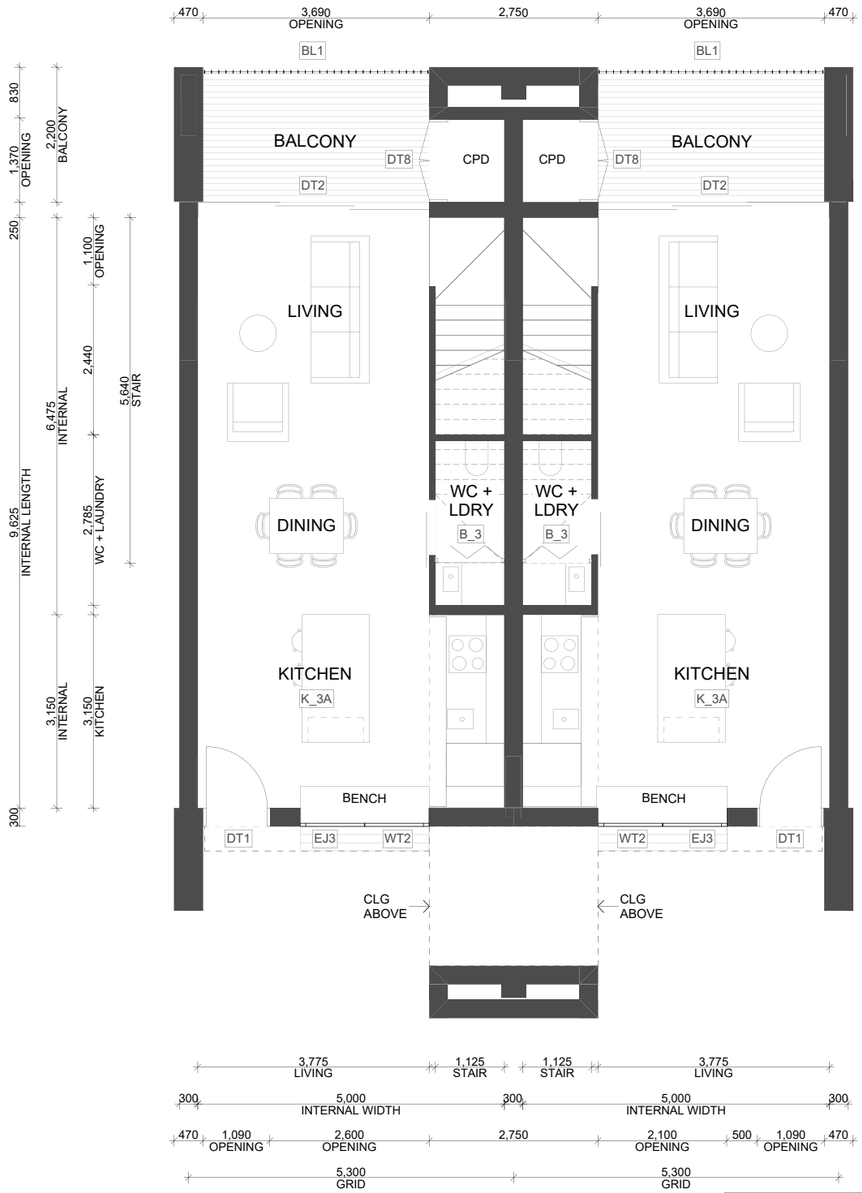
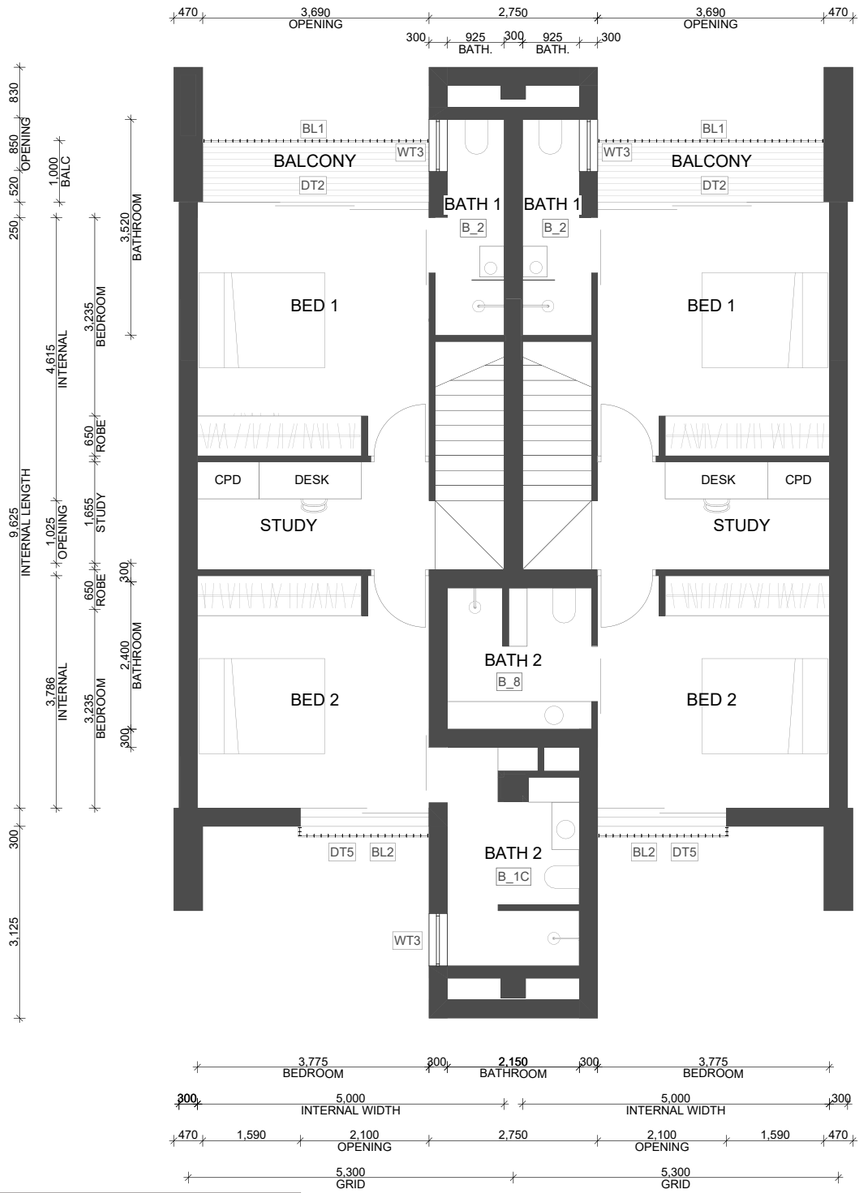
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-373-3**
Name	**APARTMENT ADAPTATION PLANS - TYPE 3B_2**
Scale	**1:100 @ A3**



Lower



Upper

Apartment Type	2B-2B_1
Apartment Type	2 Bedroom / 2 Bedroom - Typical
Internal Area	96.0m^2 / 94.3m^2
Balcony Area	11.3m^2 / 11.3m^2
Internal Storage Volume	4.0m^3 / 4.0m^3
External Storage Volume	4.1m^3 / 4.1m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3A / K_3A

0 1 2 5m

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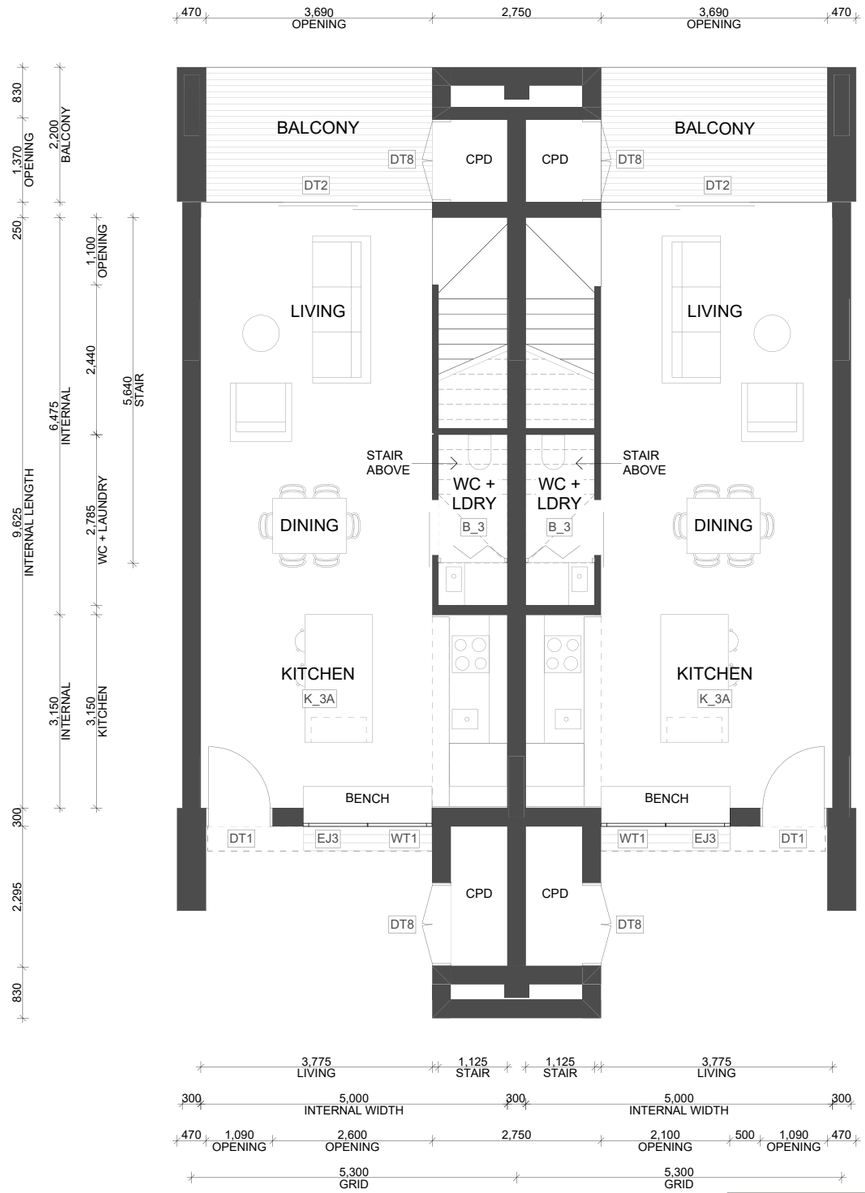
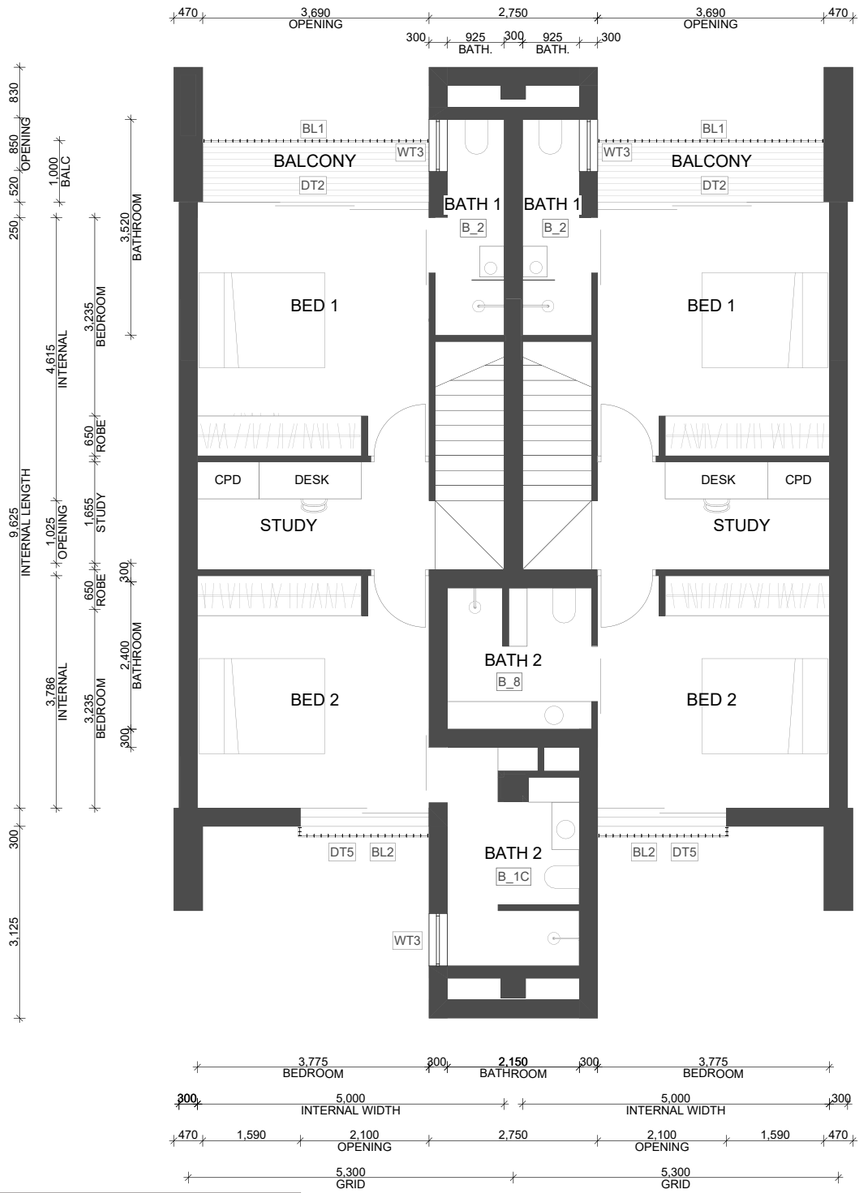
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-374**
Name	**APARTMENT TYPE 2B-2B_1**
Scale	**1:100 @ A3**



Lower



Upper

Apartment Type	2B-2B_2
Apartment Type	2 Bedroom / 2 Bedroom - Ground
Internal Area	96.0m^2 / 94.3m^2
Balcony Area	12.1m^2 / 12.1m^2
Internal Storage Volume	4.0m^3 / 4.0m^3
External Storage Volume	9.8m^3 / 9.8m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3A / K_3A

0 1 2 5m

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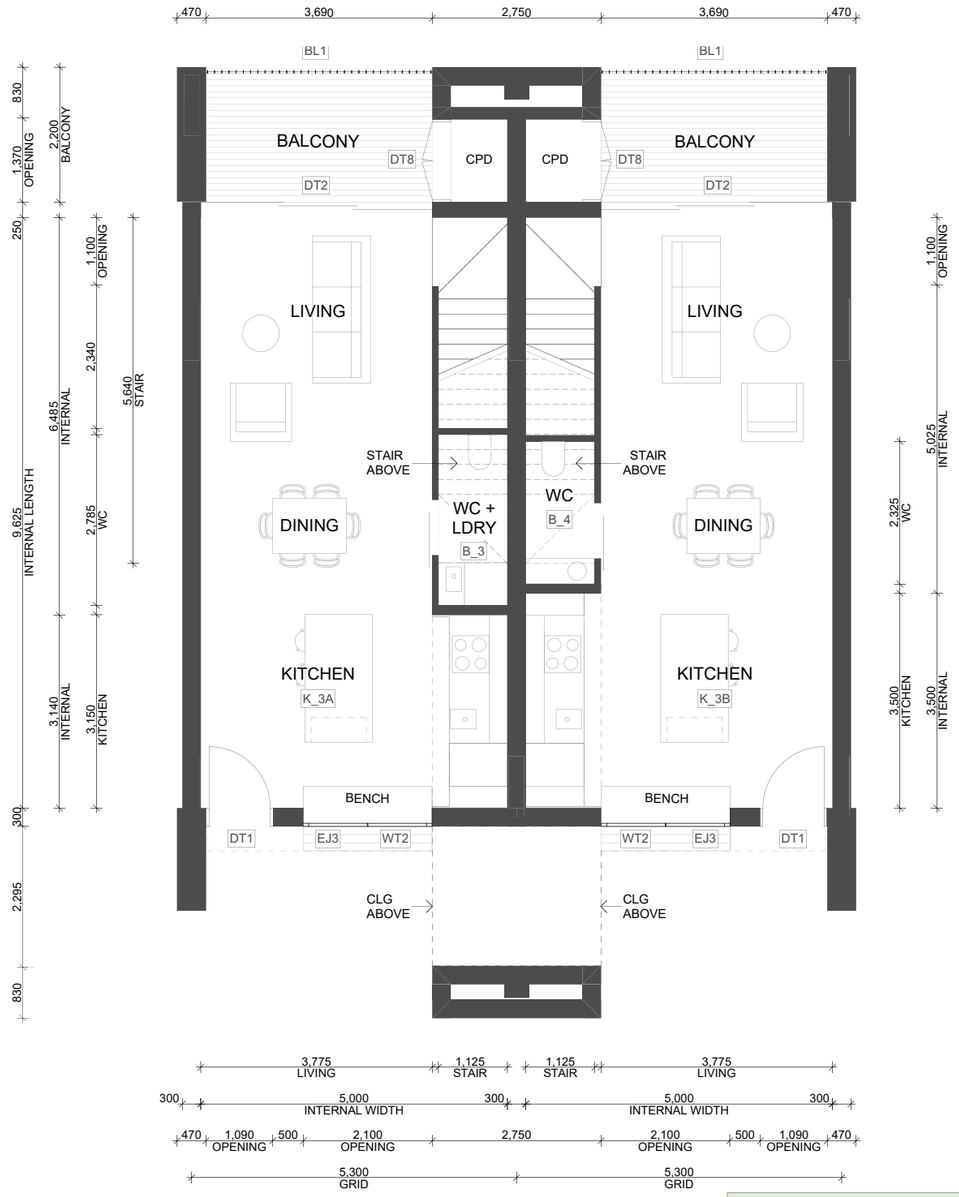
Pattern Code **LLA03**

Name **TERRACE +**

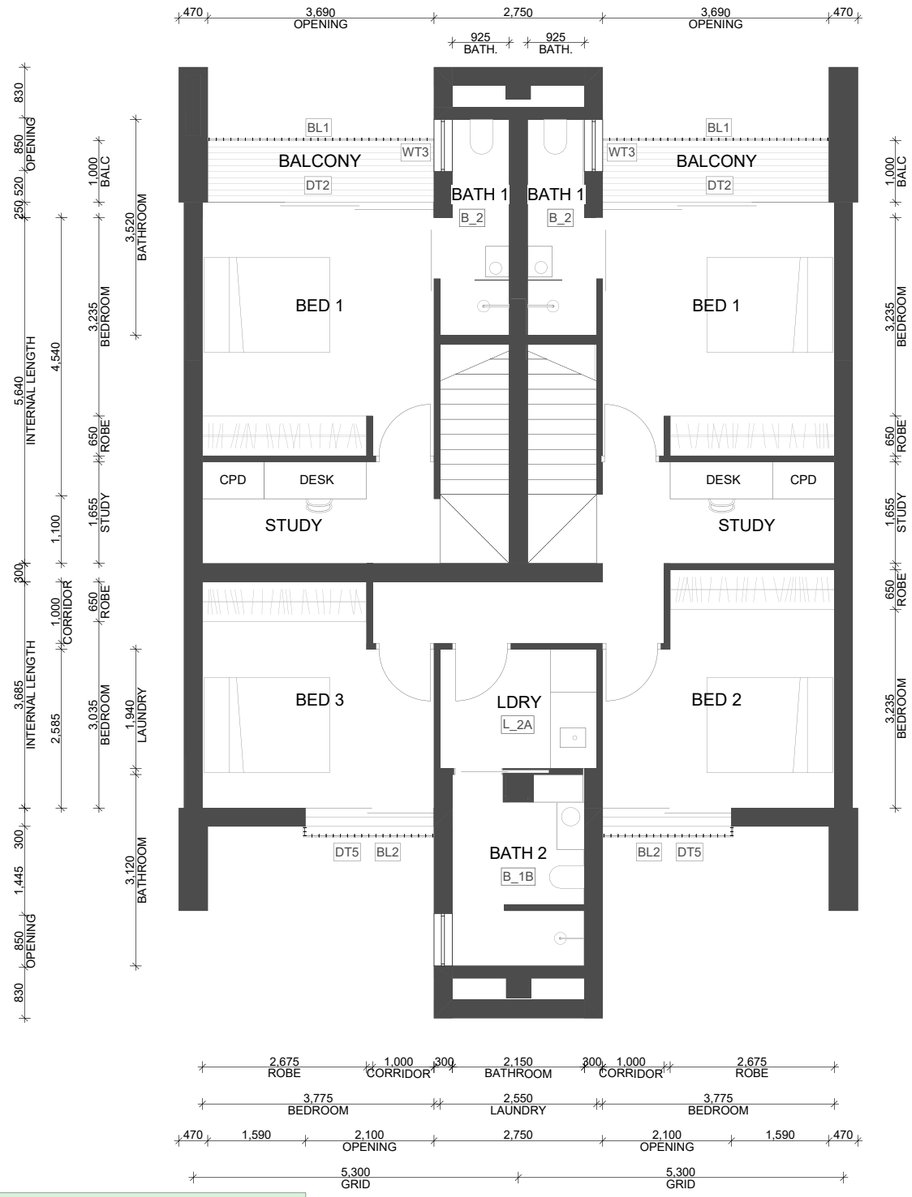
Drawing No. **A-375**

Name **APARTMENT TYPE 2B-2B_2**

Scale **1:100 @ A3**



Lower



Upper

Apartment Type	3B-1B_1
Apartment Type	3 Bedroom / 1 Bedroom - Typical
Internal Area	118.0m^2 / 73.3m^2
Balcony Area	11.4m^2 / 11.4m^2
Internal Storage Volume	5.7m^3 / 4.0m^3
External Storage Volume	4.1m^3 / 4.1m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3B / K_3A

0 1 2 5m

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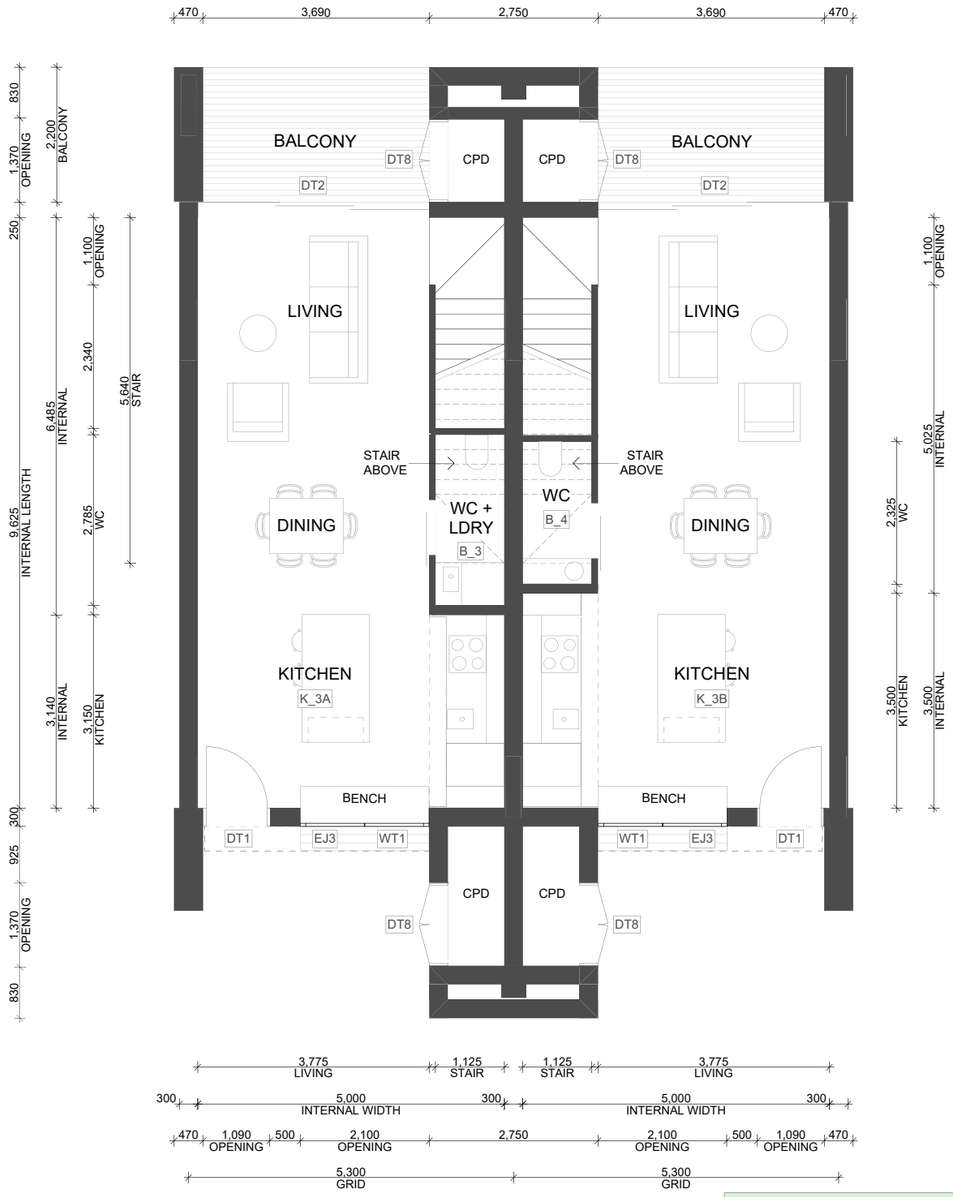
Pattern Code **LLA03**

Name **TERRACE +**

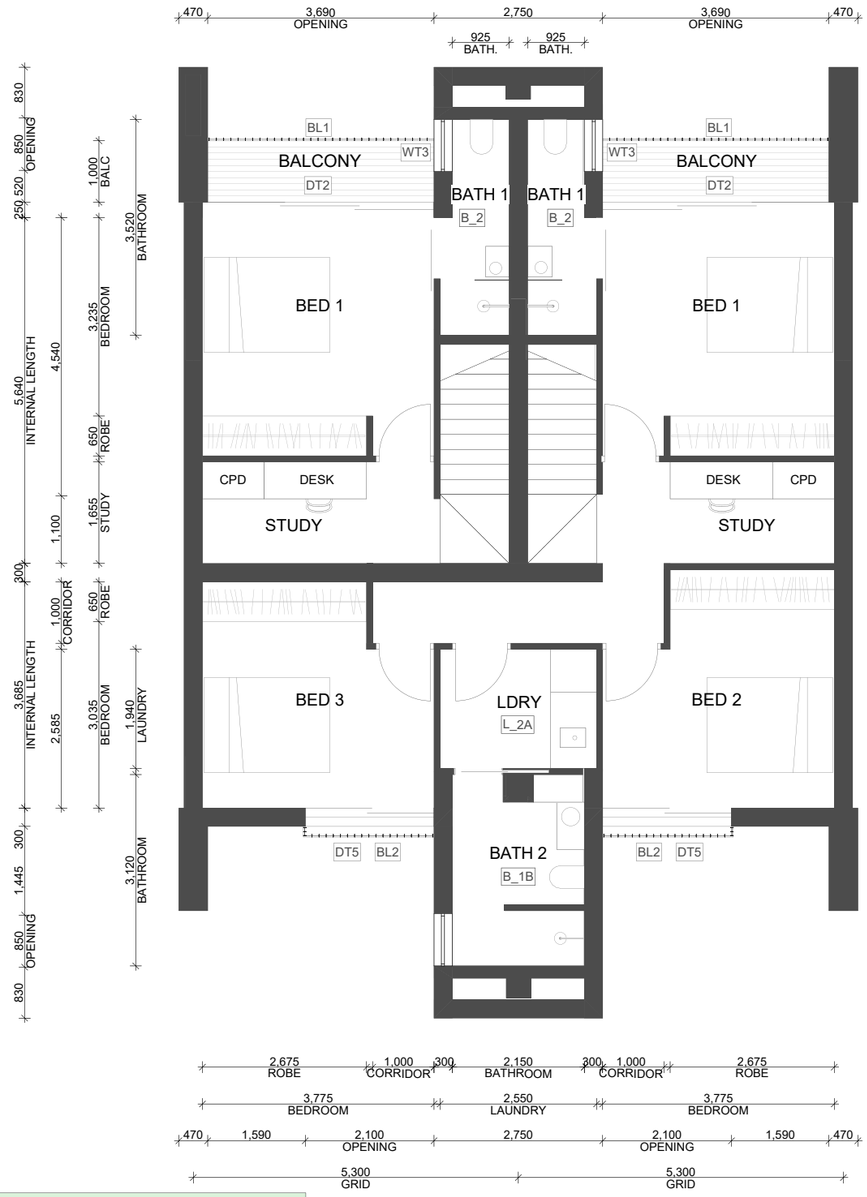
Drawing No. **A-376**

Name **APARTMENT TYPE 3B-1B_1**

Scale **1:100 @ A3**



Lower



Upper

Apartment Type	3B-1B_2
Apartment Type	3 Bedroom / 1 Bedroom - Ground
Internal Area	118.0m^2 / 73.3m^2
Balcony Area	11.8m^2 / 11.8m^2
Internal Storage Volume	5.7m^3 / 4.0m^3
External Storage Volume	9.8m^3 / 9.8m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3B / K_3A

0 1 2 5m

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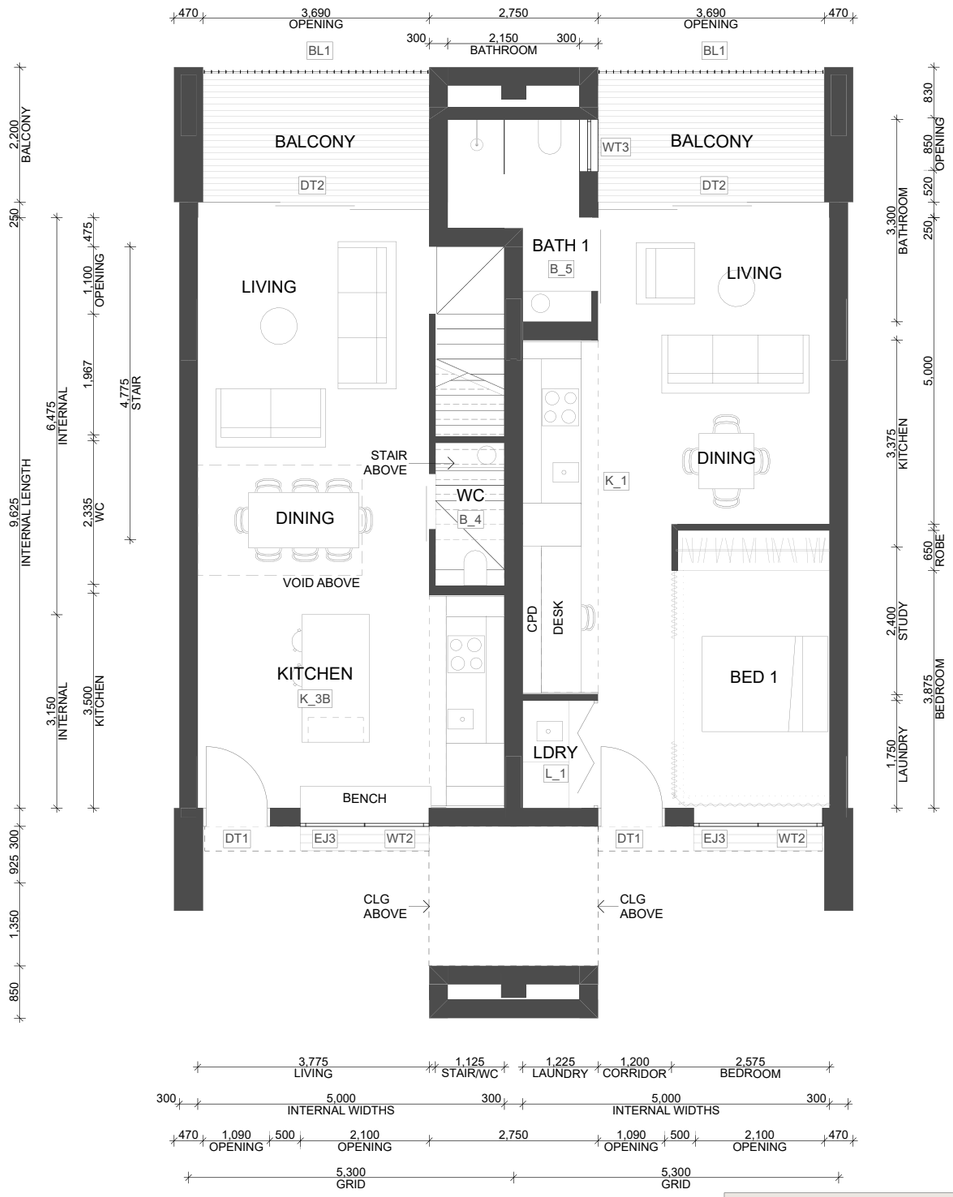
Pattern Code **LLA03**

Name **TERRACE +**

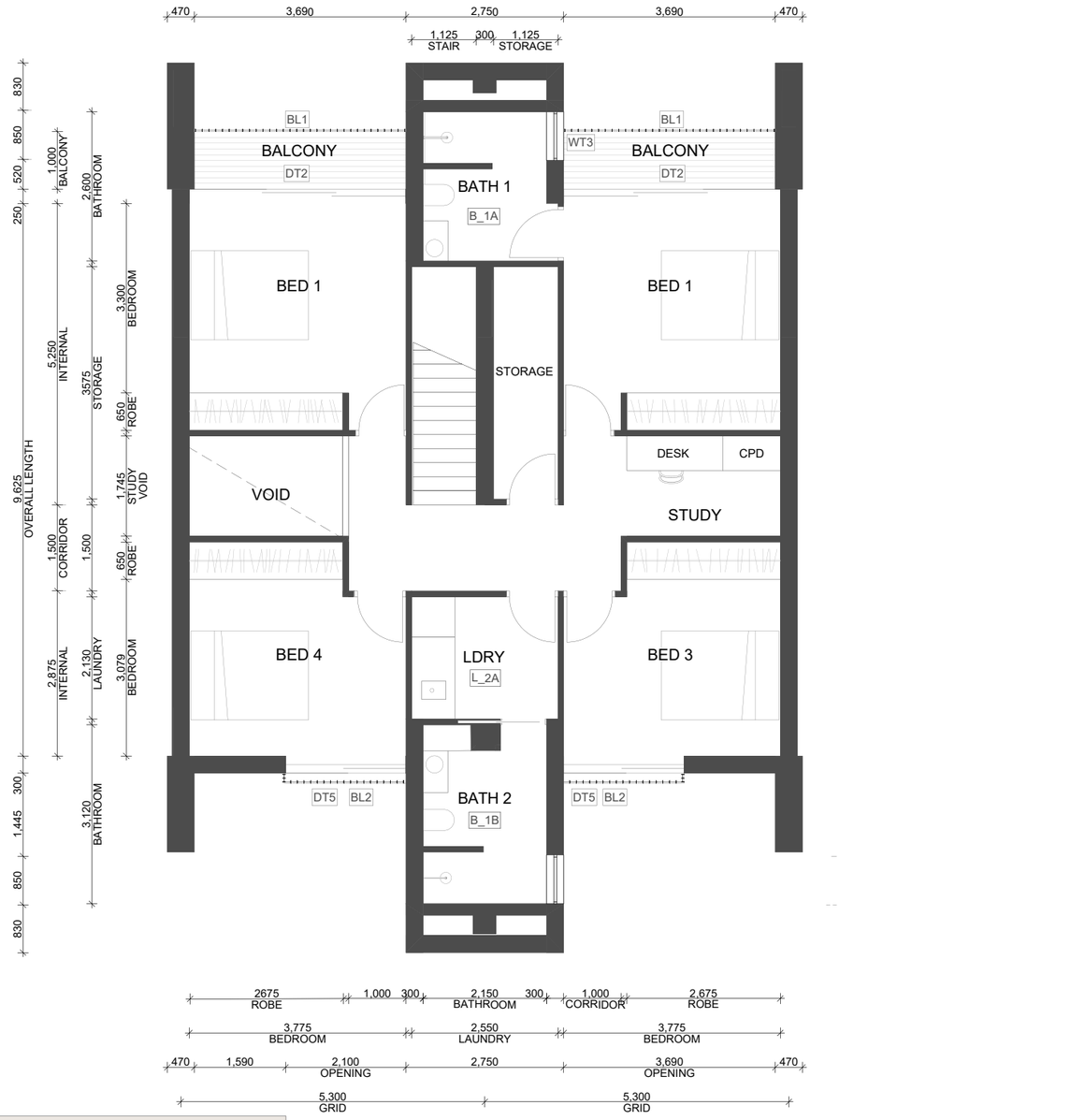
Drawing No. **A-377**

Name **APARTMENT TYPE 3B-1B_2**

Scale **1:100 @ A3**



Lower



Upper

Apartment Type	4B-1B_1
Apartment Type	4 Bedroom / 1 Bedroom - Typical
Internal Area	143.7m^2 / 51.8m^2
Balcony Area	15.1m^2 / 7.7m^2
Internal Storage Volume	14.9m^3 / 3.4m^3
External Storage Volume	0m^3 / 0m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3B / K_1

0 1 2 5m

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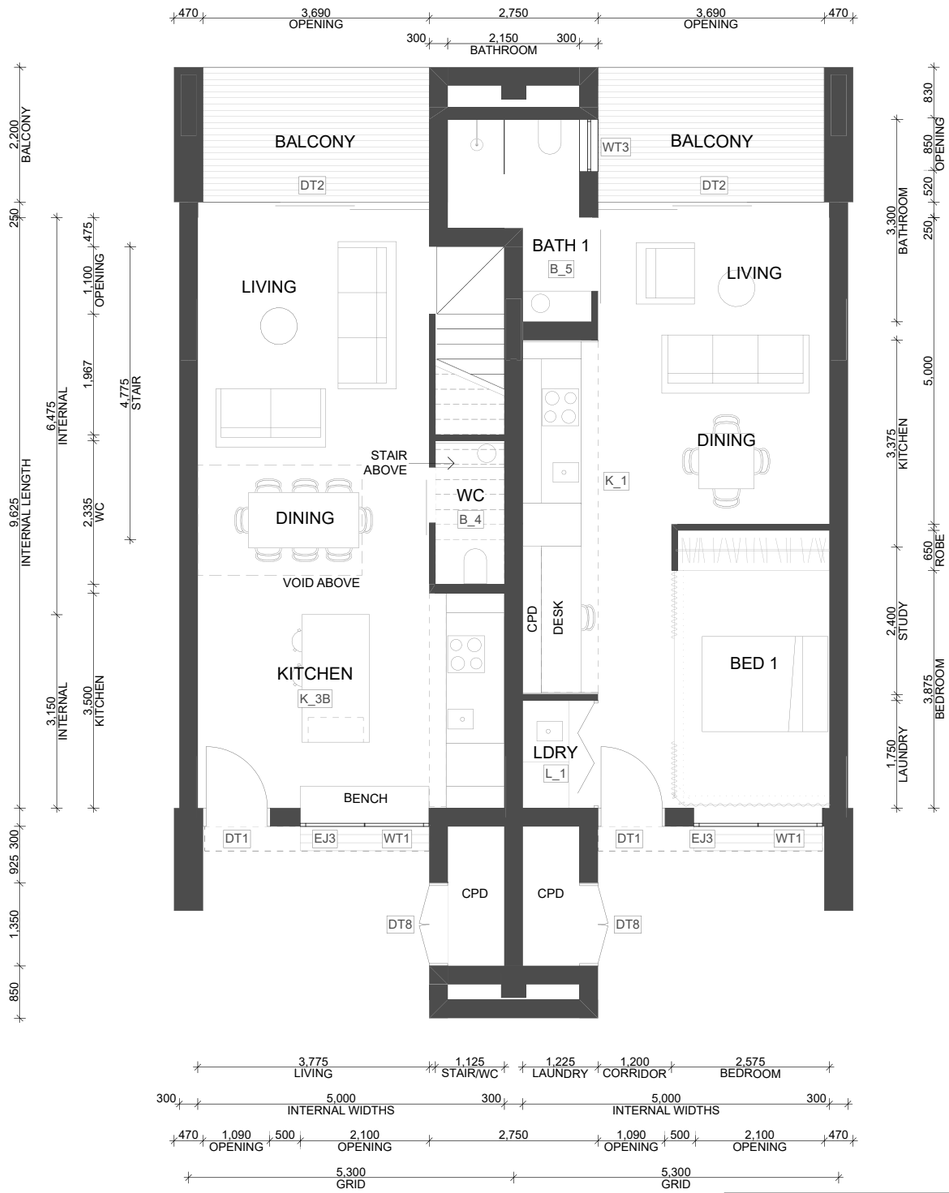
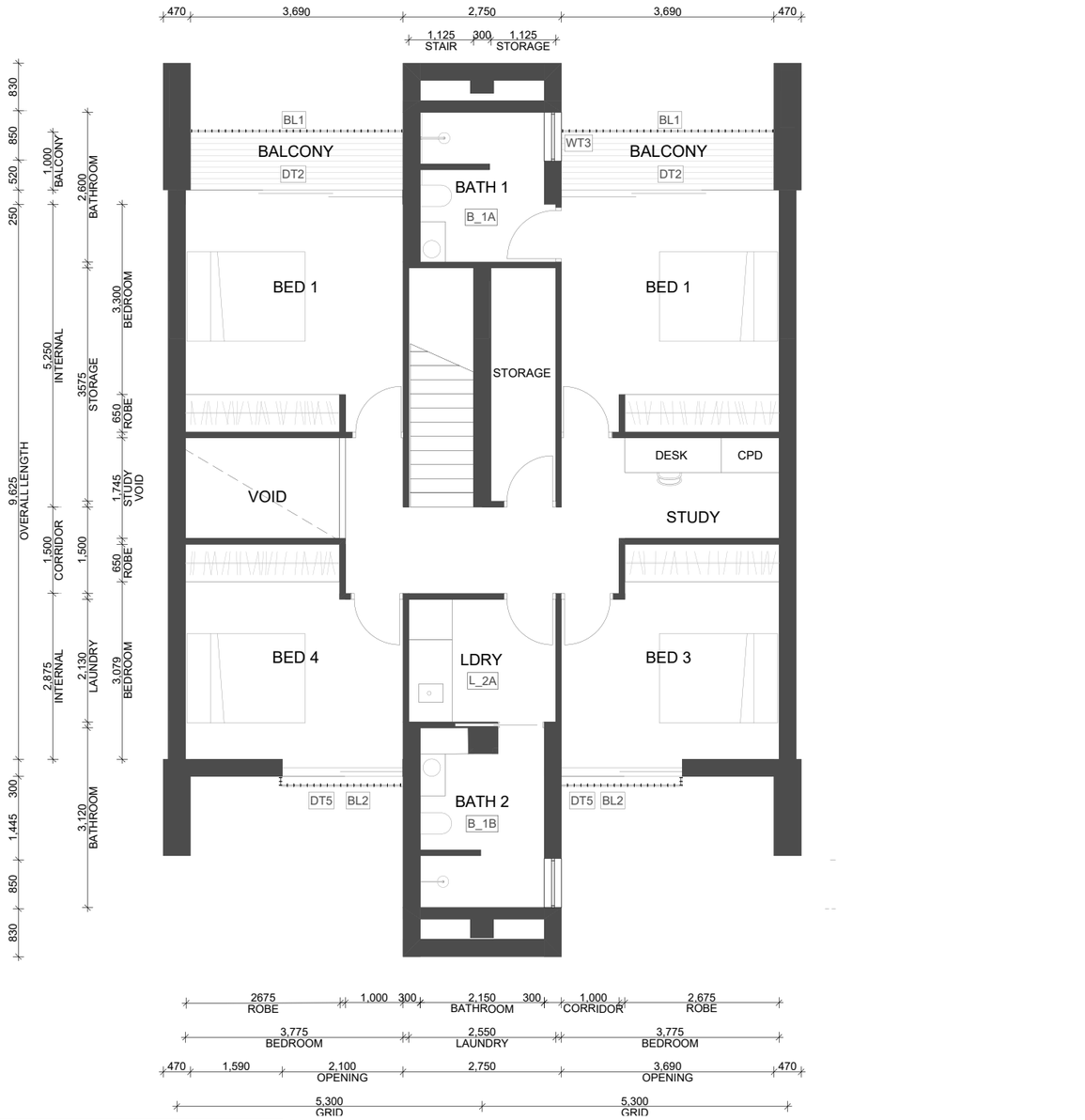
Pattern Code	**LLA03**
Name	**TERRACE +**
Drawing No.	**A-378**
Name	**APARTMENT TYPE 4B-1B_1**
Scale	**1:100 @ A3**



Lower



Upper

Apartment Type	4B-1B_2
Apartment Type	4 Bedroom / 1 Bedroom - Ground
Internal Area	143.7m^2 / 51.8m^2
Balcony Area	15.5m^2 / 8.1m^2
Internal Storage Volume	14.9m^3 / 3.4m^3
External Storage Volume	5.7m^3 / 5.7m^3
ABCB Livable Housing Design Standard	Standard for livable housing design
AS4299 Adaptable	No
Kitchen Type	K_3B / K_1

0 1 2 5m

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

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Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

studio 32, 61 marlborough st
surry hills 2010 sydney australia
t +612 9331 7433
https://www.aba.sydney/

Pattern Code **LLA03**

Name **TERRACE +**

Drawing No. **A-379**

Name **APARTMENT TYPE 4B-1B_2**

Scale **1:100 @ A3**