



NSW Housing Pattern Book

# MANOR HOMES 01

by Studio Johnston

An elegant design with garden apartments on the ground floor and airy, raked ceilings and generous balconies on the first floor

July 2025



GOVERNMENT  
ARCHITECT  
NEW SOUTH WALES



# About this document

This document explains the specific requirements for the pattern called ‘**Manor Homes 01 by Studio Johnston**’. This pattern is part of the NSW Housing Pattern Book as referred to in the State Environmental Planning Policy (Exempt and Complying Development Codes) (Pattern Book Development Code) 2025.

The document provides an overview of what this pattern offers. It explains where housing based on this pattern can be located and how the design can be adjusted to suit user preferences and site requirements within the development standards defined for this pattern.

The technical drawings describe the pattern design in detail. Once you have selected a suitable pattern, you can download the CAD package for use by your architect or accredited designer to prepare your development application.

## Using the pattern book

- 1

You are here:

Explore patterns and engage a designer

Explore the patterns available on the NSW Housing Pattern Book and identify which ones might be suitable to your site and requirements. If you decide to proceed, engage an architect or building designer who will be able to support you through your pattern book development process.
- 2

Select a pattern and adapt it to your site and preferences
- 3

Prepare drawings and information for a planning application
- 4

Lodge a planning application
- 5

Get fast-tracked approval

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Door and window schedule\*

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Construction and character details

A–420 series

Technical information: Compliance calculations

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*Note: When you pay the fee, you will receive the technical information PDF, all technical drawings and information in DWG\* formats, BASIX guidance for this pattern, an editable design verification statement and your unique identification number.*



# MANOR HOMES 01

by Studio Johnston

## The architects designed:

A refined building to resemble a single elegant home containing 4 light and airy apartments

Each apartment to have outlook and landscaping on 3 sides, providing natural light and fresh air

Ground floor units with generous corner gardens

First floor units with wide balconies and raked ceilings to create a spacious interior

Well-designed apartment plans to efficiently maximise use of space

A stepped building form to provide a gentle scale and visual interest to the street

Brickwork and a simple sloped roof that are domestic in scale and low maintenance



Rear view from the car parking area

## Easy to live in

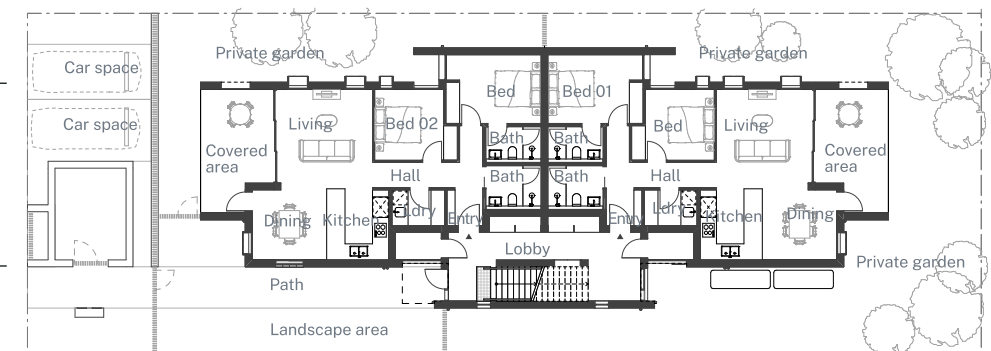
The pattern is designed to suit different household types including:

Young families – Private gardens and generous balconies are visible from living areas and the home office in the 3-bed plan suits flexible working

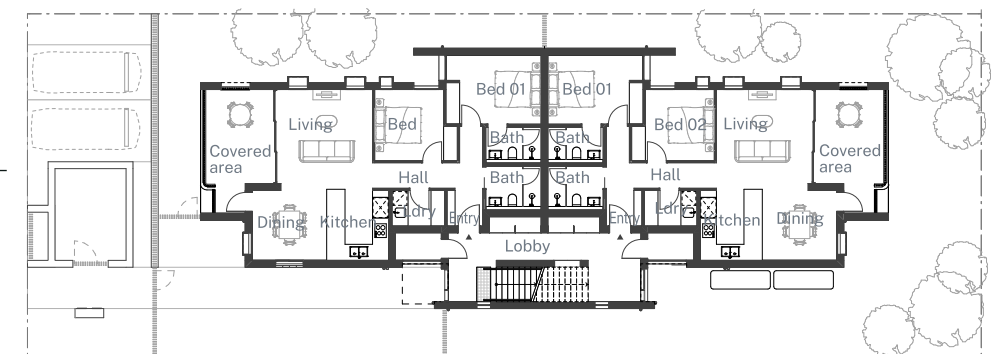
Single parent families – Living areas are spacious and 2 separate bathrooms are provided to suit teen and adult kids living at home

Ageing in place – Fully ground floor apartments are available with all apartments designed to meet Australian Building Codes Board Livable Housing Design Standard and can be adapted to Beyond Minimum Standard to support changing mobility needs

Co-living or share houses – 2 bathrooms, a separate laundry and good separation between bedrooms can suit share housing arrangements



Ground floor plan



First floor plan

Not to scale



Front view of the design from the street

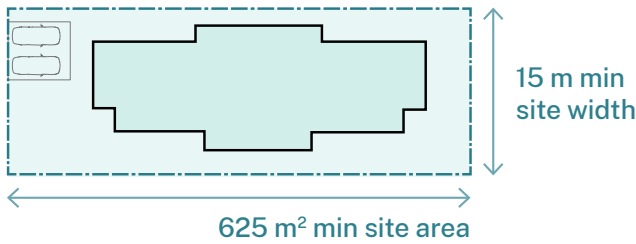


# For everyone and every place

Will suit infill, corner or laneway sites	<b>Permissibility</b> – in low- and mid-rise housing areas and all other locations across NSW where this type of development is allowed with consent
Best suited to north-facing rear yards, with designs optimising solar access for other orientations through courtyards, skylights, and flexible street-facing living spaces	<b>Ownership</b> – Suitable for strata title
<b>Development type</b> – Manor house or 2-storey residential flat	<b>No. of bedrooms</b> – 2-bed or 3-bed options available
	<b>No. of dwellings</b> – 4
	<b>No. of storeys</b> – 2

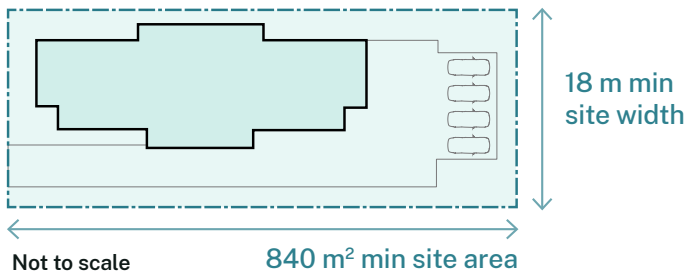
## Base pattern: low- and mid-rise housing areas

Low- and mid-rise housing areas are locations where the Low and Mid-Rise Housing Policy applies. The pattern suits a minimum lot width of 15 m and minimum lot area of 625 m<sup>2</sup>.



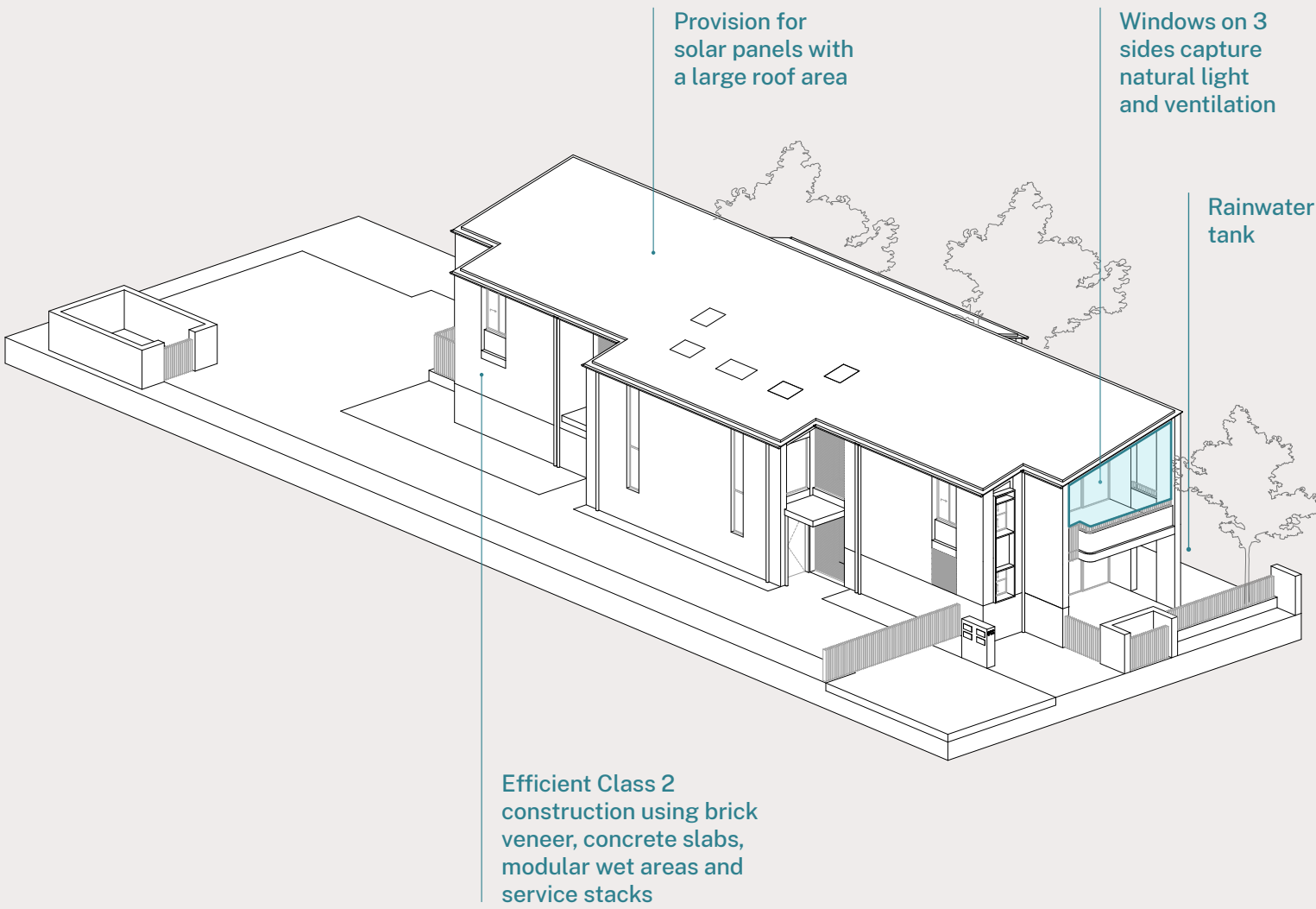
## Base pattern: sites outside low- and mid-rise housing areas

Sites outside low- and mid-rise housing areas are all other locations across NSW where this type of development is permitted with consent. They are referred to in the patterns as non-low- and mid-rise housing areas. Suits a minimum lot width of 18 m and minimum lot area of 840 m<sup>2</sup>.



# Sustainable and energy efficient

Passive solar design ensures comfortable living spaces and lower energy bills	The simple Class 2 construction and stacked services are suited to prefabricated and standardised elements to reduce cost and construction waste
Daylight and natural ventilation are provided throughout including windows on 3 sides of living areas	The external materials have longevity for an enduring and high-quality home
The large roof area is suitable for solar panels	The rainwater tank captures roof water for reuse
Sun shading and rain protection are provided to windows and doors	Ceiling fans improve air circulation, energy efficiency and thermal comfort
Careful control of extent of glass maximises light and thermal comfort while minimising cost	All-electric homes provide healthier indoor environment, lower energy bills, and reduced carbon footprint





# Smart and flexible

Options for mix of 2-bed and 3-bed apartments depending on site length

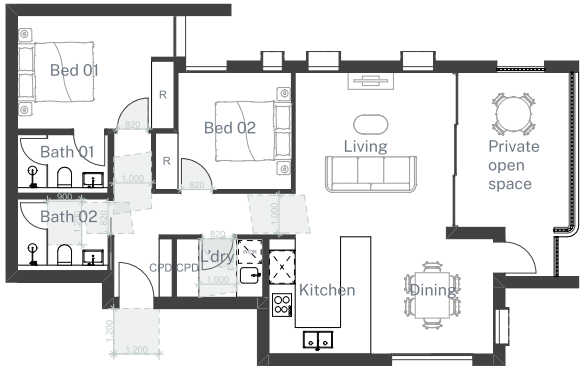
Car parking at front or rear depending on site depth

The site can slope 4 m front to back or 3.3 m side to side depending on site width and depth

Choice of external materials colours

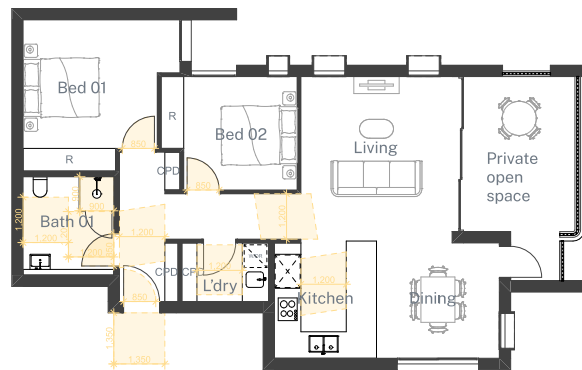
## Select 1

2-bed unit  
Australian Building Codes Board Livable Housing Design Standard



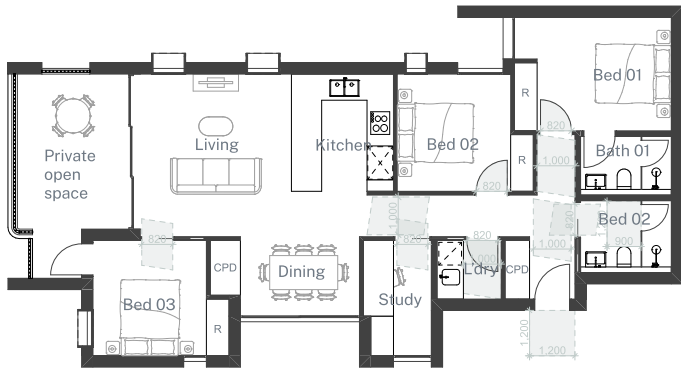
## Select 2

2-bed unit  
Australian Building Codes Board Livable Housing Design Standard Beyond Minimum

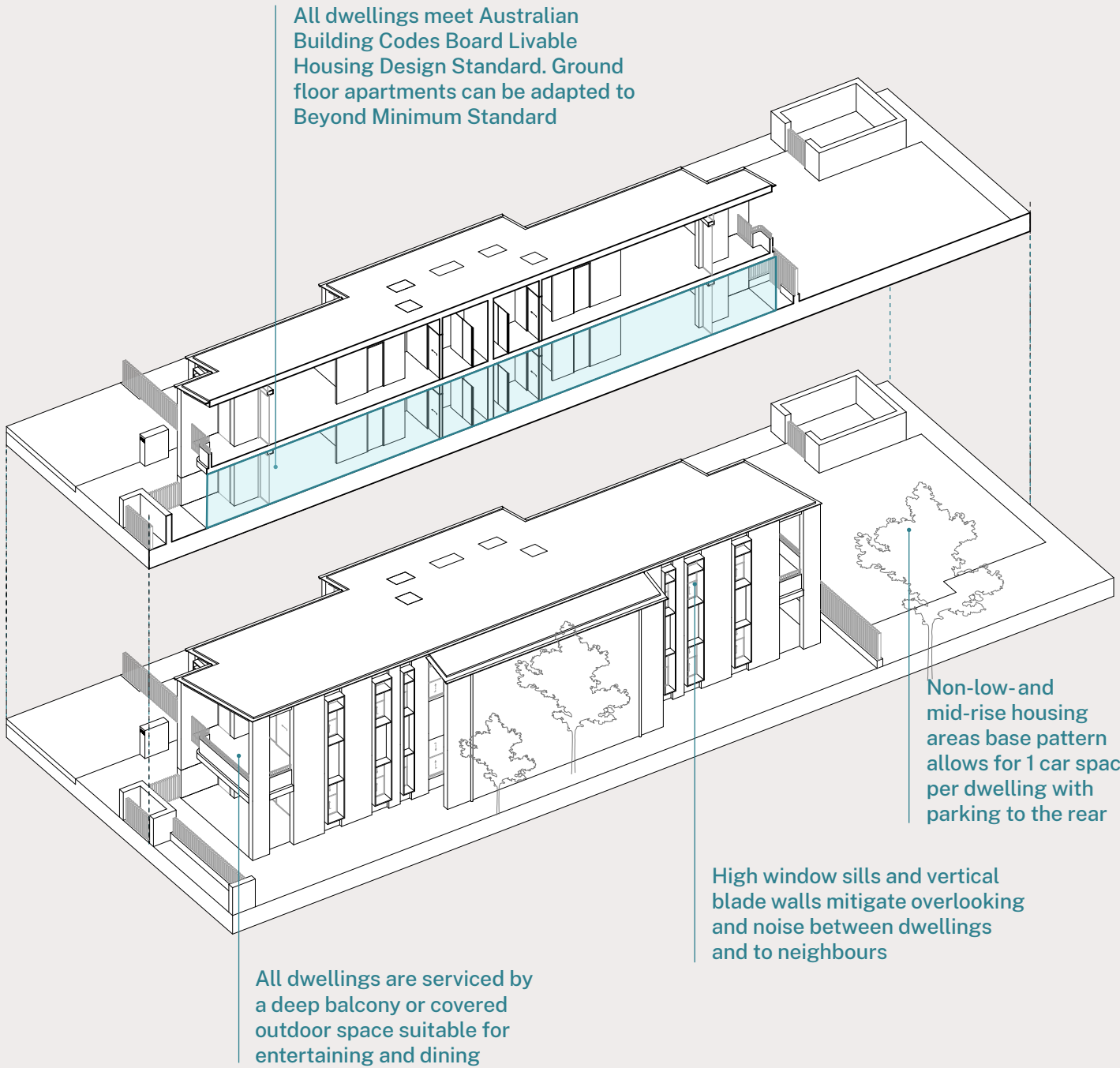


## Select 3

3-bed unit  
Australian Building Codes Board Livable Housing Design Standard



Not to scale



Open-plan living area and kitchen





# MANOR HOMES 01

by Studio Johnston

Requirements  
and adaptations





# Planning overview

## Where the pattern book applies

The Low and Mid-Rise Housing Policy (the LMR Policy) aims to encourage new housing in well-located areas. The LMR Policy applies in particular well-located residential zones within 800 m walk of town centres and stations across NSW. These are known as LMR housing areas.

### A base pattern for LMR housing areas

A version of each pattern design, or 'base pattern', has been created for low-and mid-rise housing areas (LMR housing area). These have different planning controls reflecting the well-located and connected sites.

### A base pattern for sites outside LMR housing areas

Sites outside low-and mid-rise housing areas (referred to in the pattern book as non-LMR housing areas) are all other locations throughout NSW where these development types are permitted. These base patterns reflect different planning requirements in these areas, such as additional parking.

## Fast-tracked planning pathways for pattern book developments

Pattern book developments are eligible for fast-tracked planning approval. The Pattern Book Development Code 2025 enables pattern book developments to be approved as complying development. An accelerated 10-day approval timeframe applies to pattern book complying development certificates, compared with 20 days for standard residential complying development.

## Excluded land

Like other forms of complying development, pattern book complying development will not be permitted on high-risk or other constrained land such as bushfire-prone and certain flood-prone land. To understand the full list of exclusions, refer to the policy in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the 'Codes SEPP'). If the land is excluded from complying development, pattern book development can be proposed through the standard development application pathway.

## Design verification statement

Pattern book development approval requires a complying development certificate (CDC) in accordance with part 3BA of the Codes SEPP (as required by section 131A of the Environmental Planning and Assessment Regulation 2021).

To obtain the CDC, the development application must include a written statement from either an architect or accredited designer. The design verification statement must confirm the proposed development will comply with the development standards, site requirements, pre-defined options, technical drawing set and technical information specified in the NSW Housing Pattern Book for the type of development proposed. The architect or accredited designer must confirm that all fixed and adaptable design features required by the pattern are evident in the submitted development proposal.

The statement will help assessors to determine whether a proposed development complies with the original pattern design intent and is eligible to be considered pattern book development.

## Accredited designer

The design verification statement must be completed by an accredited designer or architect. They must include their professional registration in the statement.

## Note to assessors

To be considered pattern book development, it is essential that a proposed development meets its planning obligations. This includes complying with development standards, consistency with the pattern, permissibility, and completion of the design verification statement by an architect or accredited designer. The assessor should ensure these obligations have been met.

## Design integrity

The design integrity of the pattern must be reflected in the submitted design. The submitted design should not be modified beyond the described adaptable features.

## Landscape

Pattern book developments must show how they have considered the *NSW Housing Pattern Book Landscape Guide* which provides advice on creating a landscape plan for the patterns. This includes tree canopy and deep soil requirements, in accordance with the NSW Government *Tree Canopy Guide for Low and Mid Rise Housing*, for different building types. It also includes suggested planting lists.

## Heritage

Pattern book developments via the complying development pathway are not permitted in heritage conservation areas (HCAs) or on heritage sites.

Pattern book development applications within heritage conservation areas need to follow a standard development application process.

## Privacy

Privacy has been addressed within the pattern designs; solutions include providing fixed and optional screening.

## Sustainability

Pattern book developments must achieve BASIX targets and compliance. Each pattern includes guidance on how to achieve the BASIX requirements, along with optional sustainability features such as solar panels and upgraded performance features an applicant may choose to incorporate in their development.

## Solar access and overshadowing

All pattern book developments need to demonstrate that reasonable solar access (as defined in the *Low Rise Housing Diversity Design Guide*\*) is provided to the living rooms and private open spaces of adjoining dwellings.

\*A window that is more than 3 m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9 am and 3 pm on the winter solstice (June 21). If the window currently receives less than 3 hours, direct sunlight is not reduced.



# Development standards and planning information for Manor Homes 01 by Studio Johnston

Developments applying this design from the pattern book must adhere to the planning requirements specified below in order to be eligible for the pattern book fast-tracked planning pathways.

### Type of development – manor house

- Permitted where manor houses are currently permitted with consent across NSW
- 4 dwellings
- Suitable for strata title

### Building class

- Class 1a

### Pattern adaptation

This design includes fixed and adaptable features which are outlined in this section of this document, and detailed in the technical drawings section of this document. The adaptable features have pre-defined options that must not be modified beyond those designs. The design verification statement must clarify which adaptations and options have been selected for the proposed pattern book development and that the adaptations meet the provided guidance and original design intent.

### Pattern-specific adaptation criteria

#### Site slope

The building can be adapted to suit gently sloping sites as shown in the technical drawings. This pattern accommodates internal stairs and adjustments of up to 2.5 m front to back, and 2.1 m side to side. Associated earthworks for the site are permitted in accordance with 3BA.7 of the Codes SEPP.

### Development standards

The below development standards are specific to Manor Homes 01 by Studio Johnston. They apply where this pattern is proposed as pattern book complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

	LMR housing areas	Non-LMR housing areas
Minimum lot size	625 m <sup>2</sup> min	840 m <sup>2</sup> min (must also meet relevant LEP minimum lot size for this development type)
Minimum lot width	15 m min	18 m min
Maximum building height	As defined by LMR reforms (9.5 m max.)	(8.5 m max.)
Maximum floor space ratio	As defined by LMR reforms (0.8:1 max.)	0.5:1 max.
Minimum front setback	9.5 m min	5 m min Or, not less than the average setback from the primary road of the nearest 2 dwelling houses within 40 m of the lot and on the same side of the primary road, whichever is greater
Minimum side setbacks	1.5 m min	1.5 m min
Minimum rear setback	6 m min	15.4 m min
Minimum secondary street setback	3.0 m min	3.0 m min
Articulation zone	The pattern includes an articulation zone at the front and rear which extends 1.95 m into the front and rear setbacks	The pattern includes an articulation zone at the front and rear which extends 1.95 m into the front and rear setbacks
Minimum landscaped area	15%	15%
Minimum off-street parking spaces per dwelling	As defined by LMR reforms (A minimum of 0.5 car parking spaces per dwelling)	A minimum of 1 car parking space per dwelling

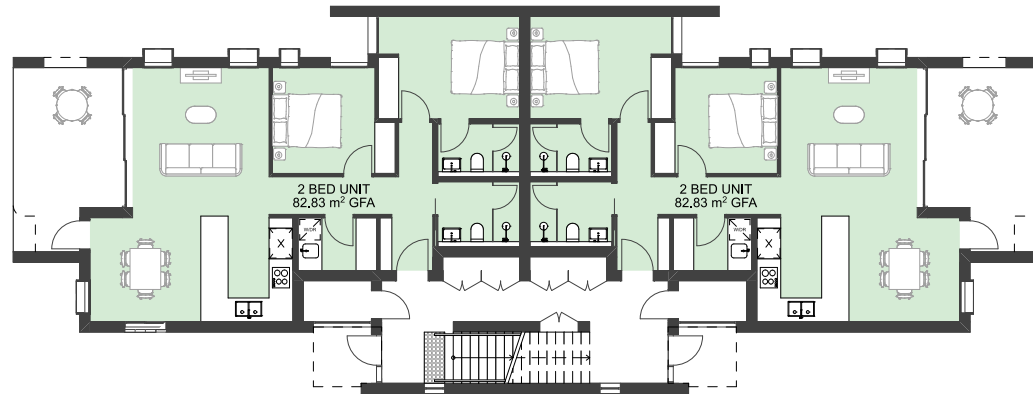
### Notes on development standards

Minimum lot size and adaptations	The minimum lot size represents the base pattern design for a mid-block site with optimum orientation. The pattern adaptation pages included in <a href="#">requirements and adaptations pages</a> along with <a href="#">technical drawings section</a> provide guidance on adapting the base plan for different site positions (mid-block, corner, laneway), orientations and inclusions.
Minimum lot width	The minimum lot width is measured at the front building line.
Floor space ratio	The planning table shows the maximum possible FSR for the pattern when selecting all adaptations and options. The base patterns FSR as shown are: <ul style="list-style-type: none"><li>— LMR housing area 0.6:1 FSR</li><li>— Non-LMR housing area 0.5:1 FSR</li></ul>
Height	The base pattern height as drawn is 7.6 m. The maximum building height in the development standards (left) allows for adaptation to slope on the subject site.
Parking provision	Parking is provided in the front hardstand for LMR areas, and in rear car parks for non-LMR areas. Refer to <a href="#">requirements and adaptation section</a> for additional options.

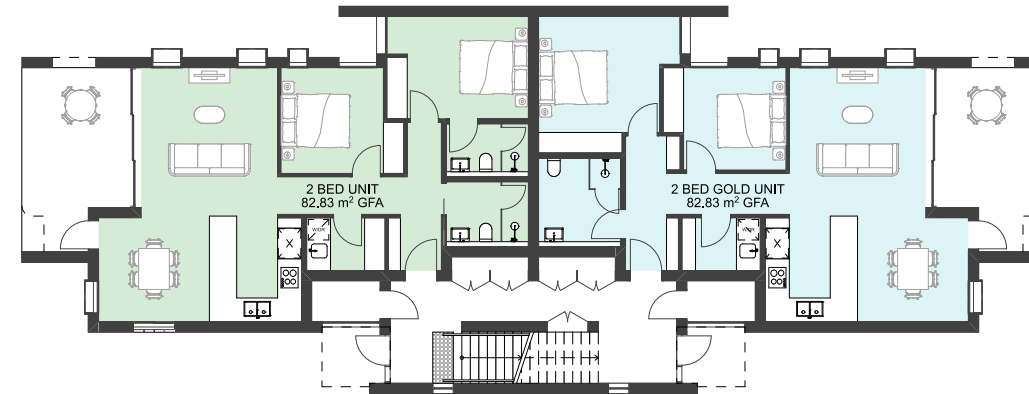


# Pattern adaptations

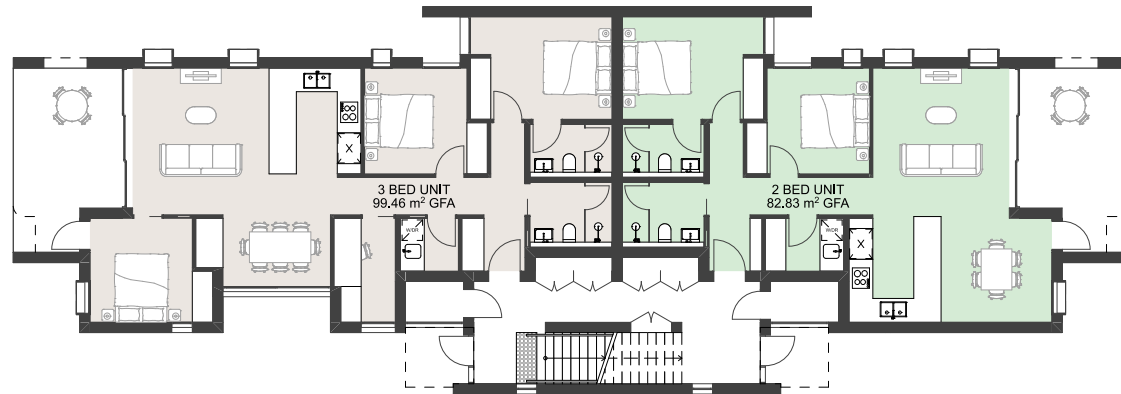
1. **4 x 2-bed unit**  
A-324 LMR: 15 m min width x 41.6 m min length  
Non-LMR: 18 m min width x 46.55 m min length



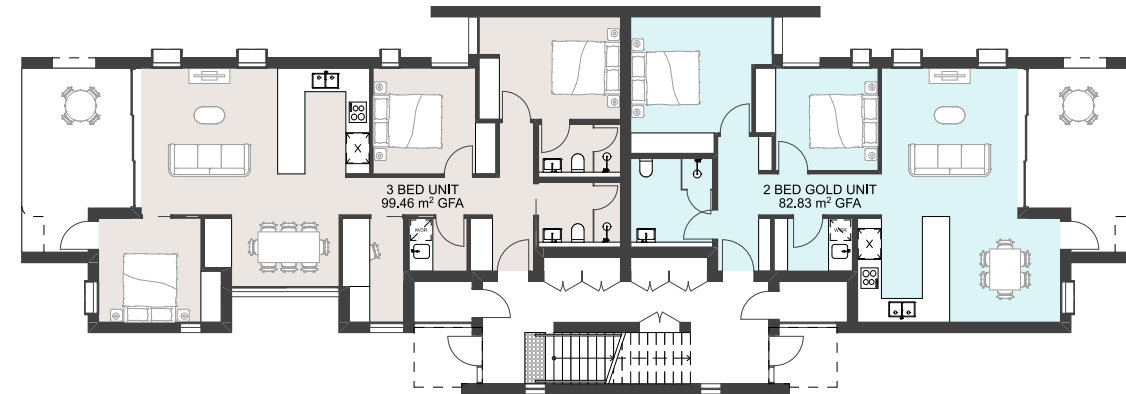
2. **2 x 2-bed unit, 2 x 2-bed gold livability standard**  
A-324 LMR: 15 m min width x 41.6 m min length  
A-325 Non-LMR: 18 m min width x 46.55 m min length



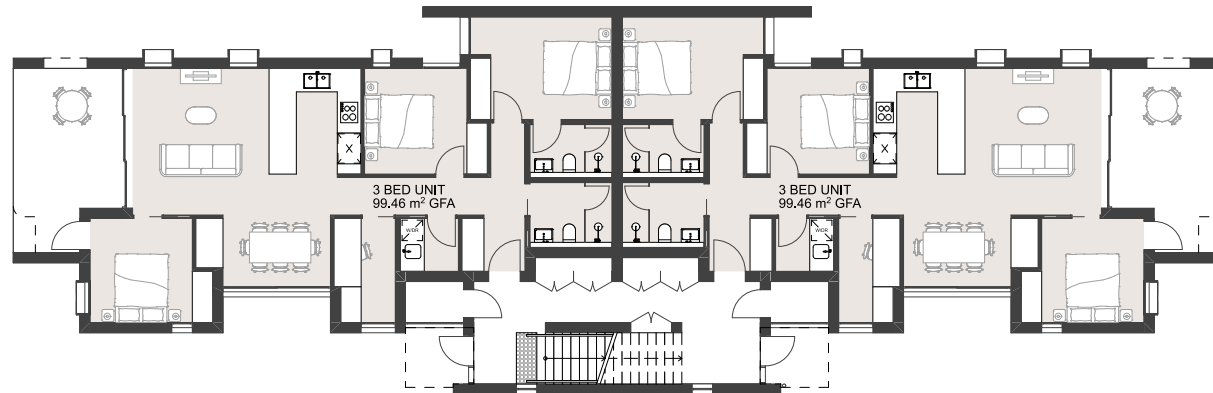
3. **2 x 2-bed unit, 2 x 3-bed unit**  
A-324 LMR: 15 m min width x 44.3 m min length  
A-326 Non-LMR: 18 m min width x 49.25 m min length



4. **2 x 2-bed gold livability standard, 2 x 3-bed unit**  
A-325 LMR: 15 m min width x 44.3 m min length  
A-326 Non-LMR: 18 m min width x 49.25 m min length



5. **4 x 3-bed unit**  
A-326 LMR: 15 m min width x 47 m min length  
Non-LMR: 18 m min width x 51.95 m min length



## Dwellings (LMR and non-LMR base patterns)

These diagrams demonstrate the dwelling combinations available for this pattern.

These should be read in combination with the LMR housing area and non-LMR housing area siting and orientation guidance to determine the most suitable combinations and approach for your specific site.

- 2-bed unit (silver)
- 2-bed unit (gold)
- 3-bed unit (silver)

Not to scale





# Location requirements

## Siting and orientation adaptations (LMR base pattern)

These plans demonstrate siting and orientation principles for this pattern in the **LMR housing areas**, adapting to suit mid-block, corner, and rear-lane lots.

Pattern sites must:

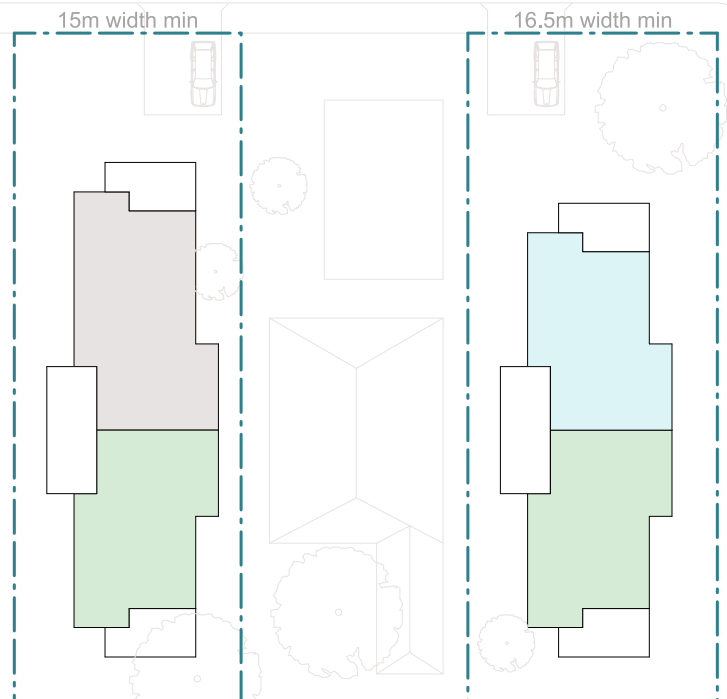
- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

The examples also show the siting response to orientation. Analyse the drawing to find the most relevant example for your site, which shows recommended siting, driveway locations and opportunities to adjust for orientation.

Using this guidance, refer to the **LMR site plan** to begin adaptation to your site, and to the slope adaptation pages for topography.

### REAR LANE ACCESS

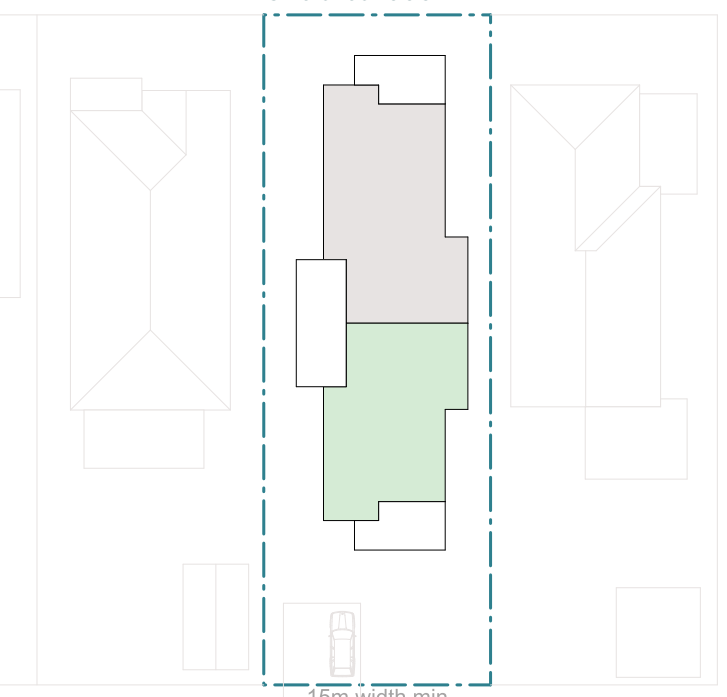
ACCESSWAY TO BE LOCATED A MINIMUM OF 6m FROM THE TANGENT POINT OF THE NEAREST INTERSECTION



**South facing and rear-lane access**  
Site area: 665 m<sup>2</sup> min

**South facing and rear-lane access**  
Site area: 685 m<sup>2</sup> min

**North facing and rear-lane access**  
Site area: 665 m<sup>2</sup> min

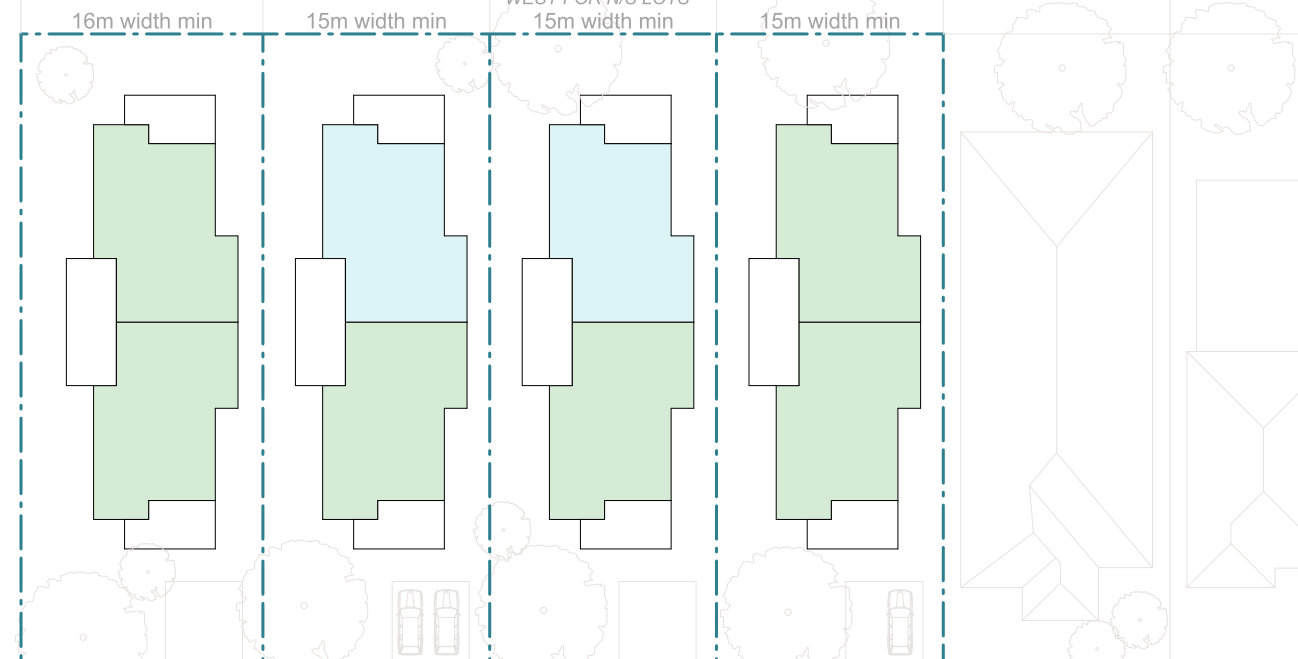


### REAR LANE ACCESS

WHERE LANE ACCESS IS AVAILABLE, CAR ACCESS TO BE FROM LANE



PREFERENCE TO LOCATE LOBBY TO WEST FOR N/S LOTS

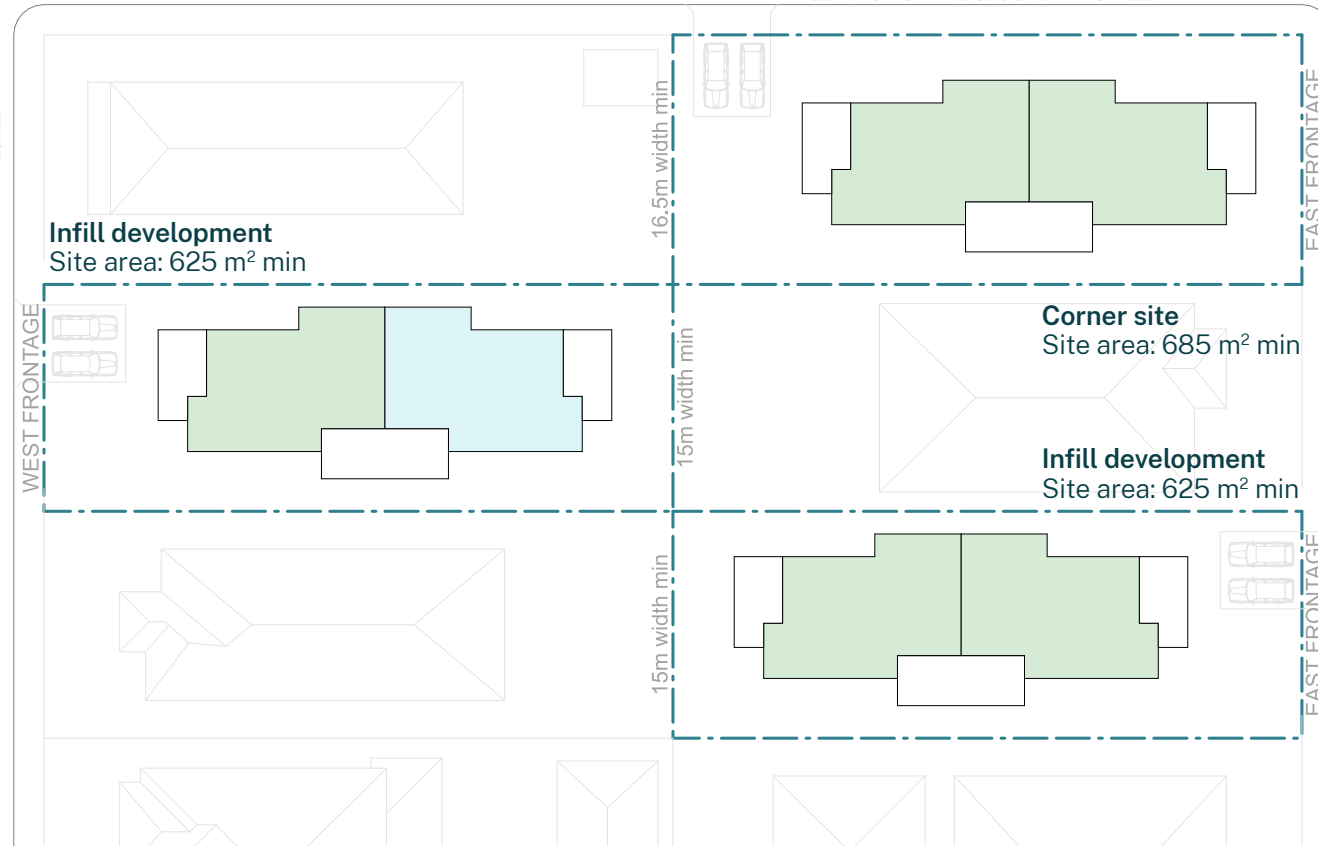


**Multi-row development, corner site**  
Site area: 665 m<sup>2</sup> min

**Multi-row development,**  
625 m<sup>2</sup> min

SOUTH FRONTAGE

ON CORNER SITES, LOCATE DRIVEWAY ON SECONDARY STREET FRONTAGE & ACHIEVE A 3m SETBACK ON THE SECONDARY STREET



**Infill development**  
Site area: 625 m<sup>2</sup> min

**Corner site**  
Site area: 685 m<sup>2</sup> min

**Infill development**  
Site area: 625 m<sup>2</sup> min

- 2-bed unit (silver)
- 2-bed unit (gold)
- 3-bed unit (silver)

Not to scale





# Location requirements

## Siting and orientation adaptations (Non-LMR base pattern)

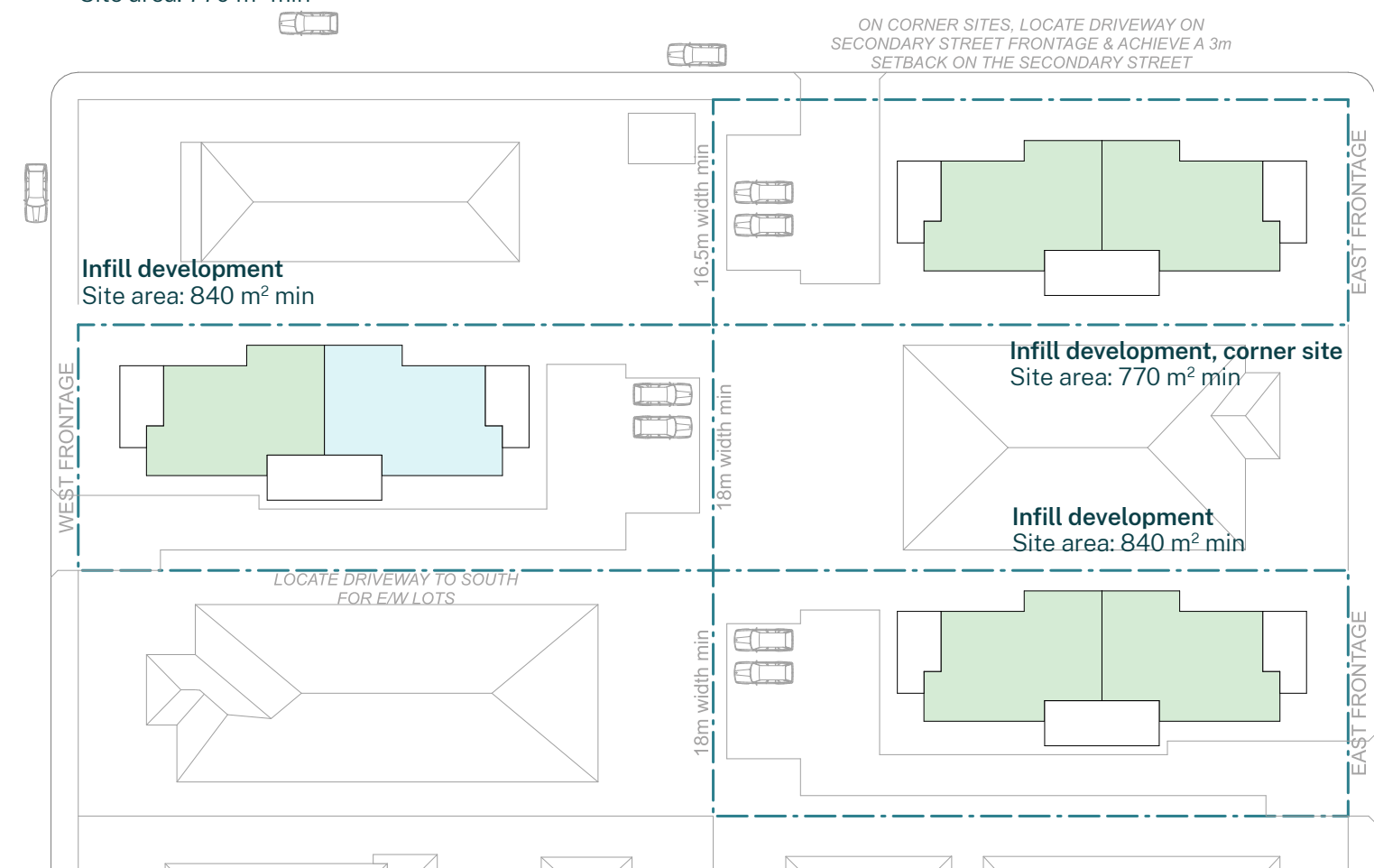
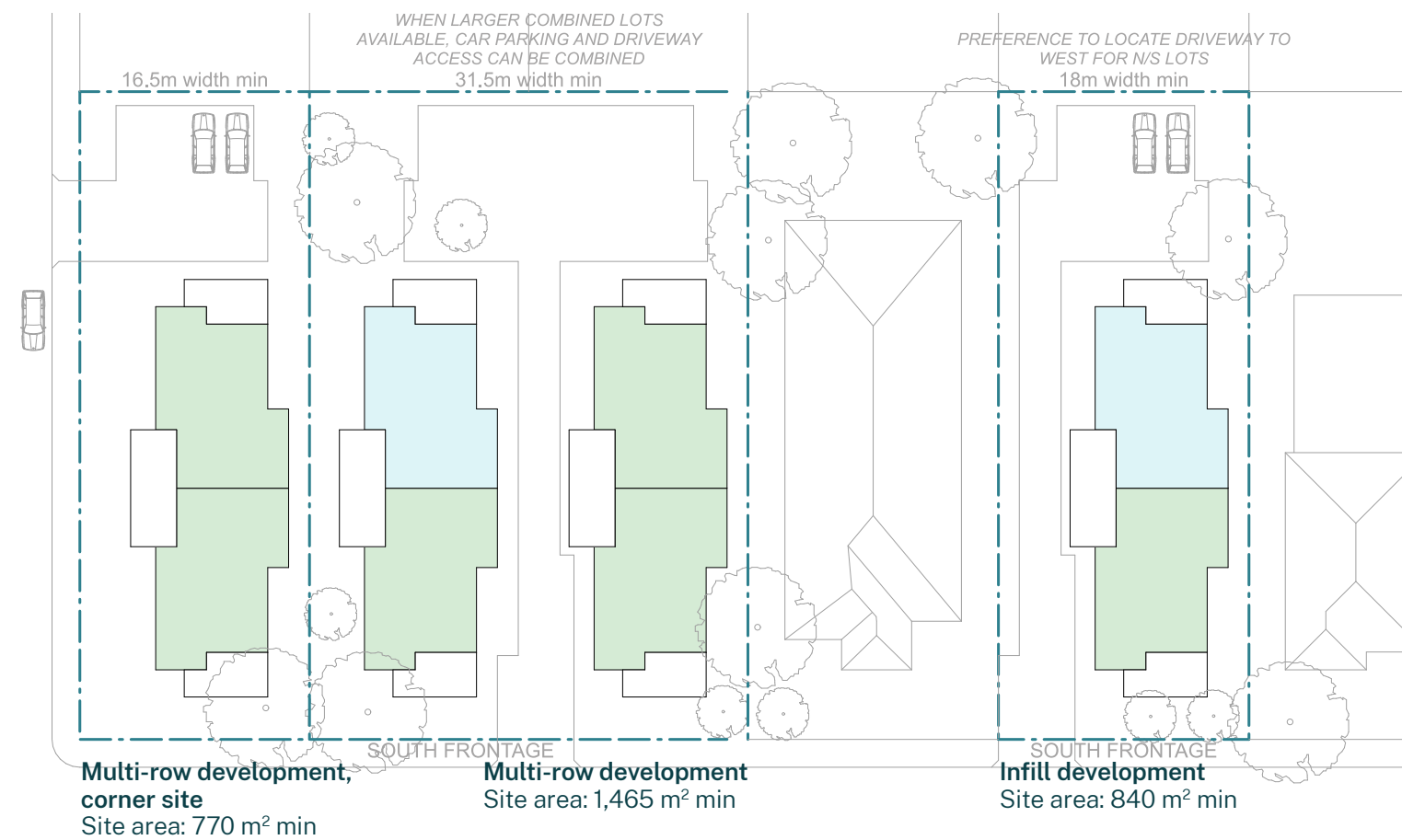
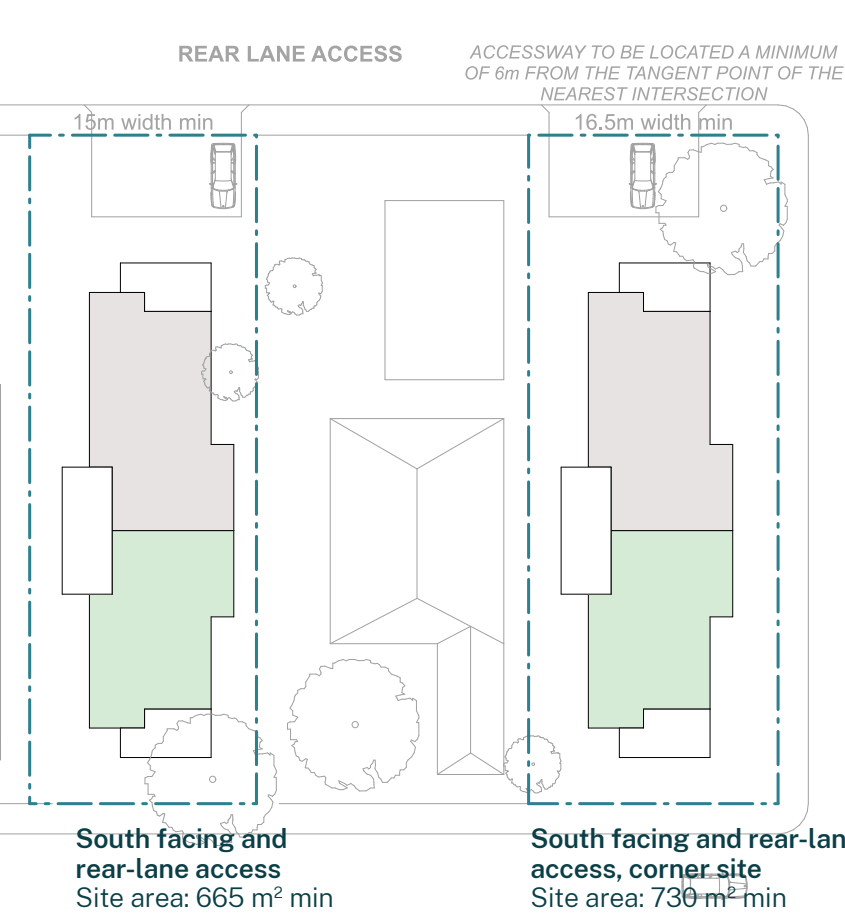
These plans demonstrate siting and orientation principles for this pattern in the **non-LMR housing areas**, adapting to suit mid-block, corner, and rear-lane lots.

Pattern sites must:

- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways be located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

The examples also shows the siting response to orientation. Analyse the drawing to find the most relevant example for your site, which shows recommended siting, driveway locations and opportunities to adjust for orientation.

Using this guidance, refer to the **non-LMR site plan** to begin adaptation to your site, and to the slope adaptation pages for topography.



Not to scale



- 2-bed unit (silver)
- 2-bed unit (gold)
- 3-bed unit (silver)

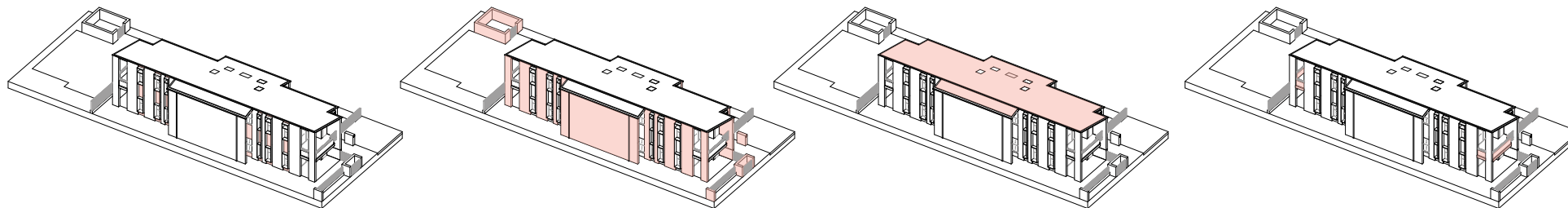


# Pattern adaptations

## Material selections

The patterns are available in a variety of material finishes, allowing flexibility to suit both user preferences and the unique character of each location. When selecting a material palette from these options, consider how it complements the existing streetscape.

Refer to the technical documentation for further detail on materials.



## Fibre-cement board

Paint finish, large-format cladding to complement window hoods.



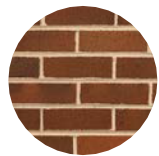
**FC1**  
Oblique Cladding  
Charcoal

## Brick

Dry-pressed clay brick in chosen colour to complement surrounding neighbourhood



**BR1**  
Brick  
Simmental Silver



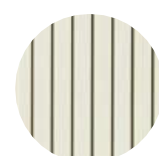
**BR2**  
Brick  
Gertrudis Brown

## Metal deck roof

Corrugated steel



**RO1**  
Monument



**RO2**  
Surfmist

## Concrete

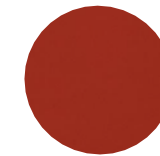
Off-form or skim-coat concrete to balcony profiles



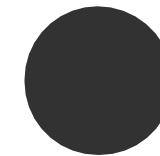
**CO1**  
Off Form Concrete

## Colour elements

Paint and powdercoat finish to doors and windows.



**PF1**  
Desert



**PF2**  
Monument



# Pattern selections template

Using this guide, site owners and designers can map how this housing pattern will be adapted to suit the specific site and meet the needs of the future occupants.

### Completing this page will:

- enable you to confirm the site meets the location type, minimum frontage and area requirements of this pattern
- consider the dwelling mix and inclusions of each dwelling
- review the lot features such as orientation and slope to inform which pattern adaptations need to be used
- consider the material palette and character options available
- allow the designer, builder or cost planner to prepare the project-specific drawing set and begin feasibility costings.

Site location	Base pattern	Adapt for preference	Lot features	Building character
<p>Confirm lot size and lot width meets minimum area for site location. Range of applicable lot sizes: 500 m<sup>2</sup> –850 m<sup>2</sup>.</p> <div><input type="checkbox"/> <b>LMR housing area site</b> 625 m<sup>2</sup> (min) lot size 15 m (min) lot width 2 car spaces (0.5 car space per dwelling)</div> <div><input type="checkbox"/> <b>Non-LMR housing area site</b> 840 m<sup>2</sup> (min) lot area 18 m (min) lot width 4 car spaces (1 car space per dwelling)</div> <p><i>Note: Site minimum area based on 4 x 2-bed dwellings. Lot size requirements require adjustment for different dwelling combinations. Refer to site plans, site guidance and dwelling options pages for more detail.</i></p> <p>The site location and available adaptations are described in the pattern adaptations and site plan pages.</p>	<div><p><b>House 1</b> ground floor</p><div><div>2 bed 2 bath 1 living car space dependant on site location</div><div><input type="checkbox"/> 2 bed 2 bath <input type="checkbox"/> 2 bed 1 bath <input type="checkbox"/> 3 bed 2 bath 1 study</div></div><p><b>House 2</b> ground floor</p><div><div>2 bed 2 bath 1 living car space dependant on site location</div><div><input type="checkbox"/> 2 bed 2 bath <input type="checkbox"/> 2 bed 1 bath <input type="checkbox"/> 3 bed 2 bath 1 study</div></div><p><b>House 3</b> first floor</p><div><div>2 bed 2 bath 1 living car space dependant on site location</div><div><b>Must match house 1 selection</b> <input type="checkbox"/> 2 bed 2 bath <input type="checkbox"/> 2 bed 1 bath <input type="checkbox"/> 3 bed 2 bath 1 study</div></div><p><b>House 4</b> first floor</p><div><div>2 bed 2 bath 1 living car space dependant on site location</div><div><b>Must match house 2 selection</b> <input type="checkbox"/> 2 bed 2 bath <input type="checkbox"/> 2 bed 1 bath <input type="checkbox"/> 3 bed 2 bath 1 study</div></div><p><i>Note: this type of development requires the ground floor unit to be repeated on the first floor above.</i></p><p>The base pattern represents the available pattern design, with description of the adaptations available to suit your preferences. To understand the extent of options available refer to the technical drawings section and review the base pattern plans and available adaptations.</p></div> <td><p>Refer to site plans and pattern adaptations –location requirements pages for details</p><div><p><b>Lot type</b> select one</p><div><input type="checkbox"/> standard mid block <input type="checkbox"/> rear-lane lot <input type="checkbox"/> corner lot</div></div><div><p><b>Frontage orientation</b></p><div><input type="checkbox"/> north <input type="checkbox"/> east <input type="checkbox"/> south <input type="checkbox"/> west</div></div><div><p><b>Site slope</b> select one</p><div><input type="checkbox"/> flat site <input type="checkbox"/> slope up to 2.5 m front to back <input type="checkbox"/> slope up to 2.1 m side to side</div></div><p>Lot features and adaptations to suit lot orientation are described on pattern adaptations –location requirements pages with further guidance on specific orientation and slope features on the larger scale plans, sections and elevations in the technical drawings.</p></td> <td><p>Refer to material palette guidance page and illustrative images pages for details</p><div><p><b>Material palette</b> select one</p><div><input type="checkbox"/> material palette 1 <input type="checkbox"/> material palette 2</div></div><div><p><b>Additional features</b></p><div><input type="checkbox"/> privacy screening</div></div><p>The pattern offers material palette options to suit user choice. Refer to the material palette guidance page, and included illustrative images for further information.</p><p>Refer to instructions for designers pages for the next steps, including how to use this page as part of your application.</p></td>	<p>Refer to site plans and pattern adaptations –location requirements pages for details</p> <div><p><b>Lot type</b> select one</p><div><input type="checkbox"/> standard mid block <input type="checkbox"/> rear-lane lot <input type="checkbox"/> corner lot</div></div> <div><p><b>Frontage orientation</b></p><div><input type="checkbox"/> north <input type="checkbox"/> east <input type="checkbox"/> south <input type="checkbox"/> west</div></div> <div><p><b>Site slope</b> select one</p><div><input type="checkbox"/> flat site <input type="checkbox"/> slope up to 2.5 m front to back <input type="checkbox"/> slope up to 2.1 m side to side</div></div> <p>Lot features and adaptations to suit lot orientation are described on pattern adaptations –location requirements pages with further guidance on specific orientation and slope features on the larger scale plans, sections and elevations in the technical drawings.</p>	<p>Refer to material palette guidance page and illustrative images pages for details</p> <div><p><b>Material palette</b> select one</p><div><input type="checkbox"/> material palette 1 <input type="checkbox"/> material palette 2</div></div> <div><p><b>Additional features</b></p><div><input type="checkbox"/> privacy screening</div></div> <p>The pattern offers material palette options to suit user choice. Refer to the material palette guidance page, and included illustrative images for further information.</p> <p>Refer to instructions for designers pages for the next steps, including how to use this page as part of your application.</p>	



# Instructions for designers

## Preparing your submission for approvals

The drawings and designs provided in the pattern have been completed to a development application level of resolution to fast-track the preparation of application plans and documents specific to your site. Note that applications for pattern book projects, as complying development via the Pattern Book Development Code 2025, will require development of further documentation as required for certification as complying development.

Guided by the pattern drawings and information, consider the design features and inclusions, along with the adaptations required to use the pattern on the subject site.

In addition to the information in this pattern package, a licensed package is available for purchase. This includes further technical information in PDF and DWG format. This will enable the designer to adapt the pattern to your site-specific design for the preparation of your planning application..

The table on this page lists typical inclusions for development applications and notes which are included in the pattern package. Proponents and designers will need to confirm all application requirements specific to their site and chosen planning pathway.

Typical architectural drawings	Pattern book drawing reference
Site analysis plan	Site specific
Site plan	Site specific Refer site plans A-301 / A-311 along with pattern adaptations – location requirements pages
Demolition plan (if applicable)	Site specific
Floor plan	Refer LMR base pattern A-300 series / non-LMR base patterns A-310 series and pattern planning adaptations A-320 series
Sections	Refer to sections and slope guidance A-330 series
Elevations	Refer elevations and elevation guidance A-340 series
Shadow diagrams	Site specific
Schedule of colours, materials and finishes	Refer A-350 series for guidance on character and materials selections
3D views	Refer A-350 series and the pattern package
Services plan	Refer A-401 series for suggested services plan and considerations
Door and window schedule	Refer A-410 series. Note specific requirements for window performance will need to align with the BASIX certificate and thermal assessment
Construction and character details	Refer A-420 series. Indicative details have been provided for the pattern's key character details. Proponents will need to undertake their own due diligence and review

Typical reports and specifications	Pattern book drawing reference
Pattern licence terms and conditions	Required
Design verification statement	Template provided
BASIX certificate	Guidance provided for each pattern; refer separate attachment
Survey plan	
Subdivision plan (if applicable)	Refer site plans A-301 / A-311 for base pattern lots
Landscape plan	Refer to the pattern book landscape guidance for preparation of a site specific landscape plan
Section 138 driveway crossing approval	
Waste management plan	
Excavation and/or fill plan	
Erosion and sediment control plan	
Stormwater management plan	
Building specifications	
Quantity surveyors report	
Other reports*	Subject to the site-specific conditions and approval pathway, a number of reports, studies and/or specifications may be required. Consult with the certifier or consent authority to confirm required forms, reports and authority approvals that may be applicable to your project.

## Units and measurement

The pattern designs have been drafted to standard drawing scales. Site measurements are generally identified as minimum, allowing users to adjust the pattern to the specific site shape and size. Should discrepancies exist, refer to the development standards table. Measurements for sites have been rounded to the nearest 0.1 m, while areas have been rounded up or down to the nearest 5 m².

## NCC compliance

The low-rise pattern designs offered in the NSW Housing Pattern Book are capable of compliance with the National Construction Code (NCC) 2022 subject to final technical specifications and details.

The semi-detached, terrace and multi-dwelling patterns are Class 1a buildings. The manor house is defined as a Class 2 building. Additional compliance measures and reporting are required for Class 2 under the *Design and Building Practitioners Act 2020*. For this type of development the proponent is required to engage a practitioner registered with the NSW Design and Building Practitioners (DBP) scheme.

## Universal design

Low-rise pattern book dwellings must comply with the Australian Building Codes Board (ABCB) Livable Housing Design Standard, which has been adapted from the ‘silver’ level requirements of the Livable Housing Association (LHA) Livable Housing Design Guidelines. Several of the patterns include options for adapting one or all of the dwellings in the development to achieve the ABCB ‘voluntary standard’ (‘beyond minimum’) set out in the ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum. The ABCB voluntary standard has been adapted from the LHA ‘gold’ level requirements.

For details of differences between Class 1a and 2 requirements, examples and exemptions refer to the [ABCB Livable Housing Design Handbook](#).



## Site slope

The pattern designs can be modified to suit gently sloping sites. The scope for this is documented in the pattern plans and sections.

As patterns are adjusted to meet the specific site conditions, design considerations include:

- maintaining paths of travel to front doors according to the ABCB Livable Housing Design Standard
- potential for and locations of retaining walls. Refer to the complying development conditions for permitted excavation and retaining walls
- stormwater management and drainage systems.

## Driveways and driveway crossings

The location of the driveway and driveway crossing is shown on the plans. Proponents must ensure the design meets the requirements of Australian Standard AS 2890.1:2004 *Parking facilities, Part 1: Off-street car parking*.

AS 2890.1 prescribes sight lines for pedestrian safety, to maintain clear visibility for drivers leaving a car space and for pedestrians on a nearby footpath. The design needs to ensure:

- the pedestrian sight line for the driveway fits wholly on the site and can be kept clear of obstructions over 800 mm in height, or
- if not able to sit wholly within the site, the fencing and any landscape constructions are kept below 800 mm height for the zone. In some instances this may require agreement with neighbouring parties.

Driveways should not be affected by existing structures such as street trees, earth mounds, bus shelters, power poles and other physical features. Removal of such features may be permitted subject to council approval.

All driveways should be permeable to reduce stormwater runoff. To meet the requirements of the ABCB Livable Housing Design Standard driveways must be step free.

## Construction systems and materials

The construction system for the pattern designs provides efficient and coordinated planning, aligning load paths, wet areas and service risers where practical. Specific materials have been selected for the external elevations and character as shown on the materials pages.

Generally, the pattern assumes the buildings have slab-on-ground concrete slab at ground level and timber framing for walls, upper floors and roofs. Tolerances are included within the designs presented to allow proponents to adjust the floor, wall and roof systems to suit their own desired methodology. Each pattern user will need to review this in preparing the construction documentation with their designer, builder and cost planner.

Where possible spans across rooms and openings have been strategically considered to allow for standard framing techniques and limit the use of steel, subject to the specific project's structural engineer's design.

Party walls are generally assumed to be masonry, however there is allowance to accommodate a number of available party wall systems. The project team will need to select the party wall system to meet the fire and acoustic requirements of the NCC, as well as their BASIX and thermal certification.

Note that the manor house design is NCC Class 2 construction and has additional fire and compliance requirements that need to be met. Work with your accredited DBP practitioner and certifier to achieve compliance.

## Waste bins

The preferred location for bin storage is shown on the plans allowing 3 x standard 240 L bins for waste, recycling, and FOGO (food organics and garden organics).

In some locations, councils may allow smaller 120 L bins. This needs to be confirmed for the local area.

Space for kerbside waste collection has been considered in the pattern design (based on a NSW-wide review of kerbside waste collection). Applicants need to review whether this is suitable for the specific site conditions.

## Services provision

The pattern designs have had early consideration of services and integrating service spaces into the designs. Below is a description of the service provisions and assumptions of the pattern designs.

### Electrical

All dwellings are to be fully electric.

Allowance has been made for heat pump hot water units.

Provision for meter boards and distribution boards is shown on the servicing page. Side gates should be located so meter panels can be accessed from outside the gate.

All patterns allow for photovoltaic solar panel installation to roof areas with allowance made for inverter installation near the meter board. This will need to be coordinated with any other toilet vents, pipes or roof access equipment.

A 15-amp outlet will be required in the garage for potential electric vehicle (EV) charging.

## NBN

Consideration has been made for National Broadband Network (NBN) connection to the dwellings, subject to service provider availability. Refer to the services diagram for further detail and proposed location of the NBN premises connection device.

## Water and hydraulic services

Rainwater tanks have been incorporated into the designs as shown. At a minimum these are to be used for landscape watering, however they can also be connected to toilets and the cold tap of washing machines. For further detail refer to the BASIX guidance and confirm alignment with the commitments on the BASIX certificate.

Water meters are to be provided for the dwelling in accordance with water authority requirements.

## Civil and stormwater

The design of stormwater systems is site specific, and subject to location, slope and ground conditions. Applicants will need to engage a suitably qualified engineer to confirm the stormwater system design and layout.

The pattern designs include suggested location for on-site detention (OSD) areas, along with details of downpipes, rainwater collection, and drainage for paved or concreted areas.

## Mechanical

The ability to accommodate air-conditioning systems has been reviewed for the patterns. Pattern applicants will need to assess the requirements for integrated or wall-mounted units, along with the BASIX commitments.



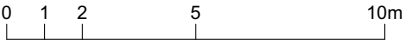
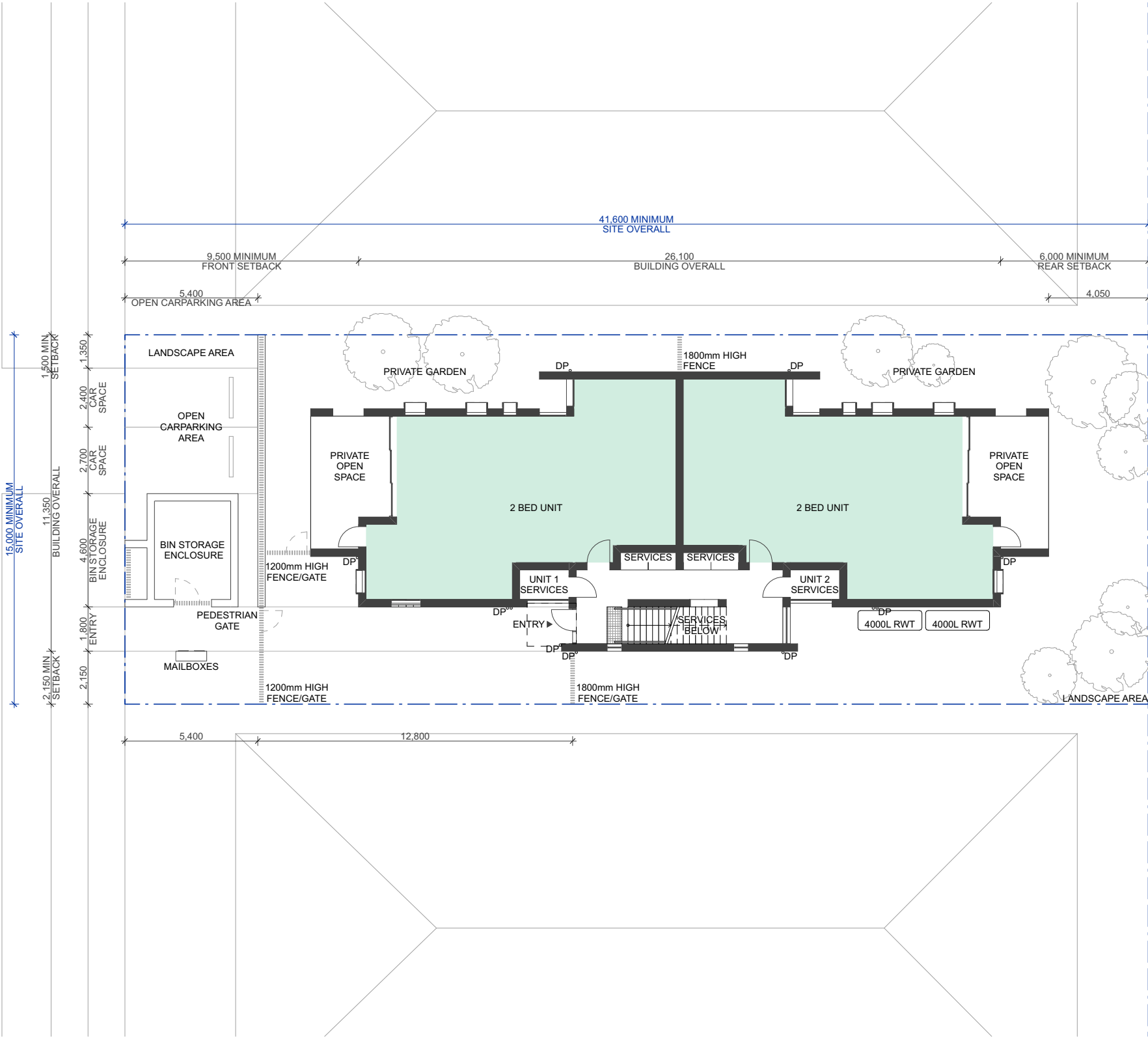
# MANOR HOMES 01

by Studio Johnston

Technical  
drawings

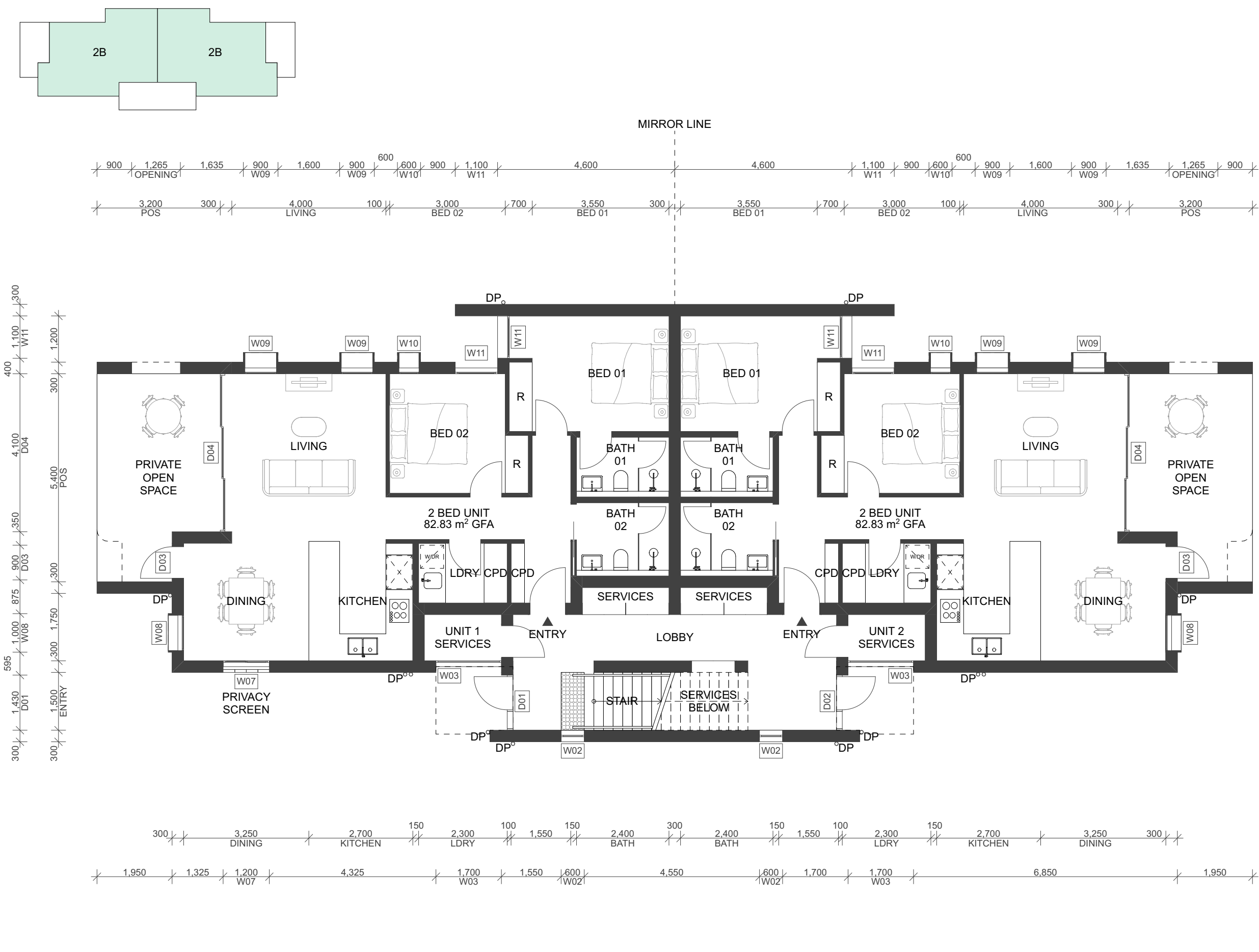






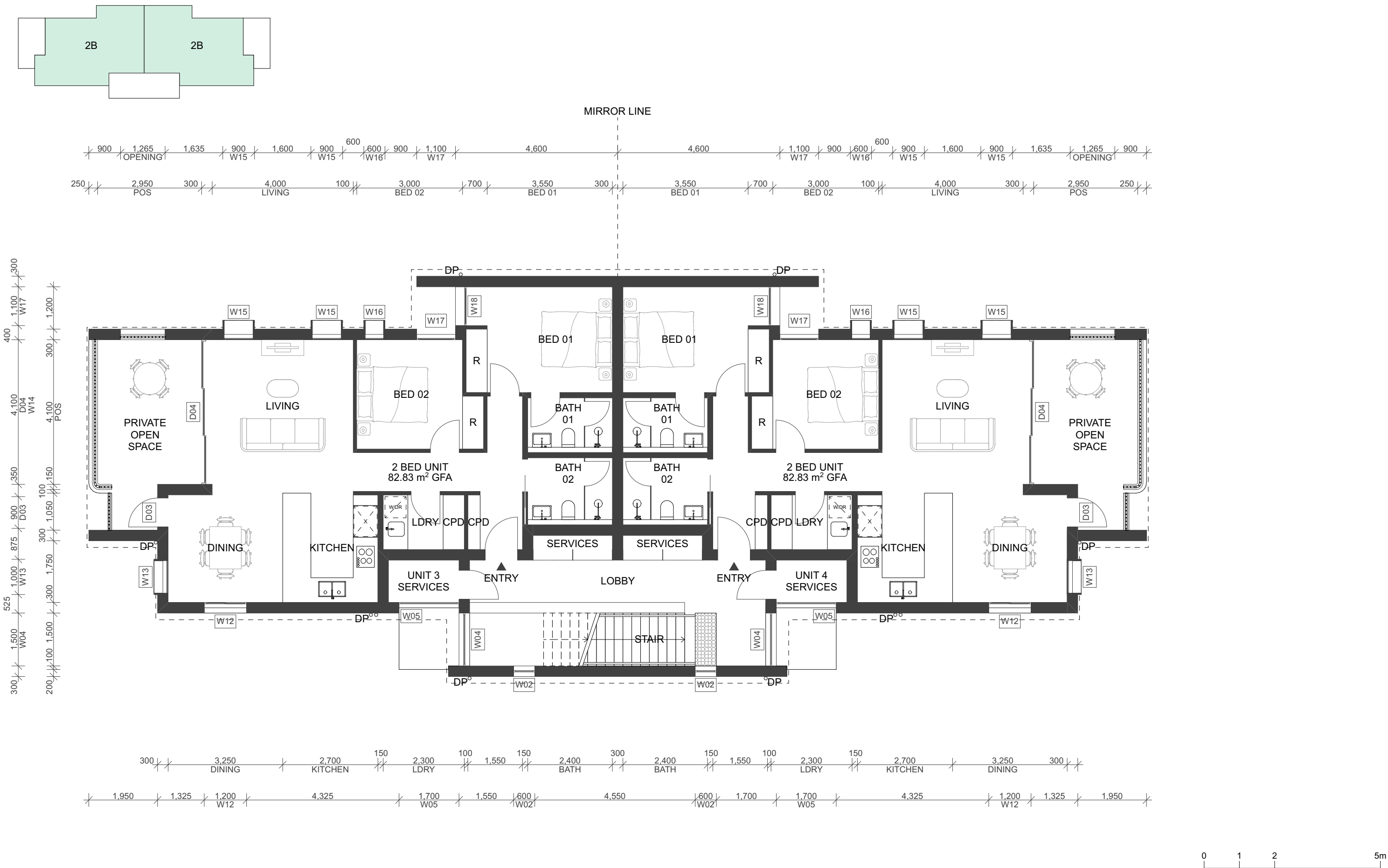
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





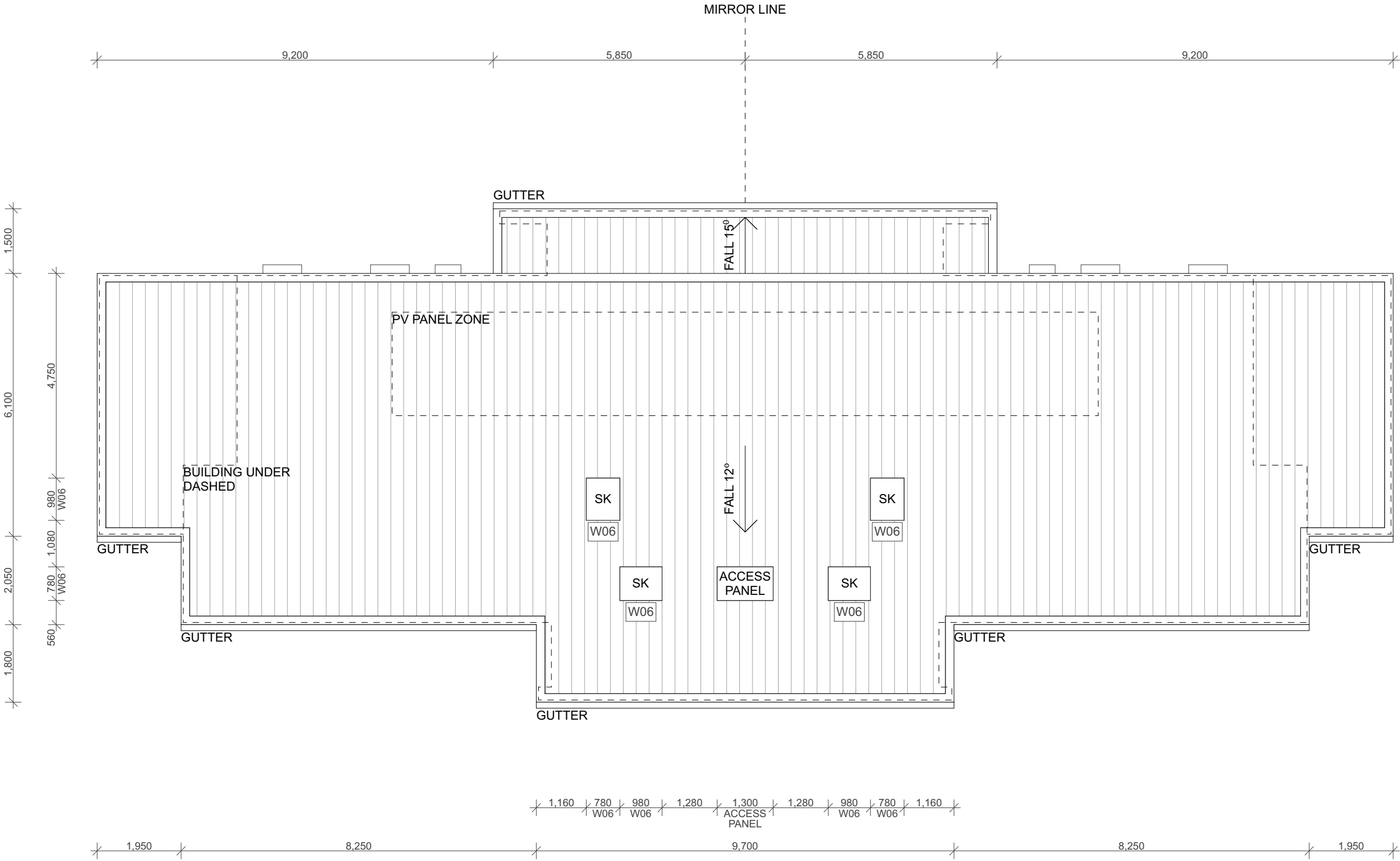
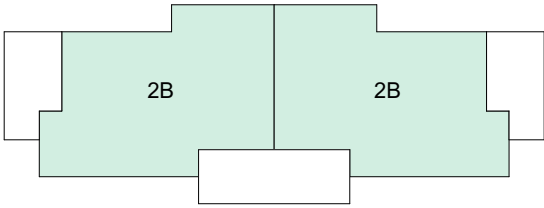
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Rev1.01	July 2025	Patternbook Issue





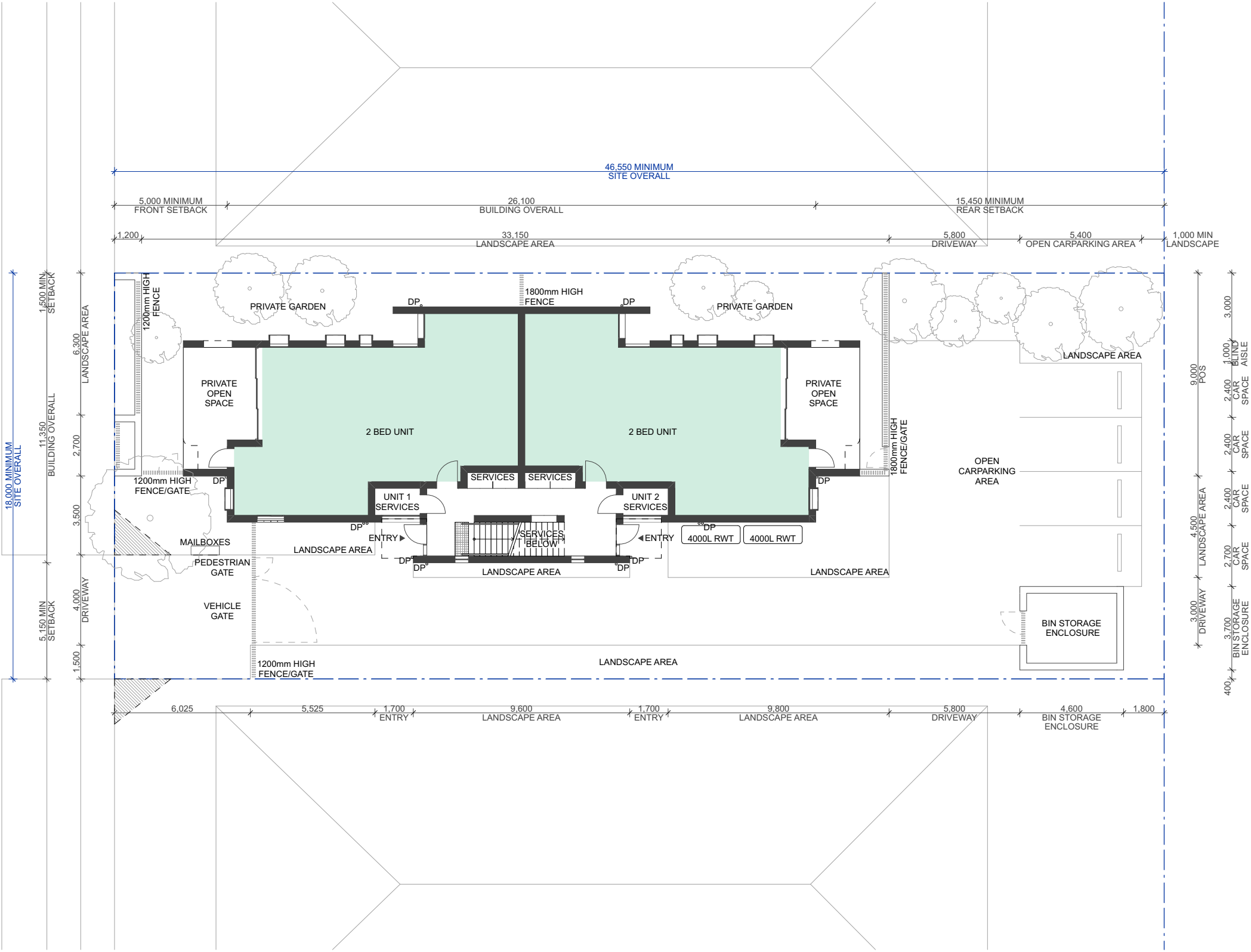
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Rev1.01	July 2025	Patternbook Issue





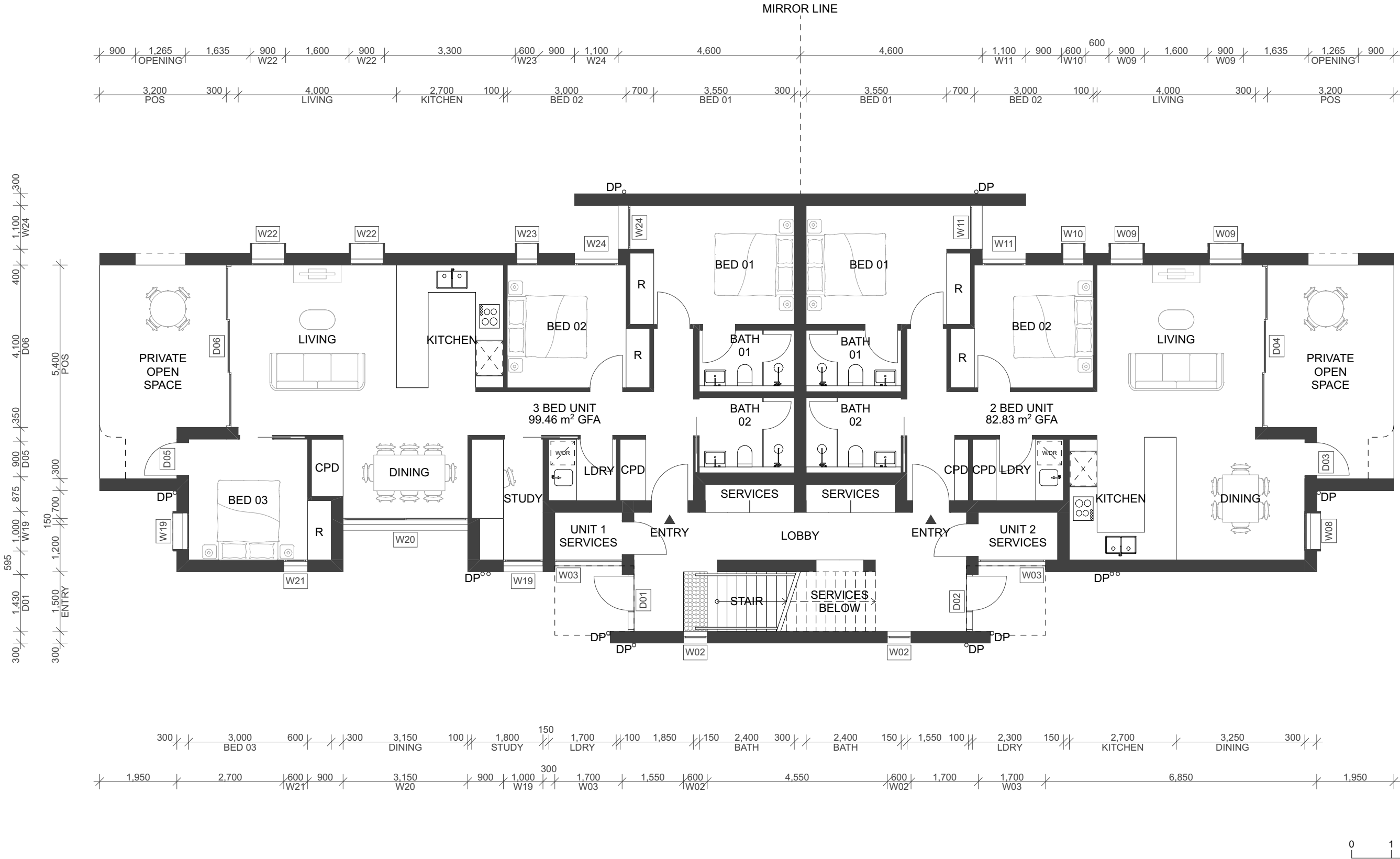
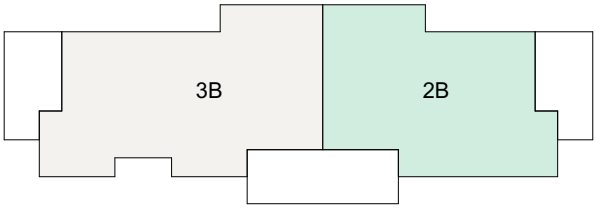
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Rev1.01	July 2025	Patternbook Issue



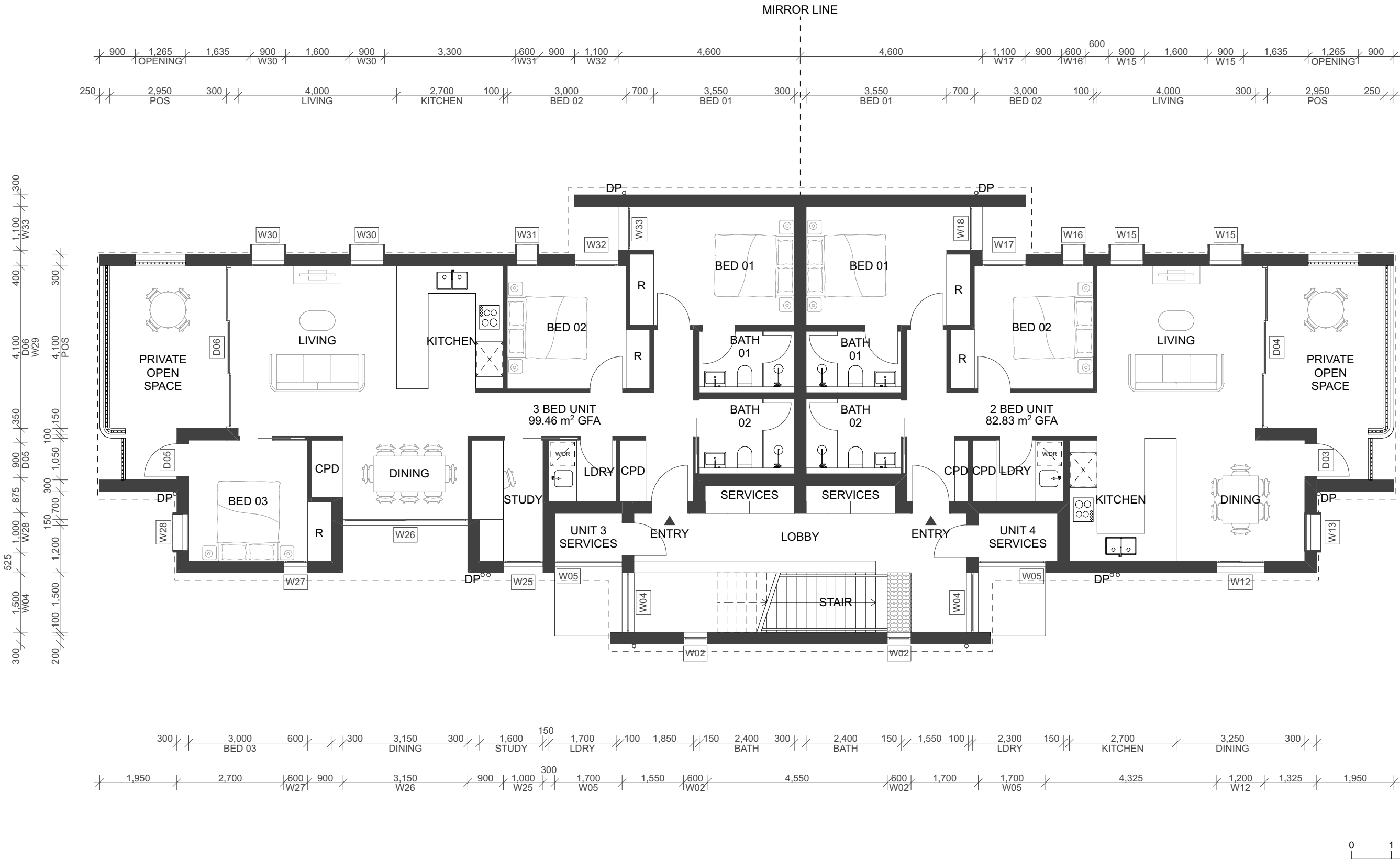
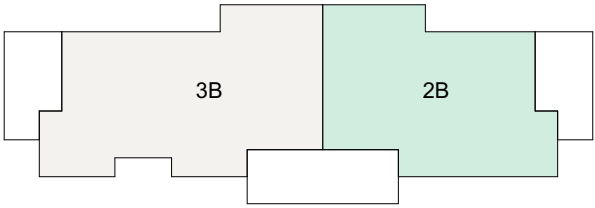


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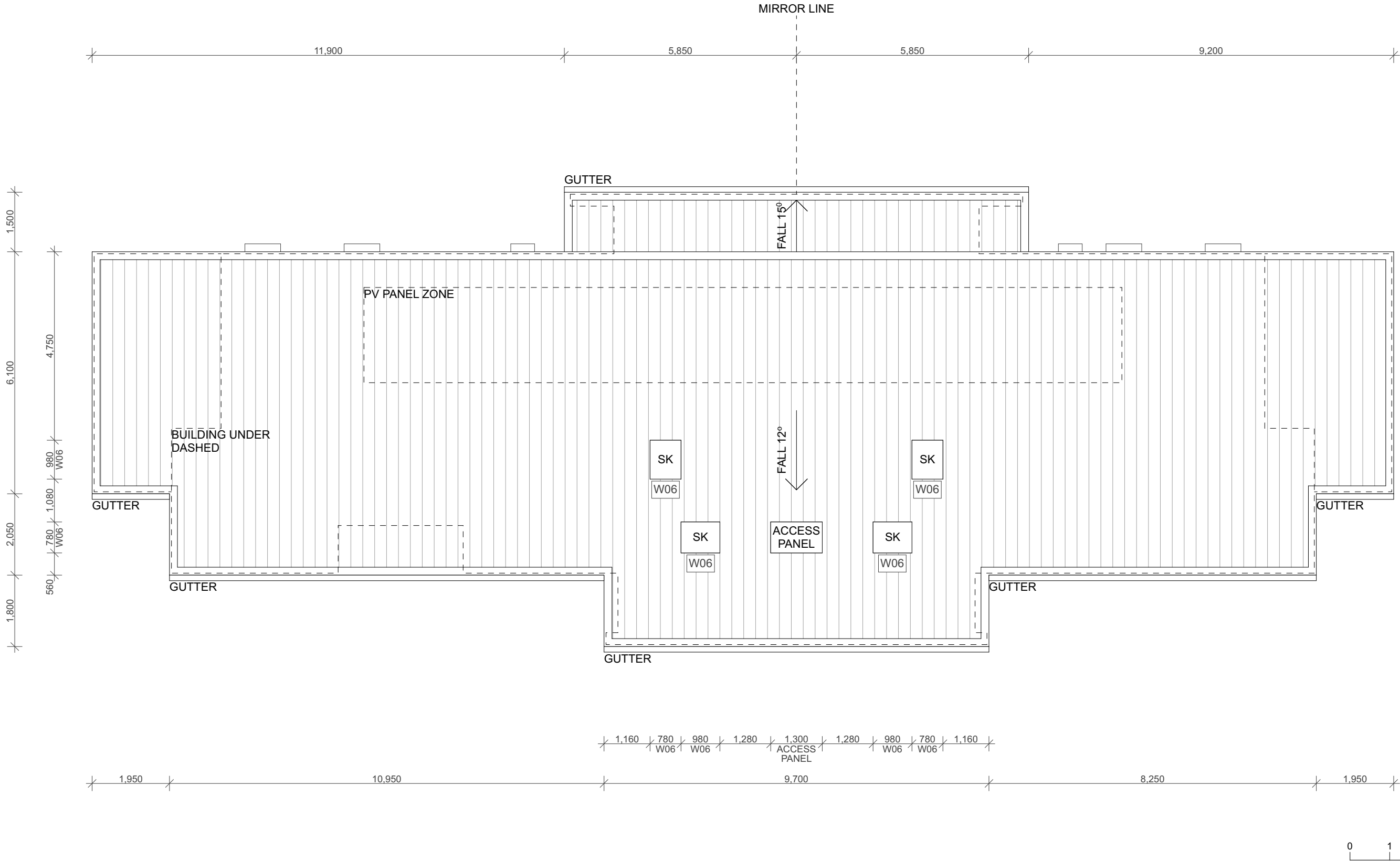
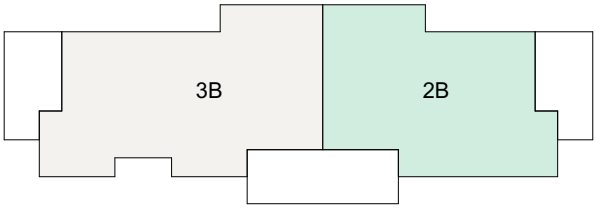


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Rev	Date	Description
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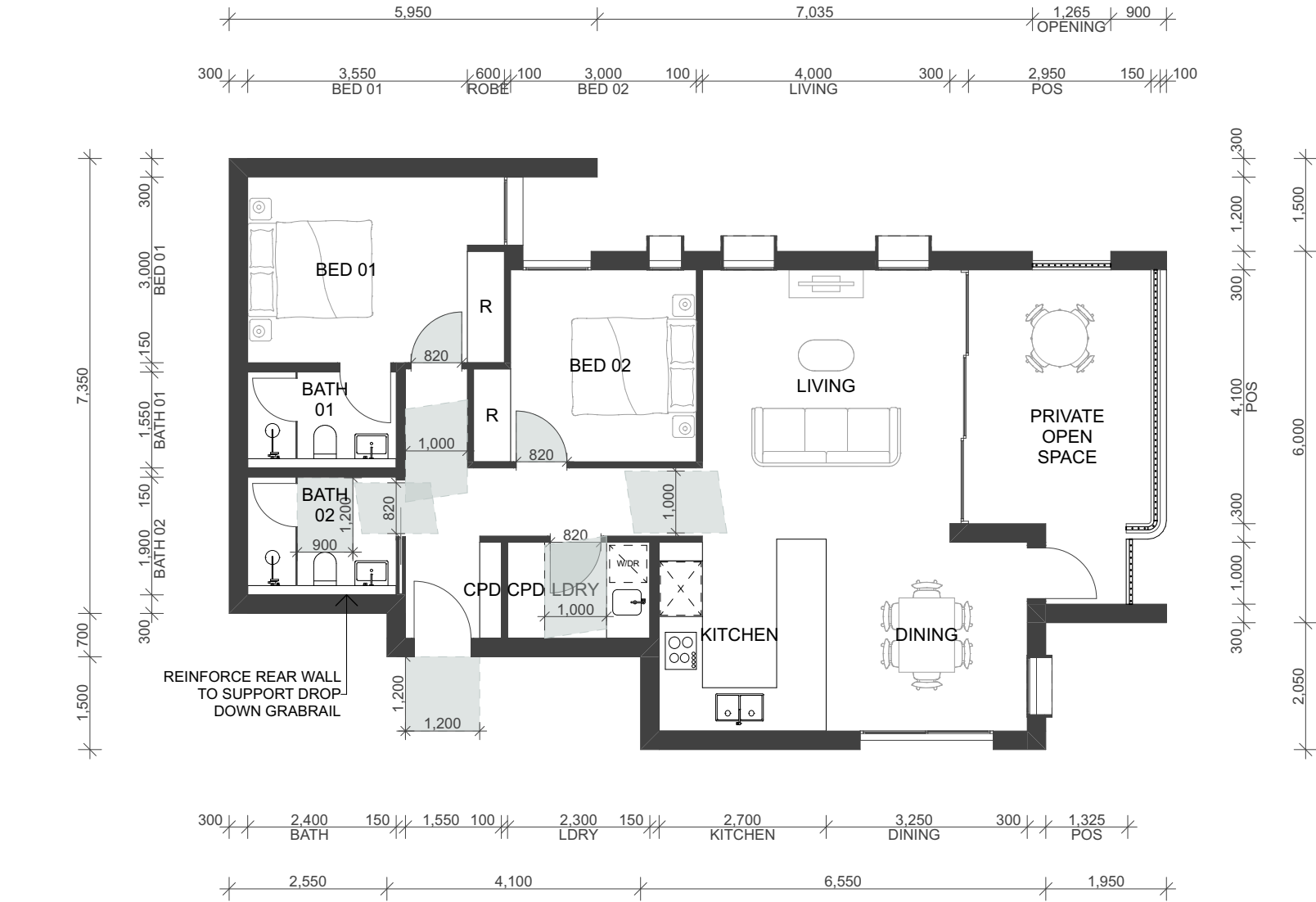
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Pattern Code  
Name

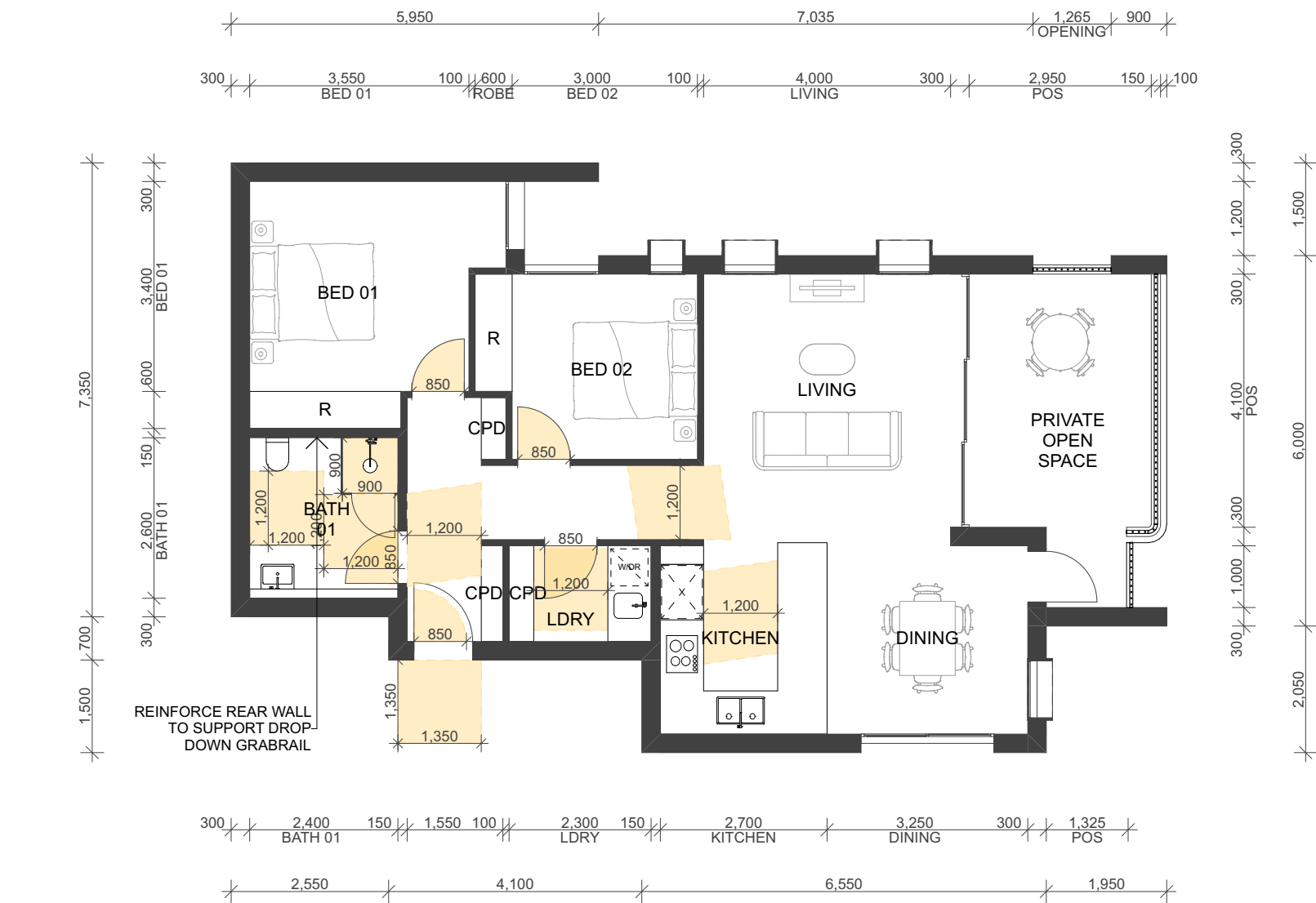
**MH01**  
**Manor Home**  
**by Studio Johnston**

Drawing No.	<b>A-324</b>
Name	<b>Plan Adaptations</b> <b>2 Bed Silver Floor Plan</b>
Scale	<b>1:100 @ A3</b>



1	2 BED UNIT
	82.83m <sup>2</sup> GFA

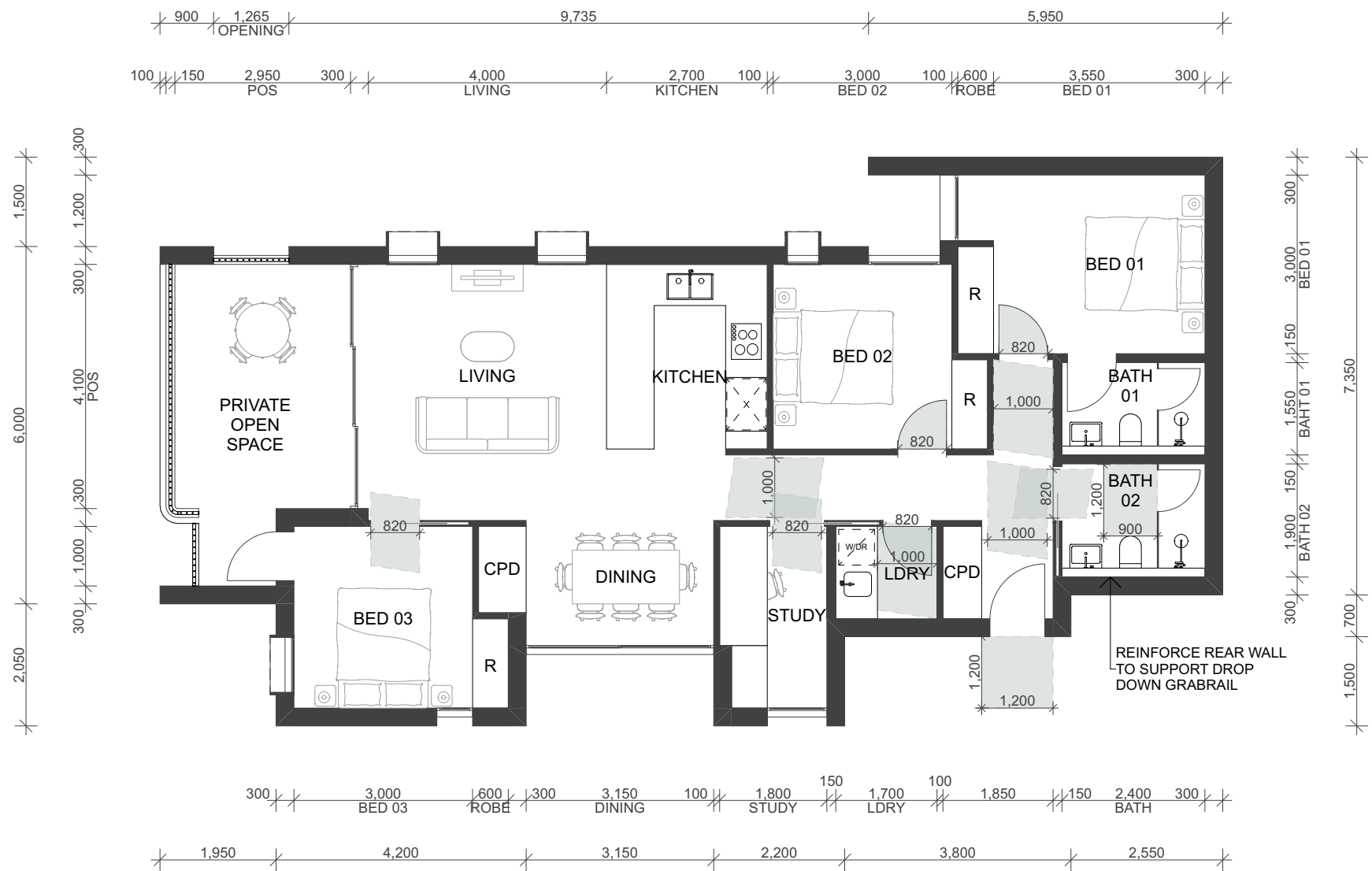




1	2 BED GOLD UNIT
	82.83m <sup>2</sup> GFA



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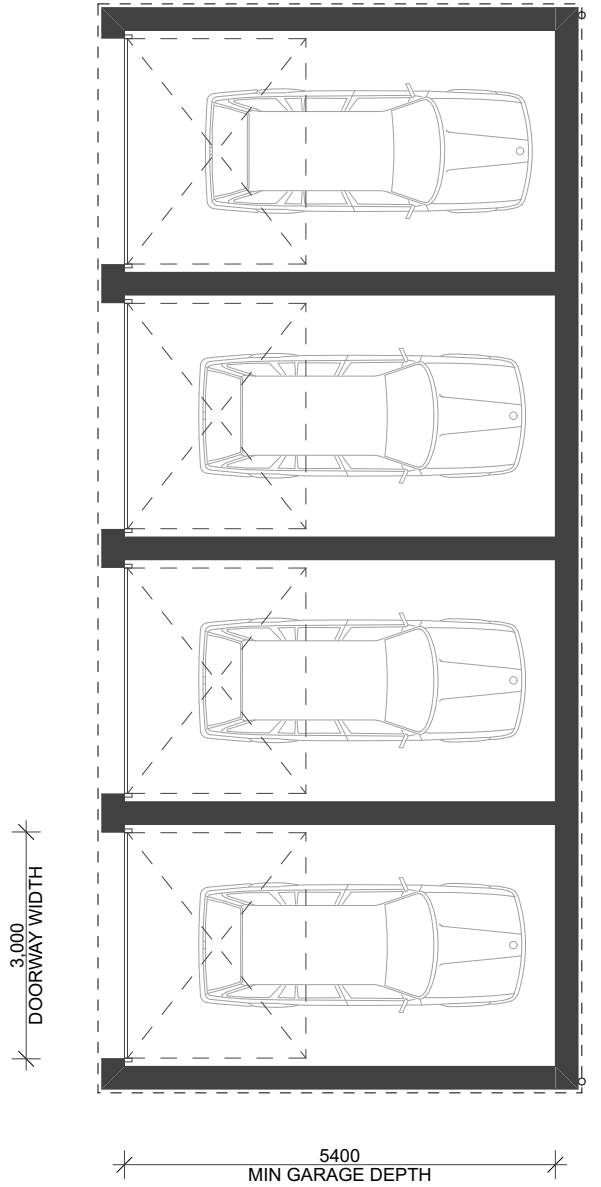


1	3 BED UNIT
	99.46m <sup>2</sup> GFA

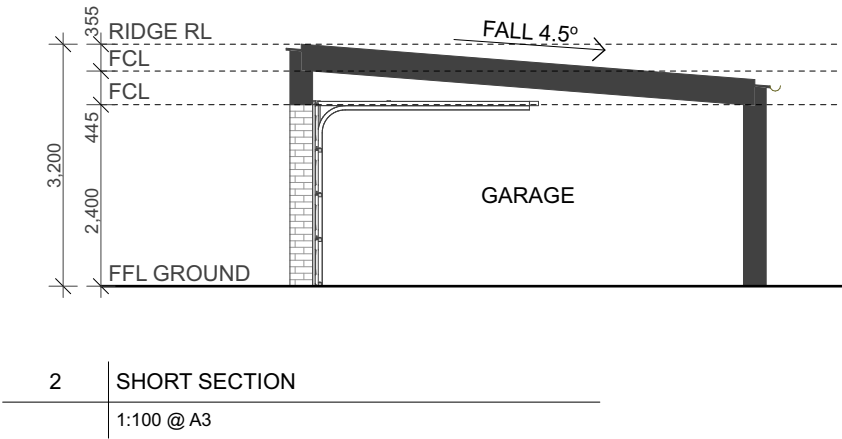


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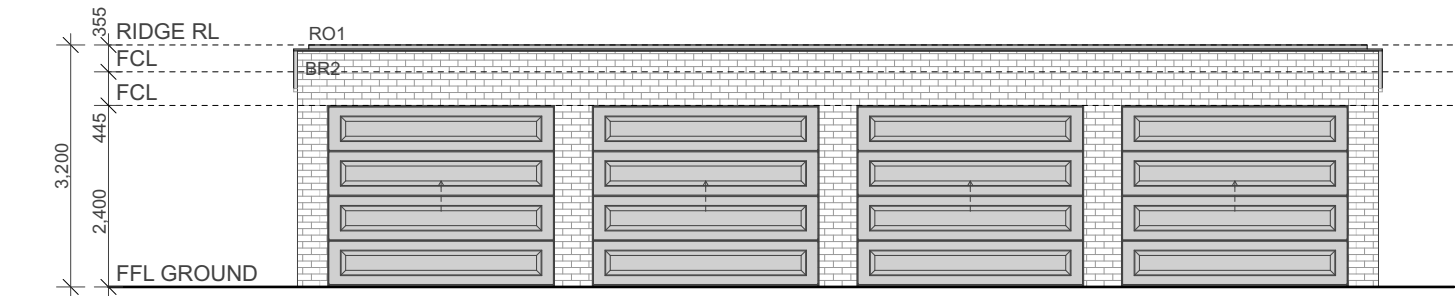




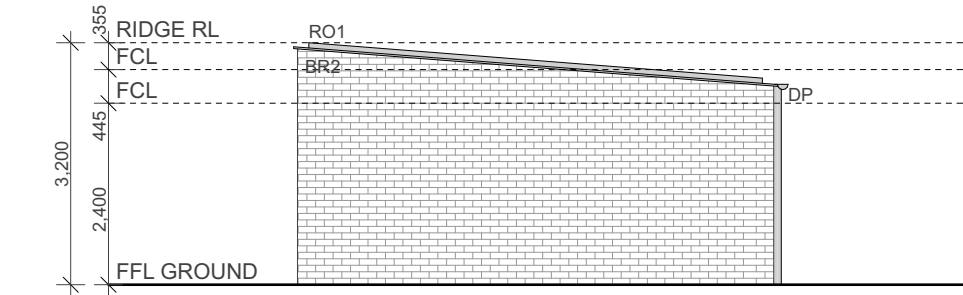
1 | PLAN  
1:100 @ A3



2 | SHORT SECTION  
1:100 @ A3



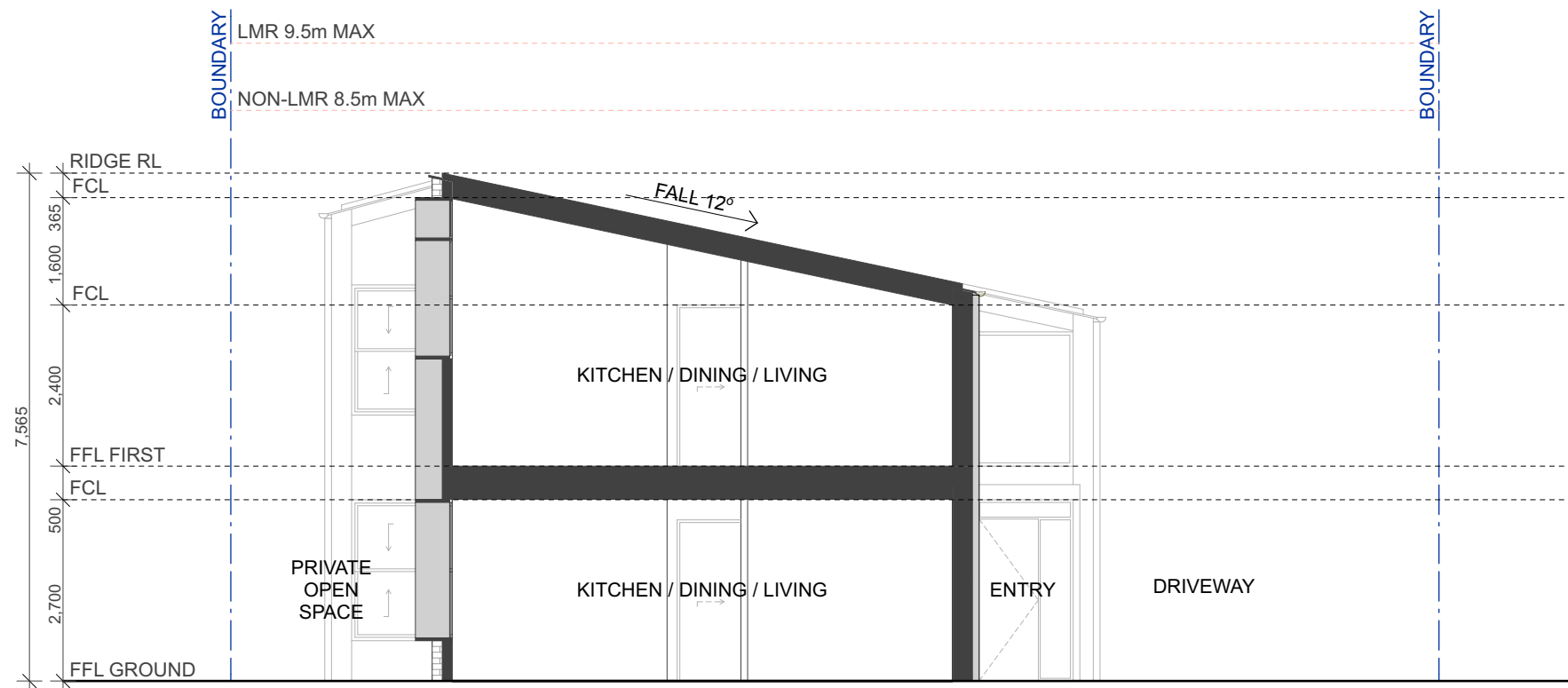
3 | ELEVATION - FRONT  
1:100 @ A3



4 | ELEVATION - SIDE  
1:100 @ A3



Rev	Date	Description
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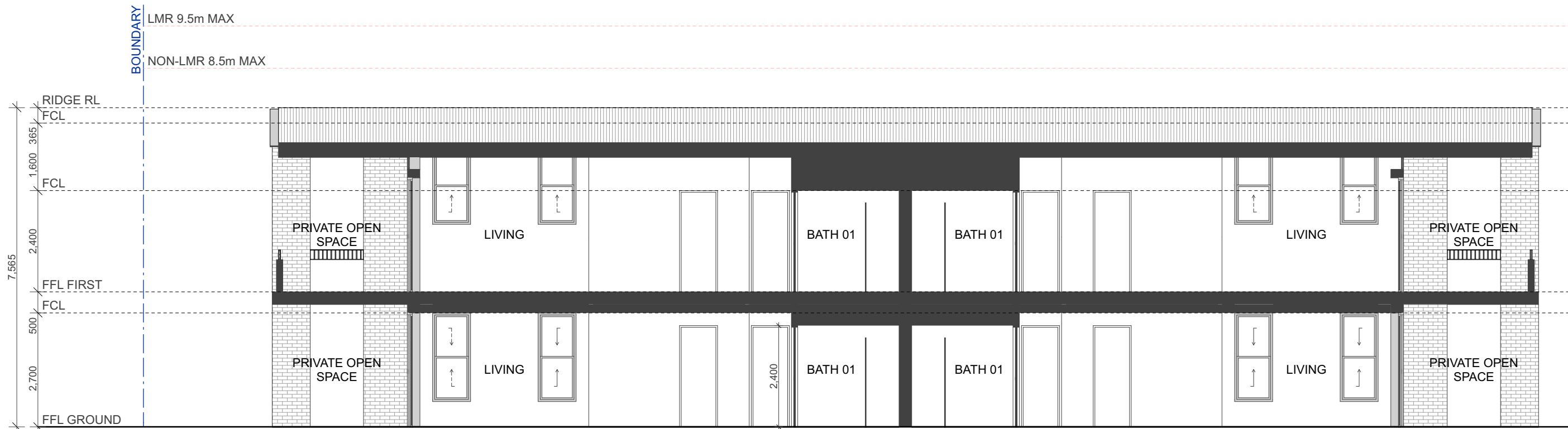
1 TYPICAL SHORT SECTION

1:100 @ A3



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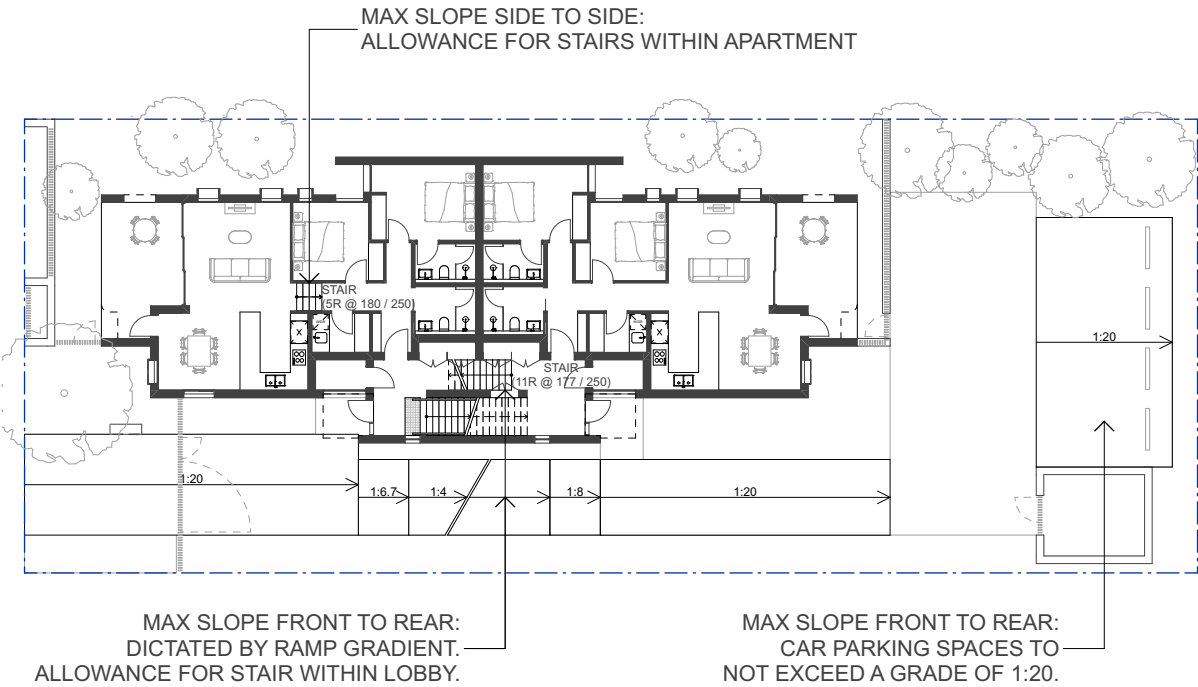
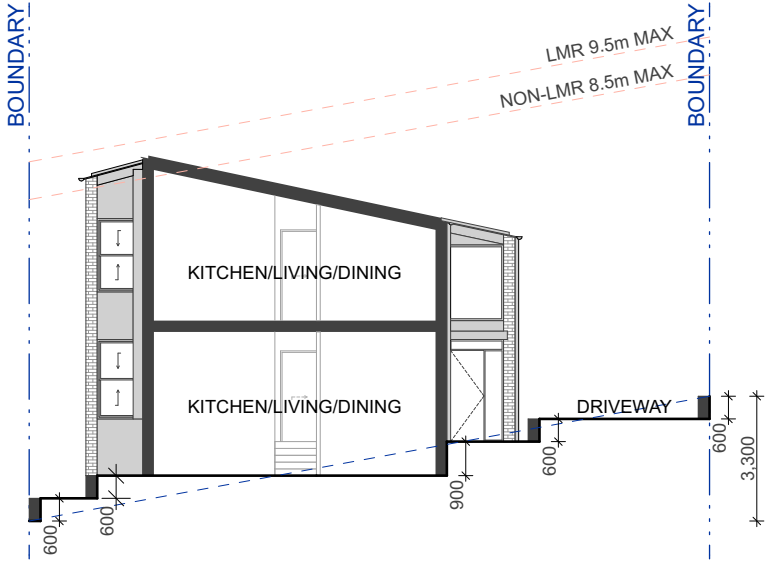




1 | TYPICAL LONG SECTION  
1:100 @ A3

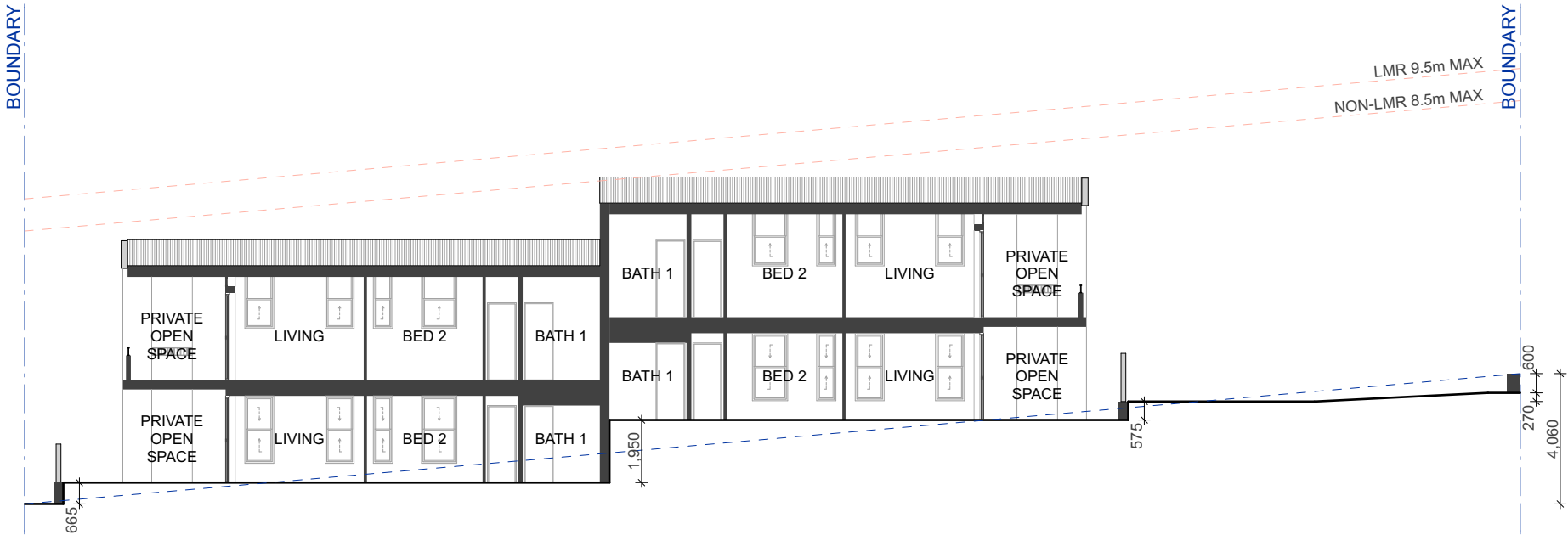


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1 | SIDE TO SIDE  
1:200 @ A3

3 | REFERENCE PLAN  
1:300 @ A3

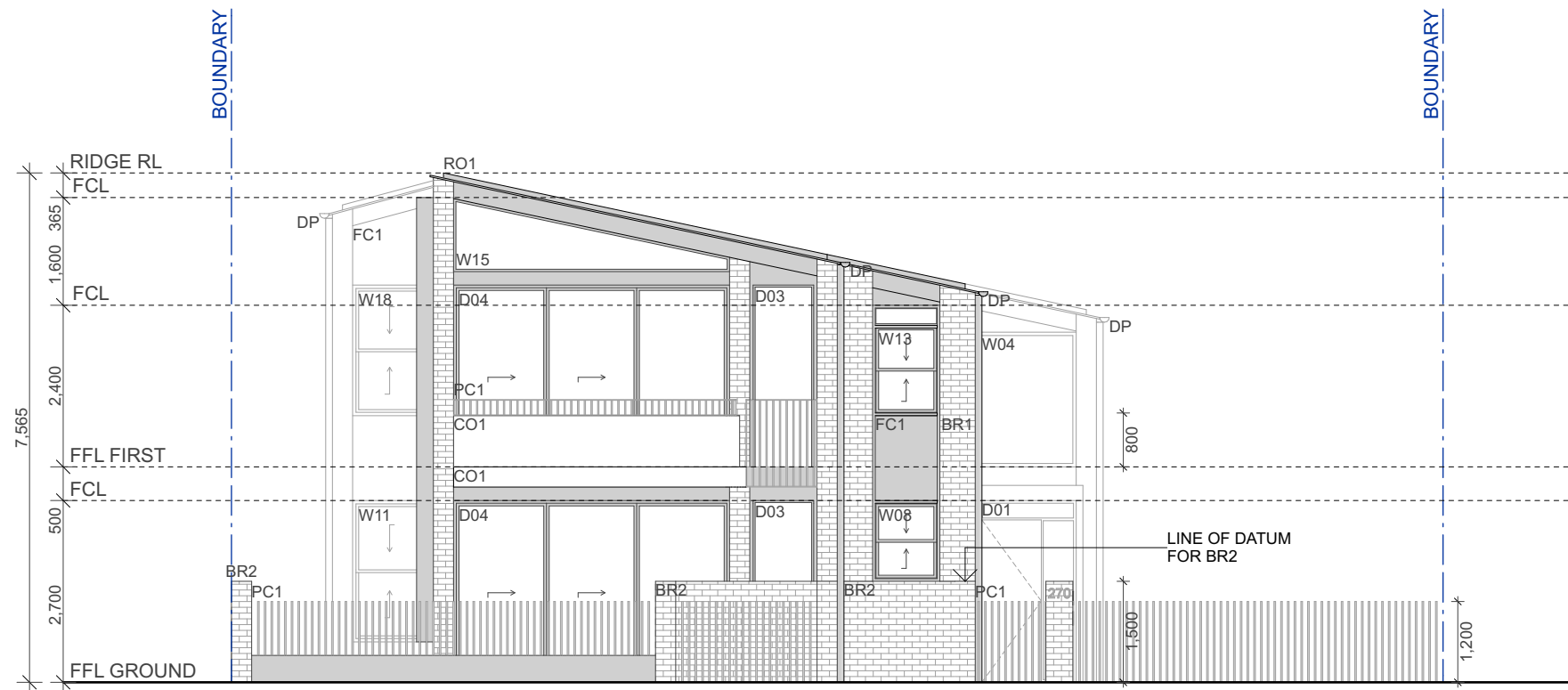


2 | FRONT TO BACK  
1:200 @ A3



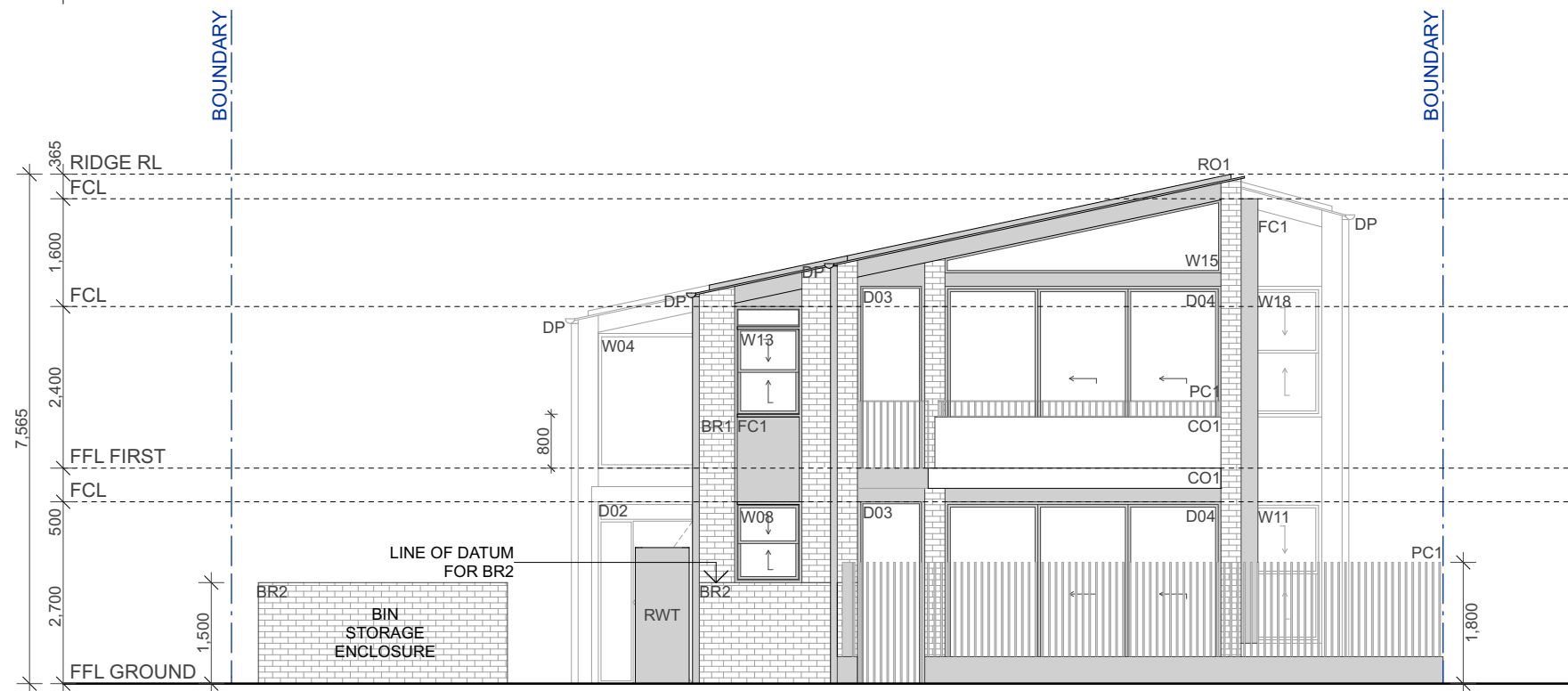
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1 FRONT ELEVATION

1:100 @ A3

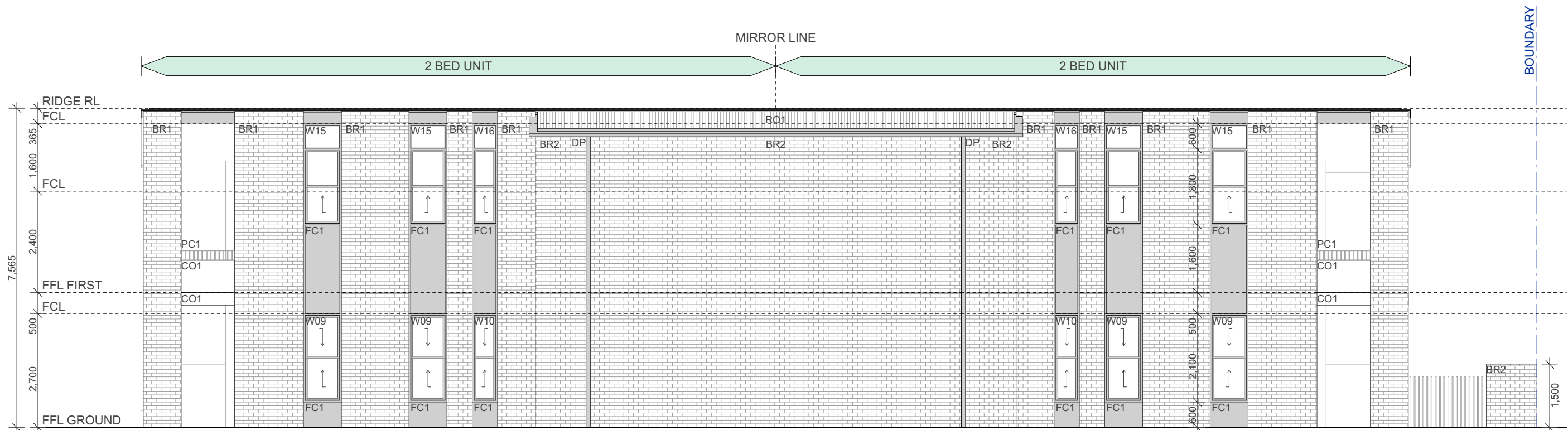


2 REAR ELEVATION

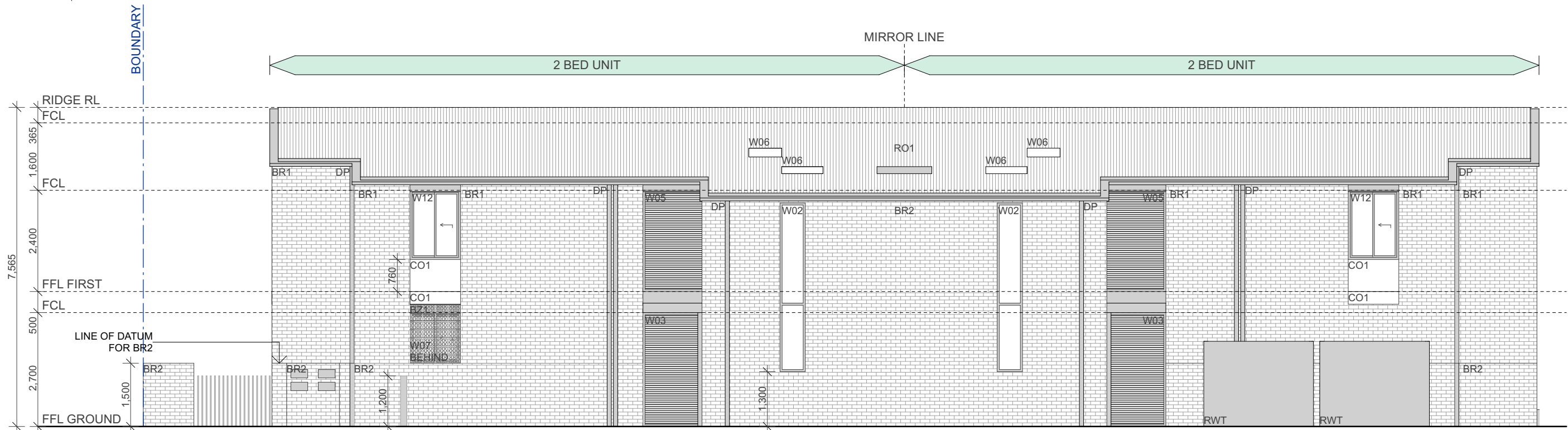
1:100 @ A3

0 1 2 5m

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1 SIDE ELEVATION A  
1:100 @ A3



2 SIDE ELEVATION B  
1:100 @ A3

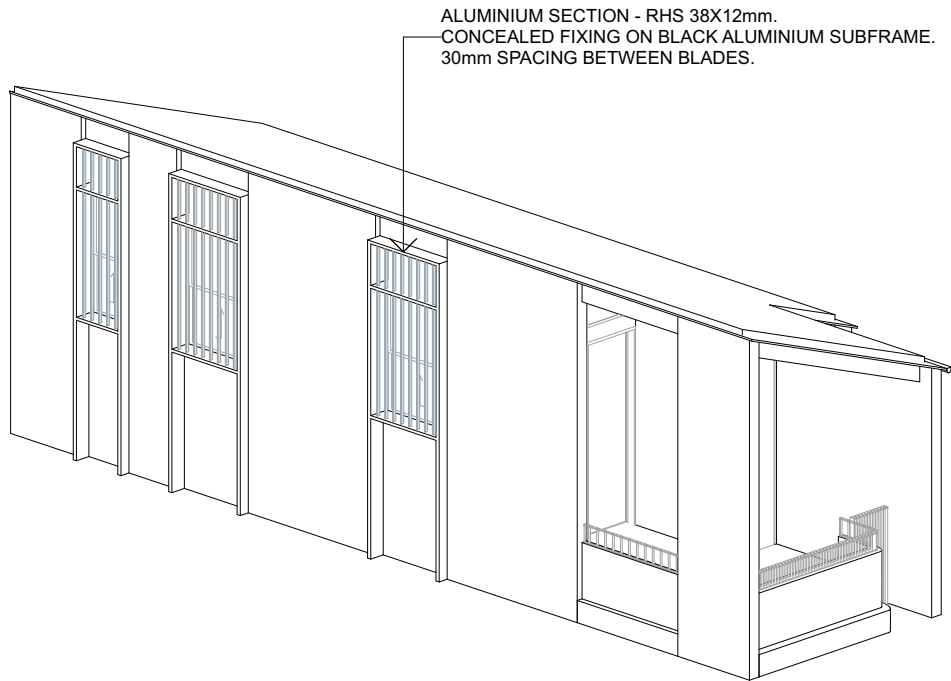


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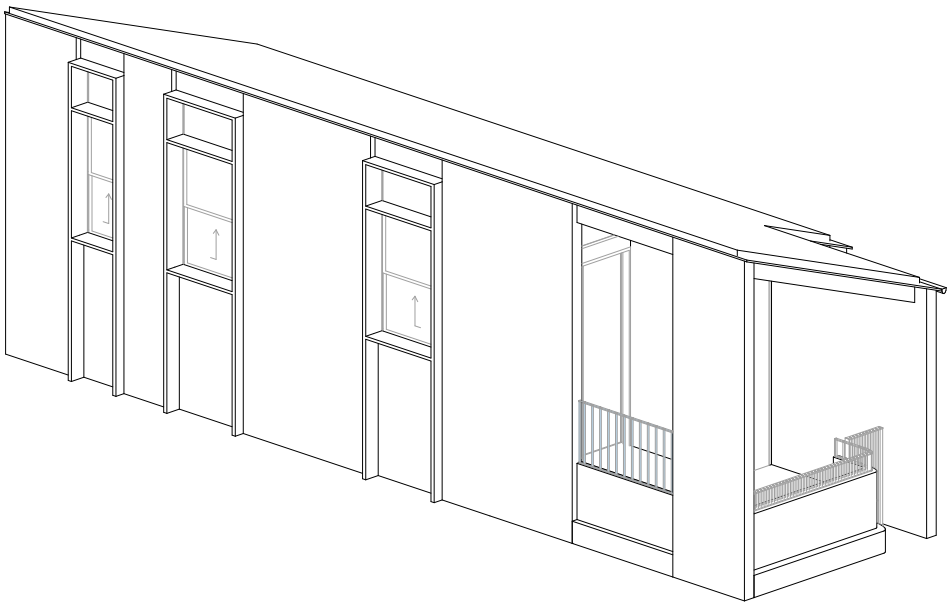




1	OPTION 1
REDUCTION OF GLAZING IF ORIENTATED SOUTH OR INCREASED THERMAL PERFORMANCE IN GLAZING	

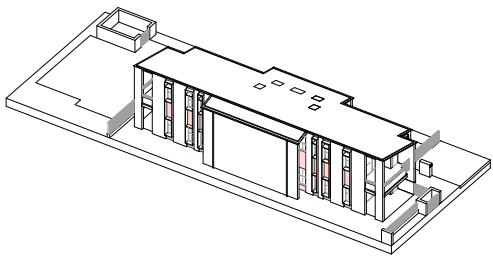


2	OPTION 2
EXTERNAL SCREENS FOR INCREASED PRIVACY AND SHADING TO WINDOWS	



3	OPTION 3
BALCONY SCREENING TO 1.6m TO REDUCE OVERLOOKING TO NEIGHBOUR	

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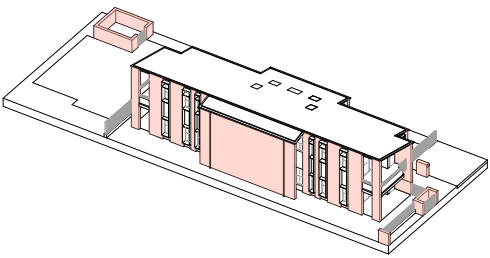


FIBRE CEMENT BOARD

**Description:** Large Format Cladding to compliment window hoods.  
**Finish:** To paint finish.



**FC1**  
Oblique Cladding  
Charcoal



BRICK

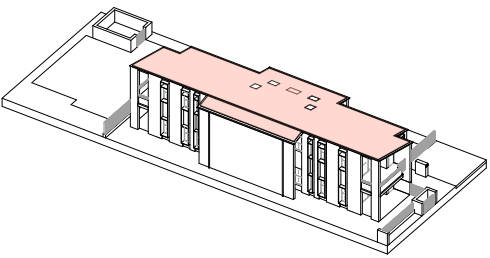
**Description:** Dry-pressed Clay Brick.  
**Finish:** Chosen colour to complement surrounding context. Not to be painted or glazed.



**BR1**  
Brick  
Simmental Silver



**BR2**  
Brick  
Gertrudis Brown



ROOFING ELEMENTS

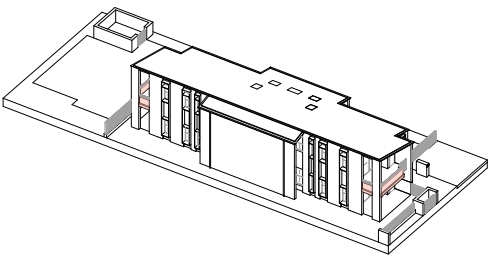
**Description:** Corrugated Steel.  
**Finish:** In compliance with BASIX.



**RO1**  
Monument



**RO2**  
Surfmist



CONCRETE

**Description:** Concrete for balcony profiles.  
**Finish:** Off-form or Skim Coat.



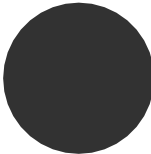
**CO1**  
Off-form

WINDOWS AND DETAILS

**Description:** Paint and powdercoat finish to doors and windows.  
**Finish:** Window and Door Frames - Powdercoat finish Monument. Front Door - Solid Core, Paint Finish



**PF1**  
Desert



**PF2**  
Monument

MISCELLANEOUS



**PC1**  
Steel Rod Balustrade  
To match PF2.



**BZ1**  
Breeze Block

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