



NSW Housing Pattern Book

ROW HOMES 01

by SAHA

Modern and relaxed homes
with a garden outlook and
light, airy interiors efficiently
planned over 2 levels

July 2025



GOVERNMENT
ARCHITECT
NEW SOUTH WALES

About this document

This document explains the specific requirements for the pattern called ‘**Row Homes 01 by SAHA**’. 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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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.*

ROW HOMES 01

by SAHA

- The architects designed:**
- Each home with generous living areas directly connected to wide private garden courtyards
 - Each home to be 2 storeys with its own separate ground floor entrance and courtyard garden
 - Efficiently planned interiors to maximise the use of space
 - The living room downstairs and bedrooms upstairs to provide good separation between social and private spaces
 - A slender street frontage and wrap-around balconies to match the typical proportions of a single detached house
 - Ground floor brickwork and lightweight first floor balconies with elegant vertical elements to create a modern and relaxed character



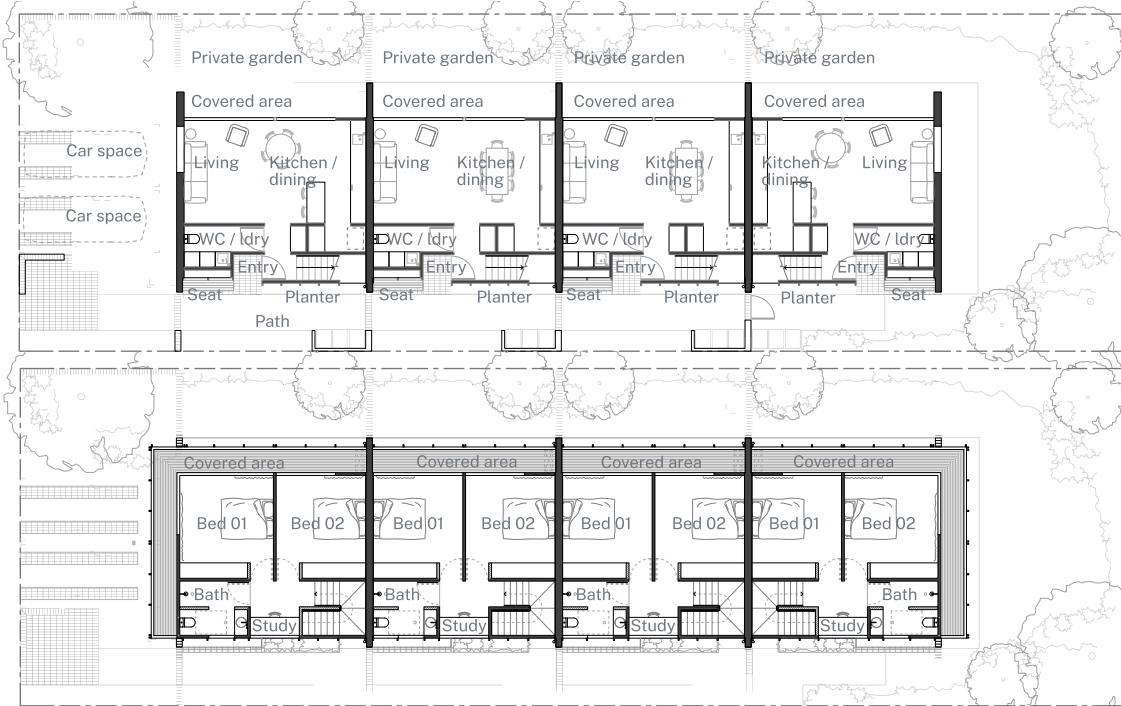
Rear elevation from the garden

Easy to live in

- The pattern is designed to suit different household types including:
- Young families – The private garden is visible from the downstairs living area and a home office supports flexible working arrangements for families
 - Single parent families – The spacious living areas and 1.5 to 2 bathrooms make the home suitable for teen and adult children living with a parent
 - Ageing in place – 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 – Separate living areas and bedrooms and the multiple bathrooms can suit share living arrangements

Ground floor plan

First floor plan



Not to scale

Front view of the design from the street

For everyone and every place

Suits corner, infill or laneway sites	Ownership – suitable for strata title
Development type – multi-dwelling housing	No. of bedrooms – 1-bed, 2-bed or 3-bed options available
Permissibility – in low-and mid-rise housing areas and all other locations across NSW where this type of development is permitted	No. of dwellings – 3 or 4
	No. of storeys – 2

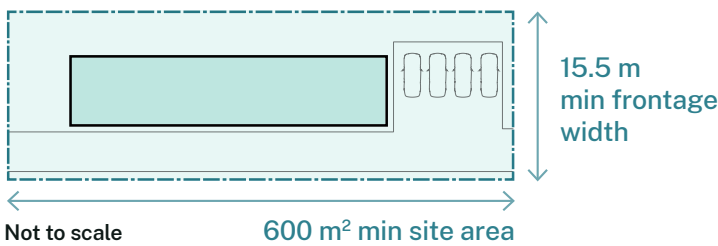
Base pattern: low- and mid-rise housing areas

Low- and mid-rise housing areas are locations where the Low and Mid-Rise Housing Policy applies. Suits a minimum lot width of 13 m wide and minimum lot area of 500 m².



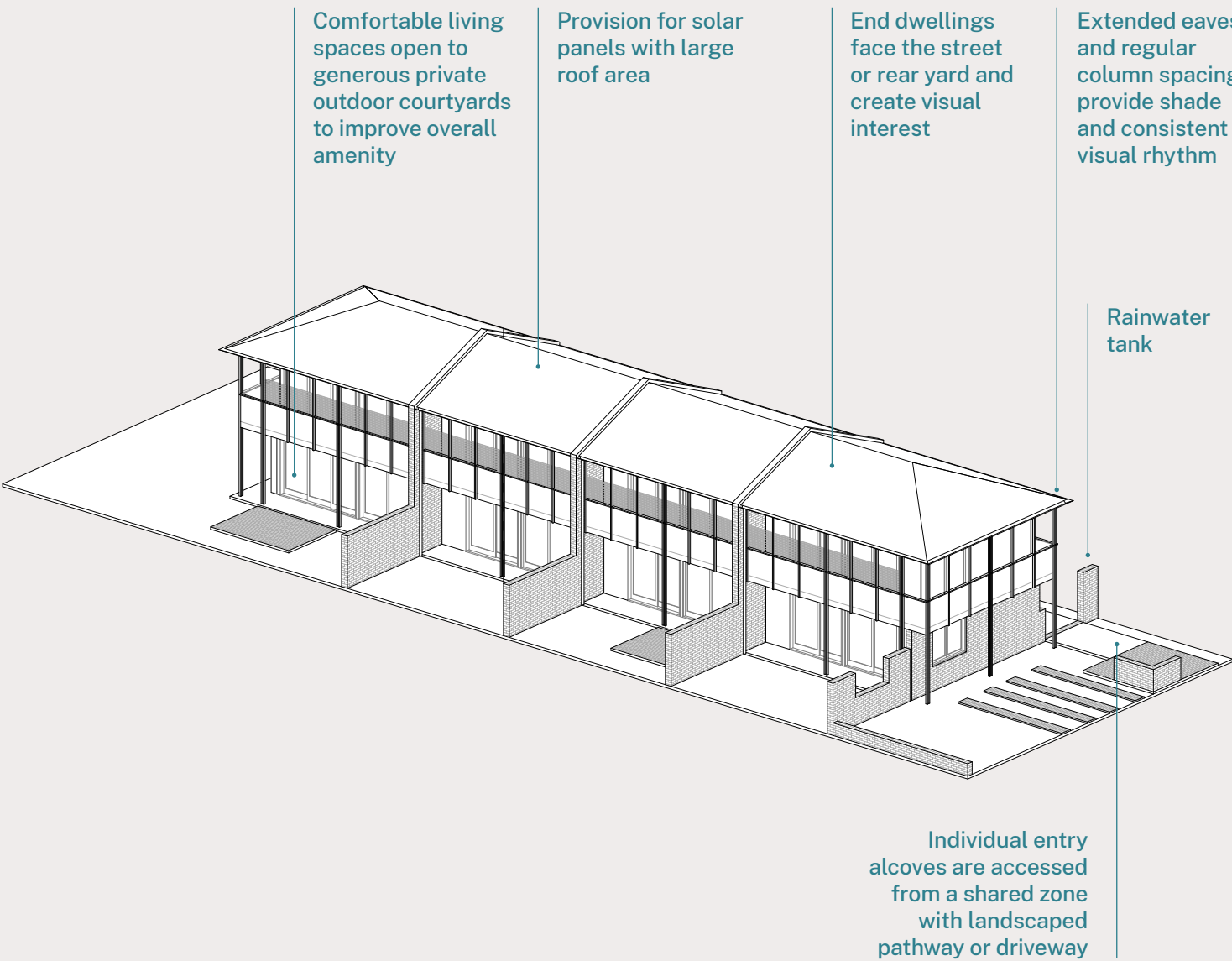
Base pattern: sites outside low- and mid-rise housing areas

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 15.5 m wide and minimum lot area of 600 m².



Sustainable and energy efficient

Passive solar design ensures comfortable living spaces and lower energy bills	The simple Class 1 construction is suited to prefabricated and standardised elements to reduce cost and construction waste
Daylight and cross-ventilation is integrated into all spaces	External materials have longevity for an enduring and high-quality home
The large roof area can support solar panels	The rainwater tank captures roof water for reuse
Sun shading and rain protection are provided to all 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

The modular design allows for a variety of 1-bed, 2-bed and 3-bed row homes, depending on the site length

The design provides a choice of bathroom layouts, with 1.5 bathrooms to the 1-bed and 2-bed homes, and 2 bathrooms for the larger 3-bed homes

A work-from-home study space is provided in each home

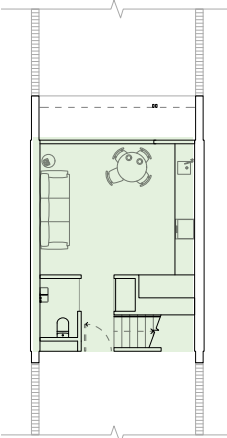
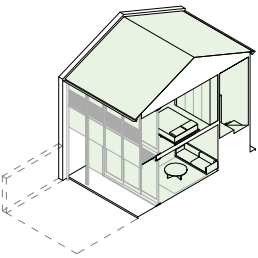
Car parking can be provided at the front or rear depending on site depth and the location, or if secondary street access is available

The different designs can be adapted to a site slope of up to 2.7–3.6 m front to back or 1.1 m side to side depending on pattern modules selected

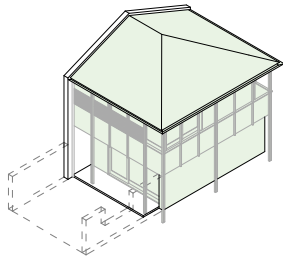
There is a choice of external materials and colours to suit any neighbourhood

Select 1

1-bed unit

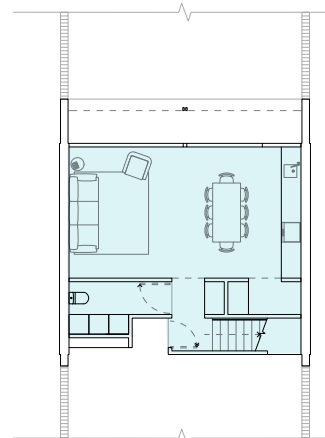
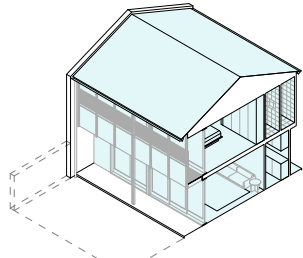


1-bed unit end module

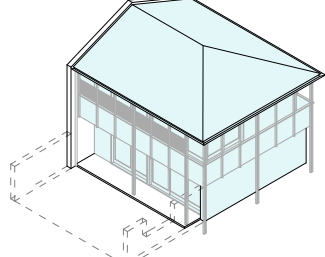


Select 2

2-bed unit – base pattern

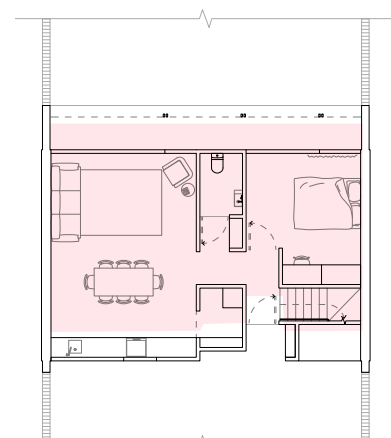
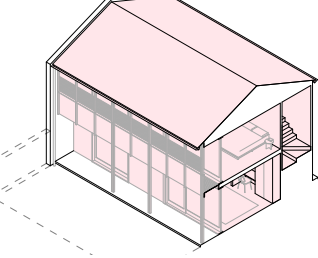


2-bed unit end module

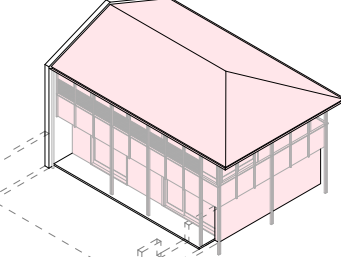


Select 3

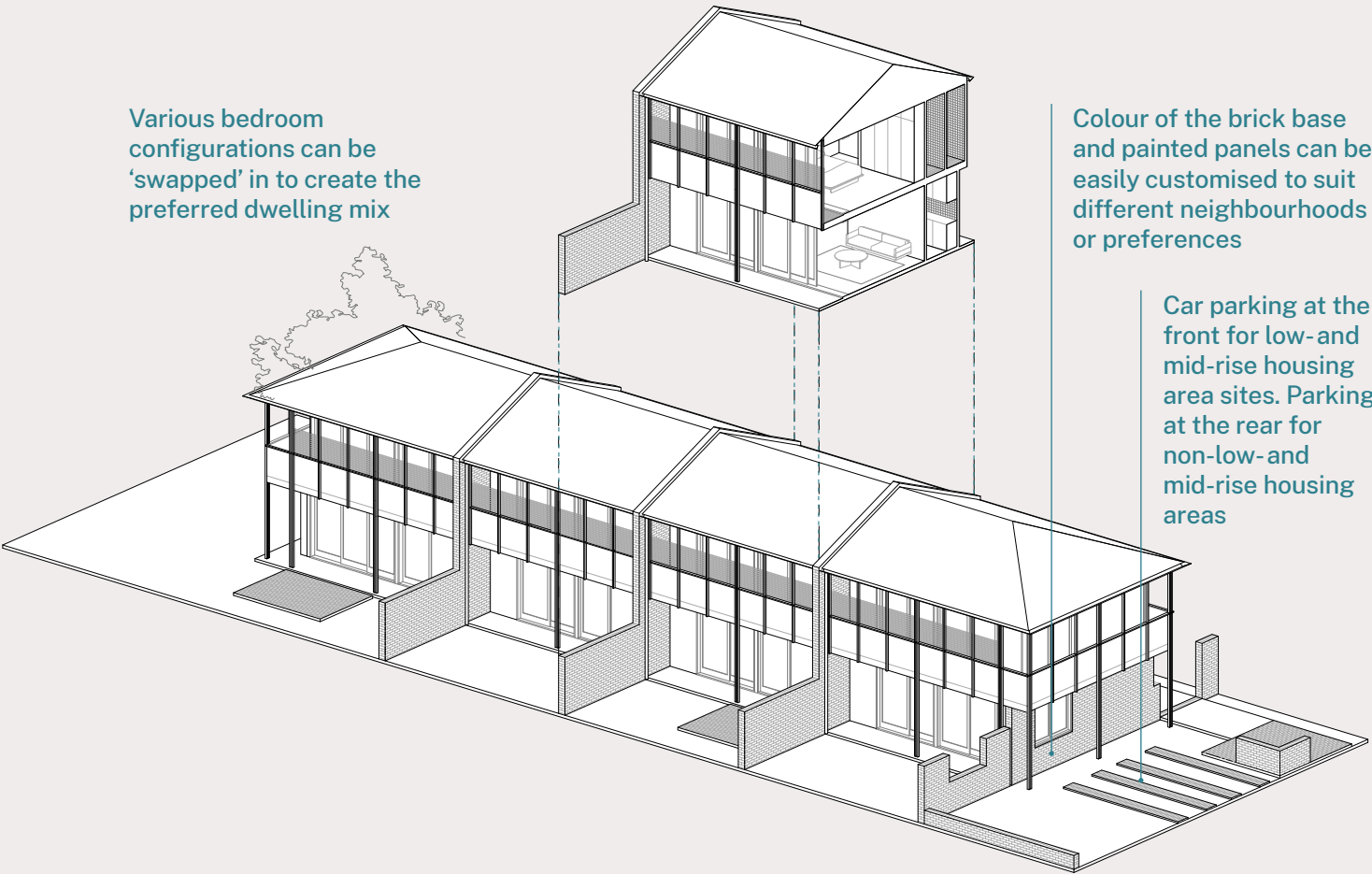
3-bed unit



3-bed unit end module



Not to scale



Various bedroom configurations can be 'swapped' in to create the preferred dwelling mix

Colour of the brick base and painted panels can be easily customised to suit different neighbourhoods or preferences

Car parking at the front for low- and mid-rise housing area sites. Parking at the rear for non-low- and mid-rise housing areas

View from the living area to the kitchen and private garden



ROW HOMES 01

by SAHA

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 areas). 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

Row Homes 01 by SAHA

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 – multi-dwelling housing

- Permitted where multi-dwelling housing is currently permitted with consent across NSW
- 3 or 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 2.7 m front to back, and 1.1 m side to side with the typical 4 x 2-bed base pattern. Other dwelling mixes will need to be customised for the site in accordance with the guidance set out on the [slope modification page](#).

Associated earthworks for the site are permitted in accordance with 3BA.7 of the Codes SEPP.

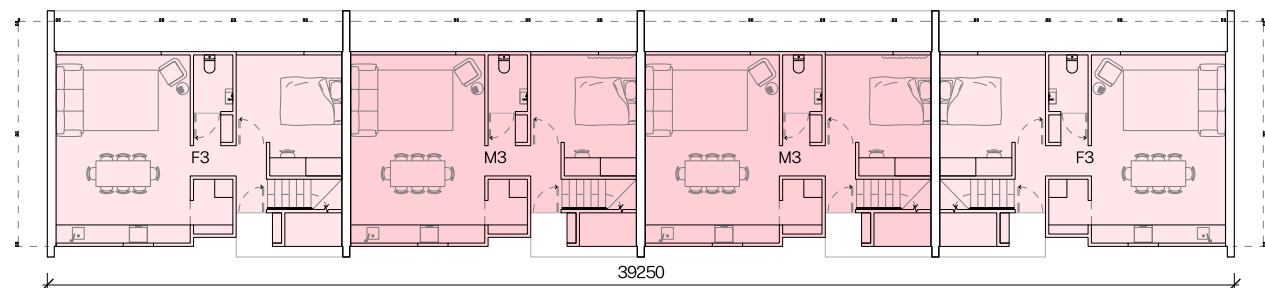
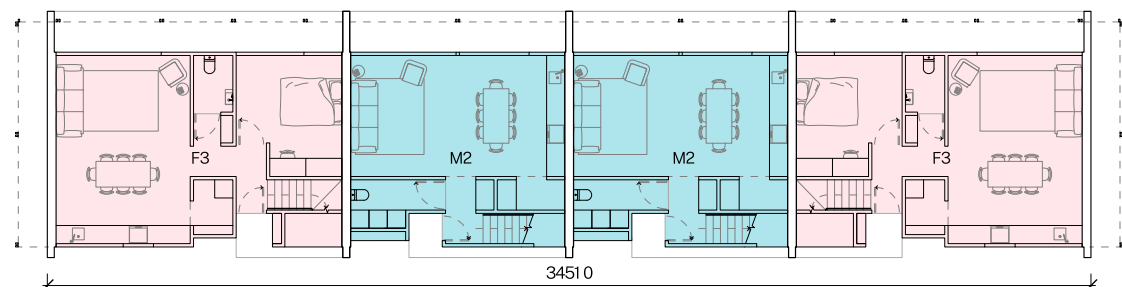
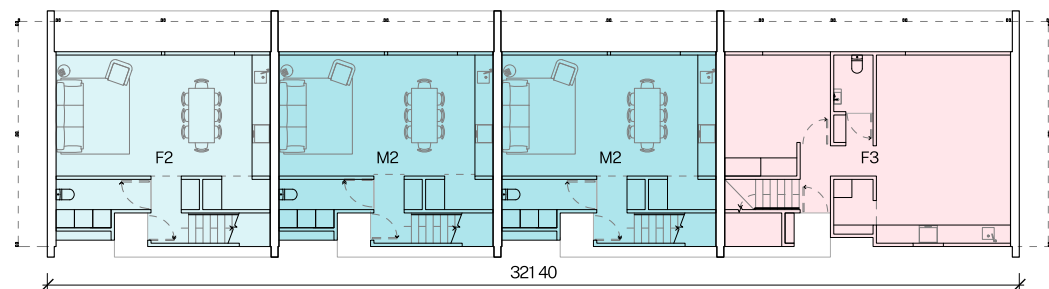
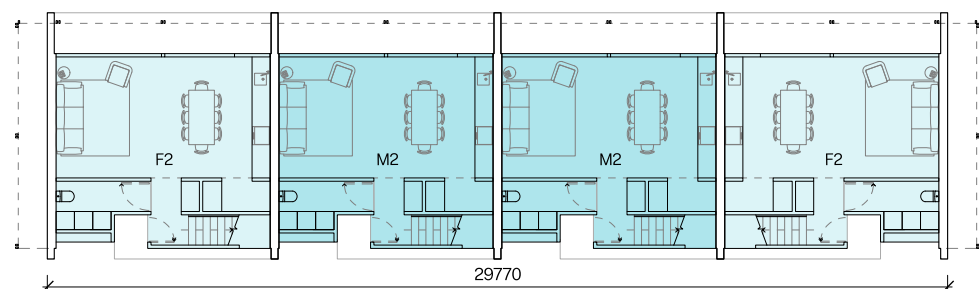
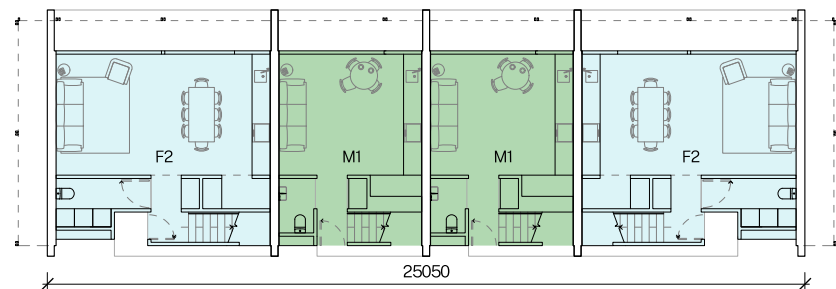
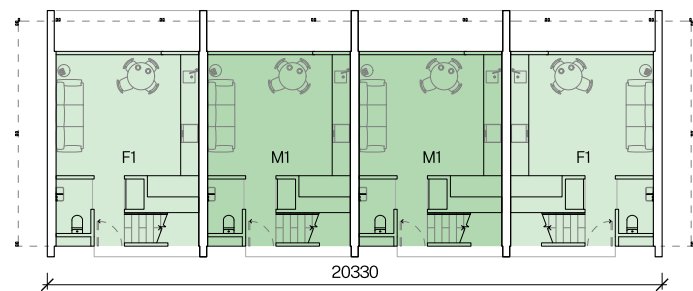
Development standards

The below development standards are specific to Row Homes 01 by SAHA. 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	500 m ² min	600 m ² min (must also meet relevant LEP minimum lot size for this development type)
Minimum lot width	13 m min	15.5 m min. (13 m min for corner or rear-lane sites)
Maximum building height	<i>As defined by LMR reforms</i> (9.5 m max)	8.5 m max
Maximum floor space ratio	<i>As defined by LMR reforms</i> (0.8:1 max)	0.5:1 max
Minimum front setback	6.0 m min	6.0 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	2.5 m min	4.0 m min (2.5 min corner or rear-lane sites)
Minimum rear setback	7.1 m min	11.5 min
Minimum secondary street setback	3.0 m min	3.0 m min
Minimum landscaped area	15%	15%
Minimum off-street parking spaces per dwelling	<i>As defined by LMR reforms</i> (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 minimum site for potential combination of the modules. The pattern adaptation pages included in requirements and adaptation pages along with technical drawings section 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">— LMR housing area 0.6:1 FSR— Non-LMR housing area 0.44:1 FSR
Height	The base pattern height as drawn is 7.8 m. The maximum building height in the development standards (left) allows for adaptation to slope on the subject site.
Parking provision	Parking is typically provided in the front hardstand for LMR housing areas, and in rear car parks for non-LMR housing areas. Refer to requirements and adaptations section for additional options.



Mix of module: F1/M1/M1/F1 (4-units, 4 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	206sqm	20.3m	6m	7.1m	33.4m	13m
Corner (N Facing)	206sqm	20.3m	6m	8.8m	35.1m	13m
Corner (S Facing)	206sqm	20.3m	6m	7.9m	34.2m	13.5m
Mid Block (LMR Areas)	206sqm	20.3m	6m	7.1m	33.4m	13m
Mid Block (Non-LMR Areas)	206sqm	20.3m	6m	11.7m	38.0m	15.5m

Mix of module: F2/M1/M1/F2 (4-units, 6 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	270sqm	25.0m	6m	7.1m	38.1m	13m
Corner (N Facing)	270sqm	25.0m	6m	8.8m	39.8m	13m
Corner (S Facing)	270sqm	25.0m	6m	7.9m	38.9m	13.5m
Mid Block (LMR Areas)	270sqm	25.0m	6m	7.1m	38.1m	13m
Mid Block (Non-LMR Areas)	270sqm	25.0m	6m	11.7m	42.7m	15.5m

Mix of module: F2/M2/M2/F2 (4-units, 8 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	334sqm	29.8m	6m	7.1m	42.9m	13m
Corner (N Facing)	334sqm	29.8m	6m	8.8m	44.6m	13m
Corner (S Facing)	334sqm	29.8m	6m	7.9m	43.7m	13.5m
Mid Block (LMR Areas)	334sqm	29.8m	6m	7.1m	42.9m	13m
Mid Block (Non-LMR Areas)	334sqm	29.8m	6m	11.7m	47.5m	15.5m

Mix of module: F2/M2/M2/F3 (4-units, 9 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	359sqm	32.1m	6m	7.1m	45.2m	13m
Corner (N Facing)	359sqm	32.1m	6m	8.8m	46.9m	13m
Corner (S Facing)	359sqm	32.1m	6m	7.9m	46.0m	13.5m
Mid Block (LMR Areas)	359sqm	32.1m	6m	7.1m	45.2m	13m
Mid Block (Non-LMR Areas)	359sqm	32.1m	6m	11.7m	49.8m	15.5m

Mix of module: F3/M2/M2/F3 (4-units, 10 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	384sqm	34.5m	6m	7.1m	47.6m	13m
Corner (N Facing)	384sqm	34.5m	6m	8.8m	49.3m	13m
Corner (S Facing)	384sqm	34.5m	6m	7.9m	48.4m	13.5m
Mid Block (LMR Areas)	384sqm	34.5m	6m	7.1m	47.6m	13m
Mid Block (Non-LMR Areas)	384sqm	34.5m	6m	11.7m	52.2m	15.5m

Mix of module: F3/M3/M3/F3 (4-units, 12 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	434sqm	39.3m	6m	7.1m	52.4m	13m
Corner (N Facing)	434sqm	39.3m	6m	8.8m	54.1m	13m
Corner (S Facing)	434sqm	39.3m	6m	7.9m	53.2m	13.5m
Mid Block (LMR Areas)	434sqm	39.3m	6m	7.1m	52.4m	13m
Mid Block (Non-LMR Areas)	434sqm	39.3m	6m	11.7m	57.0m	15.5m

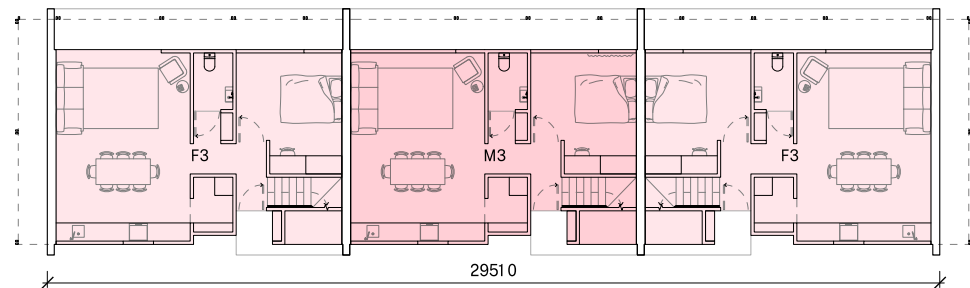
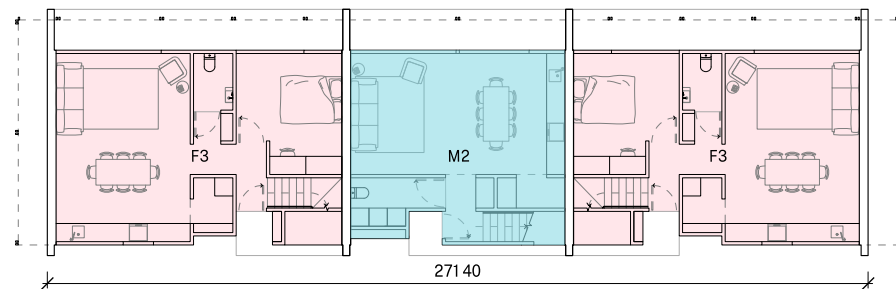
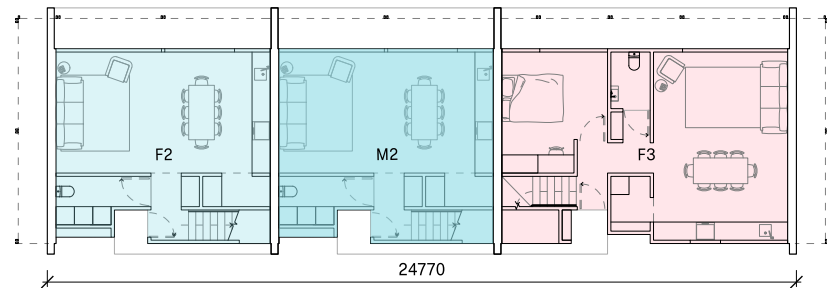
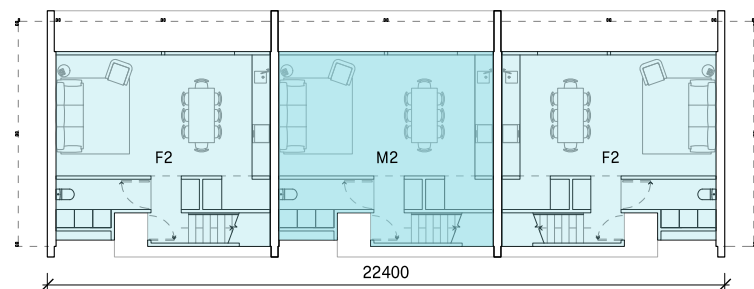
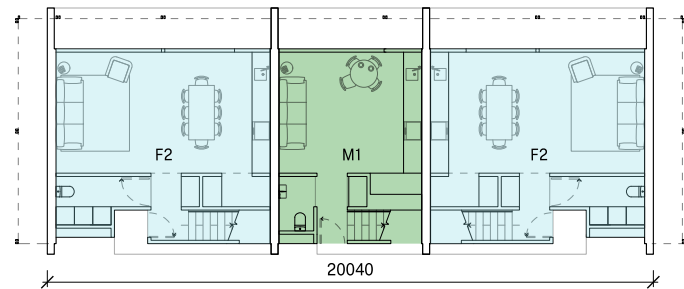
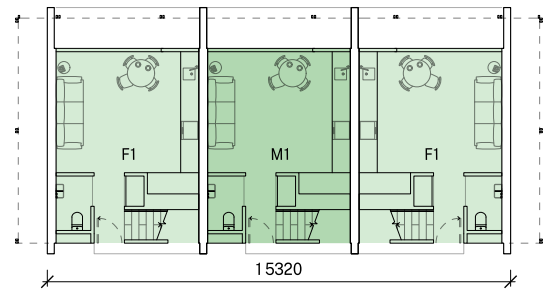
Pattern adaptations

Dwellings (LMR and non-LMR base patterns)

These diagrams demonstrate 4-module configurations; 3-module dwelling combinations are also 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.

To understand overall site length requirements, add the length of a module combination to the required front and rear setbacks for the type of site.



Mix of module: F1/M1/F1 (3-units, 3 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	155sqm	15.3m	6m	7.1m	28.4m	13m
Corner (N Facing)	155sqm	15.3m	6m	8.8m	30.1m	13m
Corner (S Facing)	155sqm	15.3m	6m	7.9m	29.2m	13.5m
Mid Block (LMR Areas)	155sqm	15.3m	6m	7.1m	28.4m	13m
Mid Block (Non-LMR Areas)	155sqm	15.3m	6m	11.7m	33.0m	15.5m

Mix of module: F2/M1/F2 (3-units, 5 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	219sqm	20.0m	6m	7.1m	33.1m	13m
Corner (N Facing)	219sqm	20.0m	6m	8.8m	34.8m	13m
Corner (S Facing)	219sqm	20.0m	6m	7.9m	33.9m	13.5m
Mid Block (LMR Areas)	219sqm	20.0m	6m	7.1m	33.1m	13m
Mid Block (Non-LMR Areas)	219sqm	20.0m	6m	11.7m	37.7m	15.5m

Mix of module: F2/M2/F2 (3-units, 6 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	251sqm	22.40m	6m	7.1m	35.5m	13m
Corner (N Facing)	251sqm	22.40m	6m	8.8m	37.2m	13m
Corner (S Facing)	251sqm	22.40m	6m	7.9m	36.3m	13.5m
Mid Block (LMR Areas)	251sqm	22.40m	6m	7.1m	35.5m	13m
Mid Block (Non-LMR Areas)	251sqm	22.40m	6m	11.7m	40.1m	15.5m

Mix of module: F2/M2/F3 (3-units, 7 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	276sqm	24.8m	6m	7.1m	37.9m	13m
Corner (N Facing)	276sqm	24.8m	6m	8.8m	39.6m	13m
Corner (S Facing)	276sqm	24.8m	6m	7.9m	38.7m	13.5m
Mid Block (LMR Areas)	276sqm	24.8m	6m	7.1m	37.9m	13m
Mid Block (Non-LMR Areas)	276sqm	24.8m	6m	11.7m	42.5m	15.5m

Mix of module: F3/M2/F3 (3-units, 8 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	301sqm	27.1m	6m	7.1m	40.2m	13m
Corner (N Facing)	301sqm	27.1m	6m	8.8m	41.9m	13m
Corner (S Facing)	301sqm	27.1m	6m	7.9m	41.0m	13.5m
Mid Block (LMR Areas)	301sqm	27.1m	6m	7.1m	40.2m	13m
Mid Block (Non-LMR Areas)	301sqm	27.1m	6m	11.7m	44.8m	15.5m

Mix of module: F3/M3/F3 (4-units, 12 bedrooms)

SITE TYPE	GFA	LENGTH BUILDING	MIN SETBACK FRONT	MIN SETBACK REAR	MIN LENGTH SITE	MIN WIDTH SITE
Rear Lane	326sqm	29.5m	6m	7.1m	42.6m	13m
Corner (N Facing)	326sqm	29.5m	6m	8.8m	44.3m	13m
Corner (S Facing)	326sqm	29.5m	6m	7.9m	43.4m	13.5m
Mid Block (LMR Areas)	326sqm	29.5m	6m	7.1m	42.6m	13m
Mid Block (Non-LMR Areas)	326sqm	29.5m	6m	11.7m	47.2m	15.5m

Pattern adaptations

Dwellings (LMR and non-LMR base patterns)

These diagrams demonstrate 3-module configurations.

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.

To understand overall site length requirements, add the length of a module combination to the required front and rear setbacks for the type of site.

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.

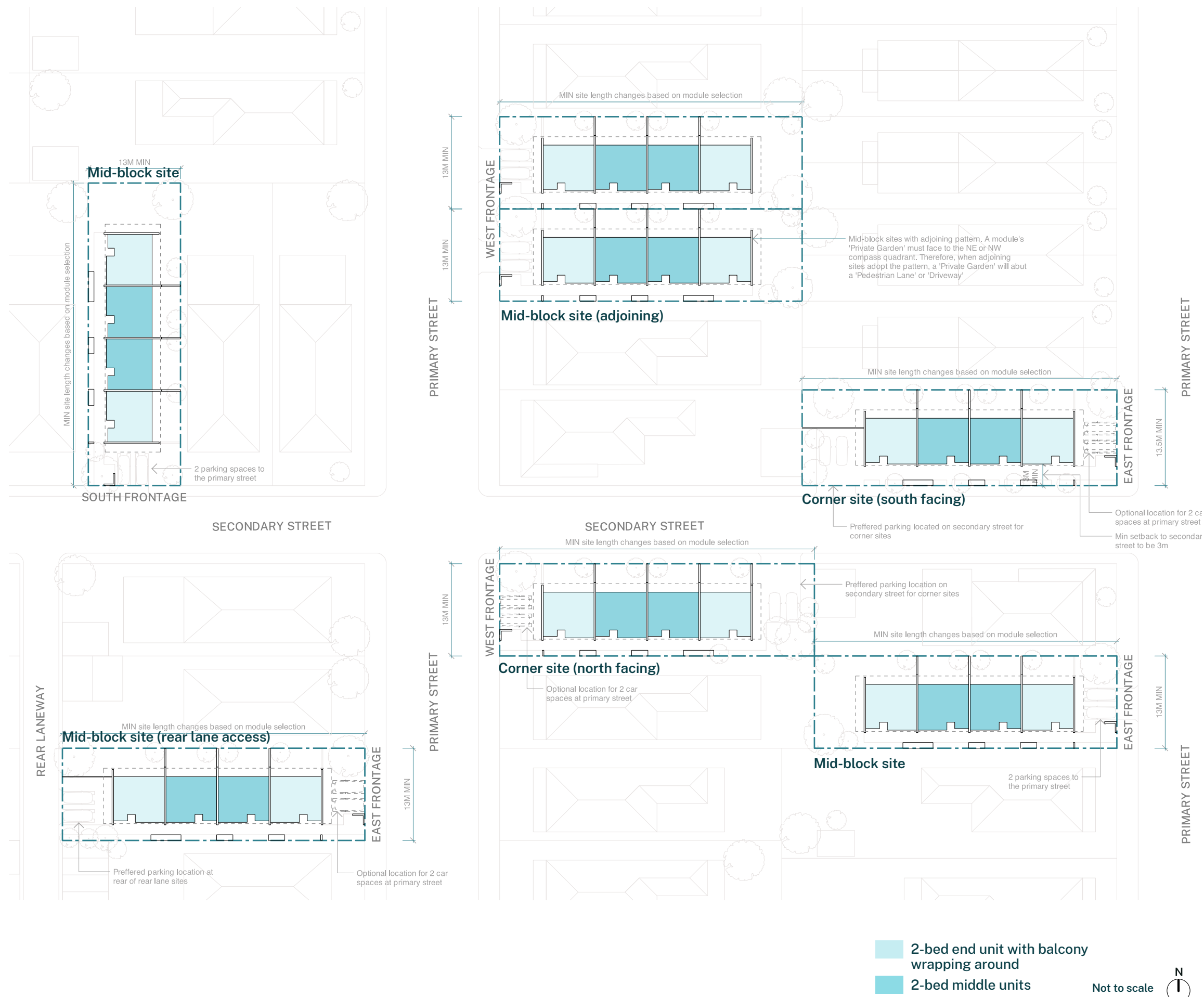
These diagrams depict typical layouts for 4 x 2-bed homes. Combinations of modules can be adjusted as desired which will modify site length to suit.

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.



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.

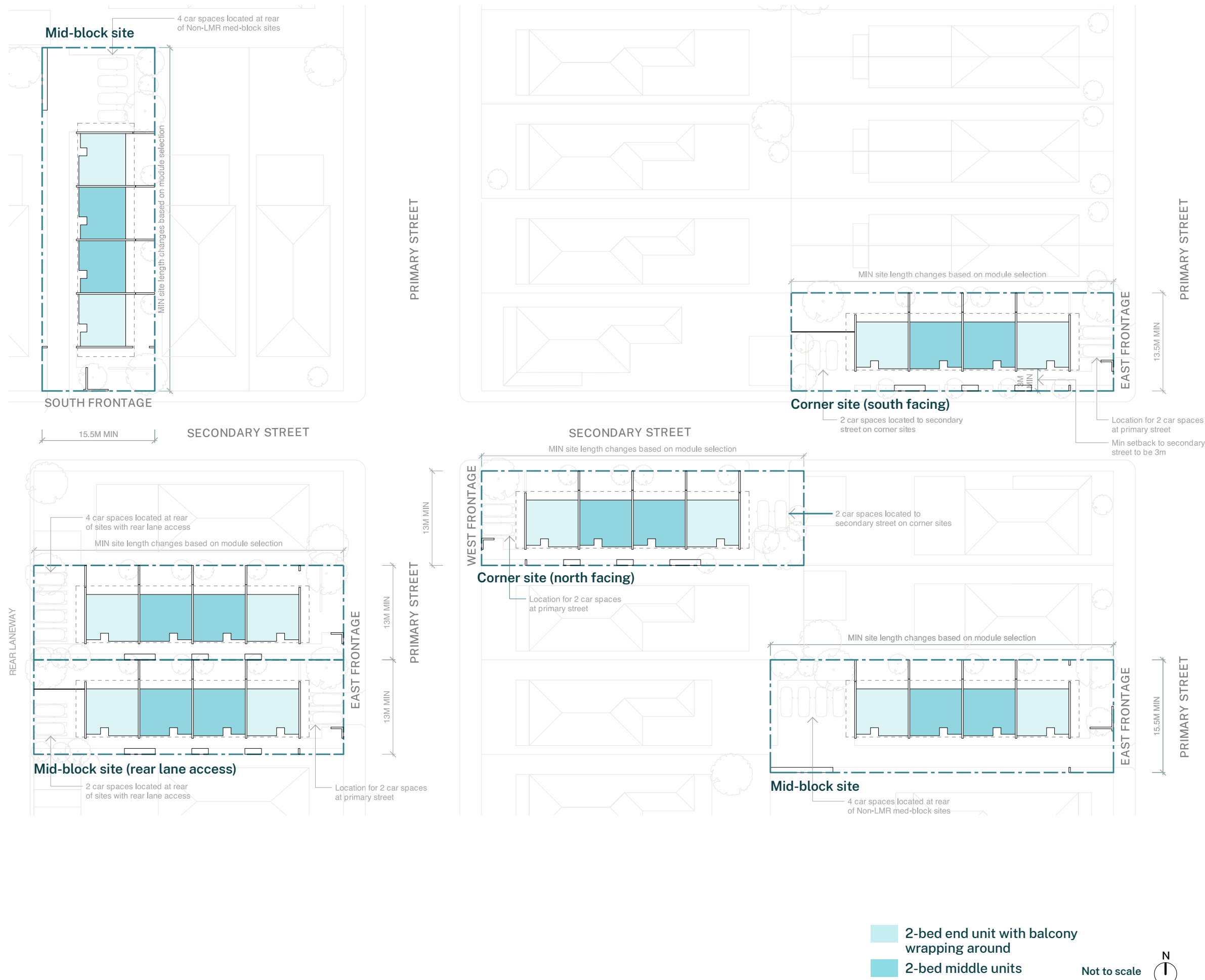
These diagrams depict typical layouts for 4 x 2-bed homes. Combinations of modules can be adjusted as desired which will modify site length to suit.

Pattern sites must:

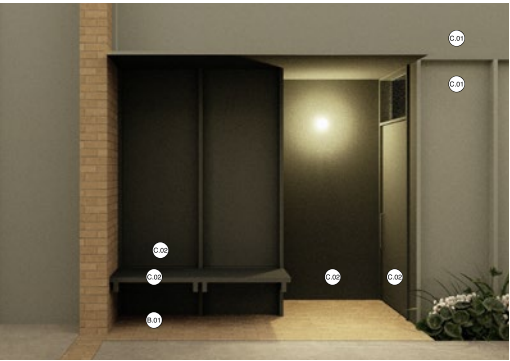
- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

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



Materials palette 01



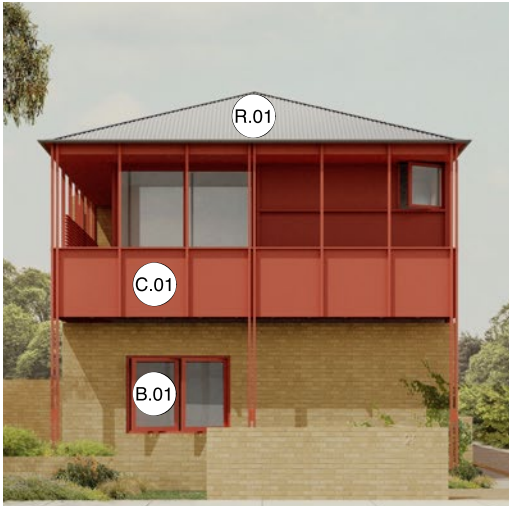
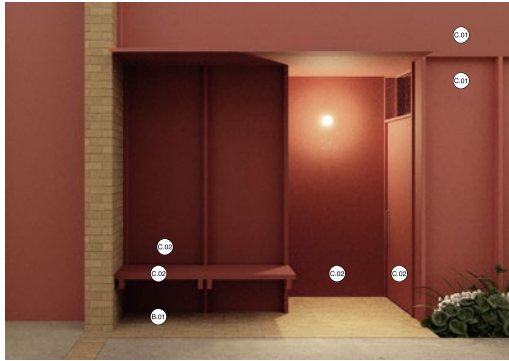
R.01 - roofing
Gutters, downpipes, flashings, brackets, cappings

Materials palette 02



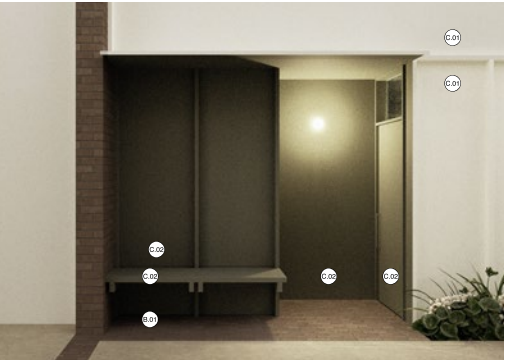
C.01 - exterior paint finishes
Cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit

Materials palette 03



C.02 - exterior paint finishes (entry)
Cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit

Materials palette 04



B.01 – brick
Brick party walls, side fences, landscape walls

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.



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</p> <div><input type="checkbox"/> LMR housing area site 560 m² (min) lot size 13 m (min) lot width 2 car spaces (0.5 car space per dwelling)</div> <div><input type="checkbox"/> Non-LMR housing area site 735 m² (min) lot size 15.5 m (min) lot width 4 car spaces (1 car space per dwelling)</div> <p>Note: Site size minimum area based on 4 x 2-bed dwellings. Site size requirements require adjustment for different dwelling combinations. Refer to site plans, site guidance and dwelling options pages for more detail.</p>	<div>House 1 2 bed 1.5 bath 1 living car space dependant on site location</div> <div>House 2 2 bed 1.5 bath 1 living car space dependant on site location</div> <div>House 3 2 bed 1.5 bath 1 living car space dependant on site location</div> <div>House 4 2 bed 1.5 bath 1 living car space dependant on site location</div> <p>Note: base pattern shows 4 x 2-bed dwellings. Pattern can combine any of 1, 2 or 3 beds.</p>	<div><input type="checkbox"/> 1 bed 1.5 bath <input type="checkbox"/> 2 bed 1.5 bath <input type="checkbox"/> 3 bed 2 bath</div> <div><input type="checkbox"/> 1 bed 1.5 bath <input type="checkbox"/> 2 bed 1.5 bath <input type="checkbox"/> 3 bed 2 bath</div> <div><input type="checkbox"/> 1 bed 1.5 bath <input type="checkbox"/> 2 bed 1.5 bath <input type="checkbox"/> 3 bed 2 bath</div>	<p>Refer to site plans and pattern adaptations – location requirements page for details</p> <div>Lot type select one <input type="checkbox"/> standard mid-block <input type="checkbox"/> rear-lane lot <input type="checkbox"/> corner lot</div> <div>Frontage orientation <input type="checkbox"/> north <input type="checkbox"/> east <input type="checkbox"/> south <input type="checkbox"/> west</div> <div>Site slope select one <input type="checkbox"/> flat site <input type="checkbox"/> slope up to 2.7 m front to back <input type="checkbox"/> slope up to 1.1 m side to side</div>	<p>Refer to material palette guidance page and illustrative images pages for details</p> <div>Material palette select one <input type="checkbox"/> material palette 1 <input type="checkbox"/> material palette 2 <input type="checkbox"/> material palette 3 <input type="checkbox"/> material palette 4 <input type="checkbox"/> material palette custom</div> <div>Additional features <input type="checkbox"/> window shading device for west / east facing windows</div>
<p>The site location and available adaptations are described in the pattern adaptations and site plan pages.</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>		<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 section.</p>	<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 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 the 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.

ROW HOMES 01

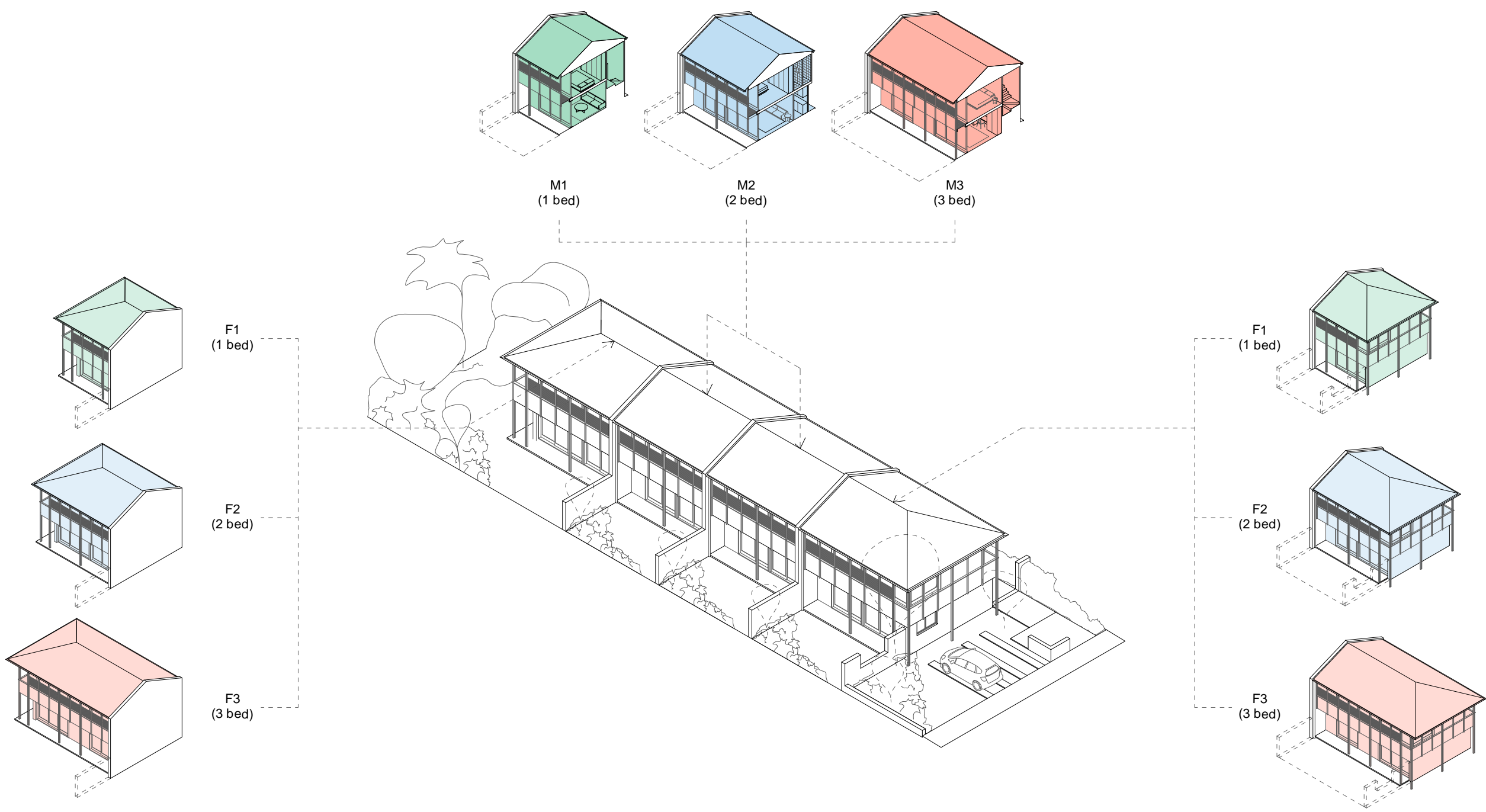
by SAHA

Technical
drawings

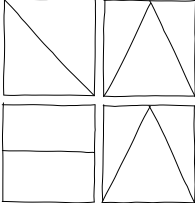


Guidance Notes

- Example sitting in an LMR Housing Area
- Note 1, 2 and 3 bedroom units can be substituted in/out to suit site conditions.
- 'Front and Rear' (F) type modules are to be used at the front and rear, and 'Middle' (M) type modules are to be used in the middle.
- Mix shown F2/M2/M2/F2

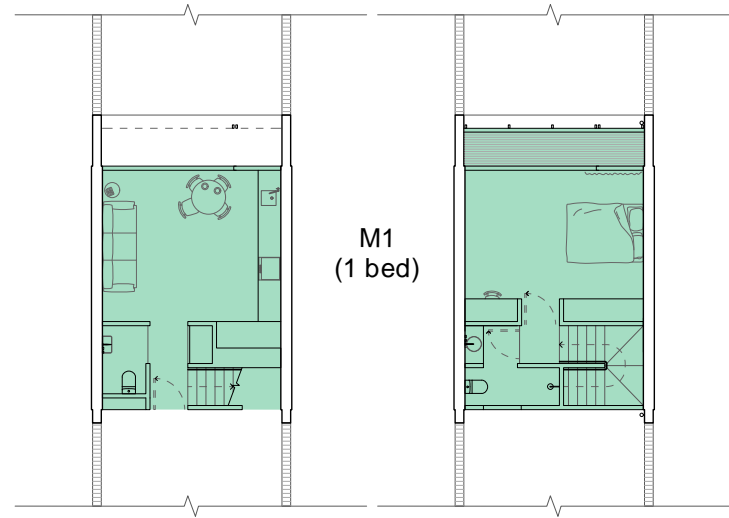


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

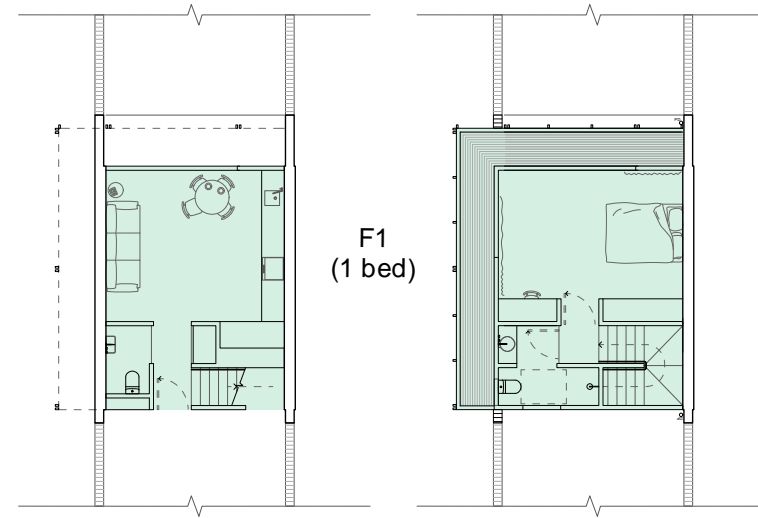


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Name **Row Homes 01
by SAHA**

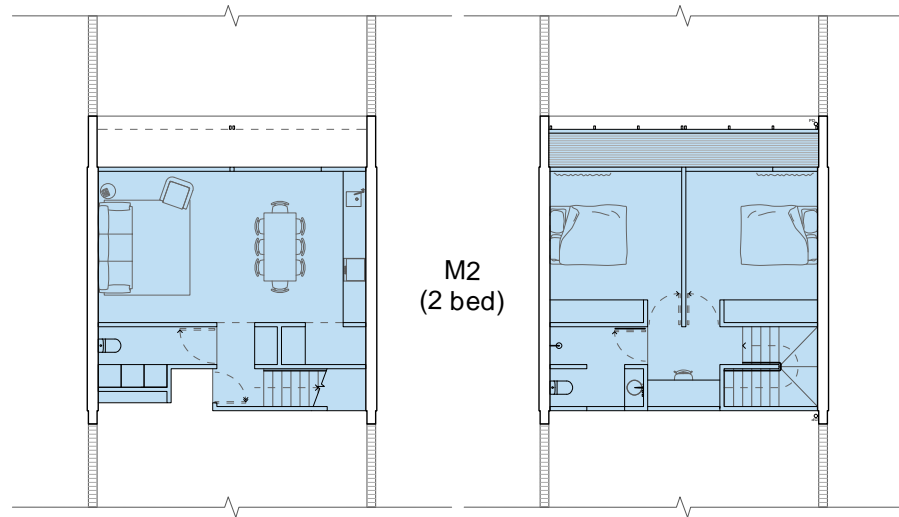
Drawing No. **A-201**
Name **Pattern Adaptations
Dwellings**
Scale **N/A**



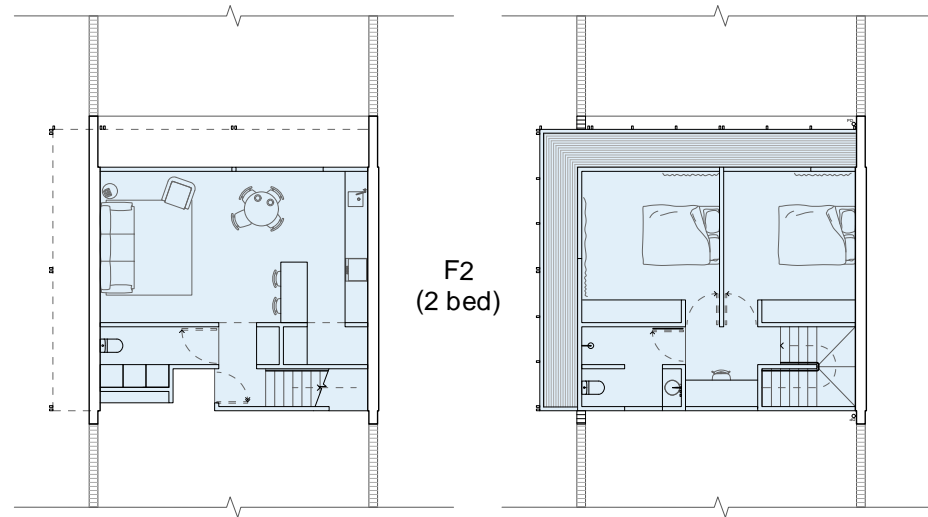
M1
(1 bed)



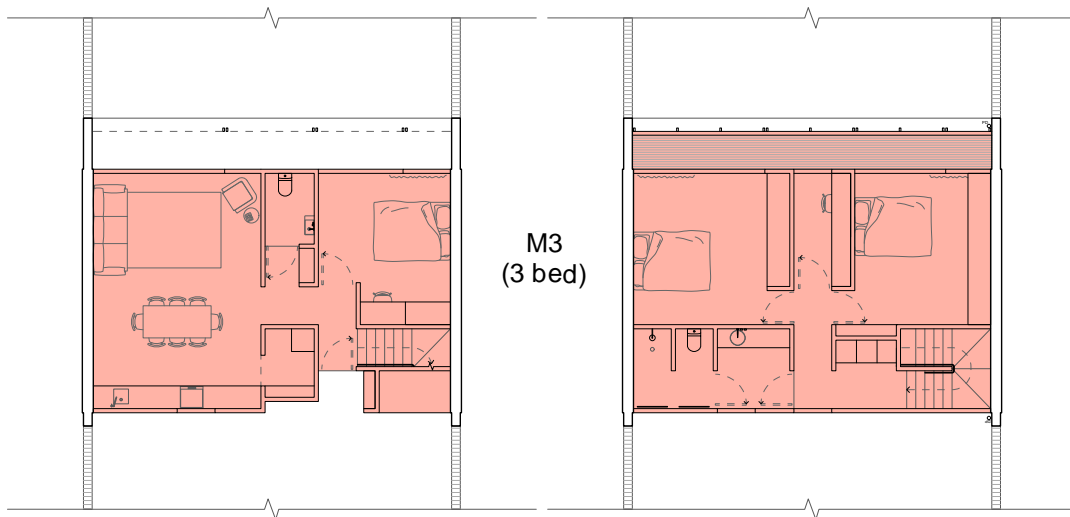
F1
(1 bed)



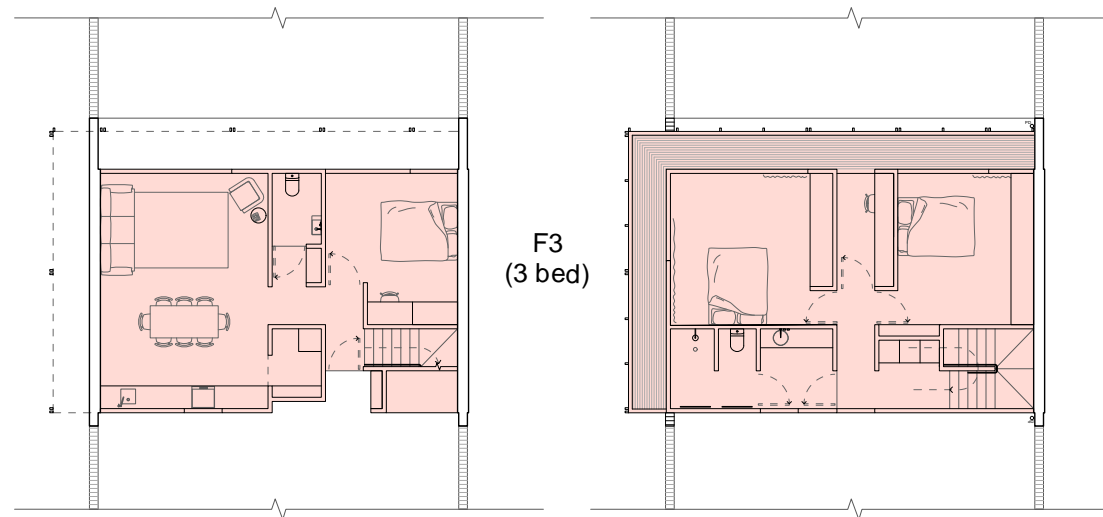
M2
(2 bed)



F2
(2 bed)



M3
(3 bed)

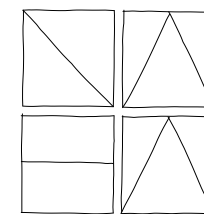


F3
(3 bed)

MIDDLE TYPE MODULES

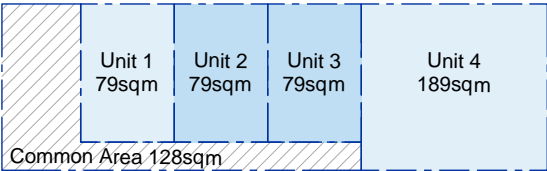
FRONT AND REAR FACADE TYPE MODULES

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

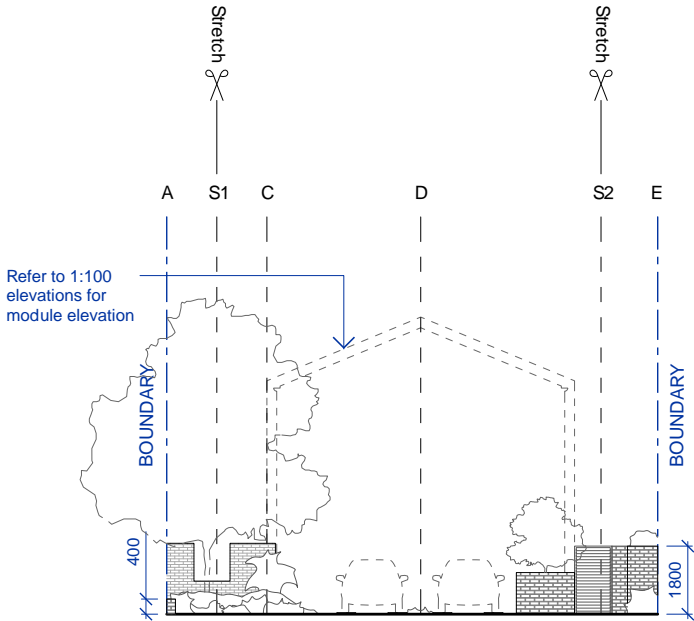


Pattern Code	MH02
Name	Row Homes 01 by SAHA

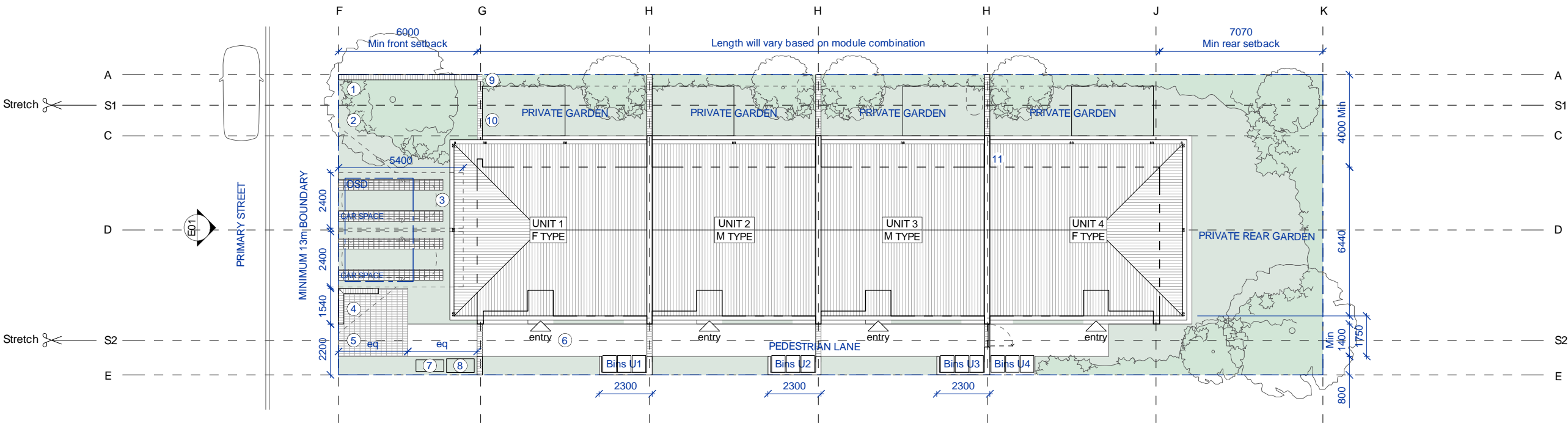
Drawing No.	A-202
Name	Pattern Adaptations Dwellings
Scale	1:200 @ A3



KEY - TYPICAL MIN LOT SIZES



SITE ELEVATION 01 - PRIMARY STREET



SITE PLAN - EXAMPLE LMR HOUSING AREA, MID-BLOCK SITE

Guidance Notes

- Mix shown is F2/M2/M2/F2
- EXAMPLE YIELD - 4 dwellings
- EXAMPLE MIX - F2 / M2 / M2 / F2
- EXAMPLE SITE SIZE - $\approx 555\text{m}^2$
- EXAMPLE GFA - 334m^2
- EXAMPLE FSR - 0.6:1
- EXAMPLE LANDSCAPE AREA - 211m^2
- EXAMPLE DEEP SOIL AREA - 178m^2
- EXAMPLE DEEP SOIL % - $\approx 32\%$
- EXAMPLE HEIGHT - 7.8m

Module Selection:

- All sites must use 'F1', 'F2' or 'F3' modules to primary street
- All sites must use 'F1', 'F2' or 'F3' modules to rear (mirrored)
- User can choose any combination of 'M1', 'M2', 'M3' modules between front and rear modules.

Site length:

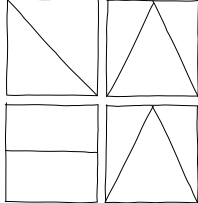
- Users can select individual modules to suit varying site lengths. Refer to site length pages for approved combinations
- Selection must comply with pattern rules general eg. setbacks, parking ratio etc.

Site Width:

- For sites above the minimum width, the pattern may be expanded at grid lines S1 & S2 to accommodate. Grid line S2 to can be expanded by a maximum of 1m.
- Privacy screens to first-floor balconies may be removed to 1m balustrades once the 'Primary Garden' depth reaches 5m or above.
- Minimum width site shown
- Increased site width will allow for an increase to 'Private Garden' at grid line S1 and 'Pedestrian Lane' at grid line S2
- Varying site lengths will suit different module combinations but must maintain minimum setbacks shown here

- Key:
1. Parking location may adjust to suit site conditions. Clearances, servicing, & location of entry must be maintained
 2. Pedestrian site line
 3. Planting area to be provided between car space and Unit 1
 4. Mail. Height at boundary can be reduced by 300mm to suit parking requirements
 5. Pedestrian entry
 6. Concrete path with brick dividers
 7. Water/site meter
 8. Main switch board
 9. 600mm min width planting to boundary
 10. Max additional paving area is 50% width of Private Garden
 11. Wall line below

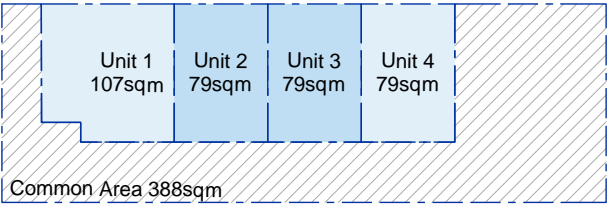
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



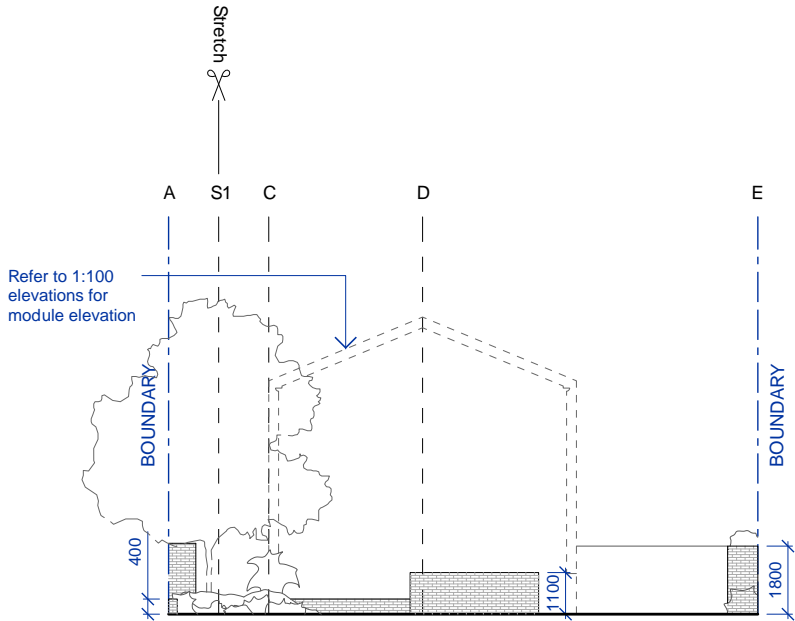
Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-301
Site Plan
LMR Housing Area
1:200 @ A3

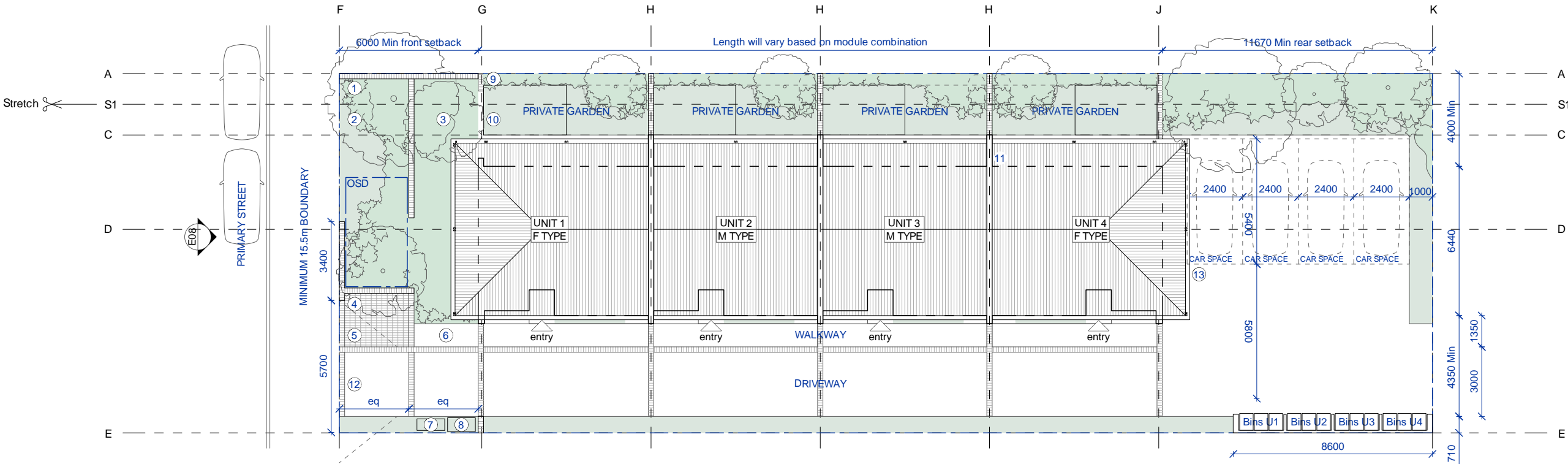




KEY - TYPICAL MIN LOT SIZES



SITE ELEVATION 08 - PRIMARY STREET



SITE PLAN - EXAMPLE Non-LMR, MID-BLOCK SITE

Guidance Notes

- Mix shown is F2/M2/M2/F2
- EXAMPLE YIELD - 4 dwellings
- EXAMPLE MIX-F2/M2/M2/F2
- EXAMPLE SITE SIZE - $\approx 735m^2$
- EXAMPLE GFA - $334m^2$
- EXAMPLE FSR - 0.45:1
- EXAMPLE LANDSCAPE AREA - $163m^2$
- EXAMPLE DEEP SOIL AREA - $133m^2$
- EXAMPLE DEEP SOIL % - $\approx 18\%$
- EXAMPLE HEIGHT - 7.8m

Module Selection:

- All sites must use 'F1', 'F2' or 'F3' modules to primary street
- All sites must use 'F1', 'F2' or 'F3' modules to rear (mirrored)
- User can choose any combination of 'M1', 'M2', 'M3' modules between front and rear modules.

Site length:

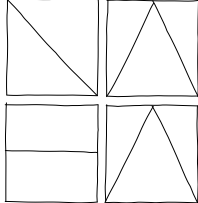
- Users can select individual modules to suit varying site lengths. Refer to site length pages for approved combinations
- Selection must comply with pattern rules general eg. setbacks, parking ratio etc.

Site Width:

- For sites above the minimum width, the pattern may be expanded at grid line S1 to accommodate the additional site width.
- Privacy screens to first-floor balconies may be removed to 1m balustrades once the 'Primary Garden' depth reaches 5m or above.
- Minimum width site shown
- Increased site width will allow for an increase to 'Private Garden' space at Grid line S1
- Varying site lengths will suit different module combinations but must maintain minimum setbacks shown here

- Key:
1. Front setback can reduce to match neighbour average
 2. No fence to front boundary
 3. Unit 1 private garden to front setback as per lot diagram.
 4. Mail. Height at boundary can be reduced by 300mm to suit parking requirements
 5. Pedestrian entry
 6. Concrete path with brick dividers
 7. Water/site meter
 8. Main switch board
 9. 600mm min width planting to boundary
 10. Max additional paving area is 50% width of Private Garden
 11. Wall line below
 12. Vehicle entry
 13. Parking area and driveway can be permeable

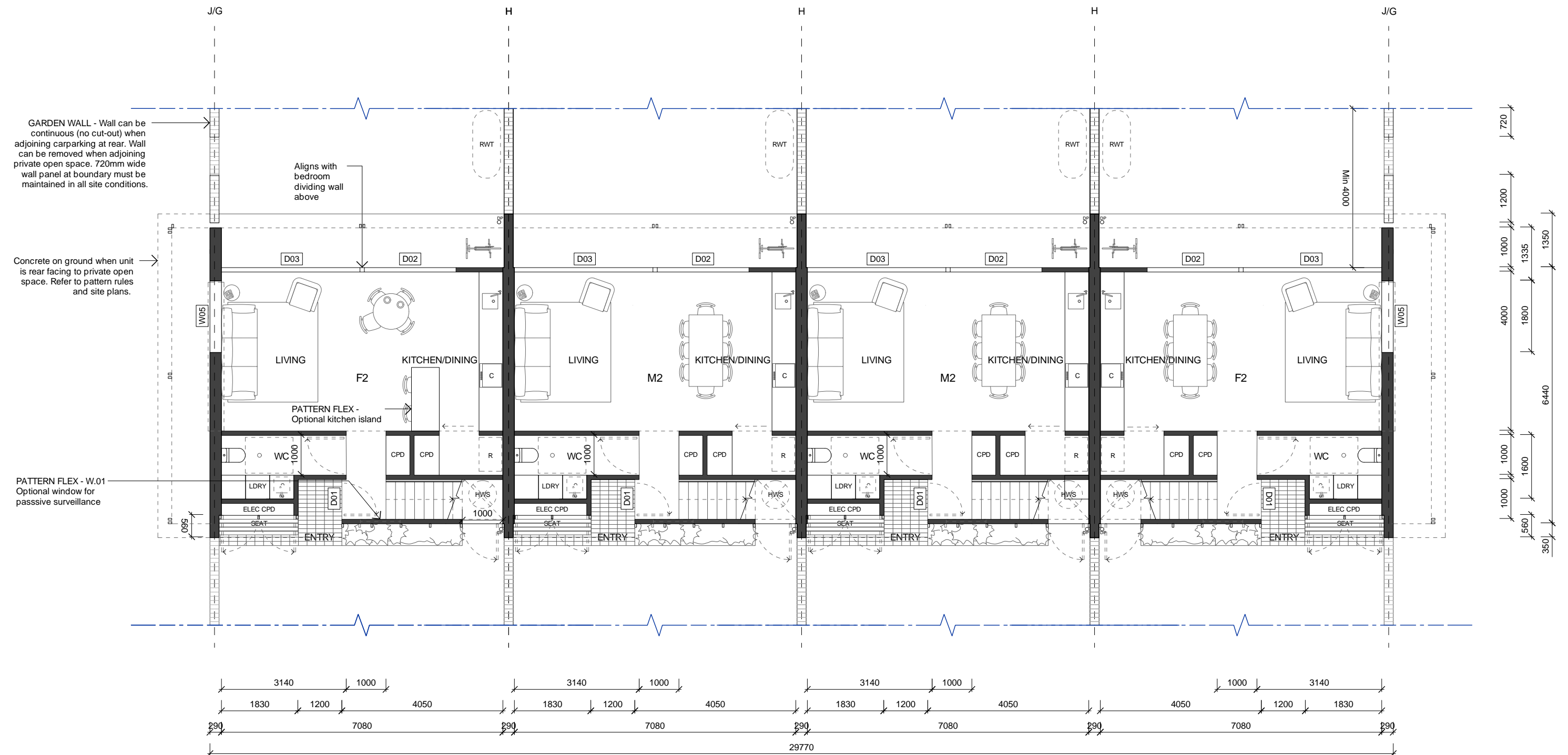
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-302
Site Plan
Non-LMR Housing Area
1:200 @ A3

F2	M2	M2	F2
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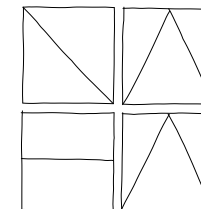


0 0.5 1 5m



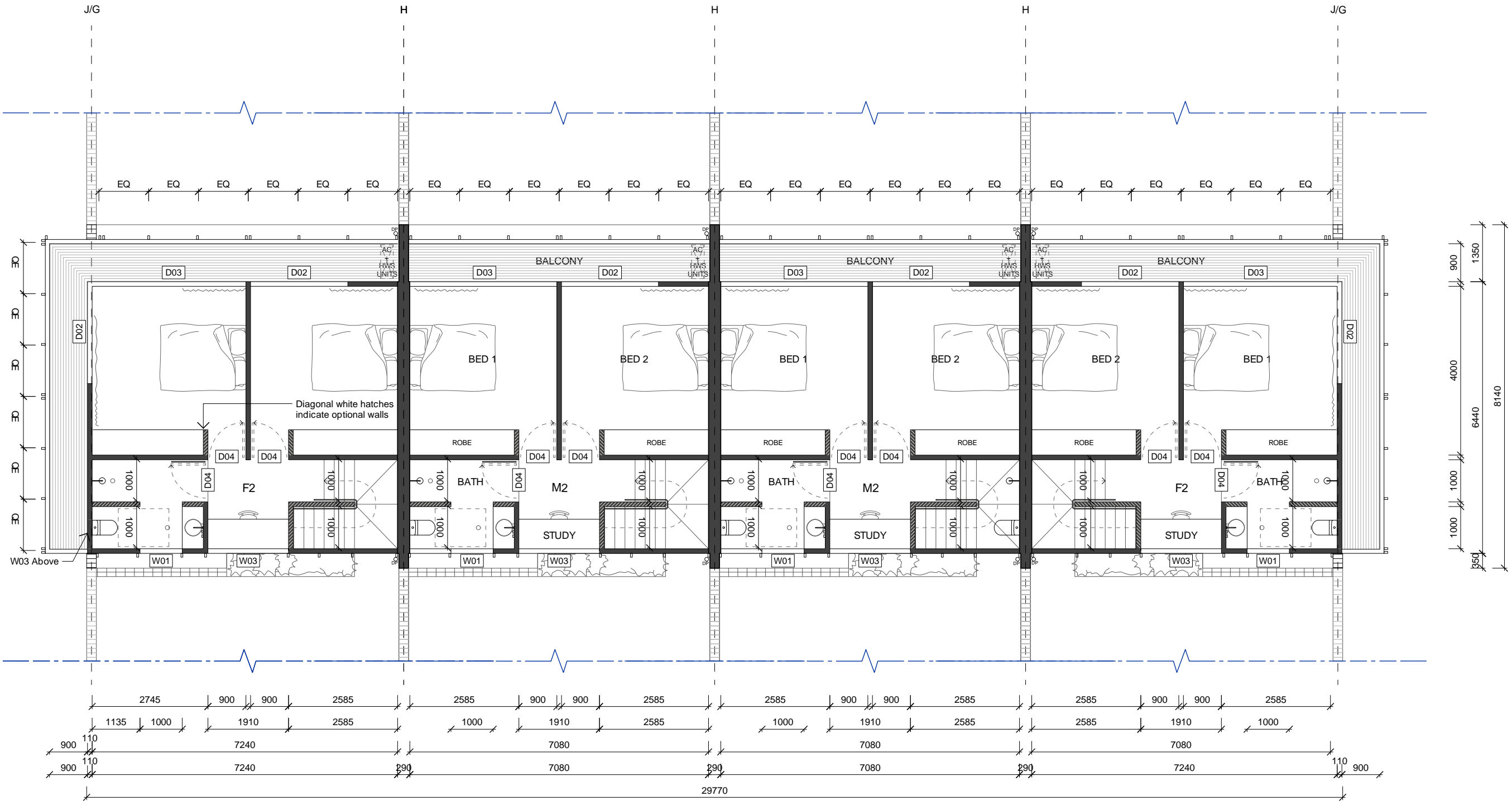
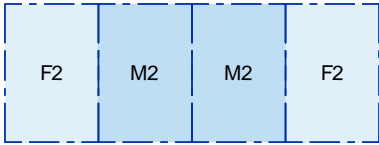
© State of New South Wales (Department of Planning, Housing and Infrastructure) 2025
Government Architect NSW for New South Wales Department of Planning, Housing and Infrastructure (GANSW) has approved this pattern for inclusion in the Housing Pattern Book. This Pattern is an indicative design for planning application purposes and is not suitable for construction. GANSW accepts no responsibility or liability in relation to use of this Pattern or any resulting built outcome. It is the sole responsibility of each Pattern user to make their own enquiries and obtain professional advice in relation to approvals, compliance, and construction of this Pattern. Any use of this Pattern must be in accordance with the [Terms and Conditions](#), which may be retracted or amended by GANSW at any time. Any misuse may be prosecuted.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

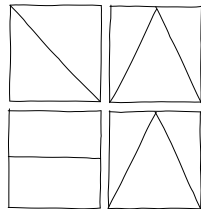


Pattern Code	MH02
Name	Row Homes 01 by SAHA

Drawing No.	A-303
Name	Ground Floor Base Pattern
Scale	LMR and Non-LMR 1:100 @ A3

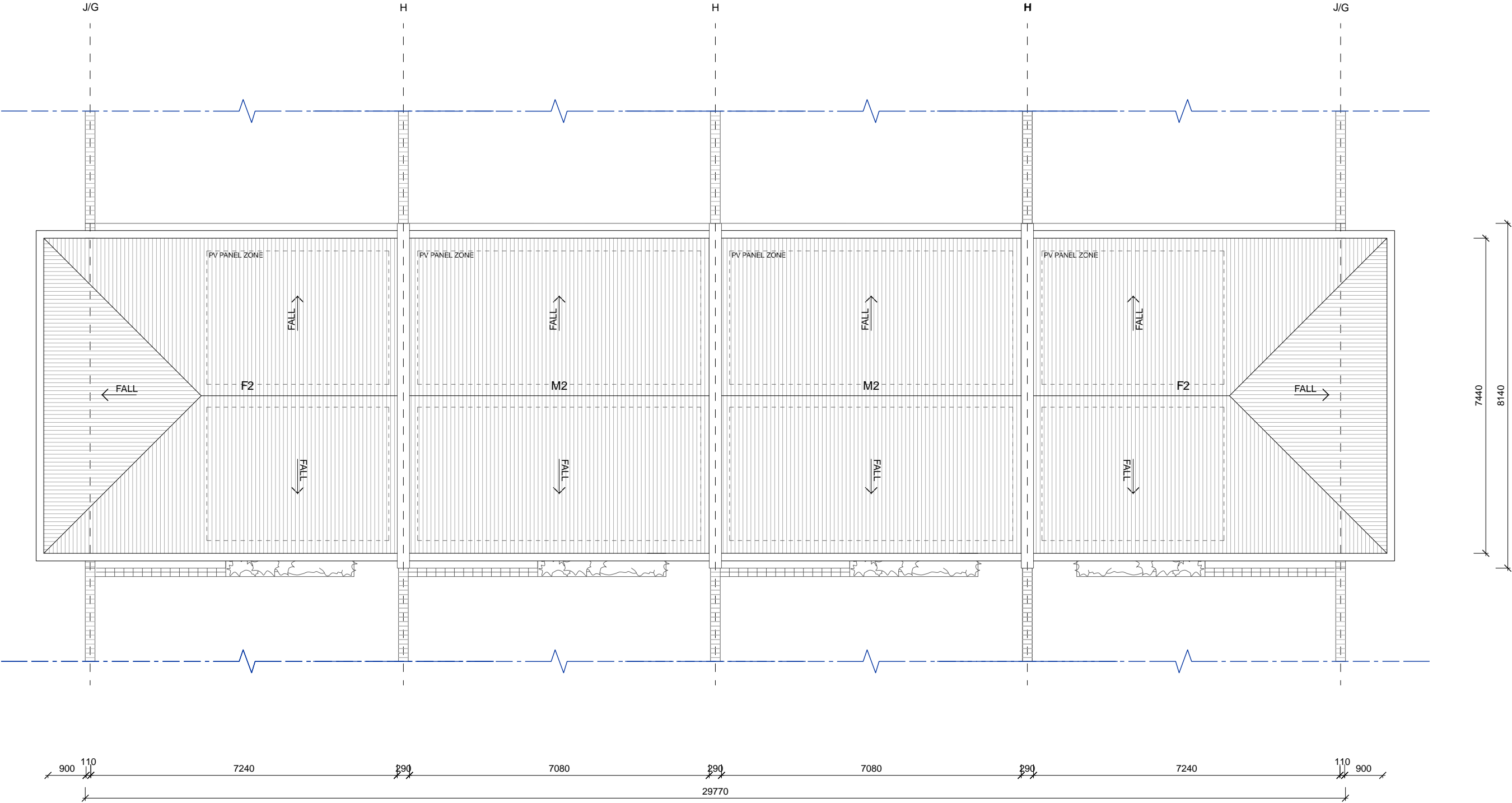


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

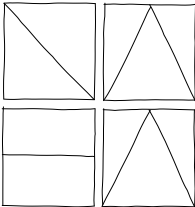


Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-304
First Floor Base Pattern
LMR and Non-LMR
1:100 @ A3

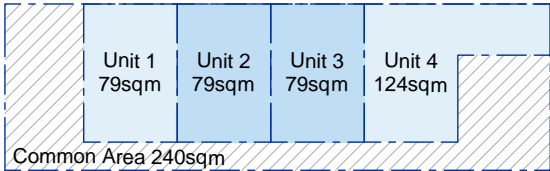


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

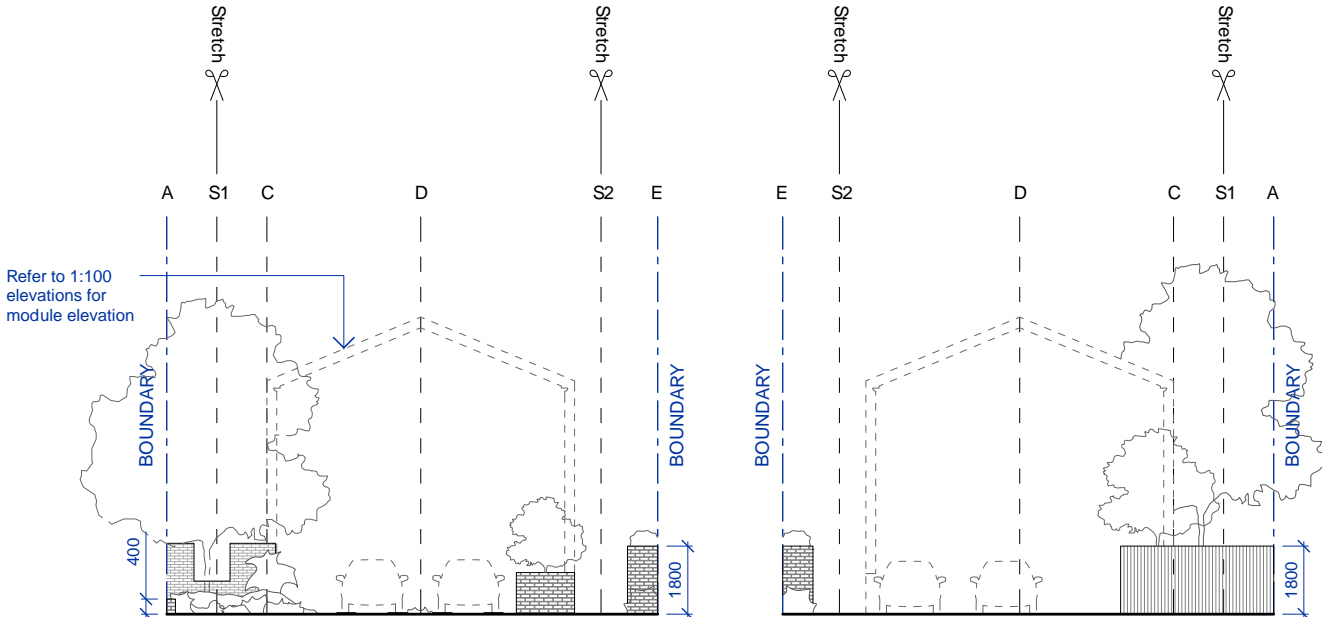


Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-305
Roof Plan Base Pattern
LMR and Non-LMR
1:100 @ A3

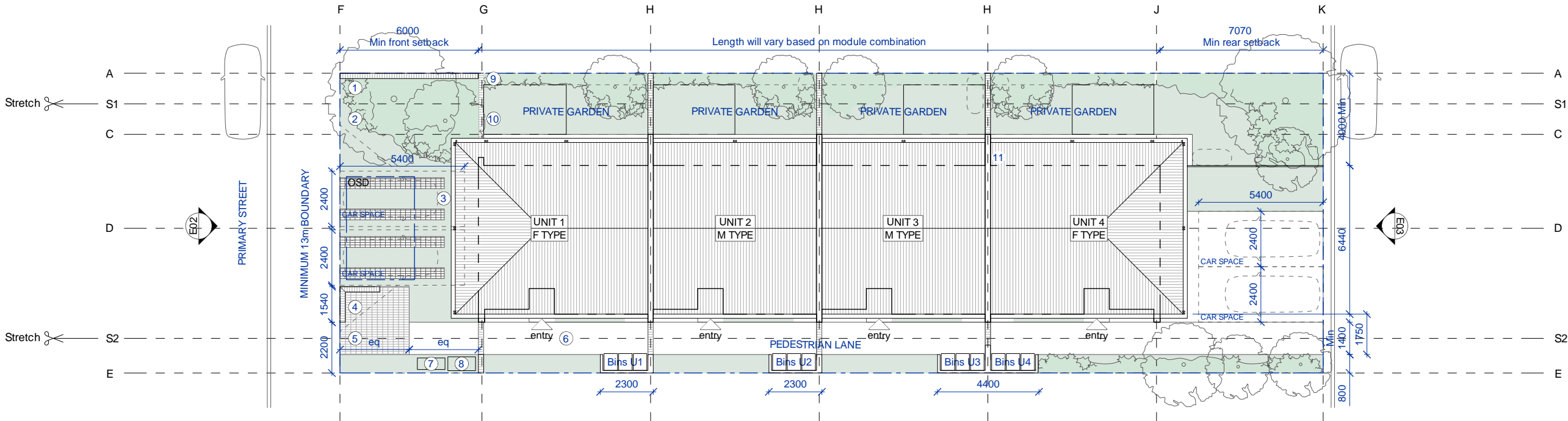


KEY - TYPICAL MIN LOT SIZES



SITE ELEVATION 02 - PRIMARY STREET

SITE ELEVATION 03 - SECONDARY STREET



SITE PLAN - EXAMPLE REAR LANE SITE

Guidance Notes

- Mix shown is F2/M2/M2/F2
- EXAMPLE YIELD - 4 dwellings
- EXAMPLE MIX - F2 / M2 / M2 / F2
- EXAMPLE SITE SIZE - $\approx 555m^2$
- EXAMPLE GFA - $334m^2$
- EXAMPLE FSR - 0.6:1
- EXAMPLE LANDSCAPE AREA - $160m^2$
- EXAMPLE DEEP SOIL AREA - $139m^2$
- EXAMPLE DEEP SOIL % - $\approx 25\%$
- EXAMPLE HEIGHT - 7.8m

Module Selection:

- All sites must use 'F1', 'F2' or 'F3' modules to primary street
- All sites must use 'F1', 'F2' or 'F3' modules to rear (mirrored)
- User can choose any combination of 'M1', 'M2', 'M3' modules between front and rear modules.

Site length:

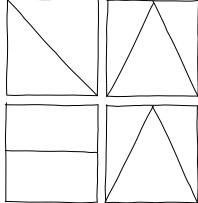
- Users can select individual modules to suit varying site lengths. Refer to site length pages for approved combinations
- Selection must comply with pattern rules general eg. setbacks, parking ratio etc.

Site Width:

- For sites above the minimum width, the pattern may be expanded at grid lines S1 & S2 to accommodate. Grid line S2 to can be expanded by a maximum of 1m.
- Privacy screens to first-floor balconies may be removed to 1m balustrades once the 'Primary Garden' depth reaches 5m or above.
- Minimum width site shown
- Increased site width will allow for an increase to 'Private Garden' at grid line S1 and 'Pedestrian Lane' at grid line S2
- Varying site lengths will suit different module combinations but must maintain minimum setbacks shown here

- Key:
1. Parking location may adjust to suit site conditions. Clearances, servicing, & location of entry must be maintained
 2. Pedestrian site line
 3. Planting area to be provided between car space and Unit 1
 4. Mail. Height at boundary can be reduced by 300mm to suit parking requirements
 5. Pedestrian entry
 6. Concrete path with brick dividers
 7. Water/site meter
 8. Main switch board
 9. 600mm min width planting to boundary
 10. Max additional paving area is 50% width of Private Garden
 11. Wall line below

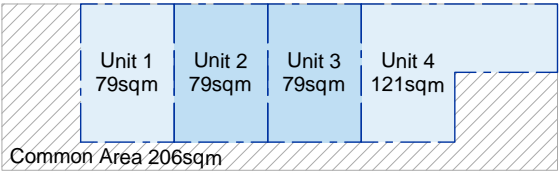
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



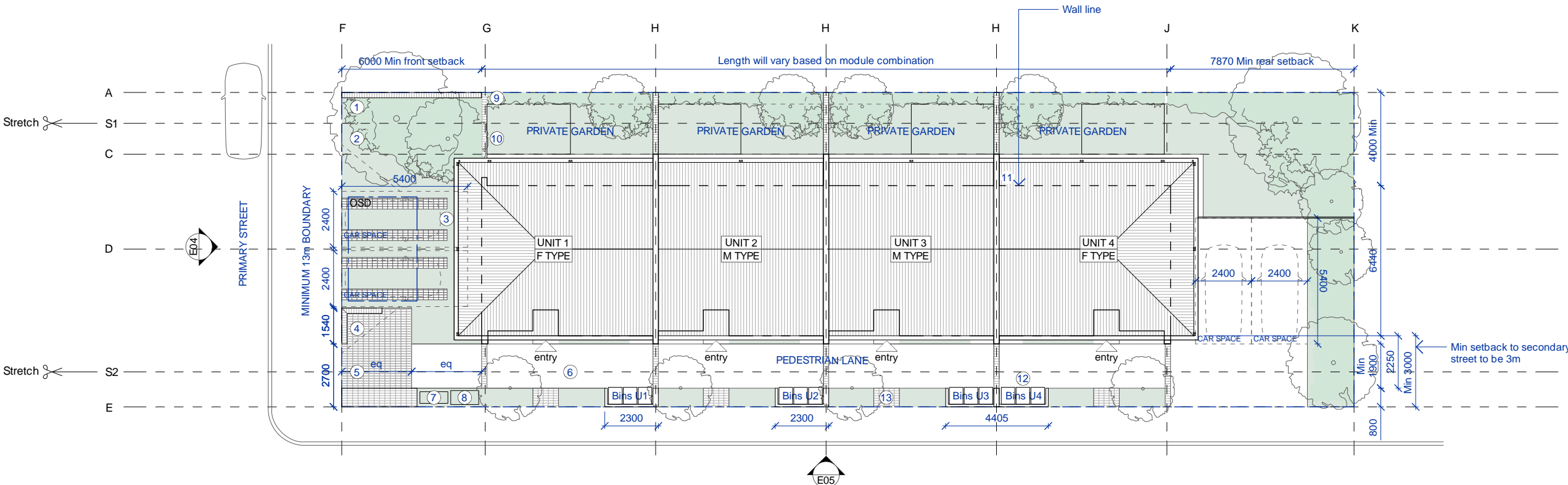
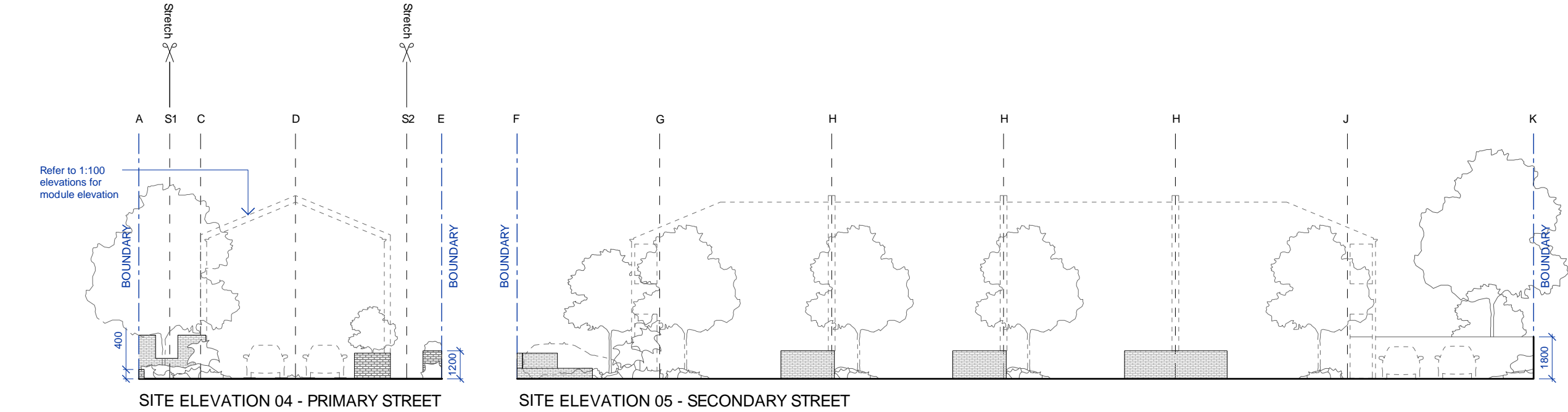
Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-321
Pattern Adaptation
Site Plan Rear Lane
1:200 @ A3





KEY - TYPICAL MIN LOT SIZES

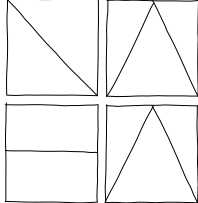


SITE PLAN EXAMPLE CORNER SITE (SECONDARY STREET TO THE SOUTH)

Guidance Notes

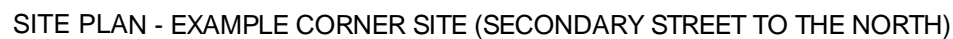
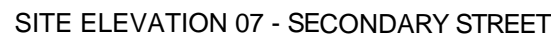
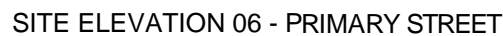
- Mix shown is F2/M2/M2/F2
 - EXAMPLE YIELD - 4 dwellings
 - EXAMPLE MIX-F2/M2/M2/F2
 - EXAMPLE SITE SIZE - $\approx 565\text{m}^2$
 - EXAMPLE GFA - 334m^2
 - EXAMPLE FSR - 0.59:1
 - EXAMPLE LANDSCAPE AREA - 163m^2
 - EXAMPLE DEEP SOIL AREA - 139m^2
 - EXAMPLE DEEP SOIL % - $\approx 24\%$
 - EXAMPLE HEIGHT - 7.8m
- Module Selection:
- All sites must use 'F1', 'F2' or 'F3' modules to primary street
 - All sites must use 'F1', 'F2' or 'F3' modules to rear (mirrored)
 - User can choose any combination of 'M1', 'M2', 'M3' modules between front and rear modules.
- Site length:
- Users can select individual modules to suit varying site lengths. Refer to site length pages for approved combinations
 - Selection must comply with pattern rules general eg. setbacks, parking ratio etc.
- Site Width:
- For sites above the minimum width, the pattern may be expanded at grid lines S1 & S2 to accommodate. Grid line S2 to can be expanded by a maximum of 1m.
 - Privacy screens to first-floor balconies may be removed to 1m balustrades once the 'Primary Garden' depth reaches 5m or above.
 - Minimum width site shown
 - Increased site width will allow for an increase to 'Private Garden' at grid line S1 and 'Pedestrian Lane' at grid line S2
 - Varying site lengths will suit different module combinations but must maintain minimum setbacks shown here
- Key:
1. Parking location may adjust to suit site conditions. Clearances, servicing, & location of entry must be maintained
 2. Pedestrian site line
 3. Planting area to be provided between car space and Unit 1
 4. Mail. Height at boundary can be reduced by 300mm to suit parking requirements
 5. Pedestrian entry
 6. Concrete path with brick dividers
 7. Water/site meter
 8. Main switch board
 9. 600mm min width planting to boundary
 10. Max additional paving area is 50% width of Private Garden
 11. Wall line below
 12. Bin and entry location to mirror when module is mirrored.
 13. Paved path to align with module entry.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code
Name
MH02
Row Homes 01
by SAHA

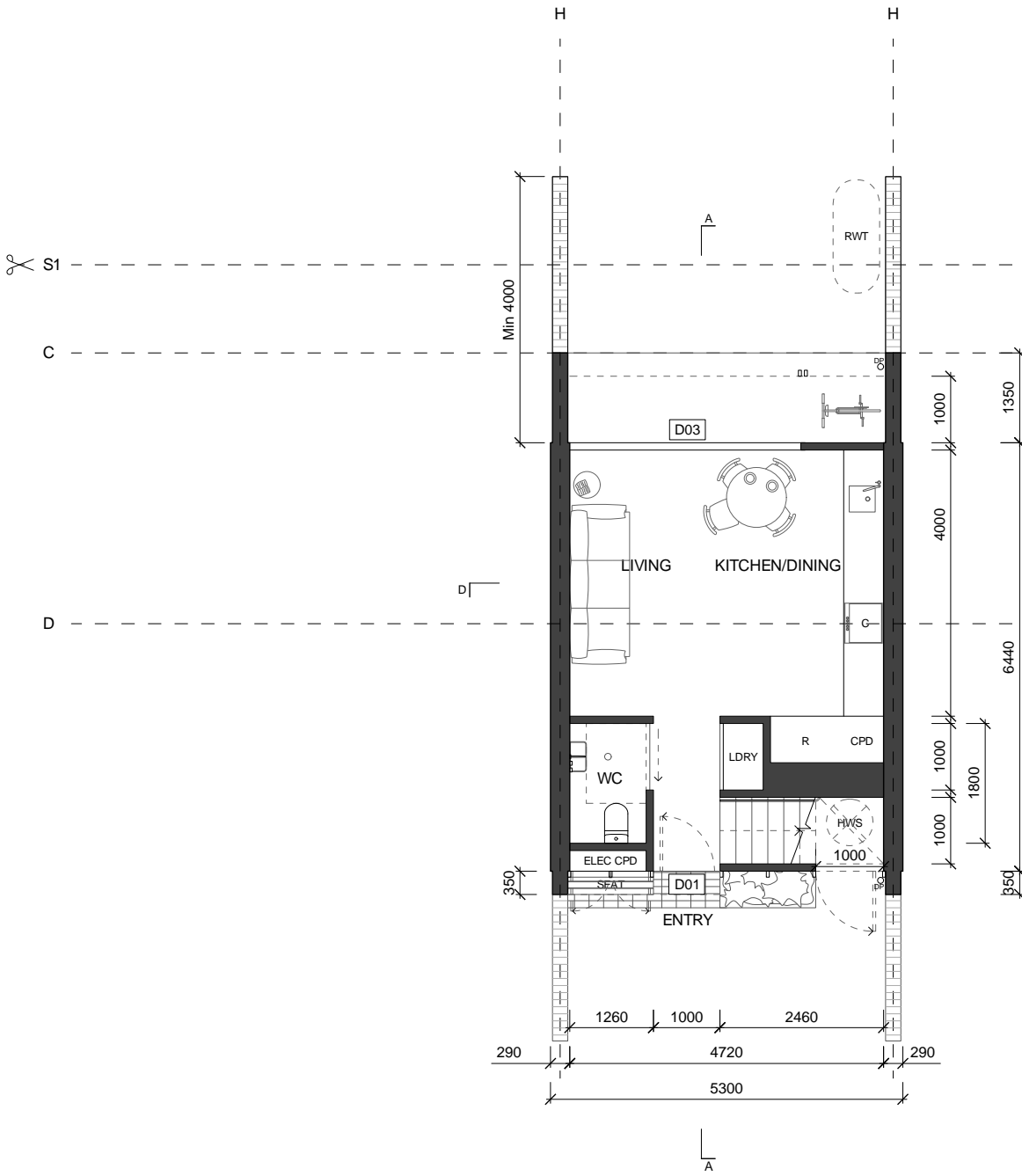
Drawing No.
Name
Scale
A-322
Pattern Adaptation
Corner - South Facing
1:200 @ A3



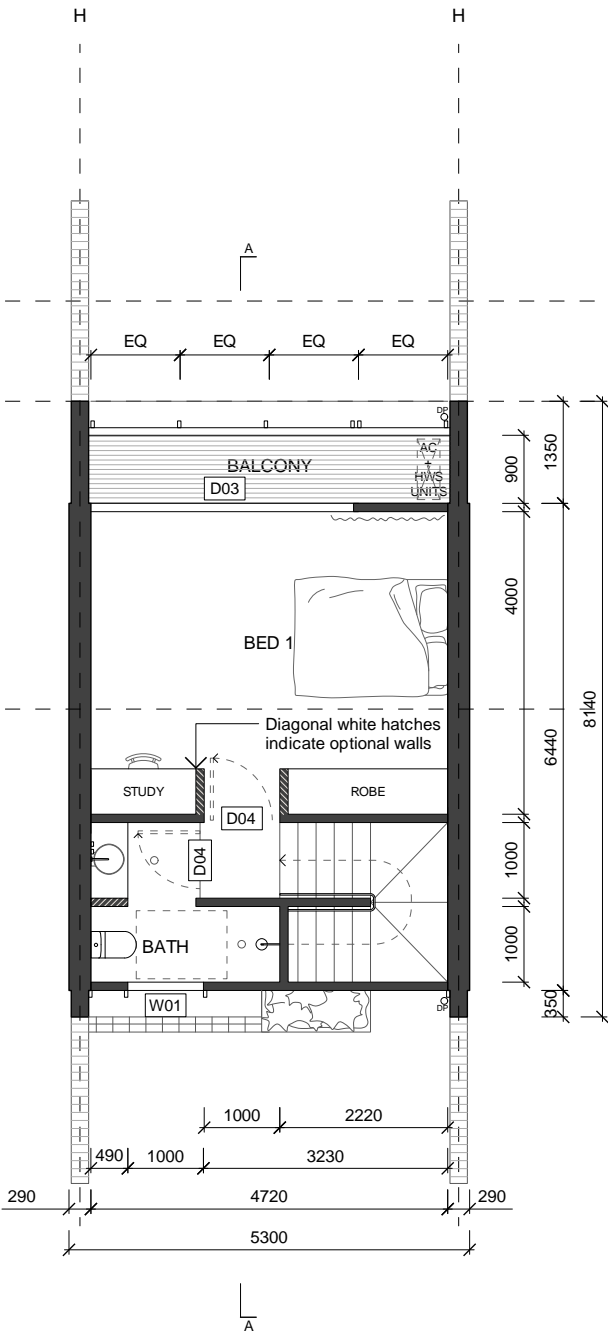
1. Parking location may adjust to suit site conditions.
2. Clearances, servicing, & location of entry must be maintained
2. Pedestrian site line
3. Planting area to be provided between car space and Unit 1
4. Mail. Height at boundary can be reduced by 300mm to suit parking requirements
5. Pedestrian entry
6. Concrete path with brick dividers
7. Water/site meter
8. Main switch board
9. 600mm min width planting to boundary
10. Max additional paving area is 50% width of Private Garden
11. Wall line below
12. Timber or brick boundary fences between garden walls. If timber, finish C.01. If brick, finish B.01.

Guidance Notes

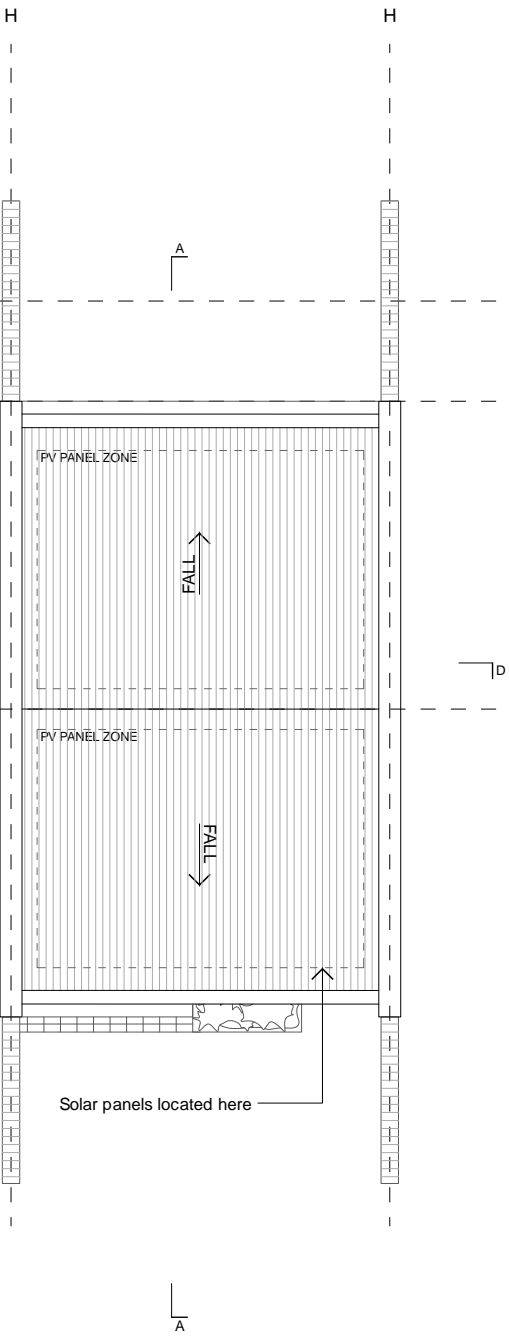
- M1 - MIDDLE MODULE - 1 BEDROOM UNIT
- Can be mirrored in arrangements as per pattern rules
 - Module yield: 1 bed / 1.5 bath, GFA: 51m2
 - Refer to drawing A-202 for all module options



M1 - GROUND FLOOR PLAN



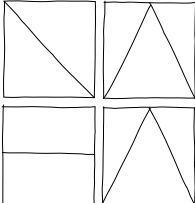
M1 - FIRST FLOOR PLAN



M1 - ROOF PLAN



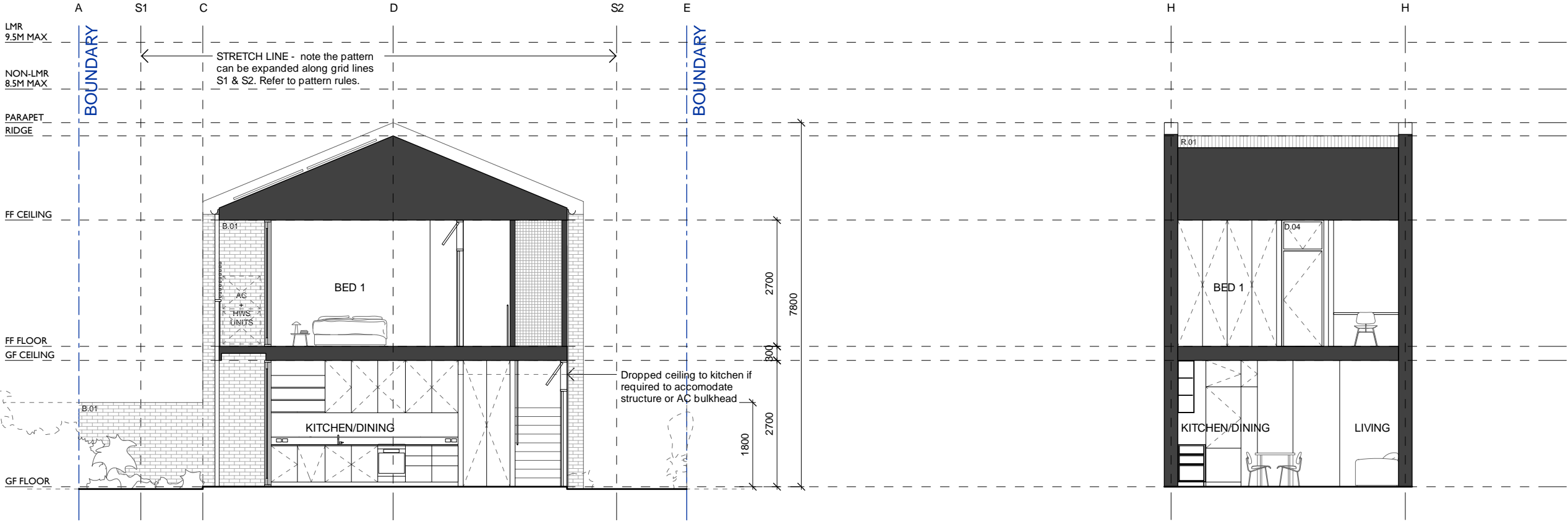
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



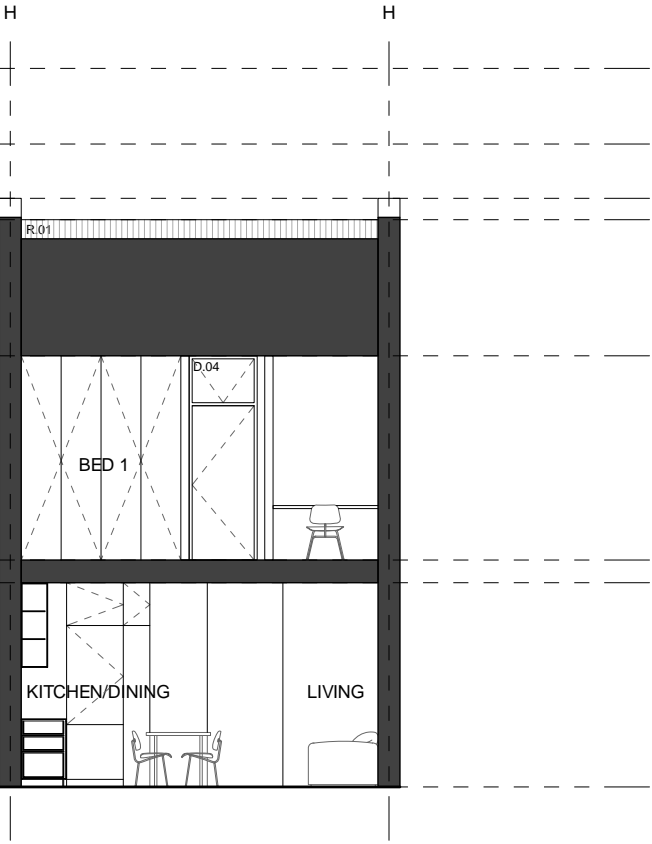
Guidance Notes

M1 - MIDDLE MODULE - 1 BEDROOM UNIT

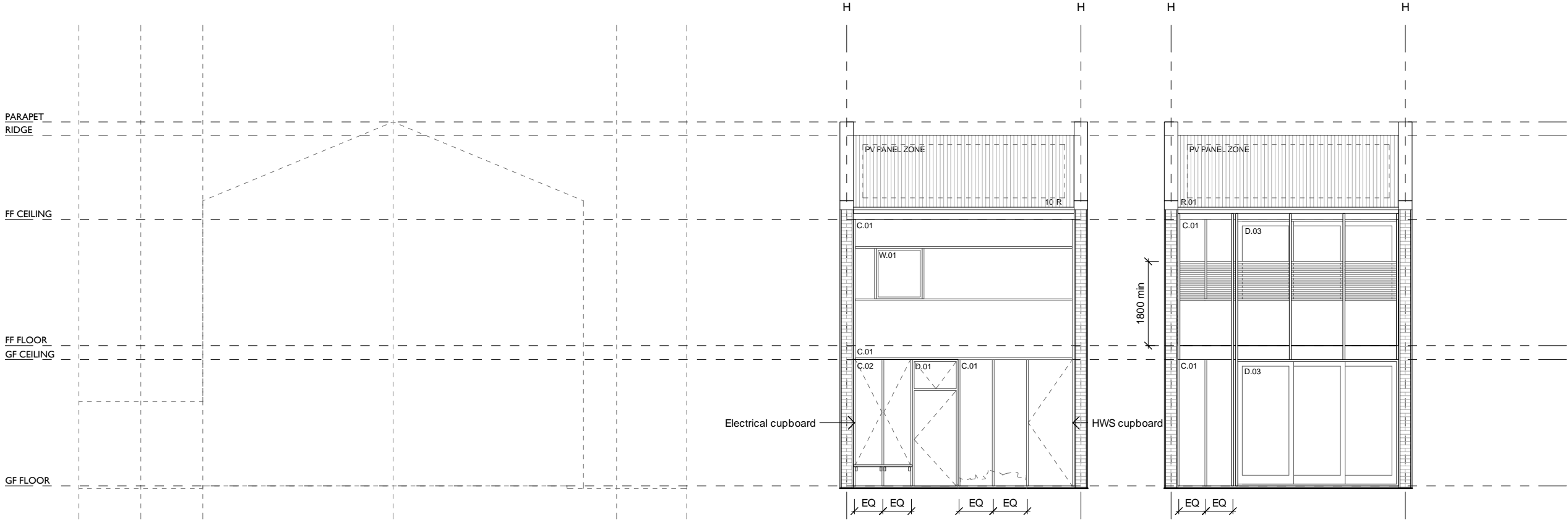
- Refer to drawing A-202 for all module options



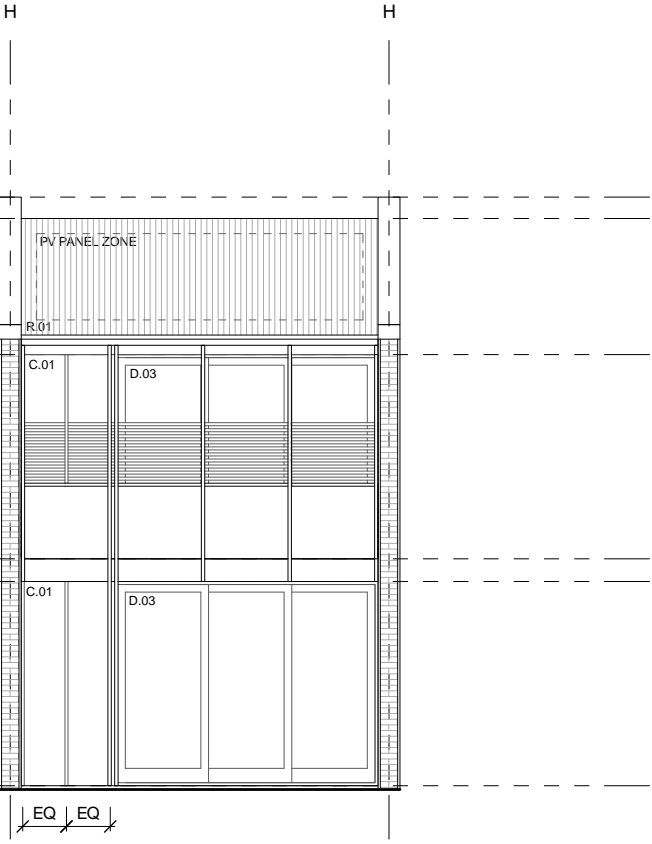
M1 - SECTION AA



M1 - SECTION DD

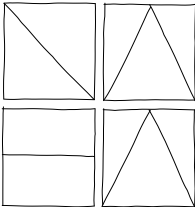


M1 - ELEVATION - ENTRY



M1 - ELEVATION - PRIVATE GARDEN

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code
Name

MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

A-325
Pattern Adaptation
M1 Section, Elevations
1:100 @ A3

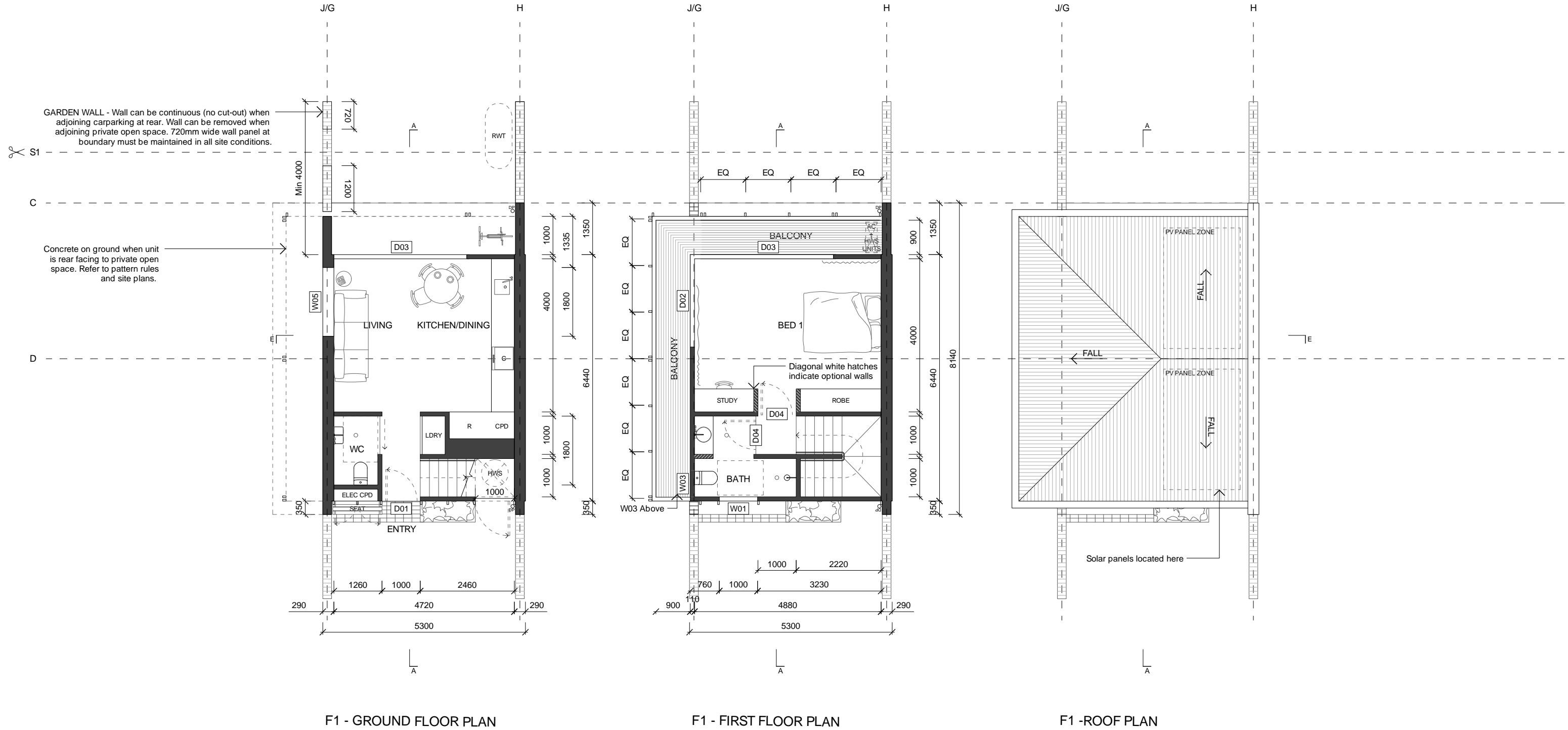
Guidance Notes

F1 - FRONT & END MODULE - 1 BEDROOM UNIT

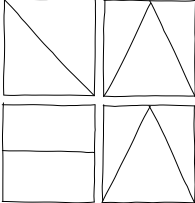
- Can be mirrored in arrangements as per pattern rules

- Module yield: 1 bed / 1.5 bath, GFA: 52m2

- Refer to drawing A-202 for all module options



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

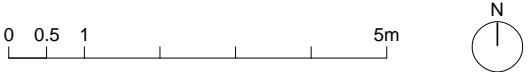


Pattern Code
Name

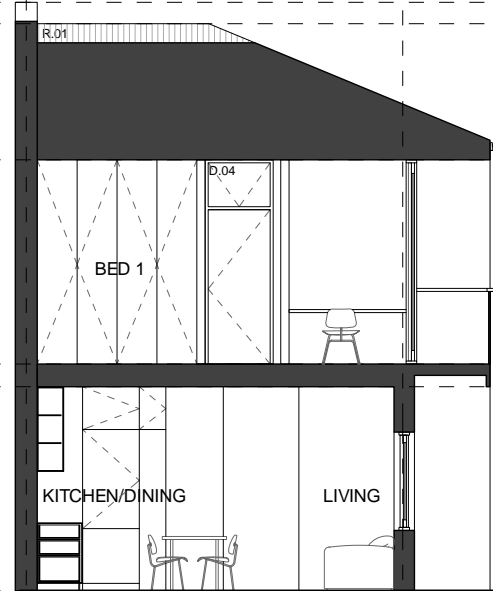
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

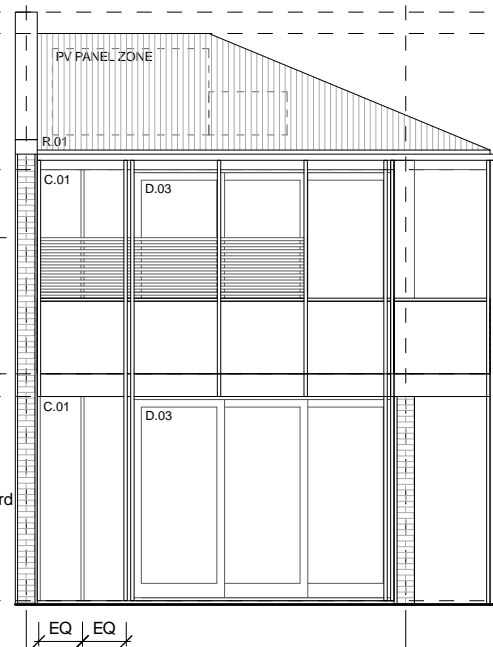
A-326
Pattern Adaptation
F1 Floor, Roof Plan
1:100 @ A3



- Refer to drawing A-202 for all module options



F1 - SECTION EE



F1 - ELEVATION - PRIVATE GARDEN

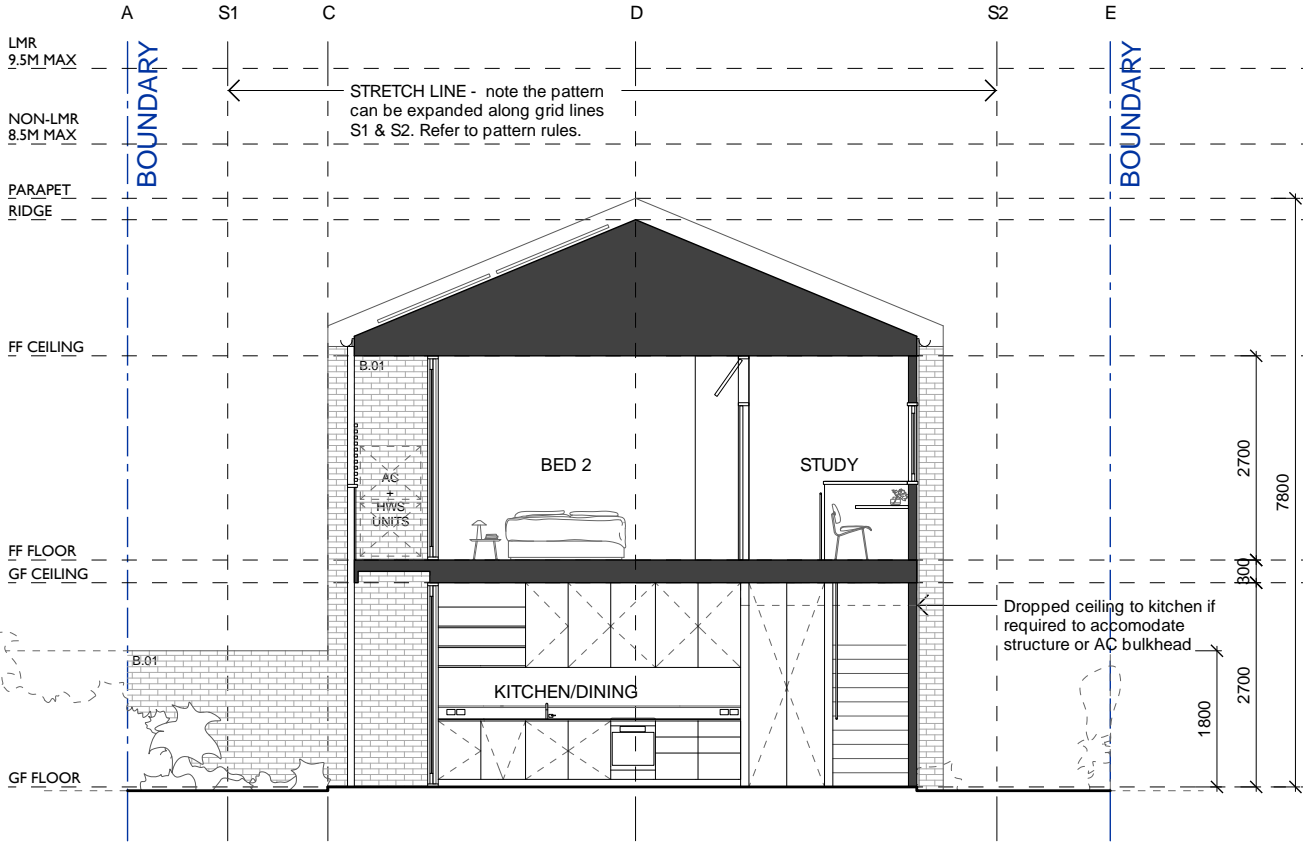
- Can be mirrored in arrangements as per pattern rules
- Module yield: 2 bed / 1.5 bath, GFA: 83m²
- Refer to drawing A-202 for all module options



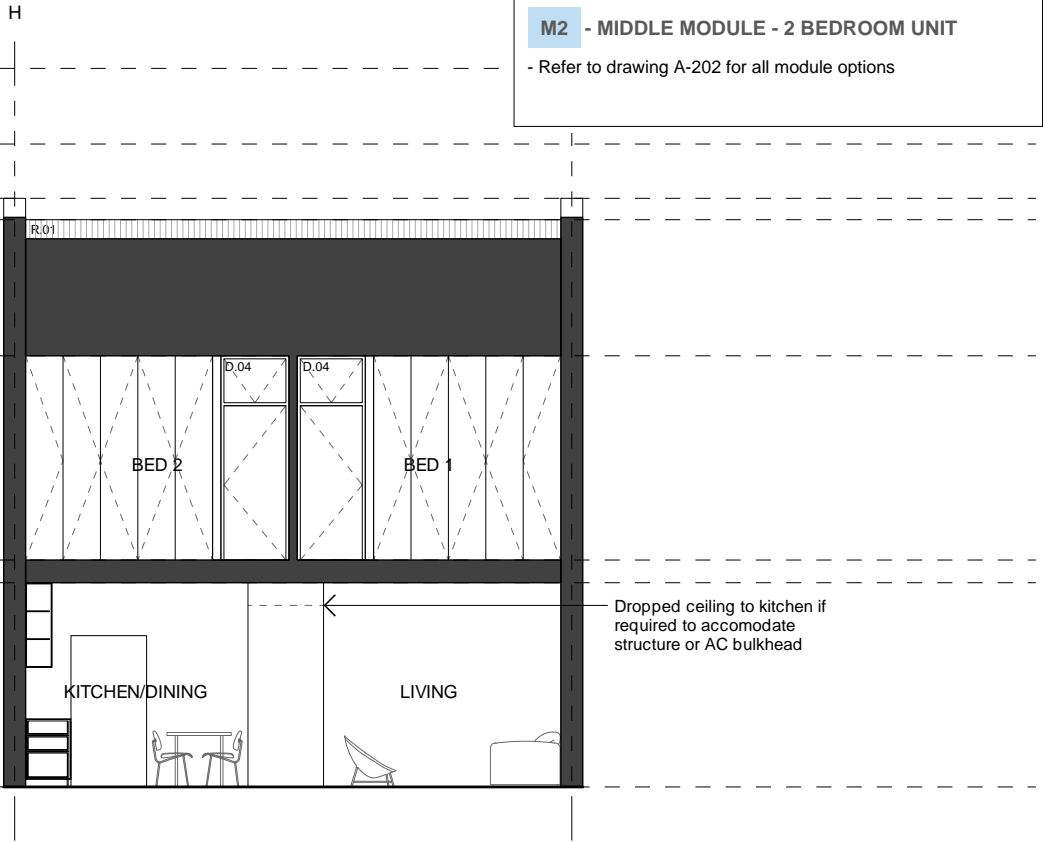
Guidance Notes

M2 - MIDDLE MODULE - 2 BEDROOM UNIT

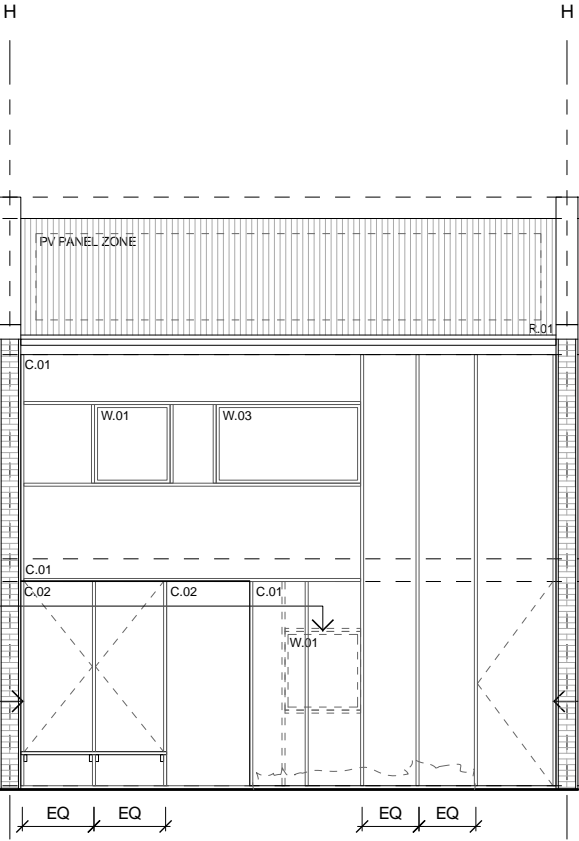
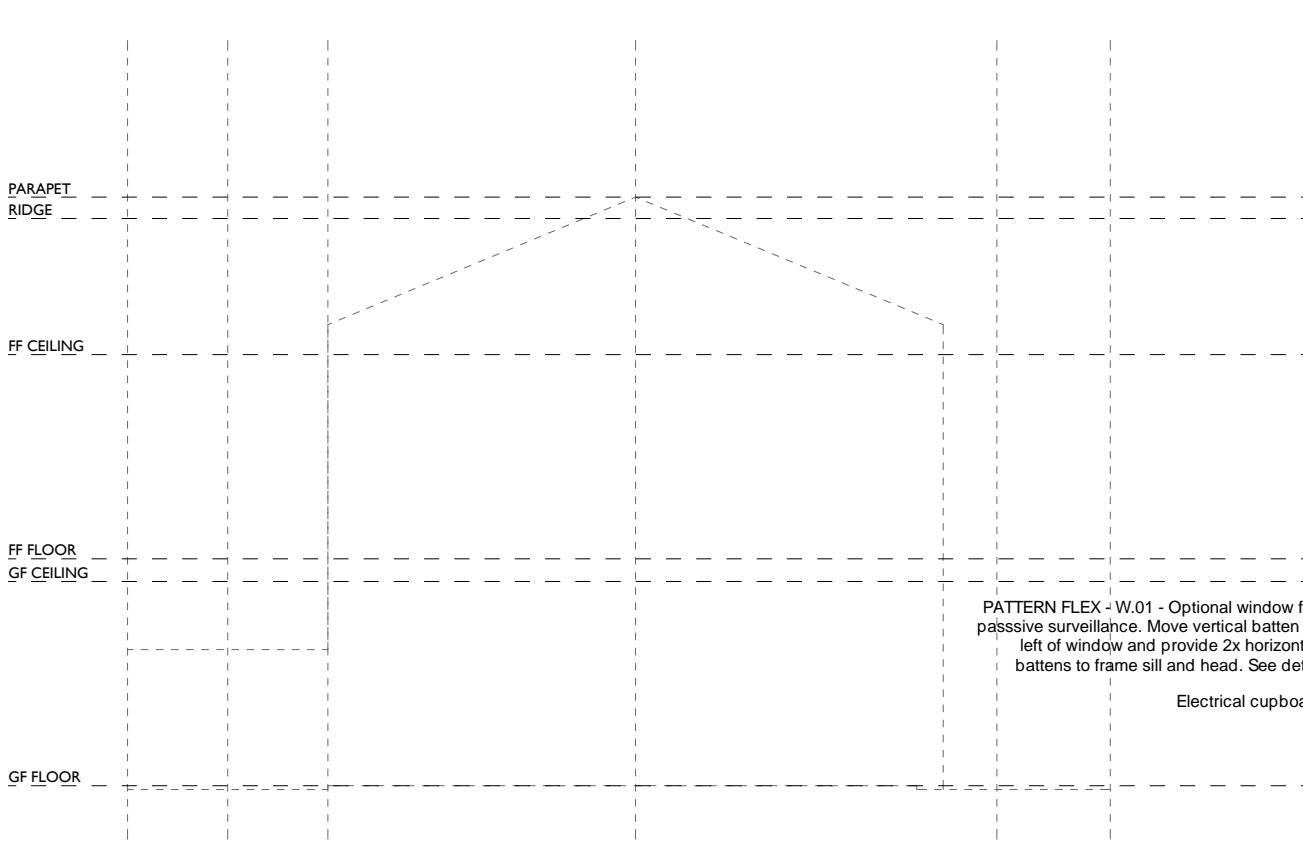
- Refer to drawing A-202 for all module options



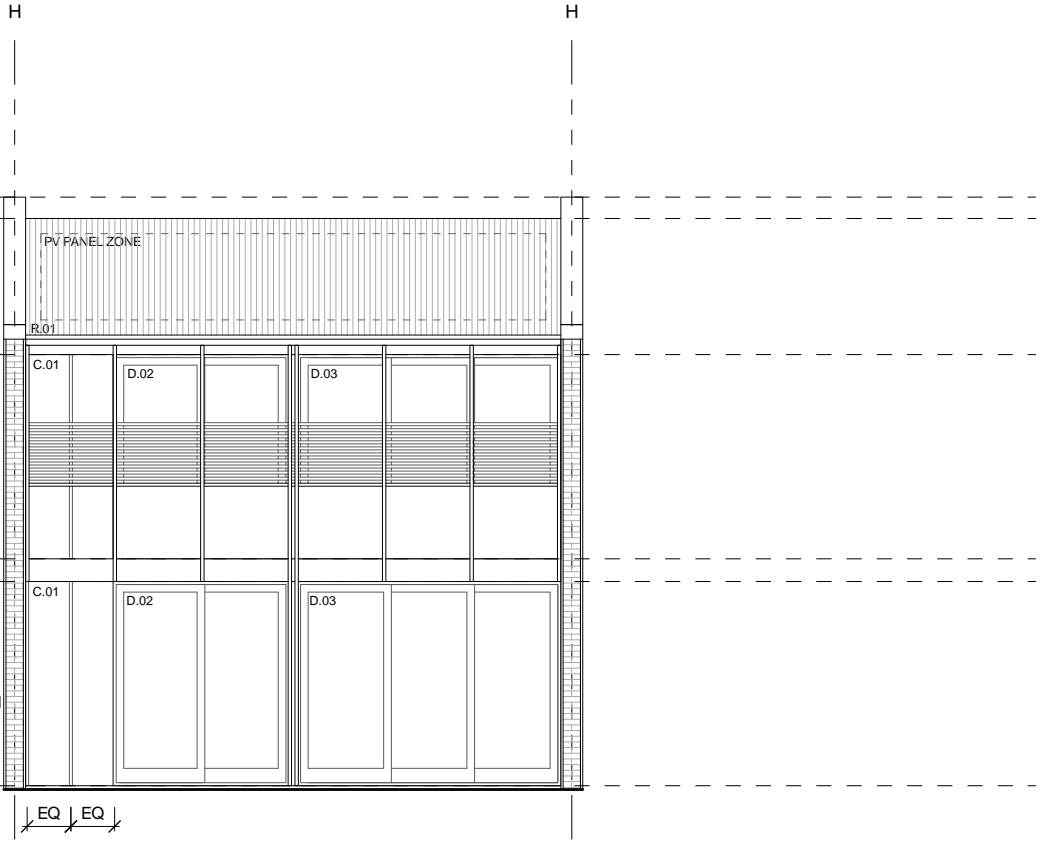
M2 - SECTION BB



M2 - SECTION FF

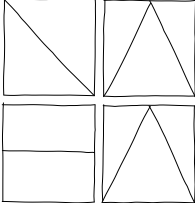


M2 - ELEVATION - ENTRY



M2 - ELEVATION - PRIVATE GARDEN

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code
Name

MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

A-329
Pattern Adaptation
M2 Section, Elevations
1:100 @ A3

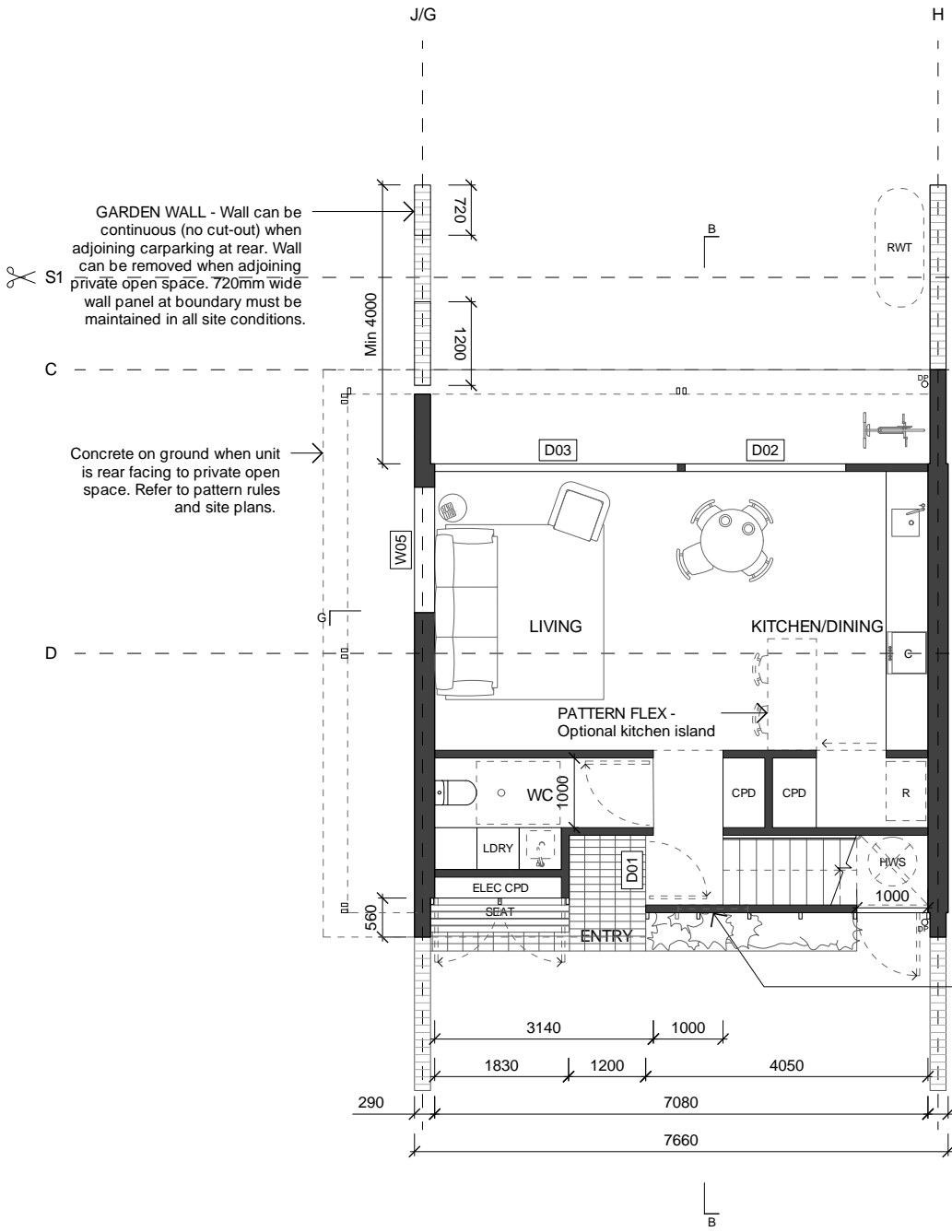
Guidance Notes

F2 - FRONT & END MODULE - 2 BEDROOM UNIT

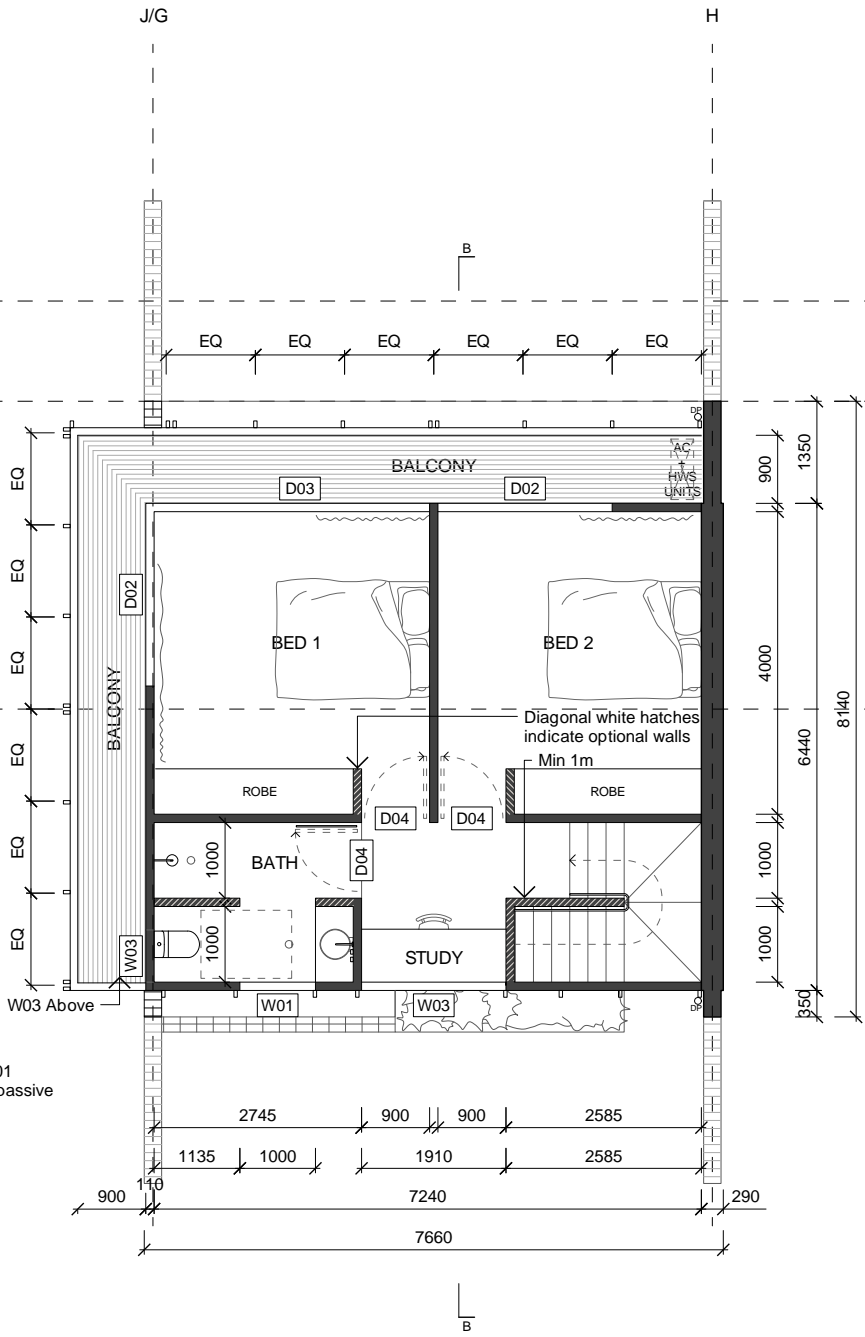
- Can be mirrored in arrangements as per pattern rules

- Module yield: 2 bed / 1.5 bath, GFA: 84m2

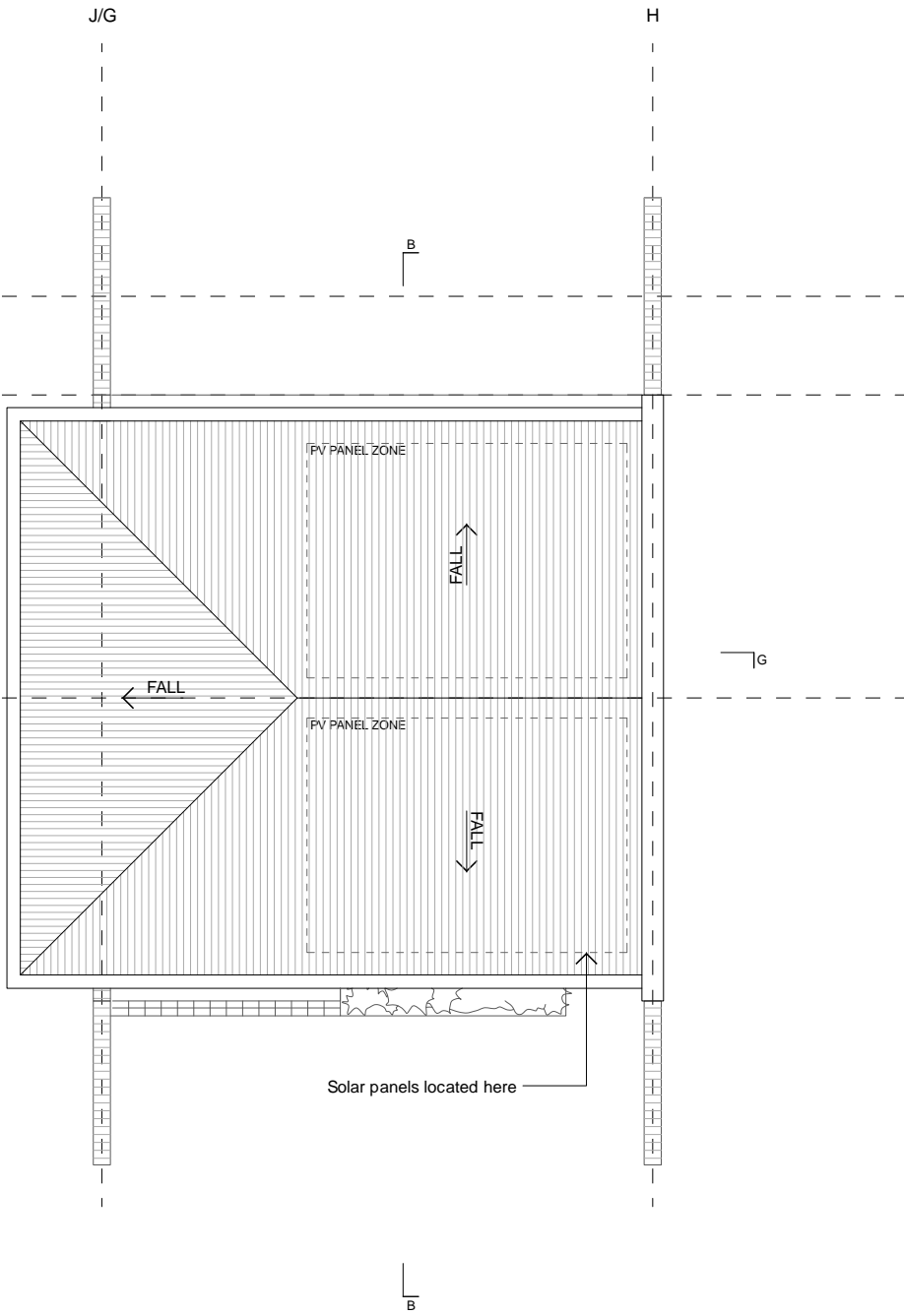
- Refer to drawing A-202 for all module options



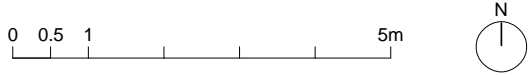
F2 - GROUND FLOOR PLAN



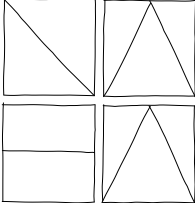
F2 - FIRST FLOOR PLAN



F2 - ROOF PLAN



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



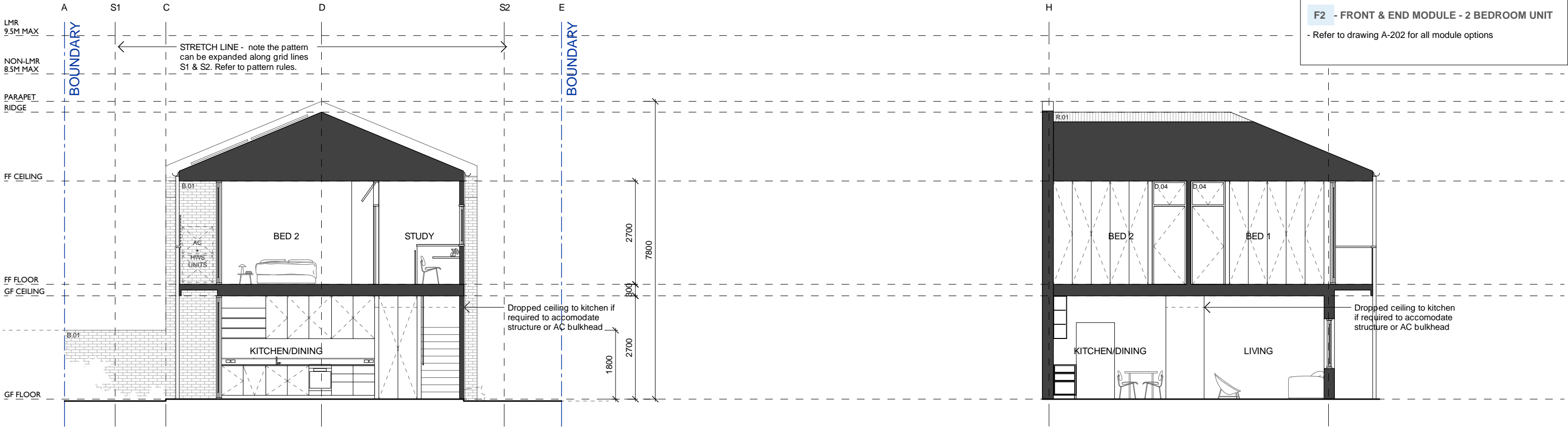
Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-330
Pattern Adaptation
F2 Floor, Roof Plan
1:100 @ A3

Guidance Notes

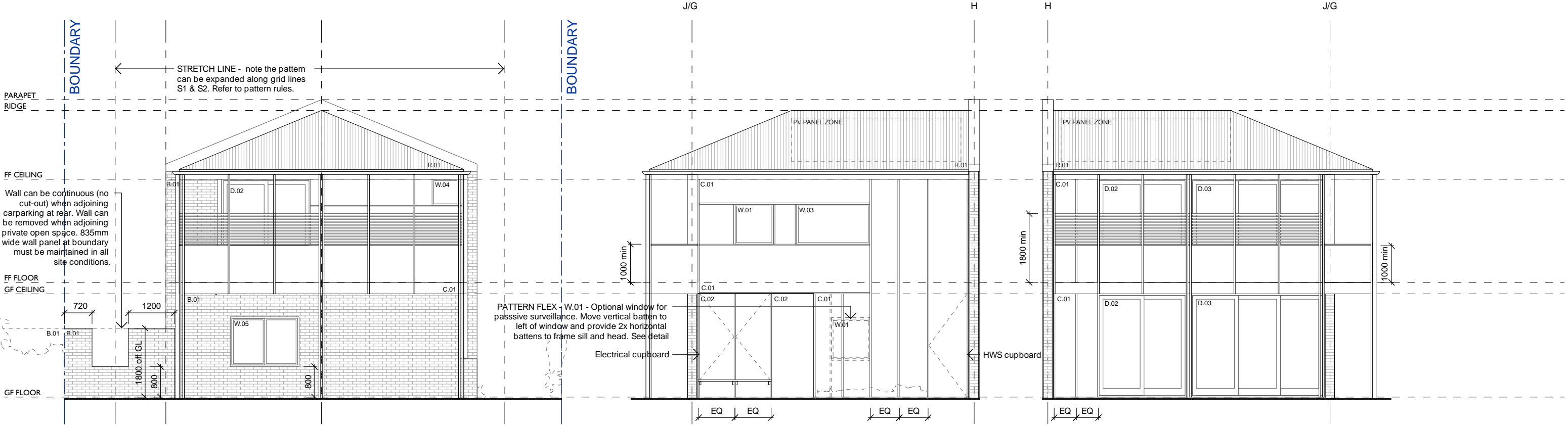
F2 - FRONT & END MODULE - 2 BEDROOM UNIT

- Refer to drawing A-202 for all module options



F2 - SECTION BB

F2 - SECTION GG



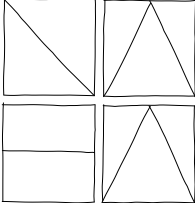
F2 - ELEVATION - FRONT/REAR

F2 - ELEVATION - ENTRY

F2 - ELEVATION - PRIVATE GARDEN



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code

MH02

Name

Row Homes 01 by SAHA

Drawing No.

A-331

Name

Pattern Adaptation F2 Section, Elevations

Scale

1:100 @ A3

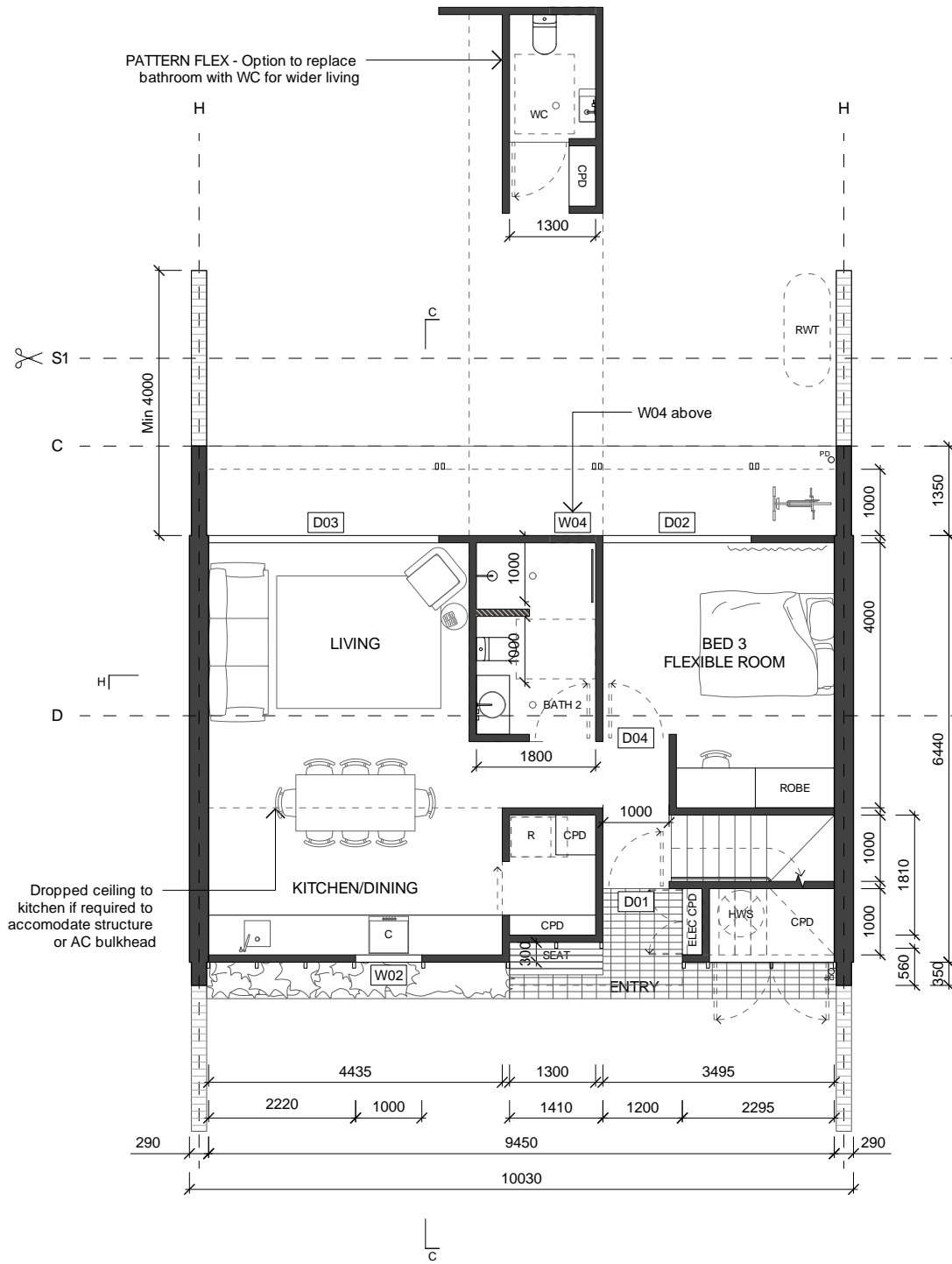
Guidance Notes

M3 - MIDDLE MODULE - 3 BEDROOM UNIT

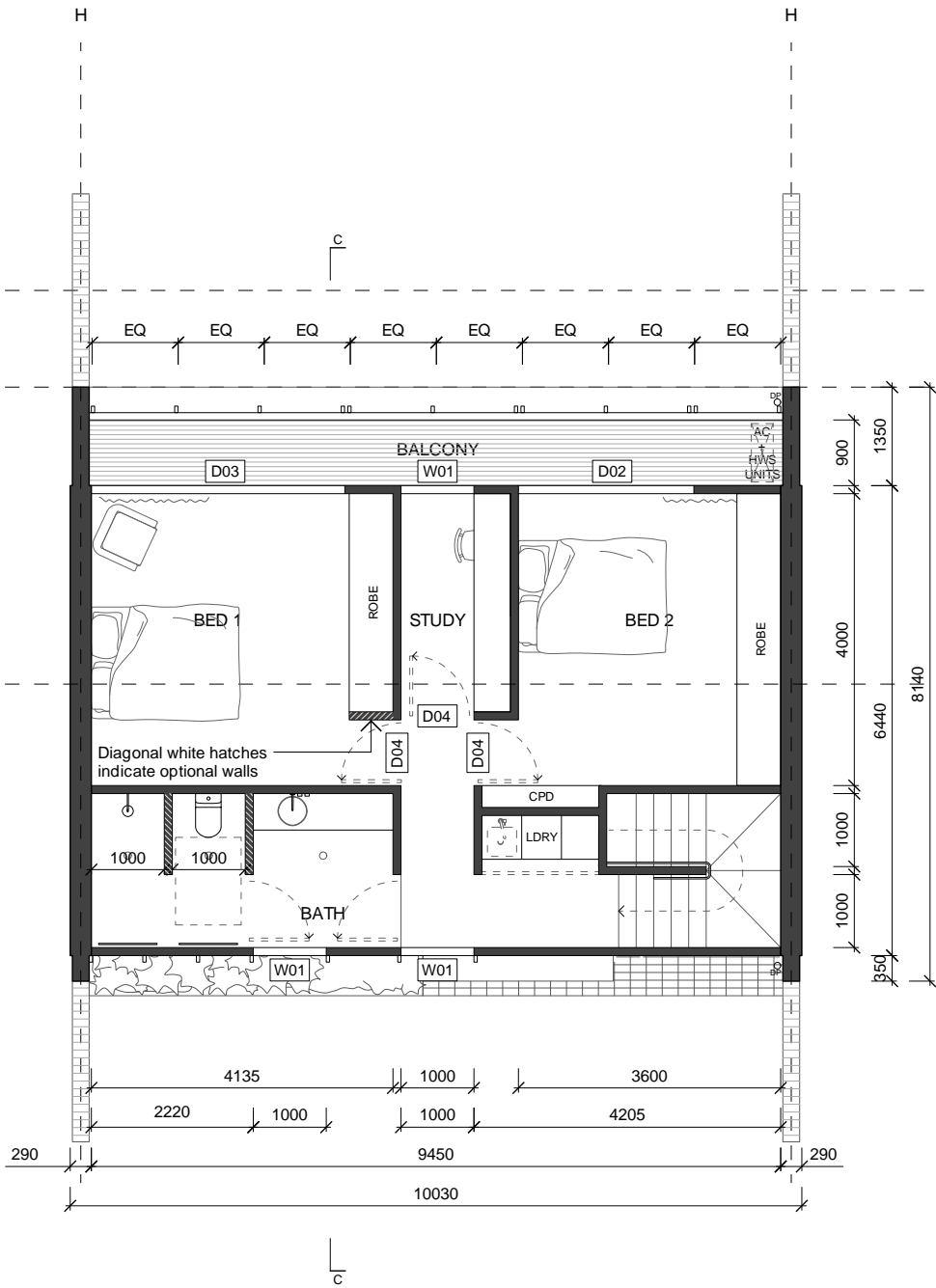
- Can be mirrored in arrangements as per pattern rules

- Module yield: 3 bed / 2 bath / 1study, GFA: 108m2

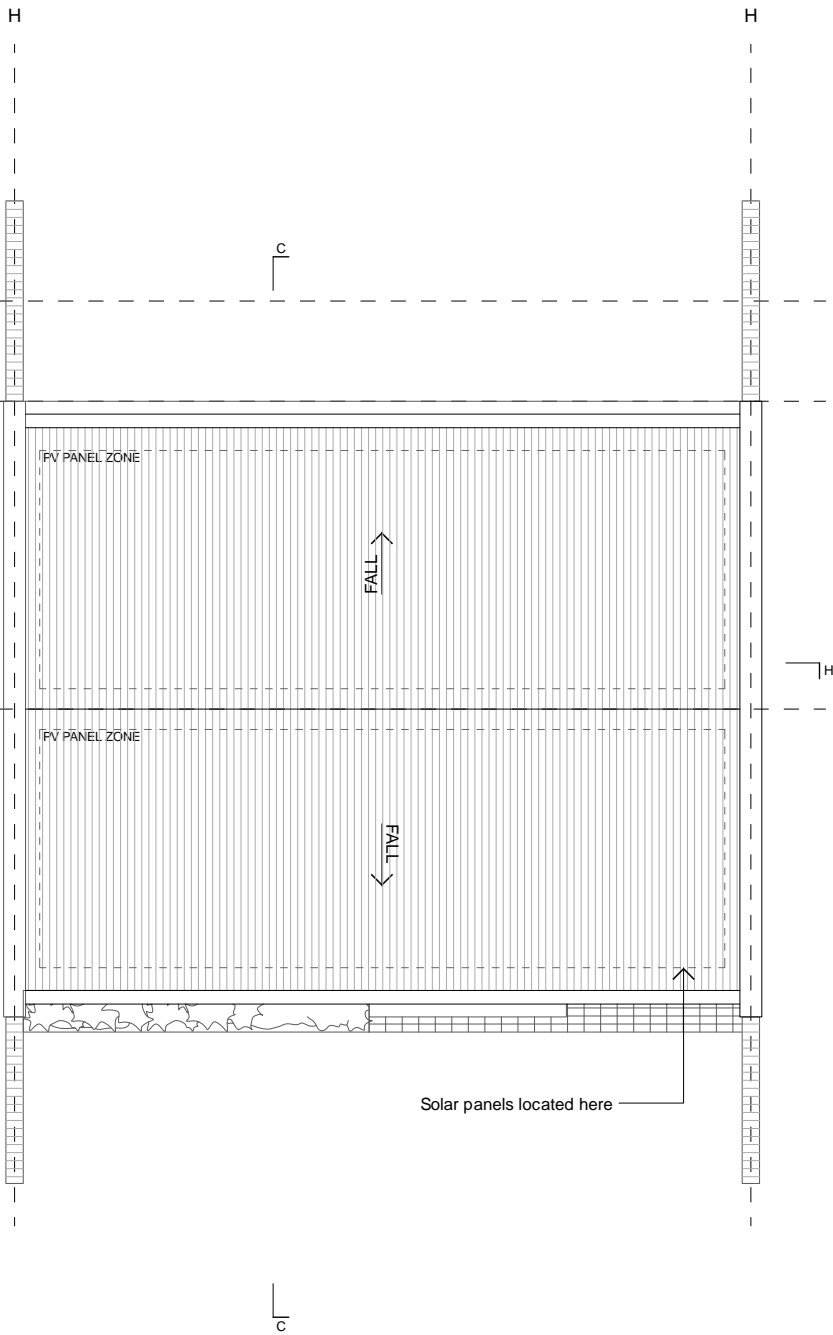
- Refer to drawing A-202 for all module options



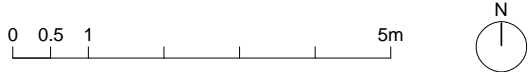
M3 - GROUND FLOOR PLAN



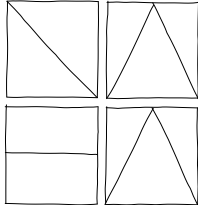
M3 - FIRST FLOOR PLAN



M3 - ROOF PLAN



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code
Name

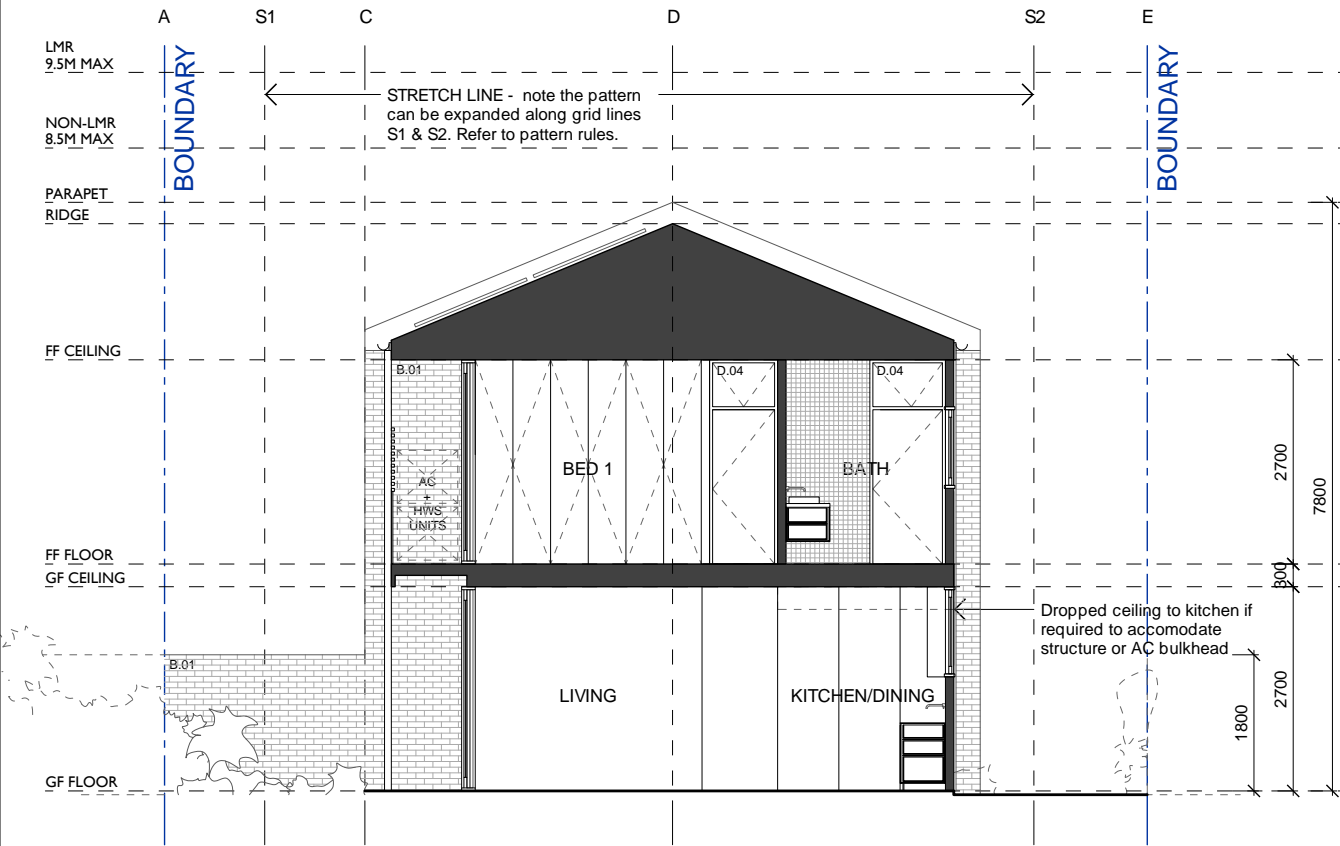
MH02
Row Homes 01
by SAHA

Drawing No. **A-332**
Name **Pattern Adaptation
M3 Floor, Roof Plan**
Scale **1:100 @ A3**

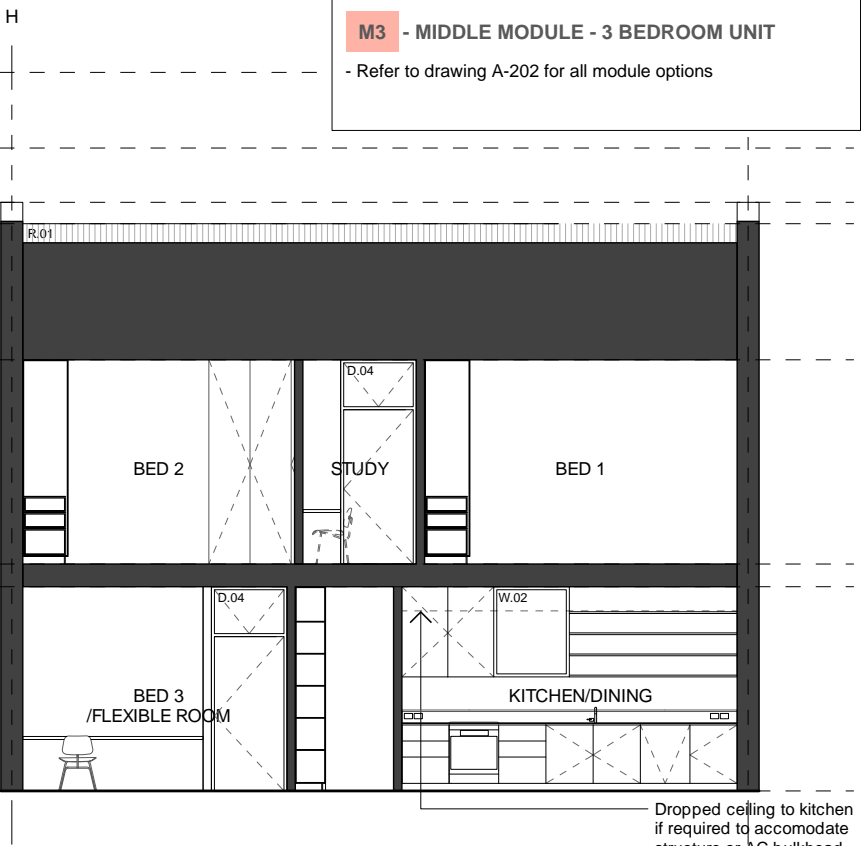
Guidance Notes

M3 - MIDDLE MODULE - 3 BEDROOM UNIT

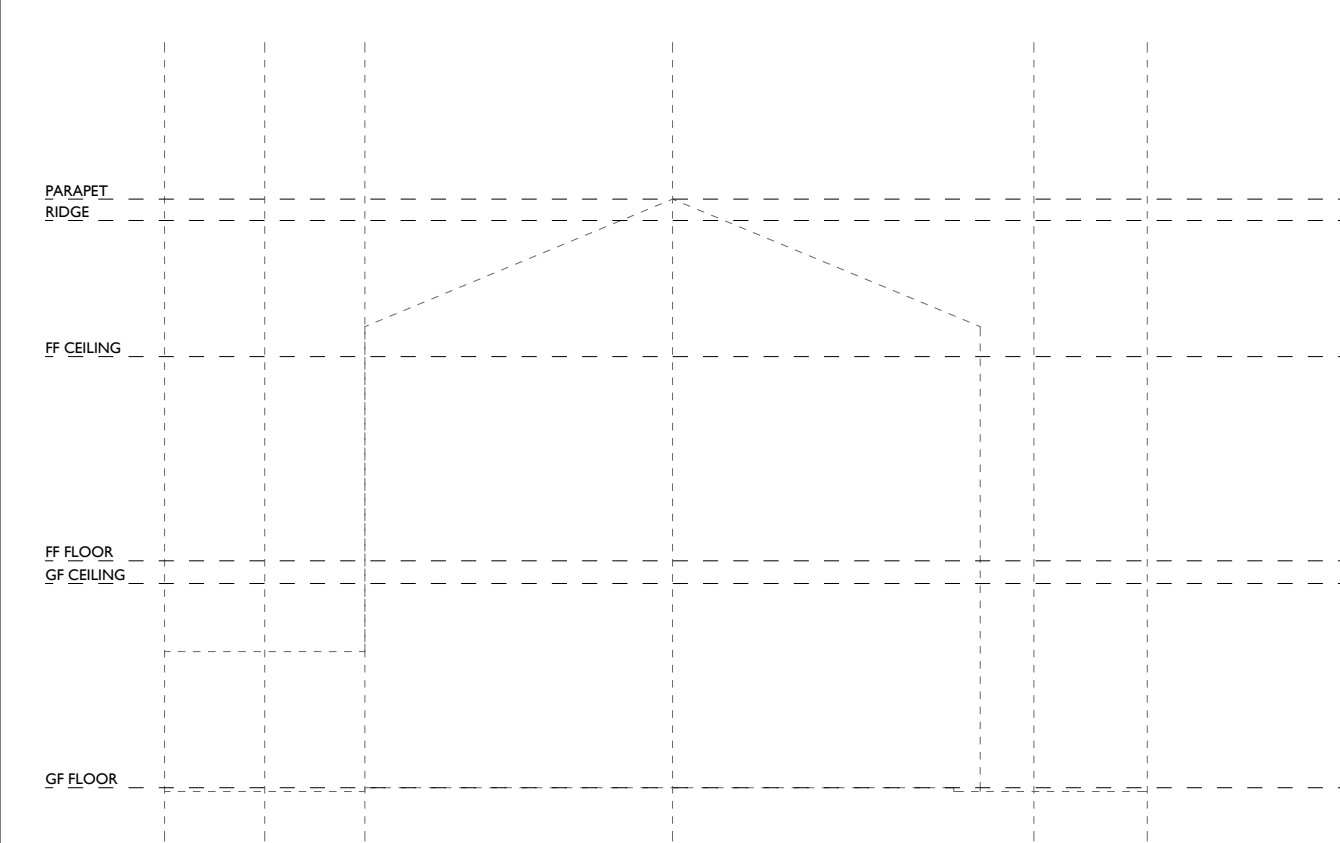
- Refer to drawing A-202 for all module options



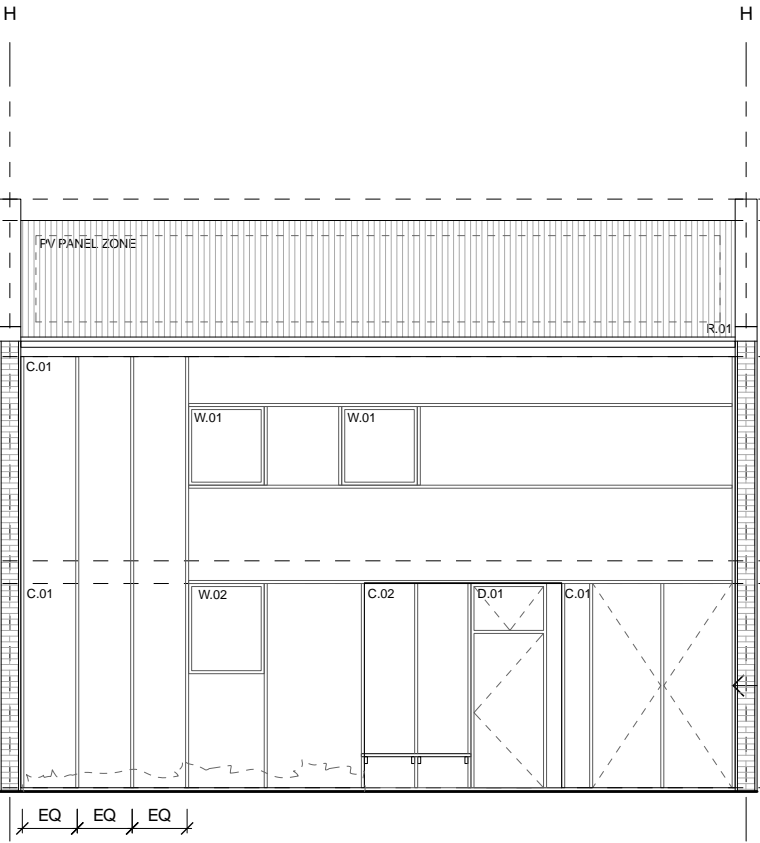
M2 - SECTION CC



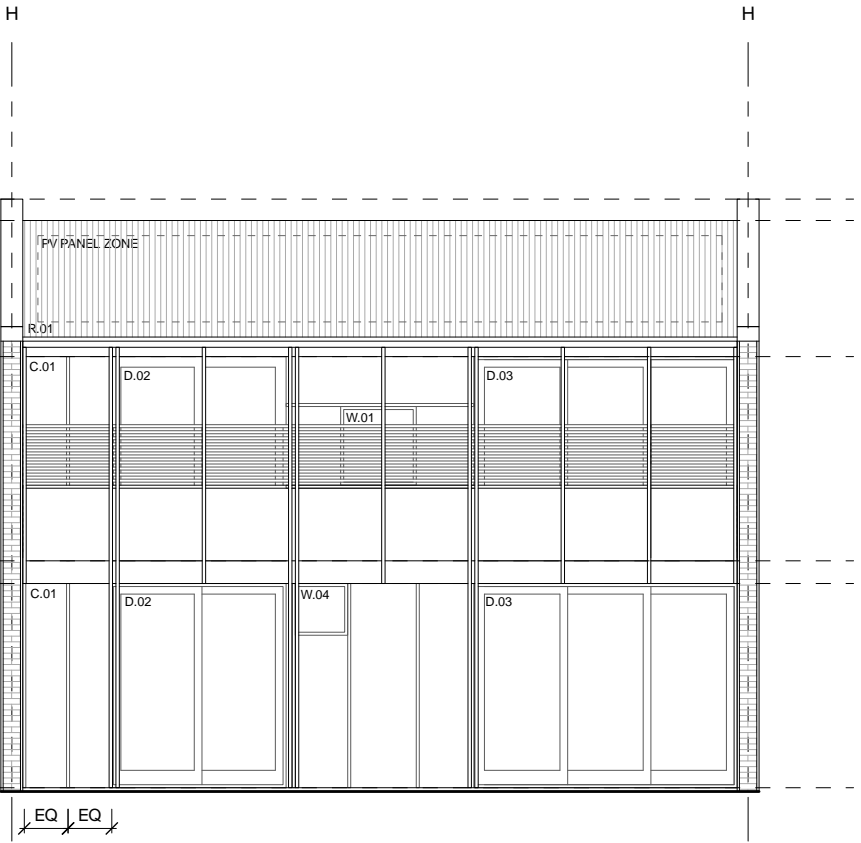
M3 - SECTION HH



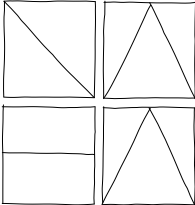
M3 - ELEVATION - ENTRY



M3 - ELEVATION - PRIVATE GARDEN



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



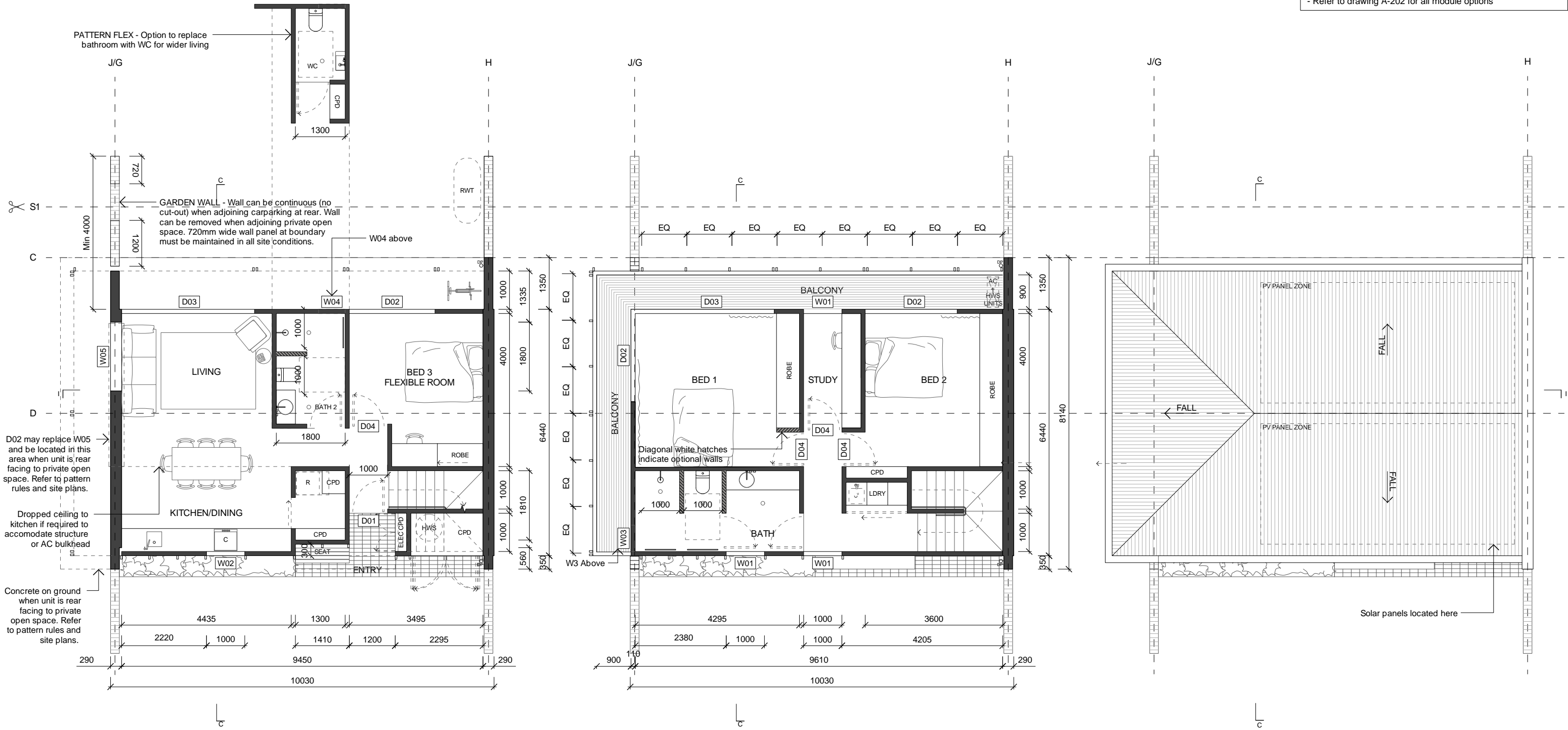
Guidance Notes

F3 - FRONT & END MODULE - 3 BEDROOM UNIT

- Can be mirrored in arrangements as per pattern rules

- Module yield: 3 bed / 2 bath / 1study, GFA: 109m2

- Refer to drawing A-202 for all module options



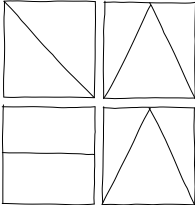
F3 - GROUND FLOOR PLAN

F3 - FIRST FLOOR PLAN

F3 - ROOF PLAN



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



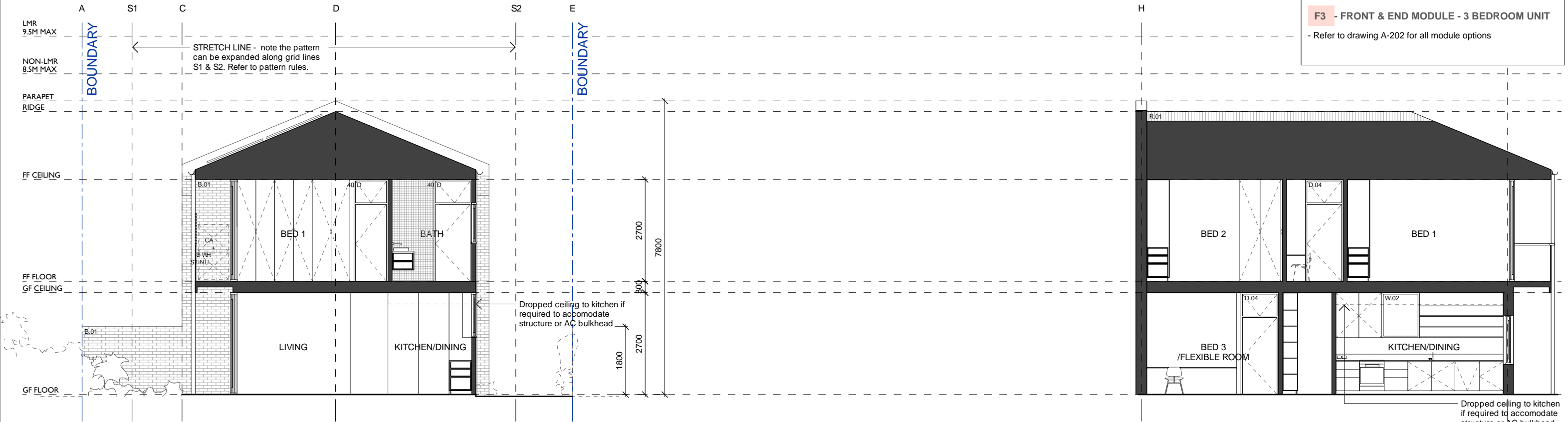
Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-334
Pattern Adaptation
F3 Floor, Roof Plan
1:100 @ A3

Guidance Notes

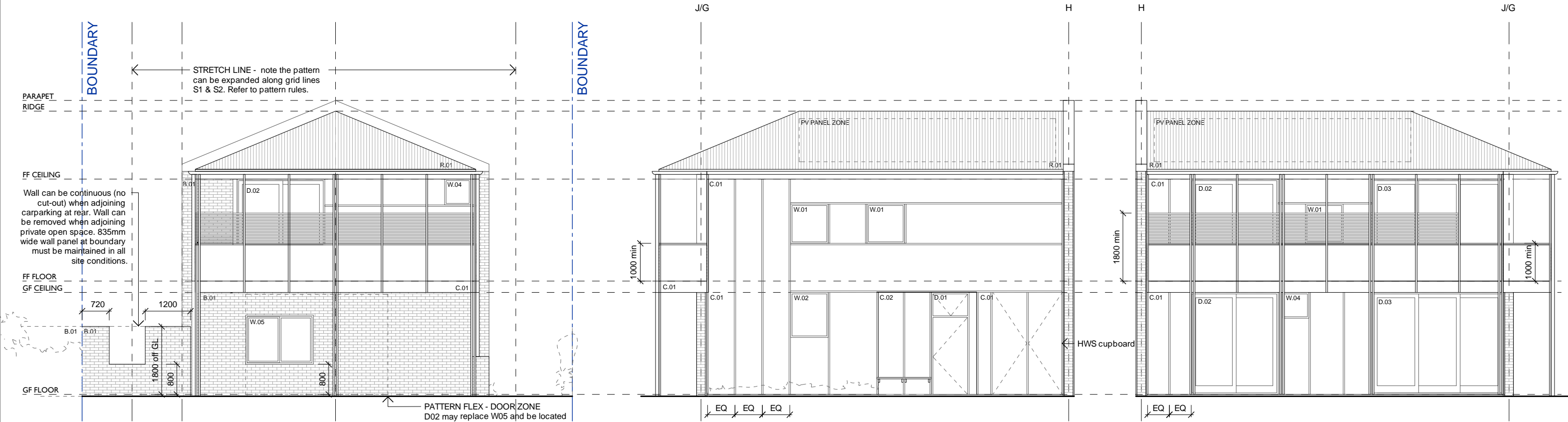
F3 - FRONT & END MODULE - 3 BEDROOM UNIT

- Refer to drawing A-202 for all module options



F3 - SECTION CC

F3 - SECTION II

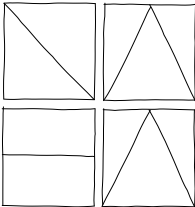


F3 - ELEVATION - FRONT/REAR

F3 - ELEVATION - ENTRY

F3 - ELEVATION - PRIVATE GARDEN

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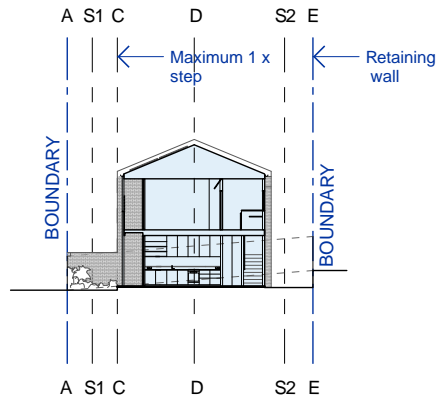


Pattern Code
Name

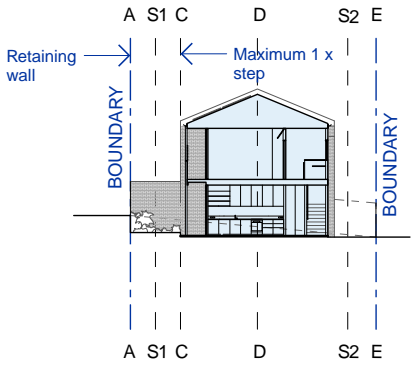
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

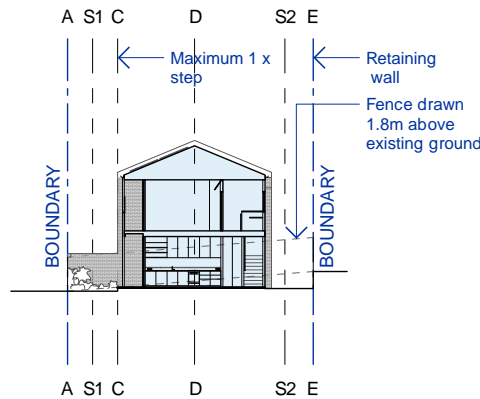
A-335
Pattern Adaptation
F3 Section, Elevations
1:100 @ A3



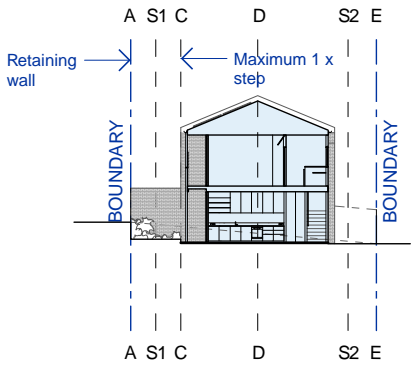
CROSS SECTION - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total cross-site fall in base case example shown above is 1.1m)



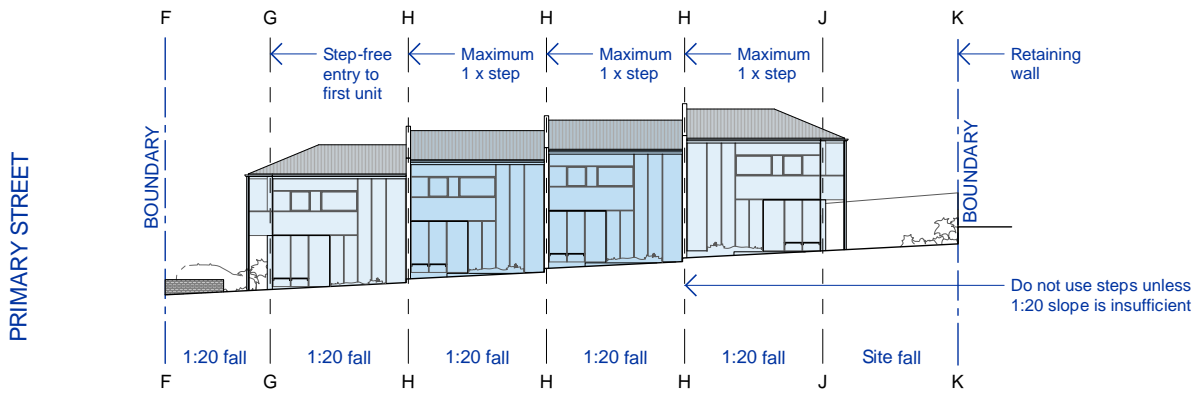
CROSS SECTION - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total cross-site fall in base case example shown above is 1.1m)



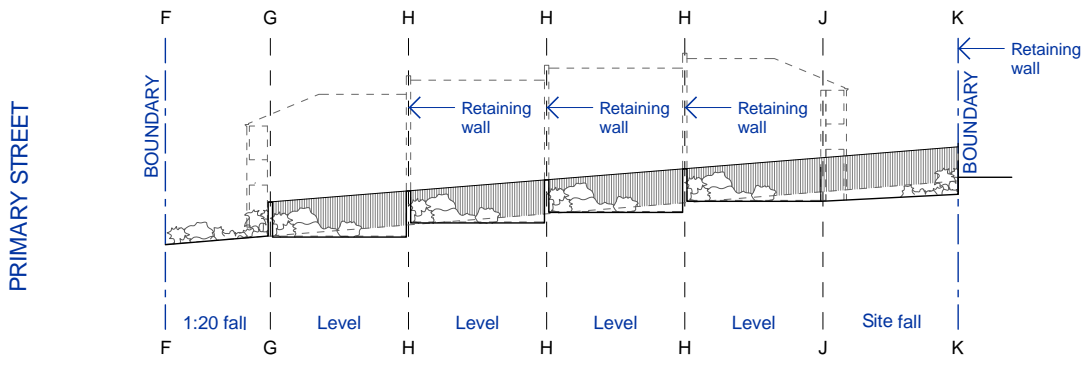
CROSS SECTION - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total cross-site fall in base case example shown above is 1.1m)



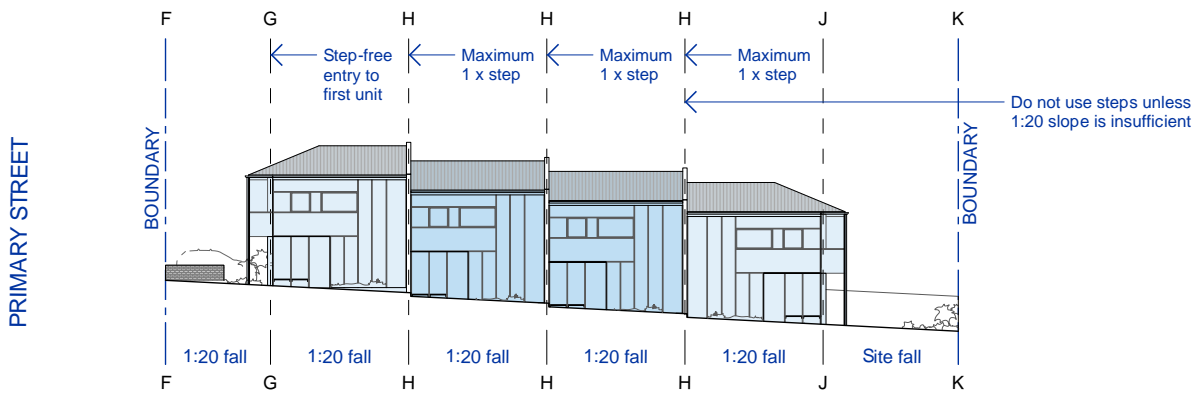
CROSS SECTION - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total cross-site fall in base case example shown above is 1.1m)



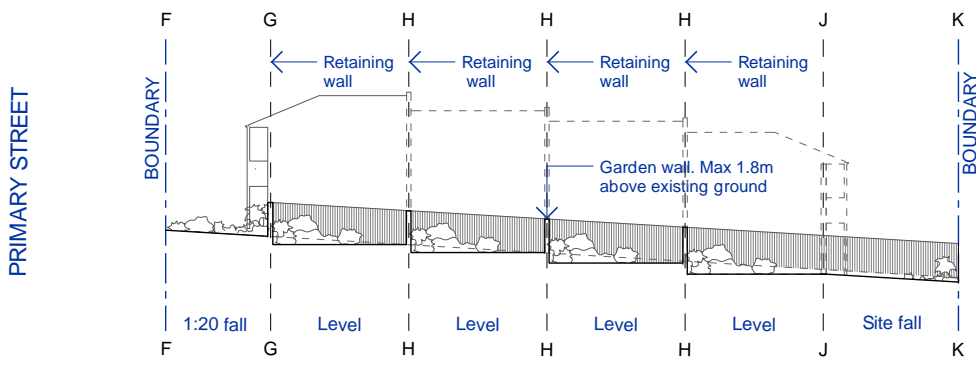
CROSS SECTION (PEDESTRIAN LANE) - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total site fall in base case example shown above is 3.6m)



CROSS SECTION (PRIVATE GARDEN) - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total site fall in base case example shown above is 3.6m)



CROSS SECTION (PEDESTRIAN LANE) - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total site fall in base case example shown above is 2.7m)

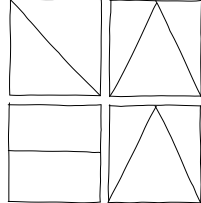


CROSS SECTION (PRIVATE GARDEN) - EXAMPLE 'PEDESTRIAN LANE' SITE
(Total site fall in base case example shown above is 2.7m)

Guidance Notes

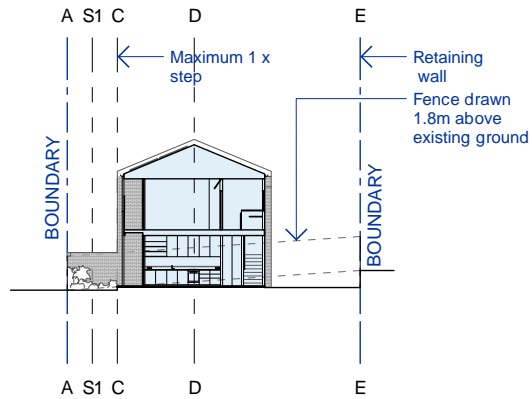
- Mix shown is F2/M2/M2/F2
- Long axis:
 - Users can introduce a maximum 1:20 slope across the length of the site between grid lines F and K (site boundaries).
 - Users can introduce level changes up to 850mm at grid line K as per slope diagrams.
 - Users can introduce a maximum of 1x 190mm risers in locations noted on slope diagrams on all sites without a driveway.
 - 'Primary Gardens' can remain level, with the level change between modules occurring as a retaining wall on grid lines G and H.
 - The slope from grid line J to K can be accommodated with a sloped garden
 - Garden walls can be no higher than 1.8m above existing ground.
 - Refer to slope diagrams for step and retaining wall locations and detail.
 - If all dwellings require step-free access, review maximum allowable slopes for compliance
- Short axis:
 - Users can introduce level changes up to 850mm at grid lines A and E as per slope diagrams. These level changes should occur as retaining walls.
 - Users can introduce a level change up to 190mm at grid line C. This level changes should present as a maximum of 1 single step
 - Sites wider than the minimum width can accommodate additional level changes beyond the minimum boundary lines as drawn. Must comply with relevant legislation.
 - Refer to site plans for step and retaining wall locations and detail.
 - Sites wider than the minimum width can accommodate additional level changes beyond the minimum boundary lines as drawn. Must comply with relevant legislation

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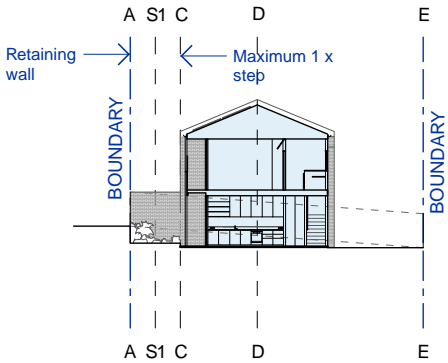


Pattern Code
Name
MH02
Row Homes 01
by SAHA

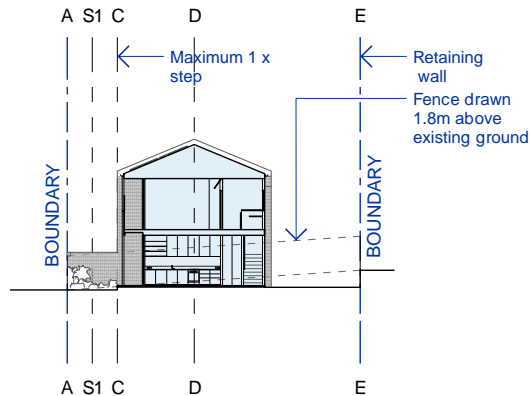
Drawing No.
Name
Scale
A-336
Slope Modification
Pedestrian Lane
1:400 @ A3



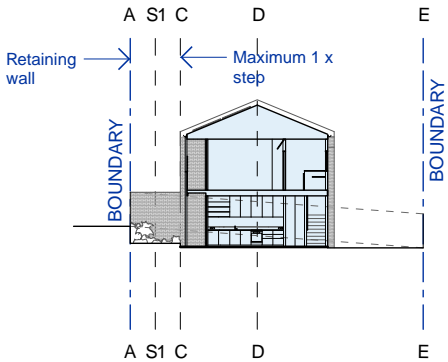
CROSS SECTION - EXAMPLE 'DRIVEWAY' SITE
(Total cross-site fall in base case example shown above is 1.1m)



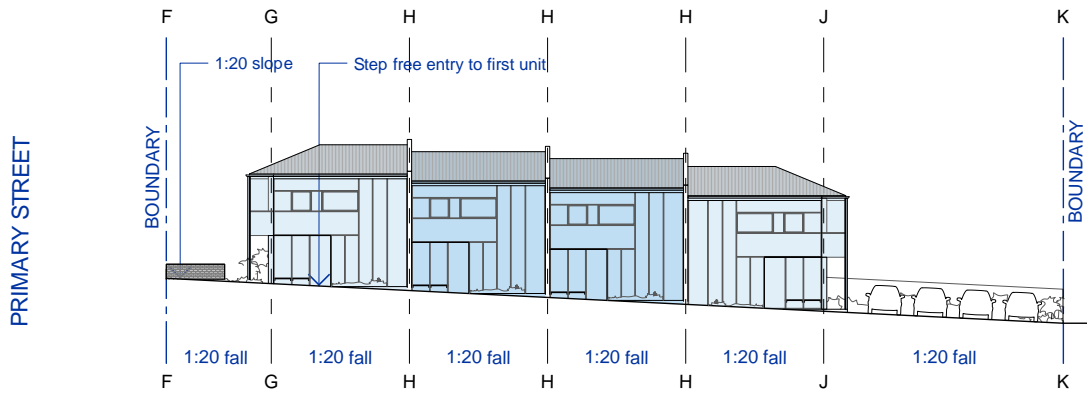
CROSS SECTION - EXAMPLE 'DRIVEWAY' SITE
(Total cross-site fall in base case example shown above is 1.1m)



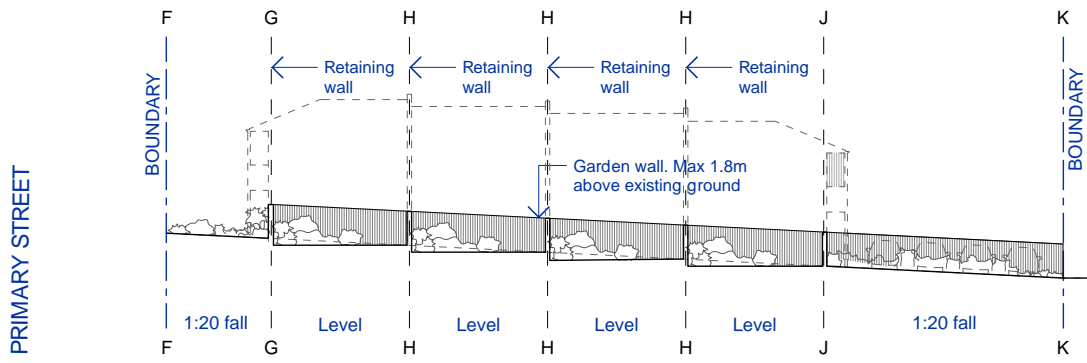
CROSS SECTION - EXAMPLE 'DRIVEWAY' SITE
(Total cross-site fall in base case example shown above is 1.1m)



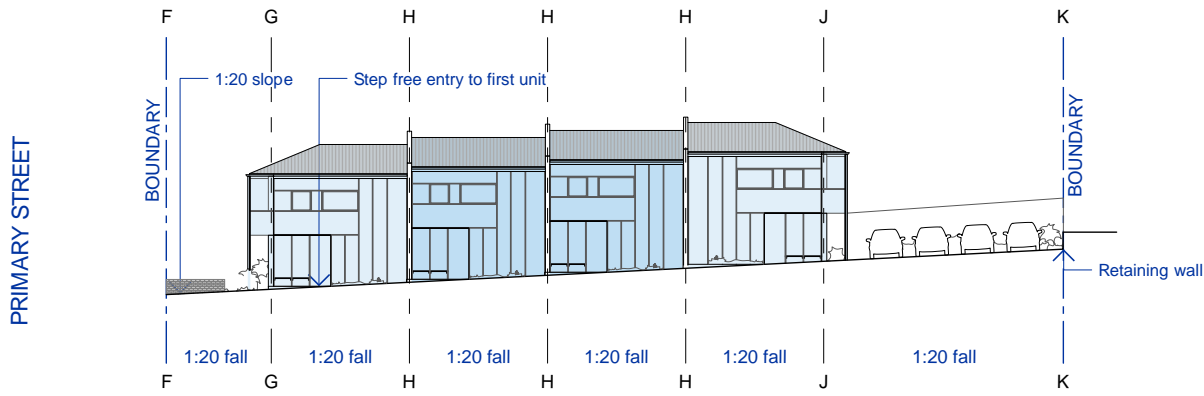
CROSS SECTION - EXAMPLE 'DRIVEWAY' SITE
(Total cross-site fall in base case example shown above is 1.1m)



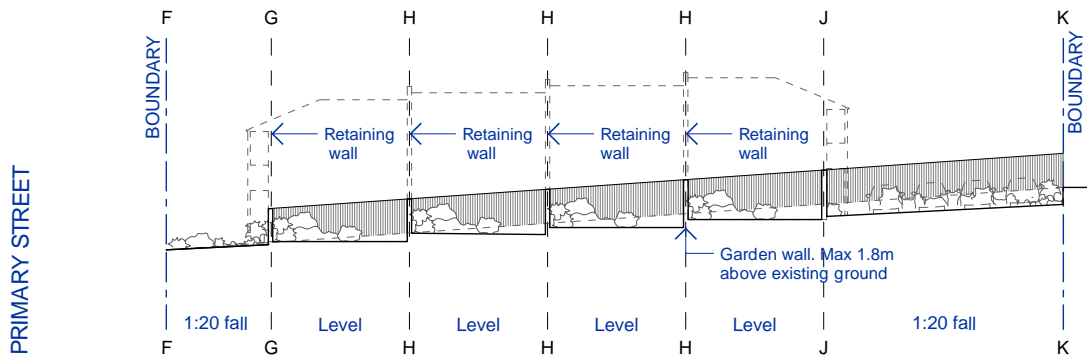
CROSS SECTION (DRIVEWAY) - EXAMPLE 'DRIVEWAY' SITE
(Total site fall in base case example shown above is 2.4m)



CROSS SECTION (PRIVATE GARDEN) - EXAMPLE 'DRIVEWAY' SITE
(Total site fall in base case example shown above is 2.4m)



CROSS SECTION (DRIVEWAY) - EXAMPLE 'DRIVEWAY' SITE
(Total site fall in base case example shown above is 3.3m)



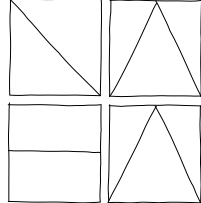
CROSS SECTION (PRIVATE GARDEN) - EXAMPLE 'DRIVEWAY' SITE
(Total site fall in base case example shown above is 3.3m)

Guidance Notes

- Mix shown is F2/M2/M2/F2
- Long axis:
 - Users can introduce a maximum 1:20 slope across the length of the site between grid lines F and K (site boundaries).
 - Users can introduce level changes up to 850mm at grid line K as per slope diagrams.
 - Users can introduce a maximum of 1x 190mm risers in locations noted on slope diagrams on all sites without a driveway.
 - 'Primary Gardens' can remain level, with the level change between modules occurring as a retaining wall on grid lines G and H.
 - The slope from grid line J to K can be accommodated with a sloped garden
 - Garden walls can be no higher than 1.8m above existing ground.
 - Refer to slope diagrams for step and retaining wall locations and detail.
 - If all dwellings require step-free access, review maximum allowable slopes for compliance

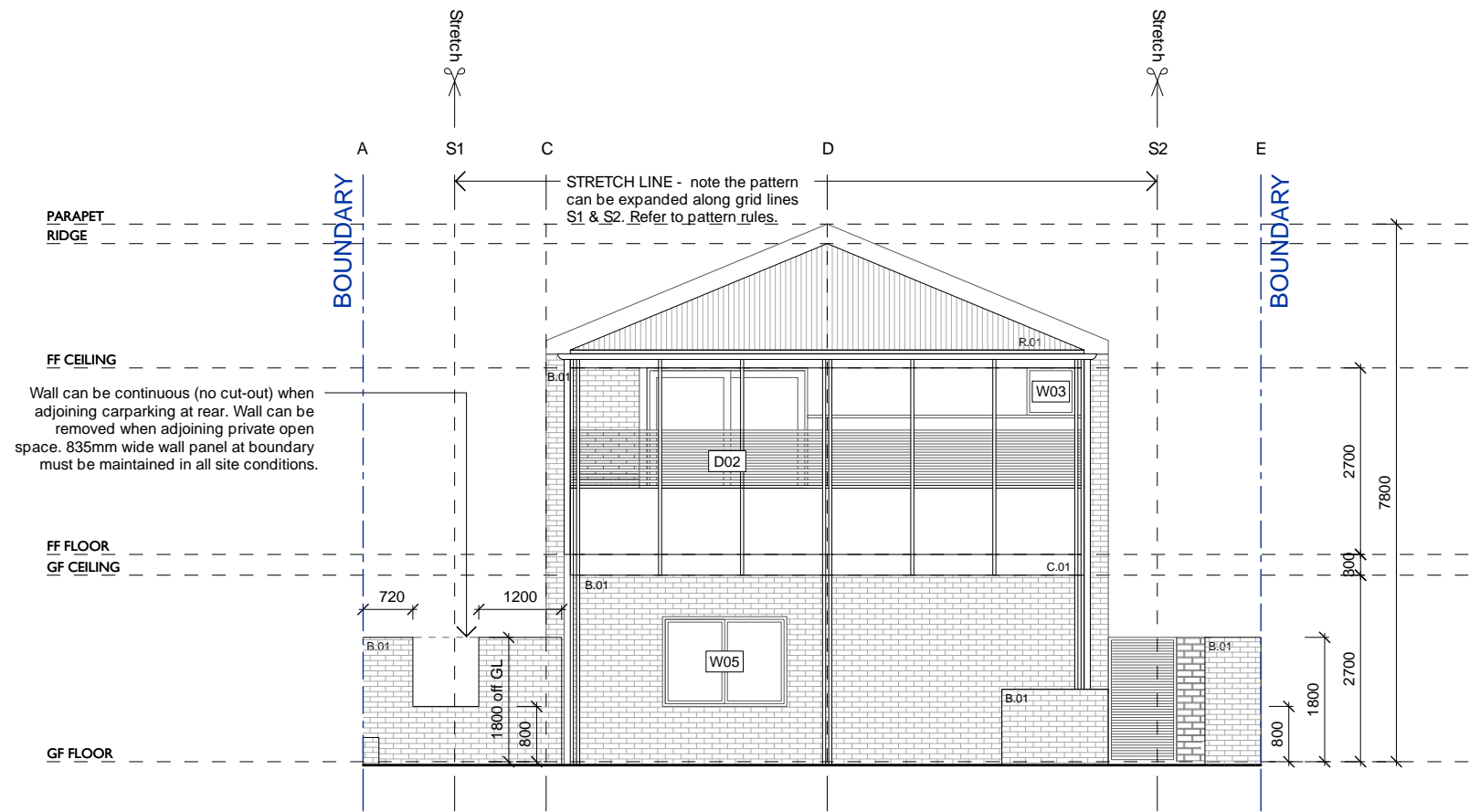
- Short axis:
 - Users can introduce level changes up to 850mm at grid lines A and E as per slope diagrams. These level changes should occur as retaining walls.
 - Users can introduce a level change up to 190mm at grid line C. This level changes should present as a maximum of 1 single step
 - Sites wider than the minimum width can accommodate additional level changes beyond the minimum boundary lines as drawn. Must comply with relevant legislation. - Refer to site plans for step and retaining wall locations and detail.
 - Sites wider than the minimum width can accommodate additional level changes beyond the minimum boundary lines as drawn. Must comply with relevant legislation - Mix shown F2/M2/M2/F2

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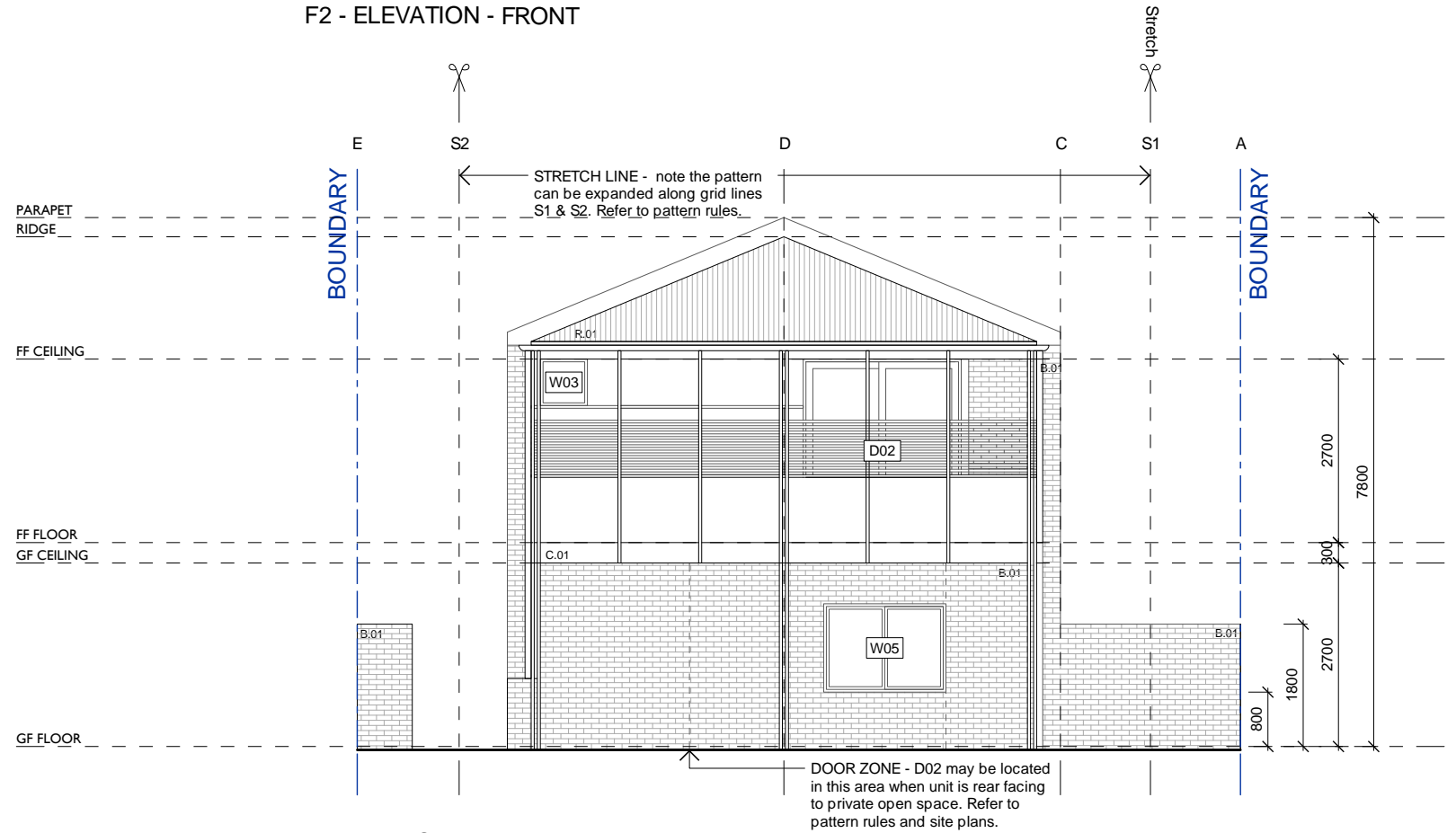


Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-337
Slope Modification
Driveway
1:400 @ A3

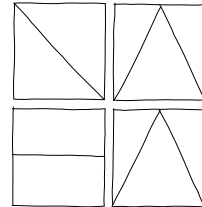


F2 - ELEVATION - FRONT



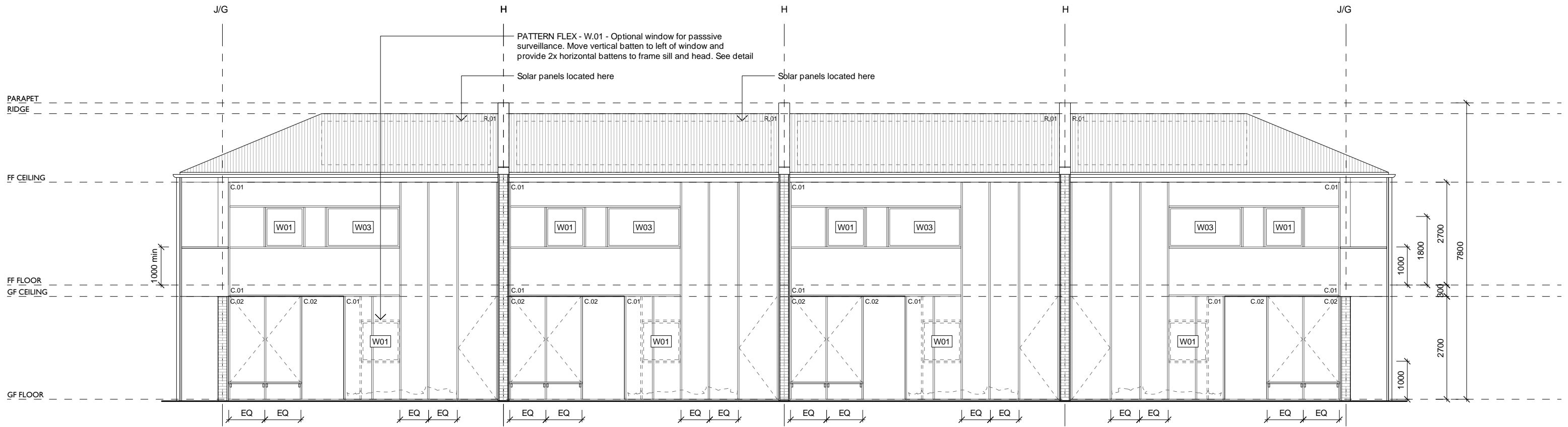
F2 - ELEVATION - REAR

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Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-341
Elevation Base Pattern
Front and Rear
1:100 @ A3

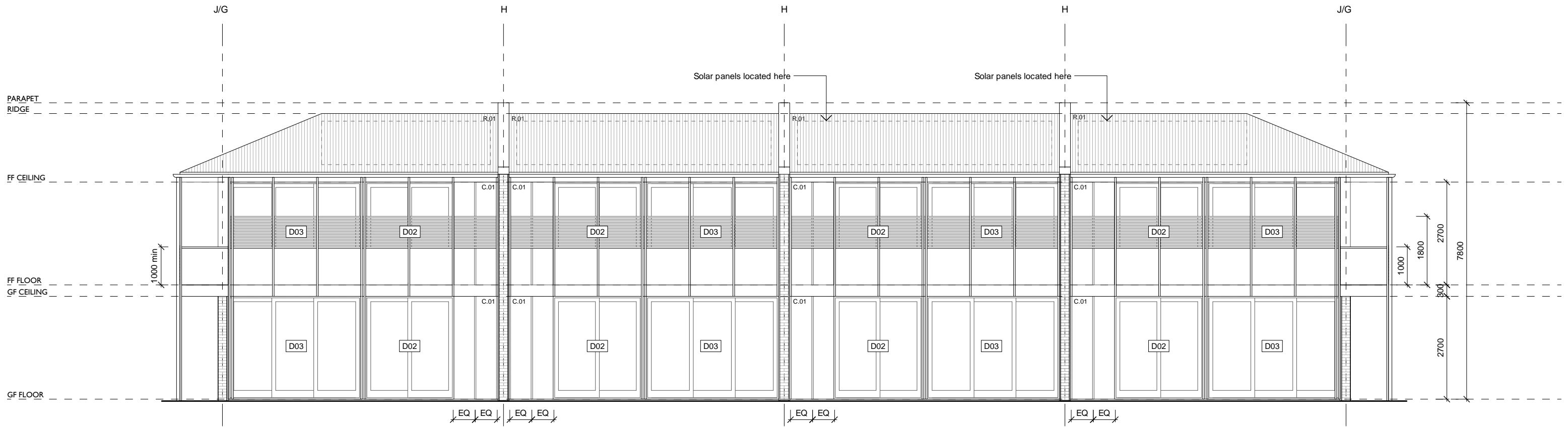


F2 - ELEVATION - ACCESS

M2 - ELEVATION - ACCESS

M2 - ELEVATION - ACCESS

F2 - ELEVATION - ACCESS



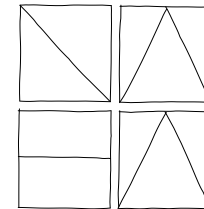
F2 - ELEVATION - PRIVATE GARDEN

M2 - ELEVATION - PRIVATE GARDEN

M2 - ELEVATION - PRIVATE GARDEN

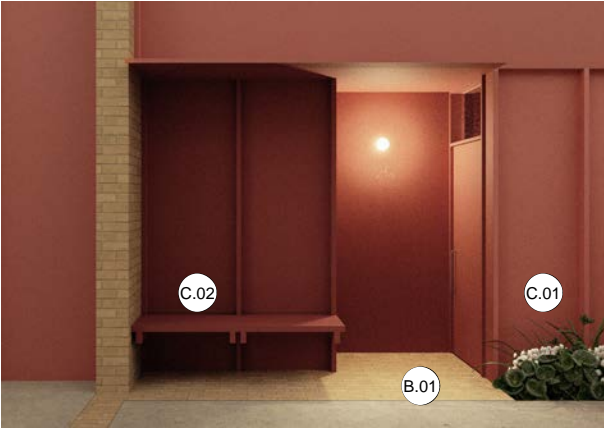
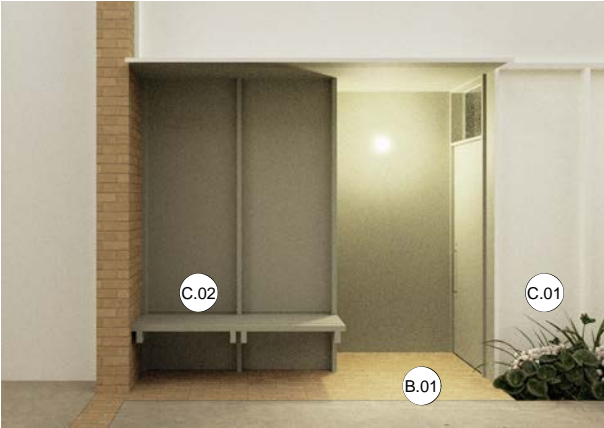
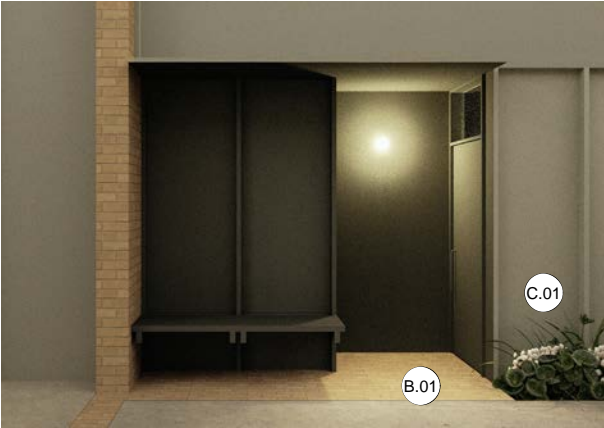
F2 - ELEVATION - PRIVATE GARDEN

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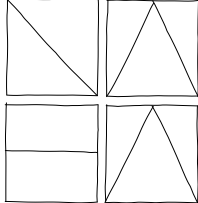
Pattern Code
Name
MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale
A-342
Elevation Base Pattern
Side A and Side B
1:100 @ A3



- Guidance Notes**
- R.01 - Roofing - (inc gutters, downpipes, flashings, brackets, cappings etc.)
 - Roof finish to be galvanized, zincalume or a matching colour to that selected in category 2.
 - All elements must be the same material and finish.
 - C.01 - Exterior Paint Finishes - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements can be any paint finish.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - C.02 - Exterior Paint Finishes (Entry) - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements should be a darker or lighter shade of the chosen C.01 colour. Where C.01 is white, an alternative colour paint finish should be used.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - B.01 - Brick (inc party walls, side fences, landscape walls etc.)
 - These elements can be any pressed brick (raw finish - no render or paint).
 - Mortar tone to match brick. (eg dark brick must have dark mortar).
 - All elements must be the same brick and mortar selection.

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Pattern Code
Name

MH02
Row Homes 01
by SAHA

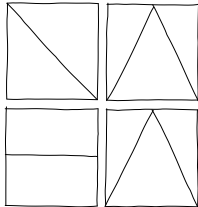
Drawing No.
Name
Scale

A-351
Character and Interior
Material Palettes
N/A



- Guidance Notes**
- R.01 - Roofing - (inc gutters, downpipes, flashings, brackets, cappings etc.)
 - Roof finish to be galvanized, zincalume or a matching colour to that selected in category 2.
 - All elements must be the same material and finish.
 - C.01 - Exterior Paint Finishes - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements can be any paint finish.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - C.02 - Exterior Paint Finishes (Entry) - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements should be a darker or lighter shade of the chosen C.01 colour. Where C.01 is white, an alternative colour paint finish should be used.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - B.01 - Brick (inc party walls, side fences, landscape walls etc.)
 - These elements can be any pressed brick (raw finish - no render or paint).
 - Mortar tone to match brick. (eg dark brick must have dark mortar).
 - All elements must be the same brick and mortar selection.

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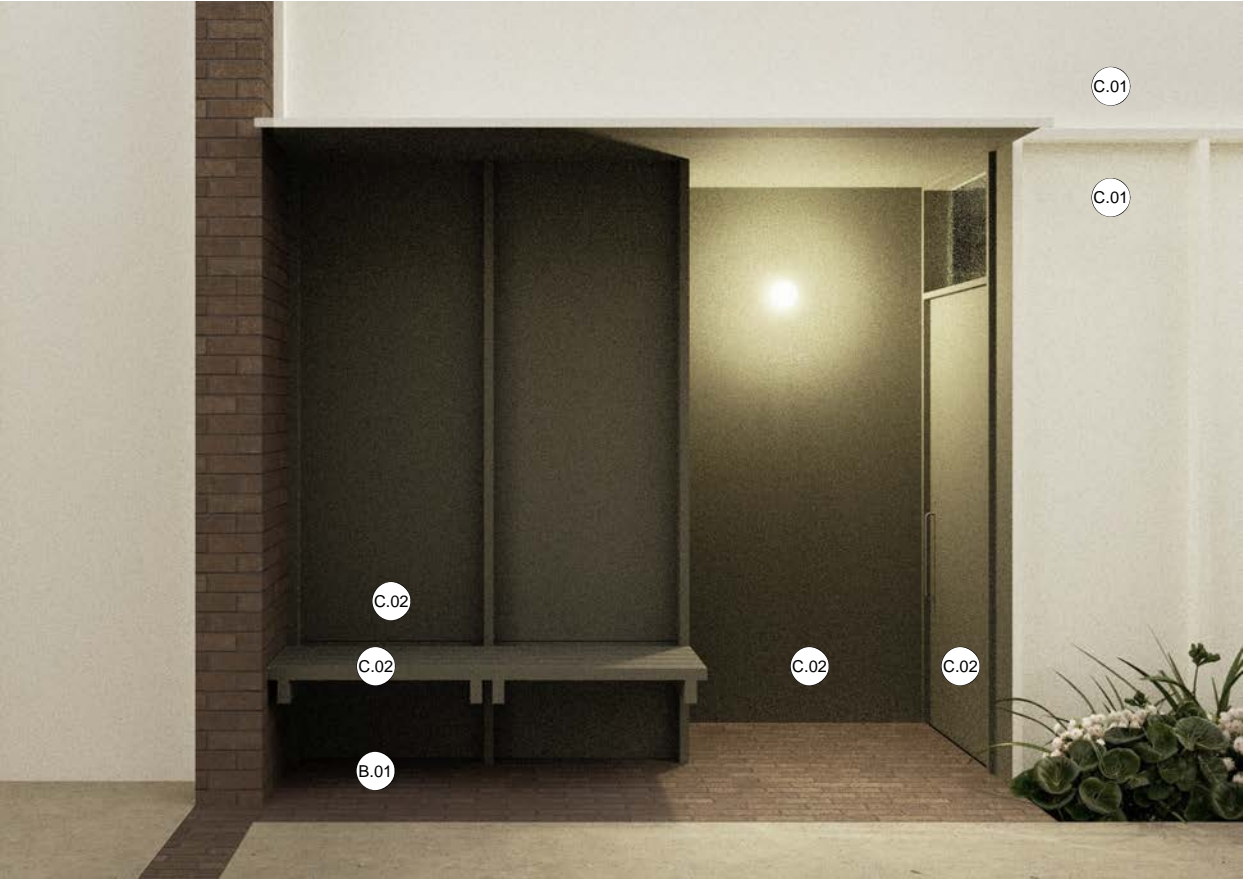
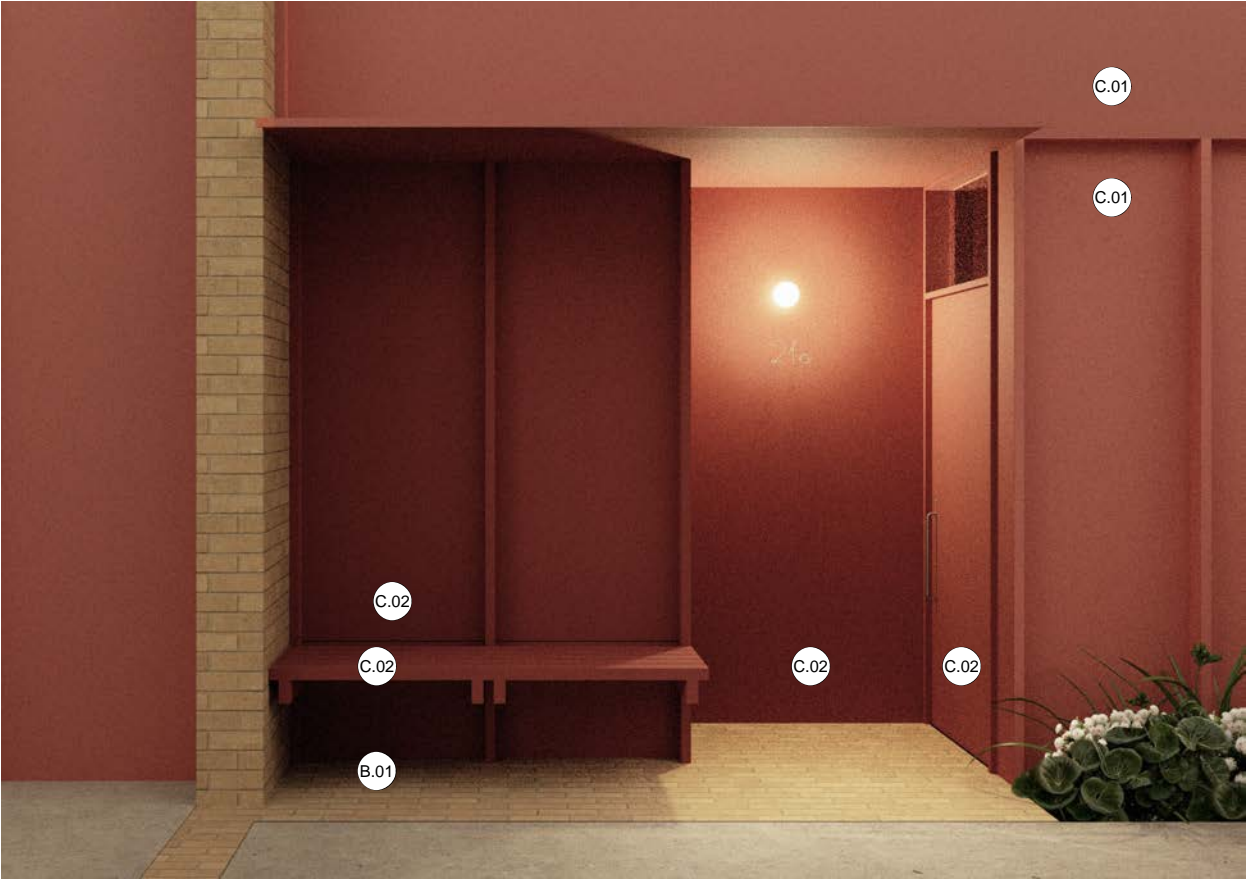
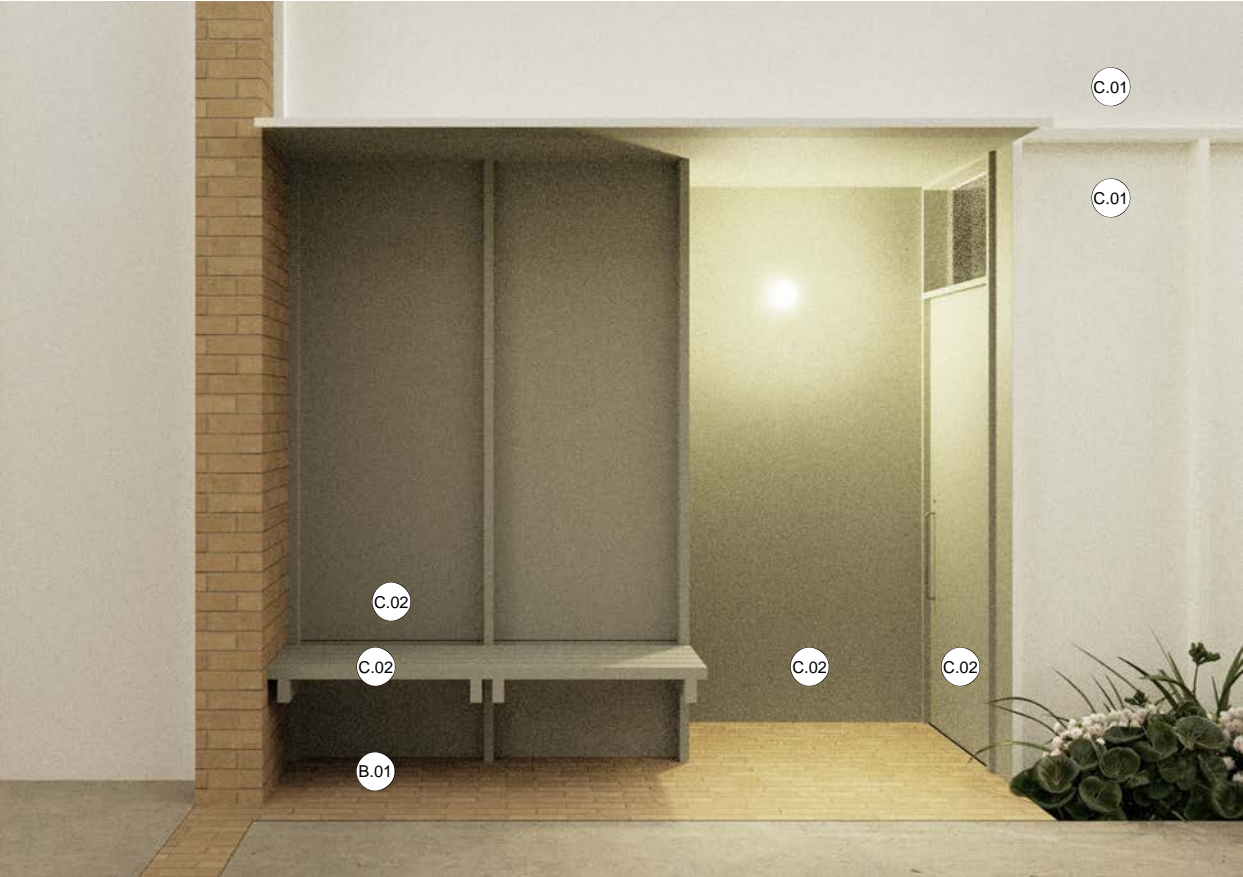
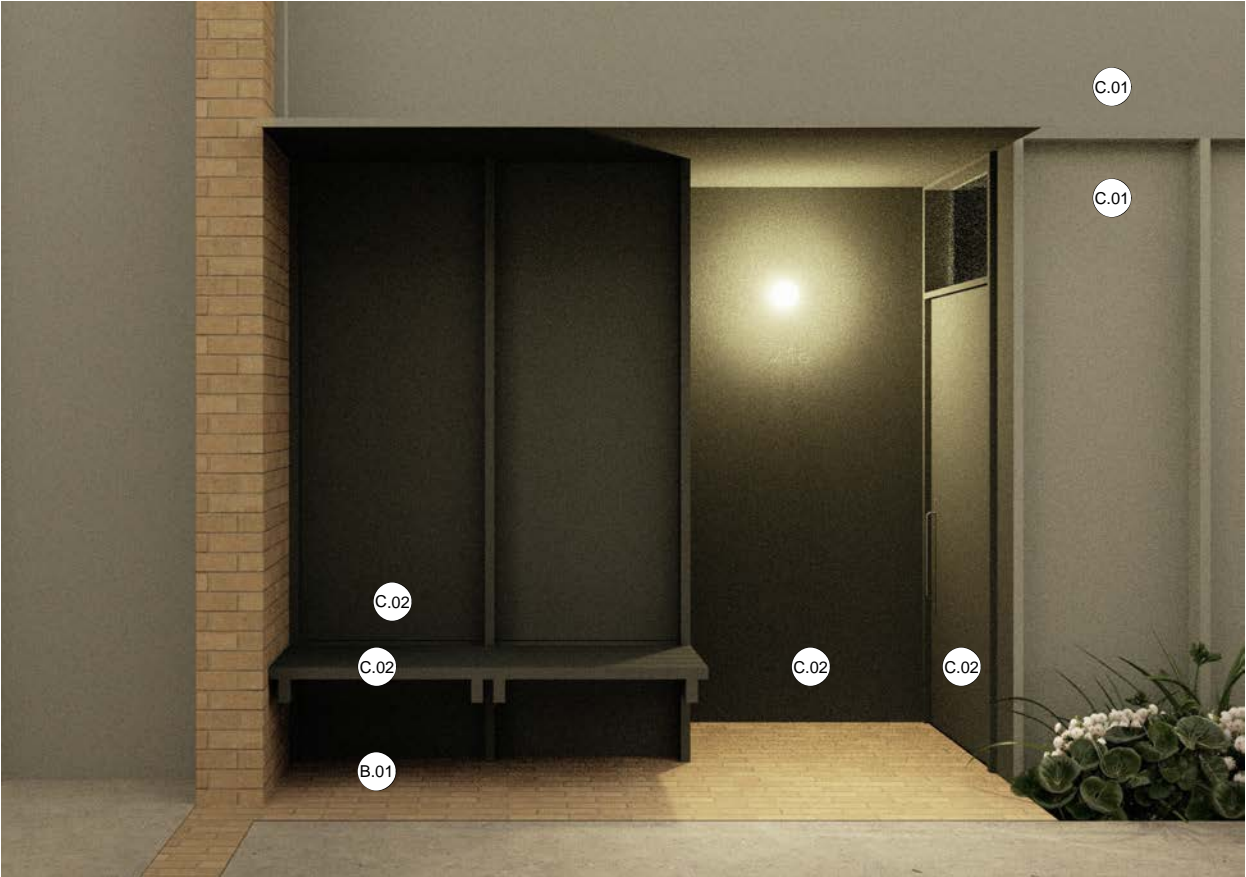


Pattern Code
Name

MH02
Row Homes 01
by SAHA

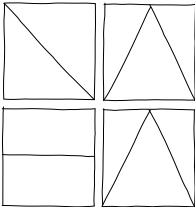
Drawing No.
Name
Scale

A-352
Character and Interior
Material Palette - Facade
N/A



- Guidance Notes**
- R.01 - Roofing - (inc gutters, downpipes, flashings, brackets, cappings etc.)
 - Roof finish to be galvanized, zincalume or a matching colour to that selected in category 2.
 - All elements must be the same material and finish.
 - C.01 - Exterior Paint Finishes - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements can be any paint finish.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - C.02 - Exterior Paint Finishes (Entry) - (inc. cladding, battens, screens, windows, doors, vents, trims, fascia board, soffit etc.)
 - These elements should be a darker or lighter shade of the chosen C.01 colour. Where C.01 is white, an alternative colour paint finish should be used.
 - All elements must be the same colour.
 - Elements can be different levels of sheen/gloss.
 - B.01 - Brick (inc party walls, side fences, landscape walls etc.)
 - These elements can be any pressed brick (raw finish - no render or paint).
 - Mortar tone to match brick. (eg dark brick must have dark mortar).
 - All elements must be the same brick and mortar selection.

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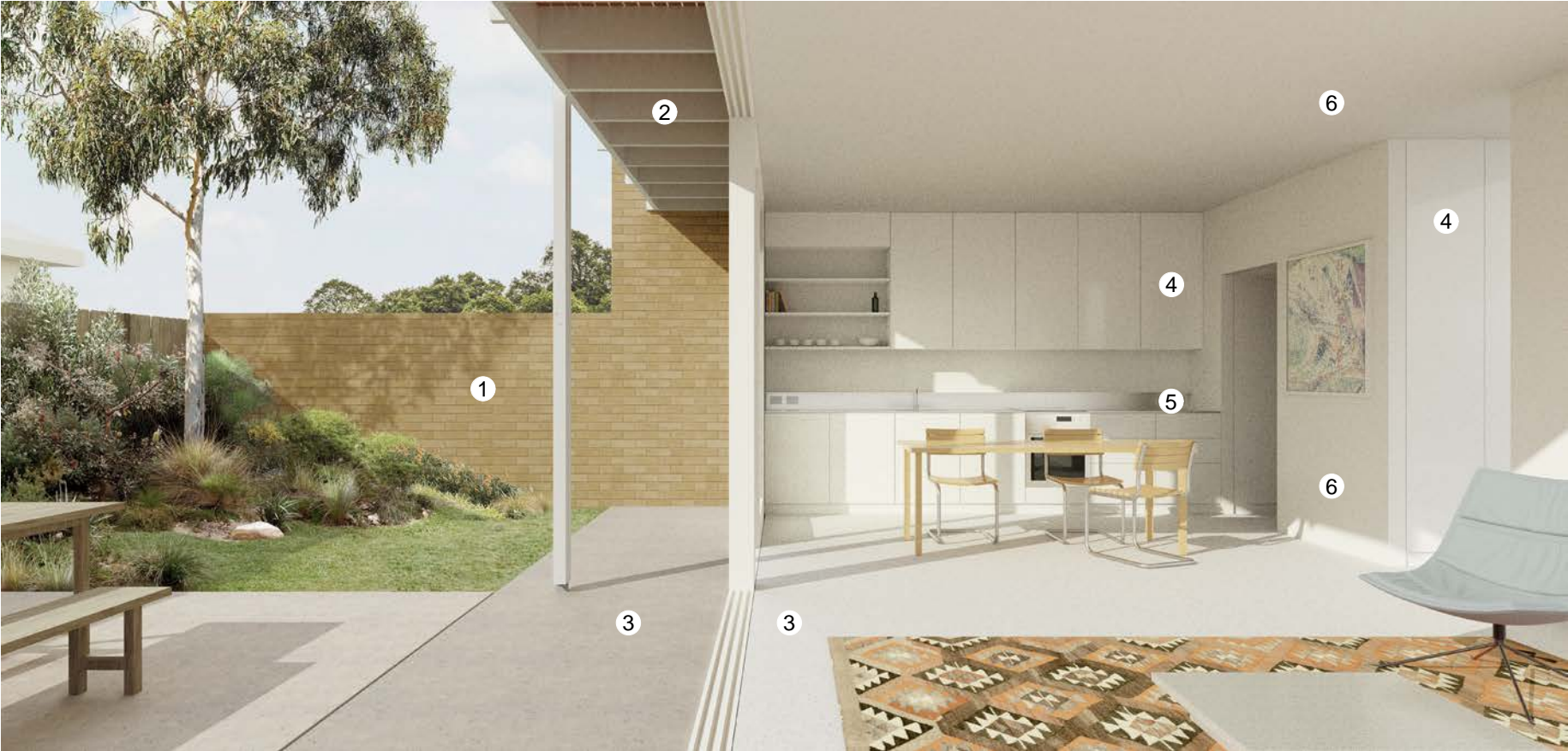


Pattern Code
Name

MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

A-353
Character and Interior
Material Palette - Entry
N/A



Guidance Notes

EXAMPLE 1

1 - B.01

Blonde/sandy brick tone with matching mortar

2 - C.01

Warm white paint finish

3 - CONC

Exposed concrete slab to ground floor

4 - JOINERY FRONTS

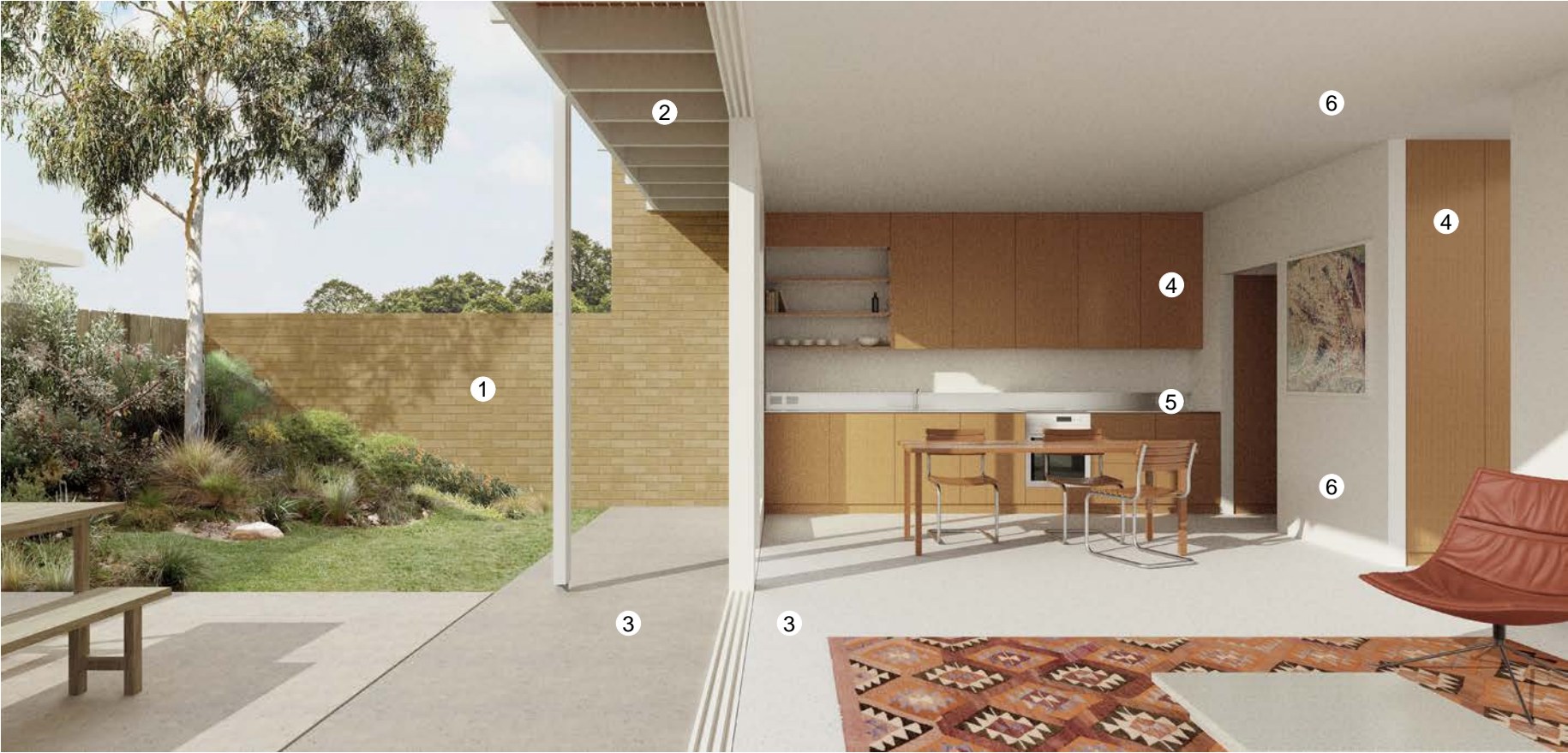
White finish to match the wall colour throughout

5 - BENCHTOP

Stainless steel kitchen bench and upstand/shelf

6 - INTERNAL WALLS

White painted plasterboard to match joinery fronts



Guidance Notes

EXAMPLE 2

1 - B.01

Blonde/sandy brick tone with matching mortar

2 - C.01

Warm white paint finish

3 - CONC

Exposed concrete slab to ground floor

4 - JOINERY FRONTS

White finish to match the wall colour throughout

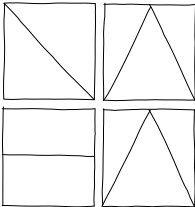
5 - BENCHTOP

Stainless steel kitchen bench and upstand/shelf

6 - INTERNAL WALLS

White painted plasterboard to match joinery fronts

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Pattern Code
Name

MH02
Row Homes 01
by SAHA

Drawing No.
Name
Scale

A-354
Character and Interior
Interior Guidance
N/A

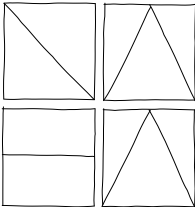


Guidance Notes

- Example facade in Non-LMR Housing Areas

- F2 module shown

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Pattern Code

MH02

Name

Row Homes 01
by SAHA

Drawing No.

A-355

Name

Character and Interior
Non-LMR Facade

Scale

N/A

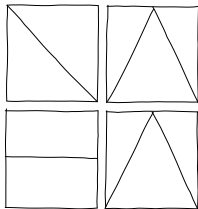
Guidance Notes

- Example facade and pedestrian lane in LMR Housing Area

- Module mix shown is F2/M2/M2/F2



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Pattern Code MH02

Name **Row Homes 01**
 by SAHA

Drawing No. **A-356**

Name **Character and Interior**
 LMR Facade & Lane

Scale **N/A**

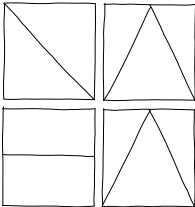


Guidance Notes

- Example internal renders
- F2/M2 (2 bedroom) module shown
- Optional paving to private open space shown in bottom image



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Pattern Code MH02
Name **Row Homes 01
by SAHA**

Drawing No. **A-357**
Name **Character and Interior
Kitchen & Bedroom**
Scale **N/A**