

NSW Housing Pattern Book

# TERRACES 01

by Carter Williamson

Reimagined Victorian terraces made for contemporary living with generous spaces and a private courtyard in the centre of each home

July 2025



GOVERNMENT  
ARCHITECT  
NEW SOUTH WALES



# About this document

This document explains the specific requirements for the pattern called ‘Terraces 01 by Carter Williamson’. 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

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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.*



# TERRACES 01

## by Carter Williamson

### The architects designed:

An internal courtyard that provides light, air and greenery into the centre of each terrace

Living areas directly connected to the private rear garden

A private balcony for the principal bedroom

A spacious family bathroom on the first floor

Brick detailing to create a refined street presentation that is highly durable and low maintenance



Rear view from the private garden

## Easy to live in

The pattern is designed to suit different household types including:

**Young families** – A private garden is visible from the living area and the spacious eat-in kitchen is great for kids

**Grown-up families** – The living areas are separated from bedrooms to provide a teen retreat

**Extended families** – The flexible room on the ground floor can be converted into a guest room or granny flat

**Ageing in place** – Designed to meet Australian Building Codes Board Livable Housing Design Standard to support changing mobility needs

**Co-living or share houses** – Separation between bedrooms and living areas can suit share housing arrangements



Ground floor plan



First floor plan

Not to scale



Front view of the design from the street

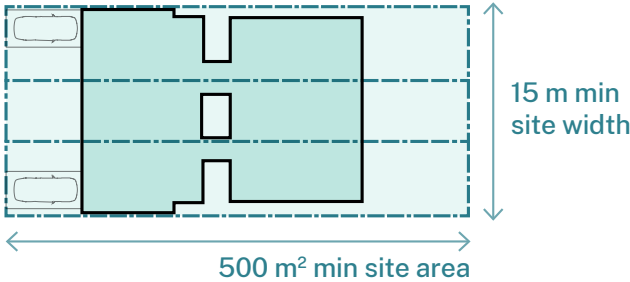


# For everyone and every place

Suits corner, infill 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
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 Torrens title
<b>Development type</b> – multi-dwelling housing (terrace)	<b>No. of bedrooms</b> – 3-bed, 4-bed or 5-bed options available
	<b>No. of dwellings</b> – 3
	<b>No. of storeys</b> – 2–3

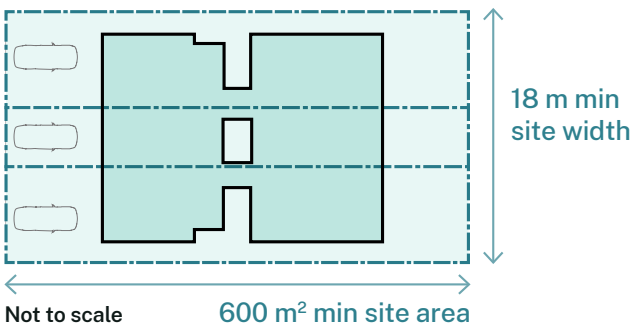
## Base pattern: low- and mid-rise housing areas

Low- and mid-rise housing areas are locations where the Low and Mid-Rise Housing Policy applies. Suits a minimum lot width of 15 m wide and minimum lot area of 500 m<sup>2</sup>.



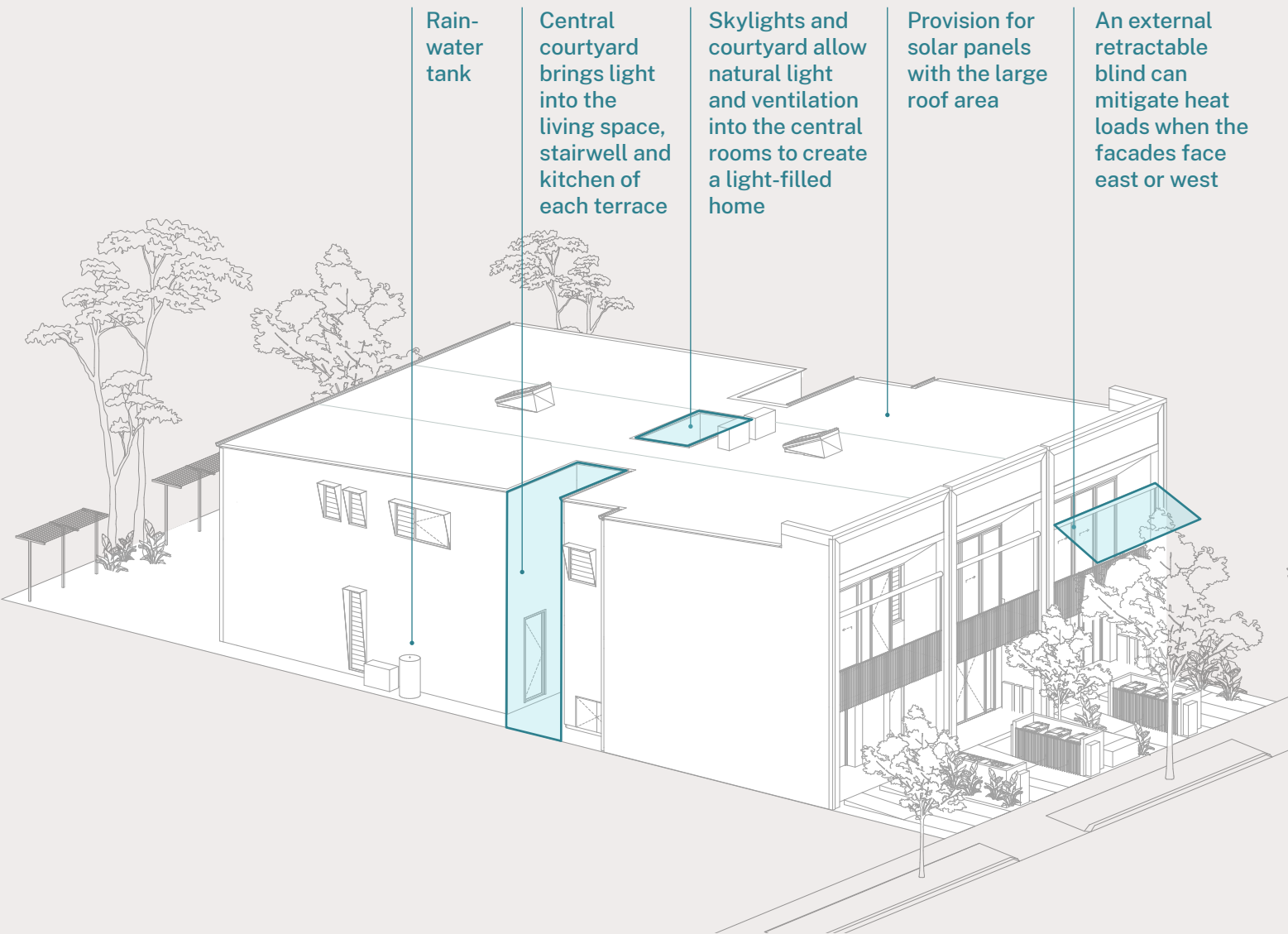
## Base pattern: sites outside low- and mid-rise housing areas

Sites outside low- and mid-rise housing areas in 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 wide and minimum lot area of 600 m<sup>2</sup>.



# Sustainable and energy efficient

Passive solar design ensures comfortable living and reduces energy bills	External materials, including brickwork, have longevity for an enduring and high-quality home
Daylight and cross-ventilation to all spaces creates a healthy home	The rainwater tank captures roof water for reuse
Sun shading and rain protection is 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
The simple construction system is suited to prefabricated and standardised elements to reduce cost and construction waste	





# Smart and flexible

A choice of ground floor layouts includes an enclosed garage or flexible front room

Optional retractable solar blinds can shade east and west orientations

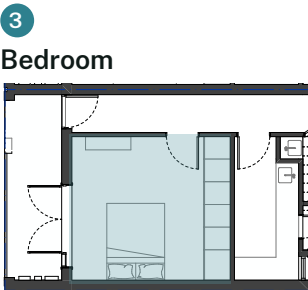
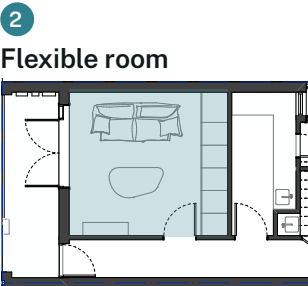
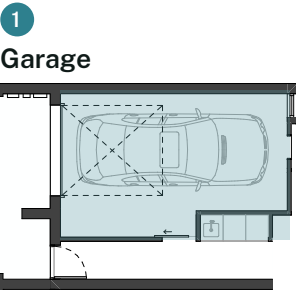
Options for bedroom and study layouts

Parking options include a hardstand space, a garage or a rear garage for laneway sites

An extra bedroom can be added in the roof space in low-and mid-rise housing areas

Select 1, 2 or 3

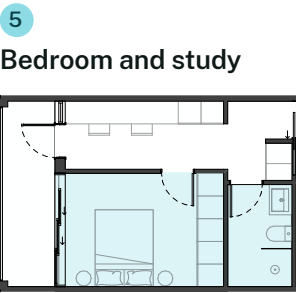
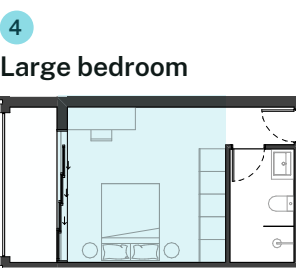
Options on ground floor garage for flexible room



Not to scale

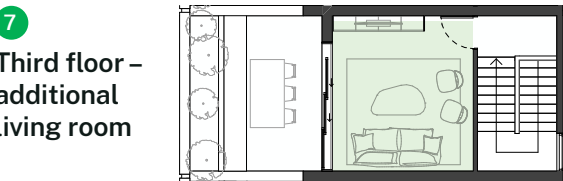
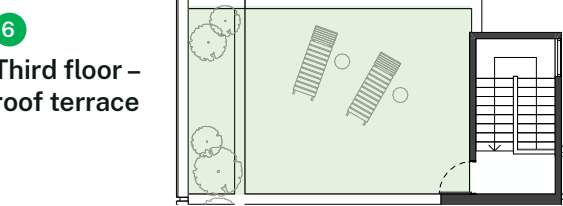
Select 4 or 5

Options for first floor bedroom and study layouts



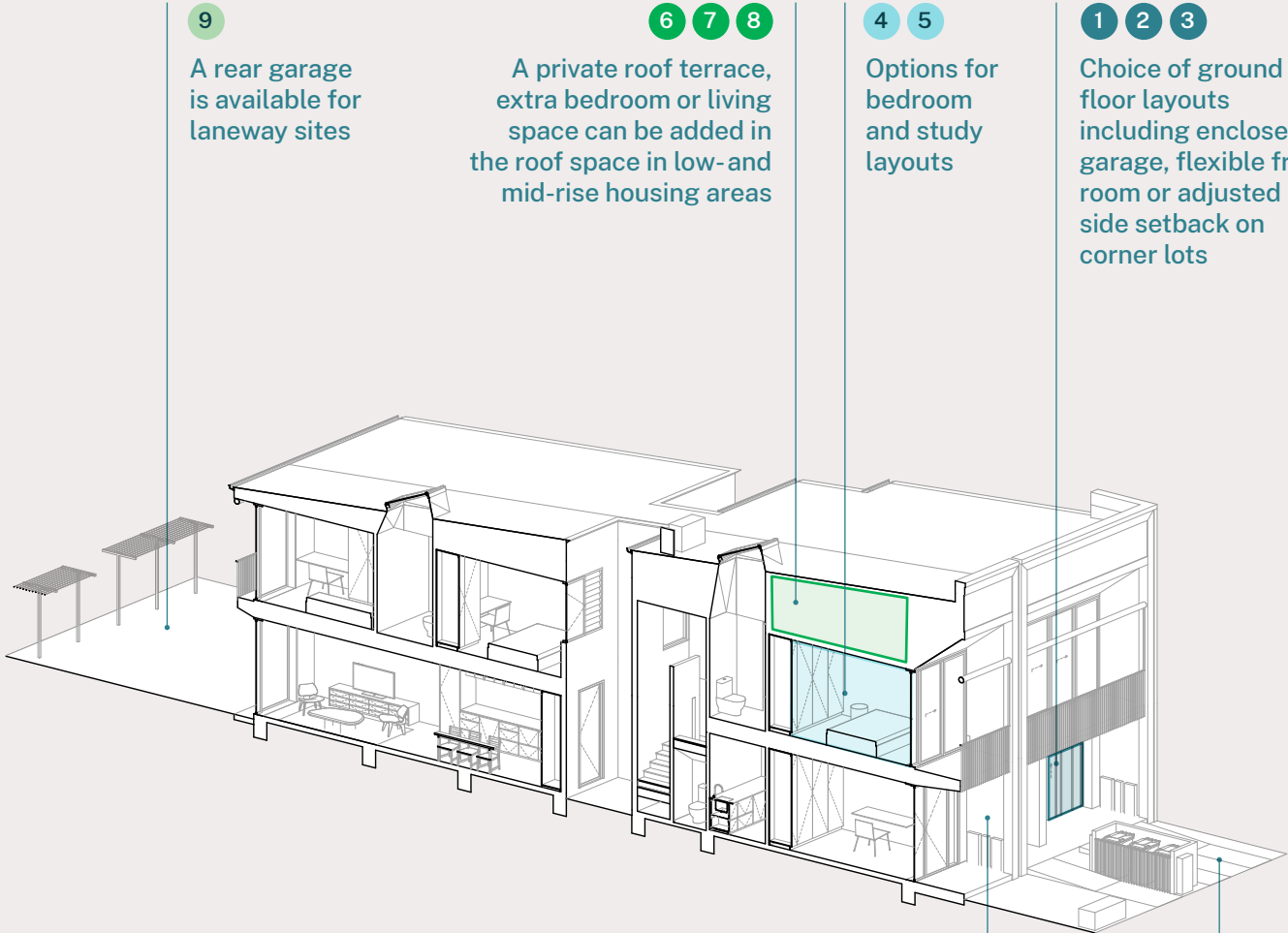
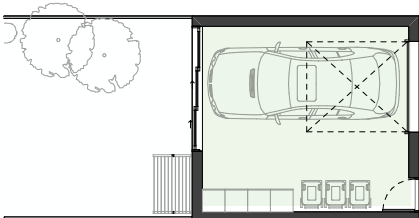
Select 6, 7 or 8

Third floor roof terrace options



Select 9

A rear garage for laneway sites



9  
A rear garage is available for laneway sites

6 7 8  
A private roof terrace, extra bedroom or living space can be added in the roof space in low-and mid-rise housing areas

4 5  
Options for bedroom and study layouts

1 2 3  
Choice of ground floor layouts including enclosed garage, flexible front room or adjusted side setback on corner lots

Choice of external materials and colours  
Front car space is provided as a hardstand in the front setback or garage

View through the living room and kitchen towards the internal courtyard and front door





# TERRACES 01

by Carter Williamson

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 Terraces 01 by Carter Williamson

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 (terraces)

- Permitted where multi-dwelling housing (terraces) are currently permitted with consent across NSW
- 3 dwellings minimum
- Suitable for Torrens 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 shown in the technical drawings section. This pattern accommodates internal stairs and adjustments of up to 2.0 m front to back, and 1.5 m side to side.

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

### Attic and roof terrace adaptation

The attic adaptation or roof terrace is allowed only in LMR housing areas.

### Rear studio or garage

When site length or access conditions permit, the rear studio or garage adaptation may be used.

A 5 m minimum clearance must be maintained between terraces and outbuildings for this pattern. Refer site length modification page.

## Development standards

The below development standards are specific to Terraces 01 by Carter Williamson. 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	<i>As defined by LMR reforms</i> (500 m <sup>2</sup> min)	600 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	<i>As defined by LMR reforms</i> (9.5 m max.)	9.0 m max.
Maximum floor space ratio	0.9:1 max.	0.8:1 max.
Maximum unbroken street frontage	45 m	45 m
Minimum front setback	4.0 m min	5.5 m minimum setback 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	0 m min partial side setback for front 8.1 m of building. 0.9 m min side setback for remainder	1.5 m min
Minimum rear setback	7.0 m min <i>Except where laneway garages exist, then 0 m min</i>	5.5 m min <i>Except where laneway garages exist, then 0 m min</i>
Minimum secondary street setback	2.0 m min	2.0 m min
Minimum landscaped area	20% min	20% min
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 the base pattern design for a mid-block site with optimum orientation. The pattern adaptation pages included in requirements and adaptation pages along with technical drawings 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.

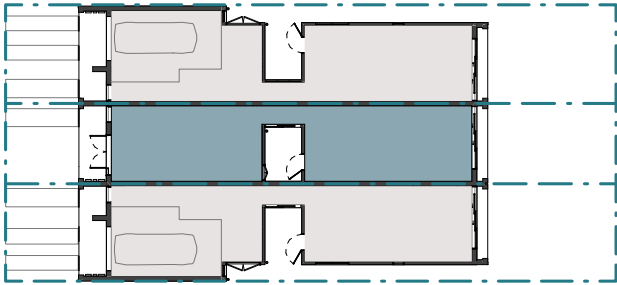
**Floor space ratio** The planning table shows the maximum possible FSR for the pattern when selecting all adaptations and options. The base patterns FSR as shown are:  
– LMR housing area 0.8:1 FSR  
– Non-LMR housing area 0.79:1 FSR

**Height** The base pattern height as drawn is 8.8 m high. The maximum building height in the development standards (left) allows for adaptation to slope on the subject site.

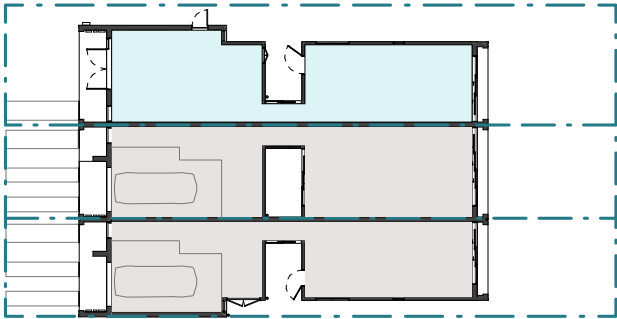
**Parking provision** Max 2 out of 3 dwellings may incorporate a garage for the terrace patterns. Parking is alternatively provided as hardstand in non-LMR housing areas. Refer to requirements and adaptations section for additional options.



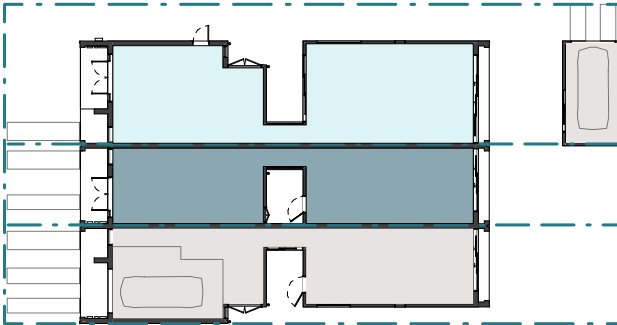
LMR housing area



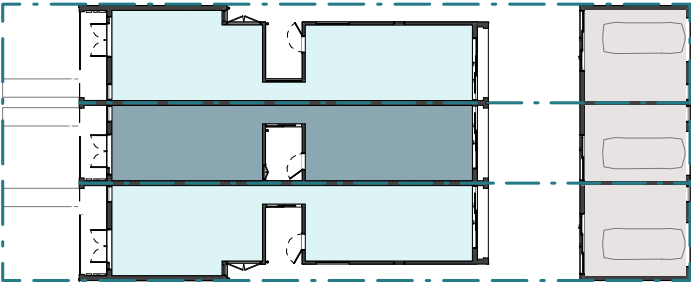
Base pattern  
Lot size: 500 m² min  
Lot width: 15 m min  
Front setback: 4.0 m min



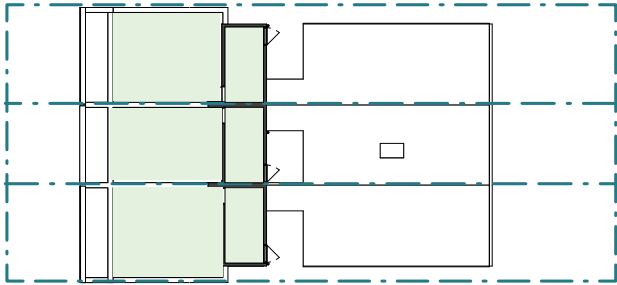
Adaptation 01 - corner site  
Lot size: 566 m² min  
Lot width: 17 m min  
Front setback: 4.0 m min



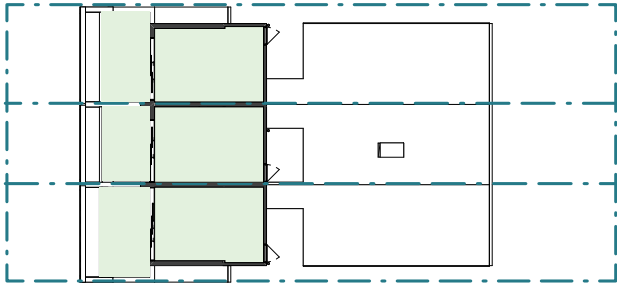
Adaptation 02 - corner site and rear parking  
Lot size: 585 m² min  
Lot width: 17.4 m min  
Primary front setback: 4.0 m min  
Secondary front setback 2.0 m



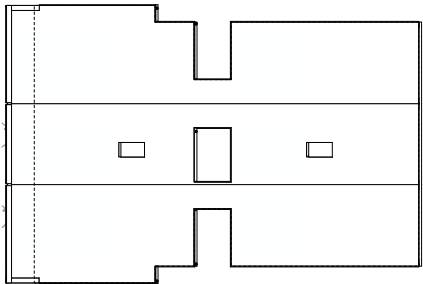
Adaptation 03 - rear lane garage  
Lot size: 560 m² min  
Lot width: 15 m min  
Front setback: 4.0 m min



Adaptation 04 - roof terrace  
Height of building: 9.4 m max

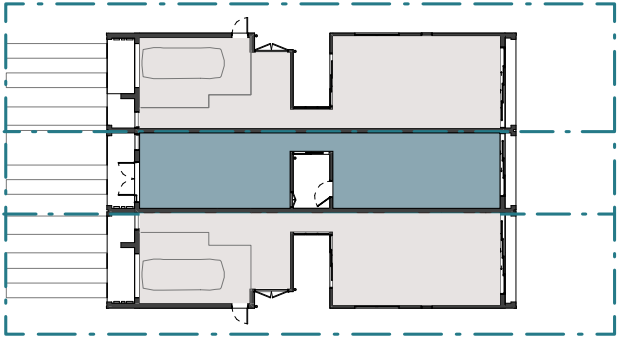


Adaptation 05 - additional room  
Height of building: 9.4 m max

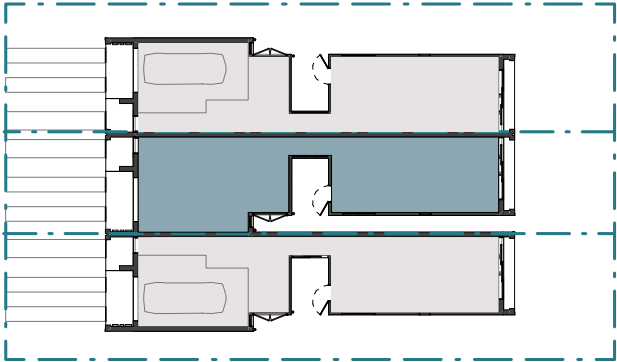


Base pattern roof plan  
LMR and non-LMR

Non-LMR housing area



Base pattern  
Lot size: 600 m² min  
Lot width: 18 m min  
Front setback: 5.5 m min



Adaptation 06 - tunnel back  
Lot size: 600 m² min  
Lot width: 18 m min  
Front setback: 5.5 m min

Pattern adaptations

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.

- End terrace, flexible room to front
- Middle terrace, flexible room to front
- Garage to the front room
- Rear garage



# Location requirements

## Siting and orientation adaptations (LMR base pattern)

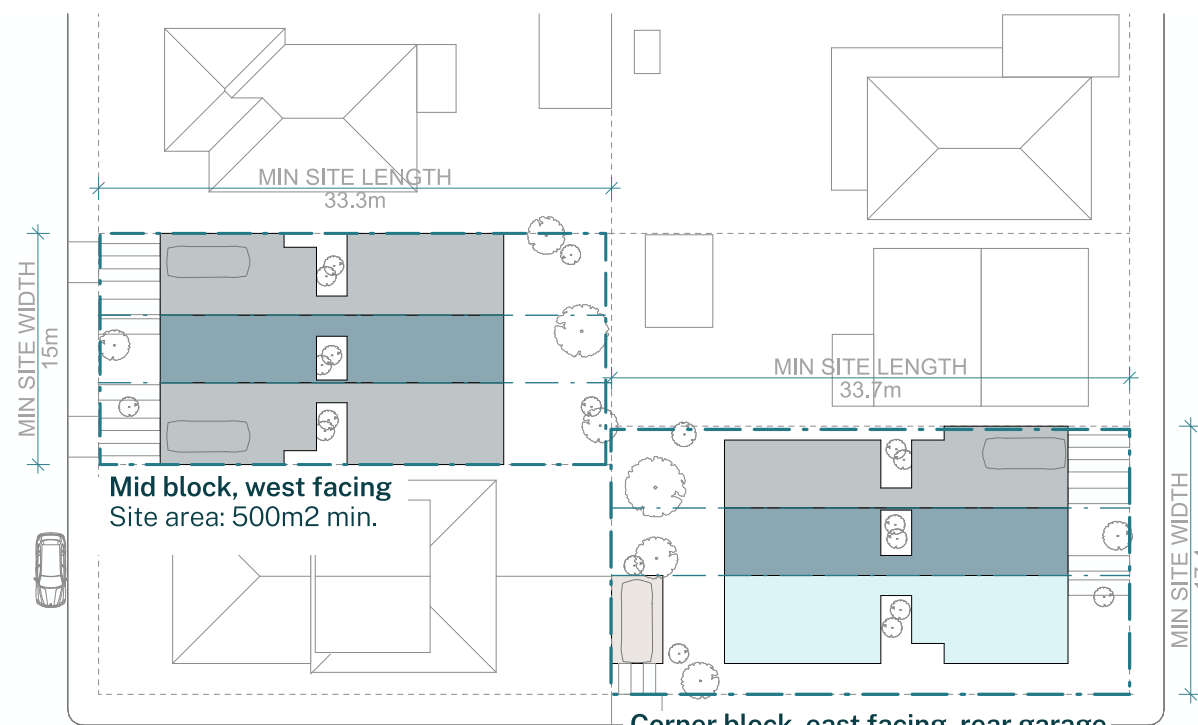
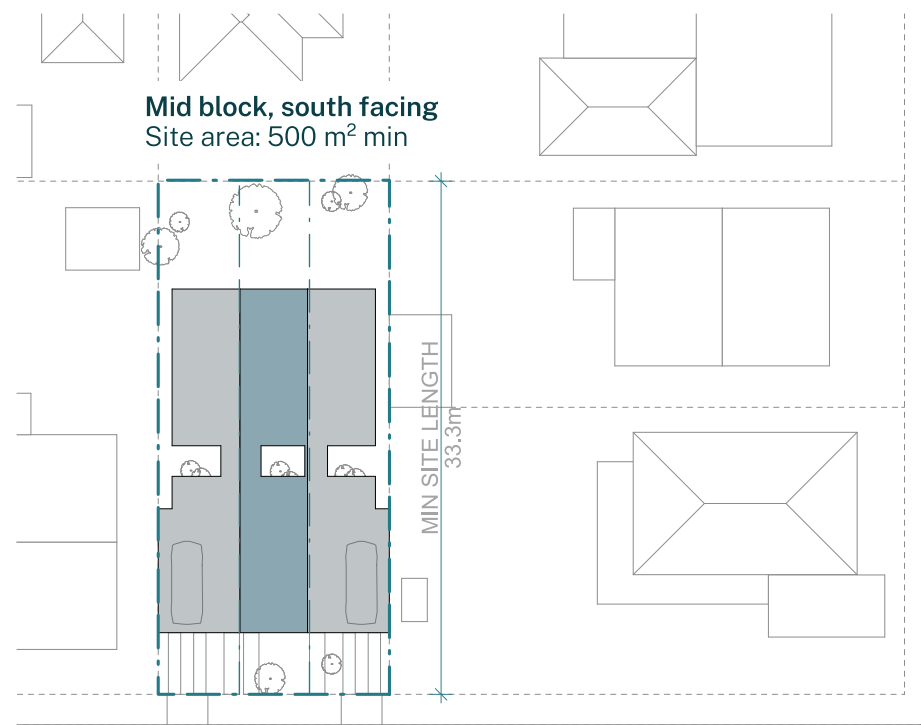
These plans demonstrate siting and orientation principles for this pattern in the **LMR housing areas**, adapting to suit mid-block, corner, and rear-lane lots.

Pattern sites must:

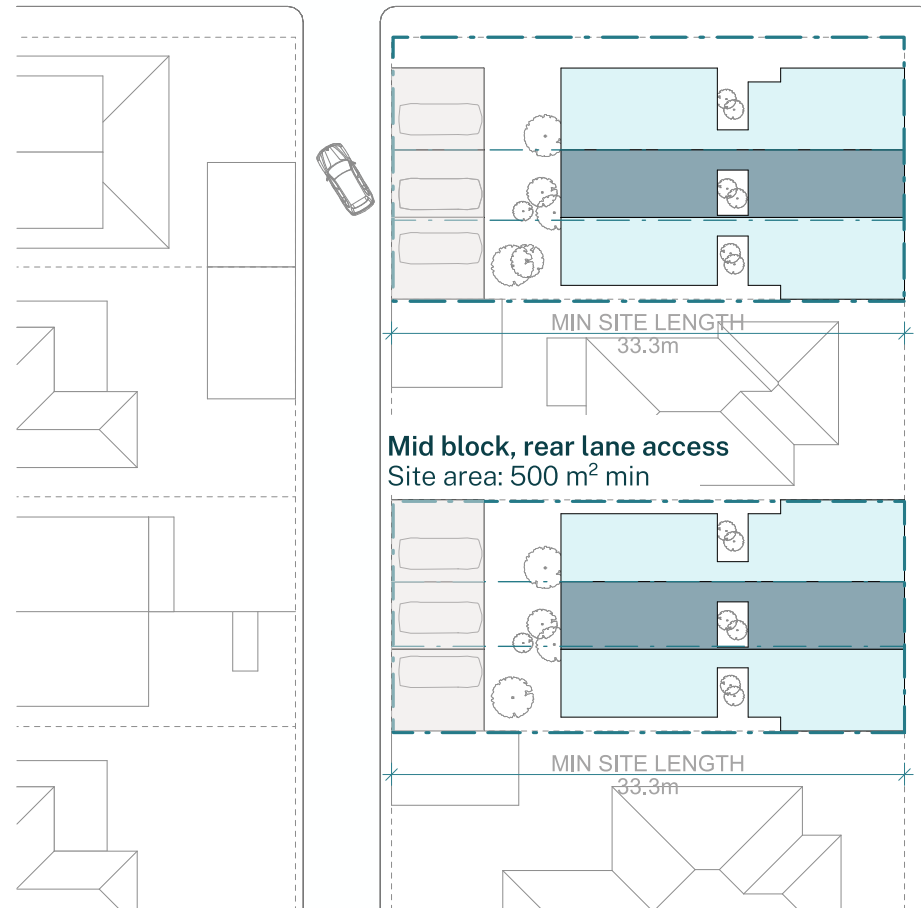
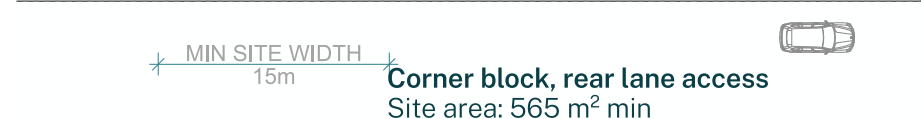
- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

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.

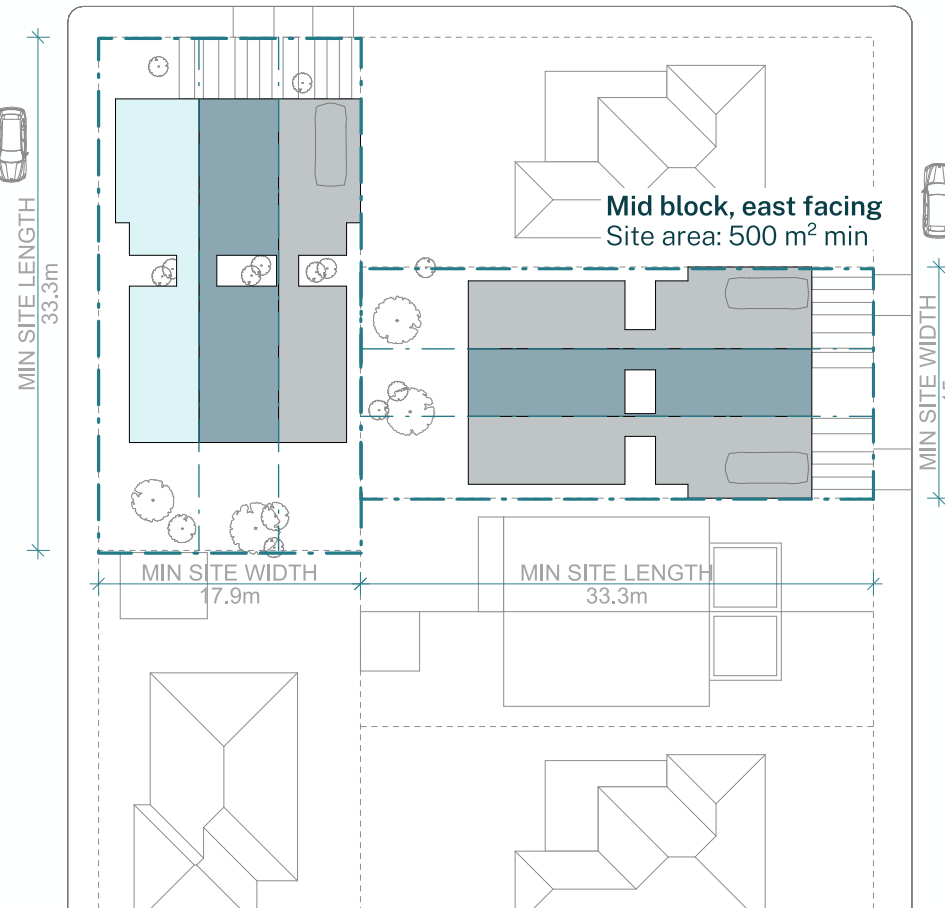
Using this guidance, refer to the **LMR site plan** to begin adaptation to your site, and to the slope adaptation pages for topography.



**Corner block, east facing, rear garage**  
Site area: 585m<sup>2</sup> min.



**Corner block, north facing**  
Site area: 595 m<sup>2</sup> min



- End terrace, flexible room to front
- Middle terrace, flexible room to front
- Garage to the front room
- Rear garage

Not to scale





# Location requirements

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

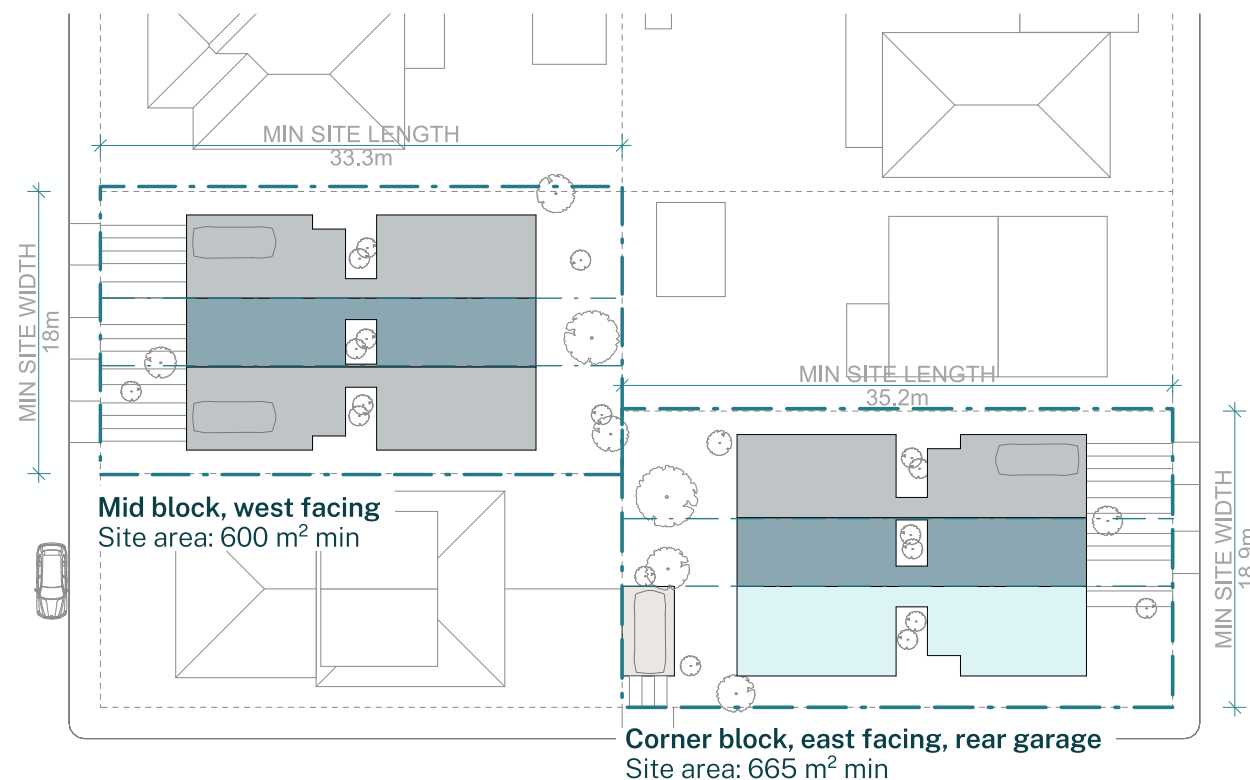
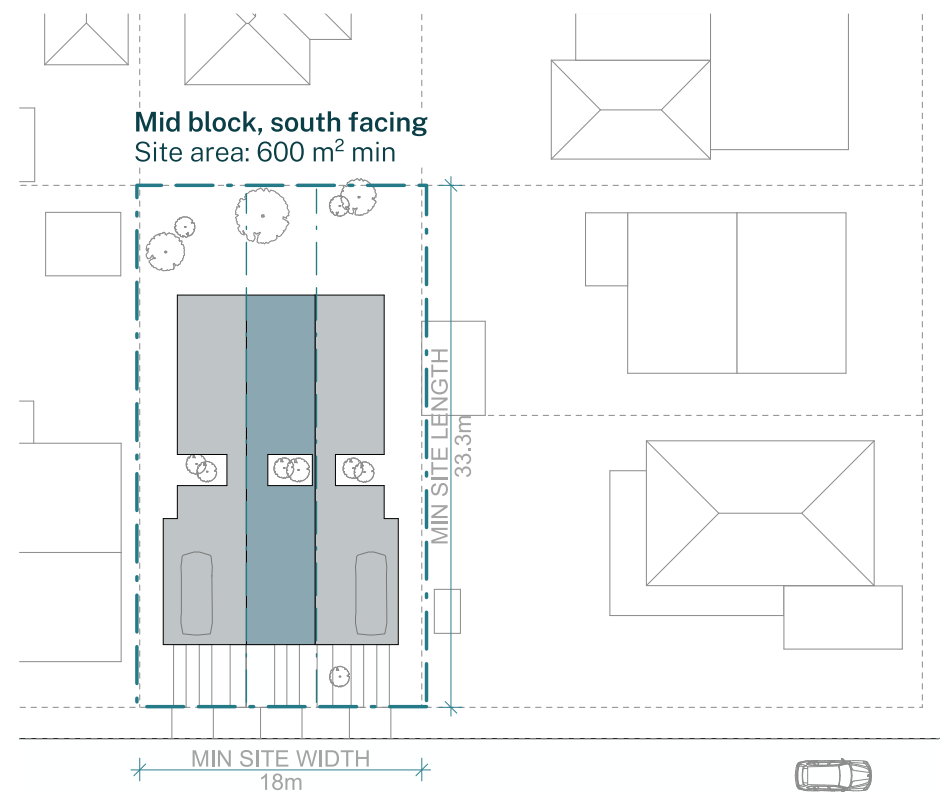
These plans demonstrate siting and orientation principles for this pattern in the **non-LMR housing areas**, adapting to suit mid-block, corner, and rear-lane lots.

Pattern sites must:

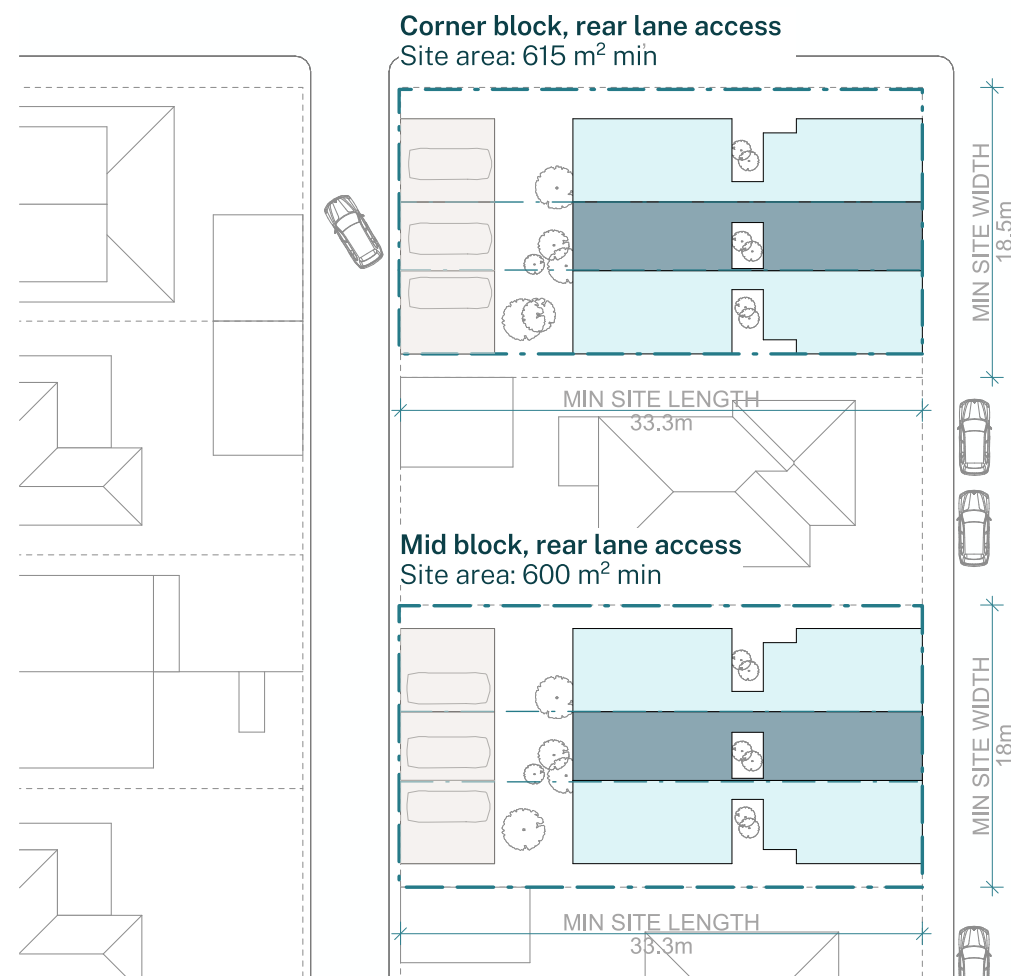
- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

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.

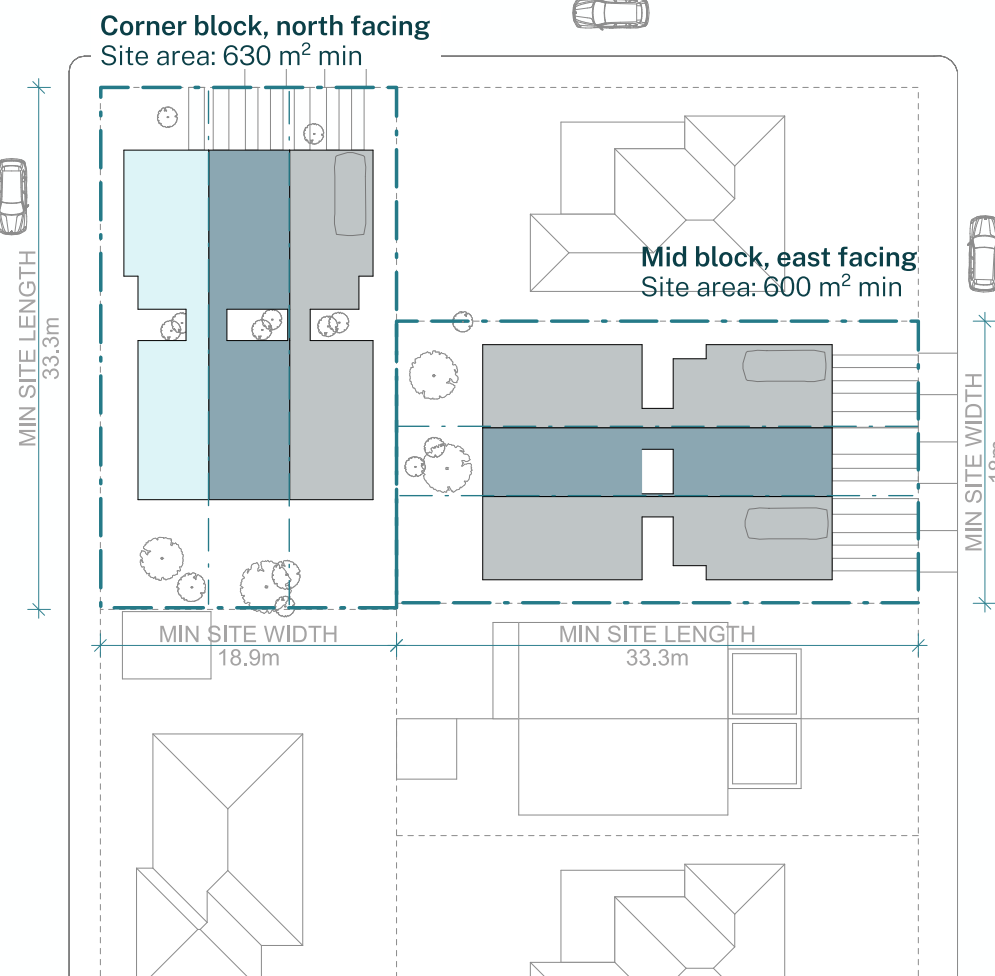
Using this guidance, refer to the **non-LMR site plan** to begin adaptation to your site, and to the slope adaptation pages for topography.



**Corner block, east facing, rear garage**  
Site area: 665 m<sup>2</sup> min



**Mid block, rear lane access**  
Site area: 600 m<sup>2</sup> min



**Mid block, east facing**  
Site area: 600 m<sup>2</sup> min

- End terrace, flexible room to front
- Middle terrace, flexible room to front
- Garage to the front room
- Rear garage

Not to scale





Frontage



Brick

-  **BR1**  
Bricks  
Renovation Gertrudis Brown
-  **BR2**  
Bricks  
Simmental Silver
-  **BR3**  
Bricks  
Chillingham White





Back



Cladding – brick

-  **BR1**  
Bricks  
Renovation Gertrudis Brown
-  **BR2**  
Bricks  
Simmental Silver
-  **BR3**  
Bricks  
Chillingham White

Cladding – lightweight

-  **FC1**  
FC sheet cladding - Cockle  
CMYK: 31, 22, 44, 1
-  **FC2**  
FC sheet cladding - Archer  
CMYK: 32, 22, 45, 0
-  **WB1**  
Painted weatherboard - Cockle  
CYMK: 31, 22, 44, 1
-  **WB2**  
Painted weatherboard - Archer  
CMYK: 32, 22, 45, 0






Awning



Metal roofing

-  **MT1**  
Metal roof sheeting

Metal cladding and fittings

-  **MT2**  
Painted steel - Tawny  
CMYK: 51, 58, 83, 45
-  **MT3**  
Painted steel - Monument  
CMYK: 24, 18, 14, 90
-  **MT4**  
Painted steel - Whatnot  
CMYK: 33, 55, 63, 11
-  **MT5**  
Painted steel - Archer  
CMYK: 32, 22, 45, 0
-  **MT6**  
Painted steel - Blue  
CMYK: 33, 22, 11, 0

# 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.

Awning fabric

-  **FB1**  
Fabric blinds - green  
CMYK: 24, 16, 44, 0
-  **FB2**  
Fabric blinds - yellow  
CMYK: 12, 18, 47, 0
-  **FB3**  
Fabric blinds - pink  
CYMK: 6, 36, 30, 0
-  **FB4**  
Fabric blinds - blue  
CMYK: 29, 21, 18, 0



# 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 and adaptations			Lot features	Building character	
<div>Confirm lot size and lot width meets minimum area for site location</div> <div><input type="checkbox"/> <b>LMR housing area site</b> 500 m<sup>2</sup> (min) lot size 15 m (min) lot width</div> <div><input type="checkbox"/> <b>Non-LMR housing area site</b> 600 m<sup>2</sup> (min) lot size 18 m (min) lot width <small>*Allows expanded living design option</small></div>	<div><b>House 1</b> 3 bed 2.5 bath 1 living 1 car space (garage)</div> <div><b>House 2</b> 3 bed 2.5 bath 1 living + 1 flexible room car space (on-street)</div> <div><b>House 3</b> 3 bed 2.5 bath 1 living 1 car space (garage)</div>	<div><b>Adapt for preference</b></div> <div><input type="checkbox"/> roof terrace (LMR housing area only)</div> <div><input type="checkbox"/> extra bedroom in lieu of roof terrace (LMR housing area only)</div> <div><b>Ground floor</b> <i>select applicable</i> <input type="checkbox"/> flexible room and bathroom in lieu of garage</div> <div><b>Kitchen</b> <i>select one</i> <input type="checkbox"/> layout 01 <input type="checkbox"/> layout 02</div> <div><b>First floor bedrooms</b> <i>select one</i> <input type="checkbox"/> large bedroom <input type="checkbox"/> 1 bedroom / study split</div>	<div><input type="checkbox"/> roof terrace (LMR housing area only)</div> <div><input type="checkbox"/> extra bedroom in lieu of roof terrace (LMR housing area only)</div> <div><i>not applicable</i></div> <div><b>Kitchen</b> <i>select one</i> <input type="checkbox"/> layout 01 <input type="checkbox"/> layout 02</div> <div><b>First floor bedrooms</b> <i>select one</i> <input type="checkbox"/> large bedroom <input type="checkbox"/> 1 bedroom / study split</div>	<div><input type="checkbox"/> roof terrace (LMR housing area only)</div> <div><input type="checkbox"/> extra bedroom in lieu of roof terrace (LMR housing area only)</div> <div><b>Ground floor</b> <i>select applicable</i> <input type="checkbox"/> flexible room and bathroom in lieu of garage</div> <div><b>Kitchen</b> <i>select one</i> <input type="checkbox"/> layout 01 <input type="checkbox"/> layout 02</div> <div><b>First floor bedrooms</b> <i>select one</i> <input type="checkbox"/> large bedroom <input type="checkbox"/> 1 bedroom / study split</div>	<div>Refer to site plans and pattern adaptations –location requirements page for details</div> <div><b>Lot type</b> <i>select one</i> <input type="checkbox"/> standard mid-block <input type="checkbox"/> rear-lane lot <input type="checkbox"/> corner lot</div> <div><b>Frontage orientation</b> <input type="checkbox"/> north <input type="checkbox"/> east <input type="checkbox"/> south <input type="checkbox"/> west</div> <div><b>Site slope</b> <i>select one</i> <input type="checkbox"/> flat site <input type="checkbox"/> slope up to 2.0 m front to back <input type="checkbox"/> slope up to 1.5 m side to side</div>	<div>Refer to material palette guidance page and illustrative images pages for details</div> <div><b>Material palette</b> <i>select one</i> <input type="checkbox"/> Material palette 1 <input type="checkbox"/> Material palette 2 <input type="checkbox"/> Material palette 3 <input type="checkbox"/> Material palette 4</div> <div><b>Additional features</b> <input type="checkbox"/> window shading device for west / east facing windows</div>
<div>The site location and available adaptations are described in the pattern adaptations and site plan pages.</div>	<div>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.</div>			<div>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.</div>	<div>The pattern offers material palette options to suit user choice. Refer to the material palette guidance page, and included illustrative images for further information.</div> <div>Refer to instructions for designers pages for the next steps, including how to use this page as part of your application.</div>	



# 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 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 A 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.



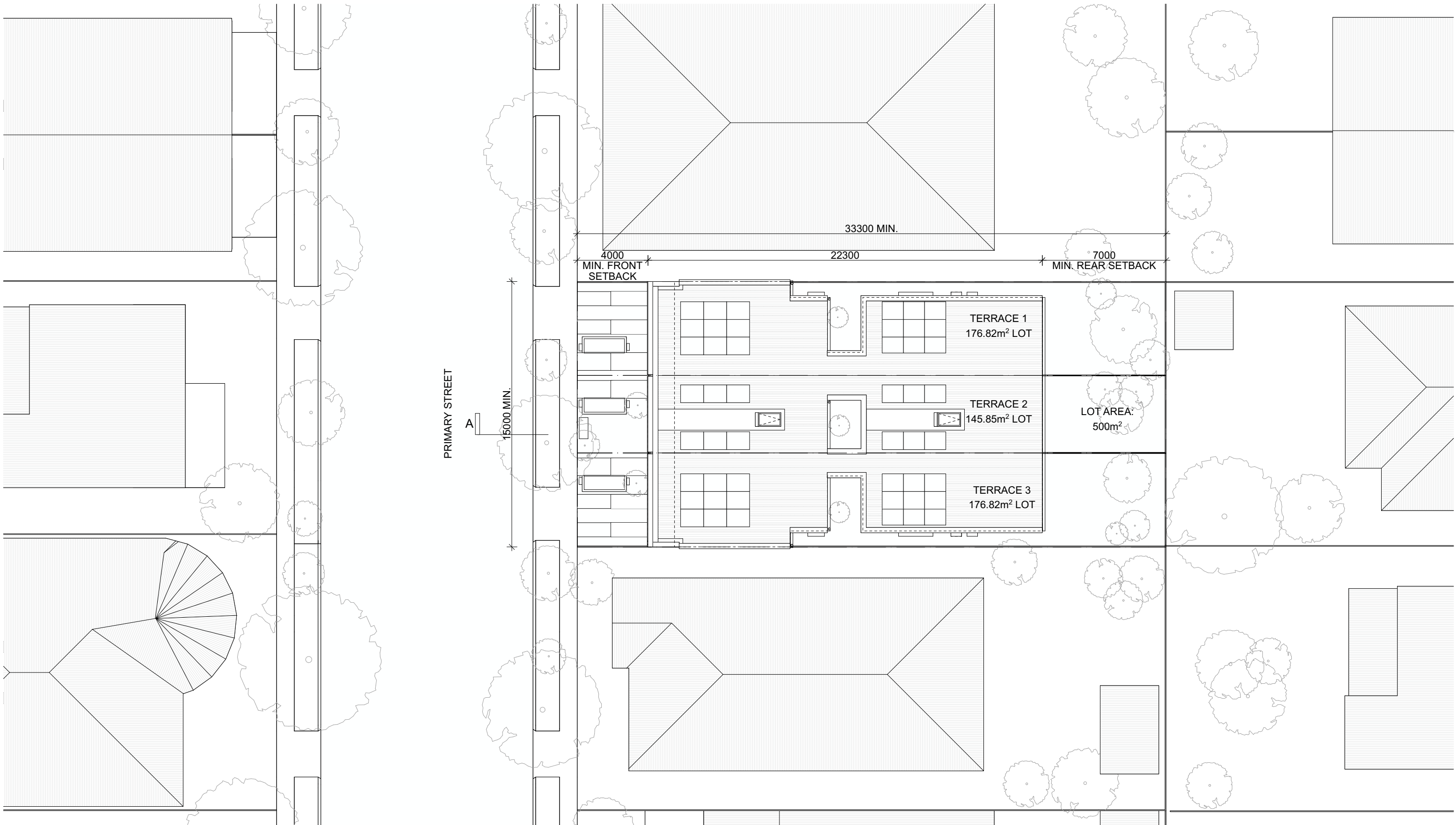
# TERRACES 01

by Carter Williamson

Technical  
drawings







Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name  
TH01  
Terraces 01  
by Carter Williamson

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

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

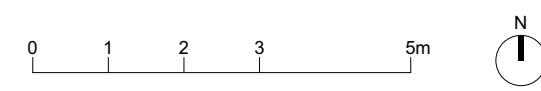
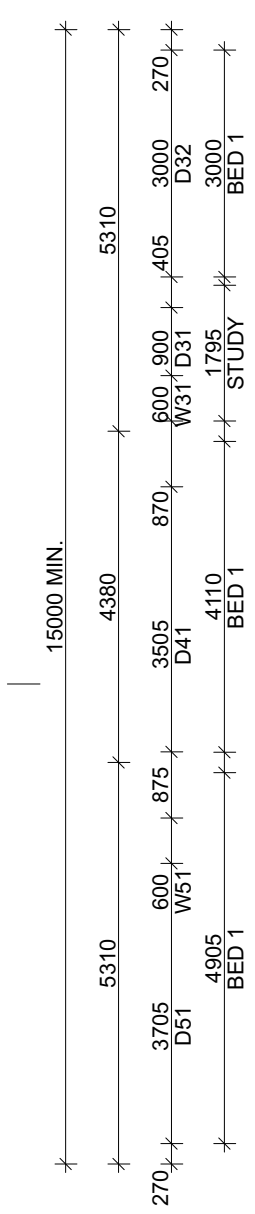
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TH01  
Terraces 01  
by Carter Williamson

Drawing No. A-302  
Name Ground Floor Plan LMR  
Housing Area  
Scale 1:100 @ A3







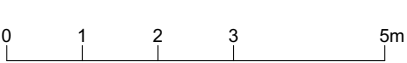
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

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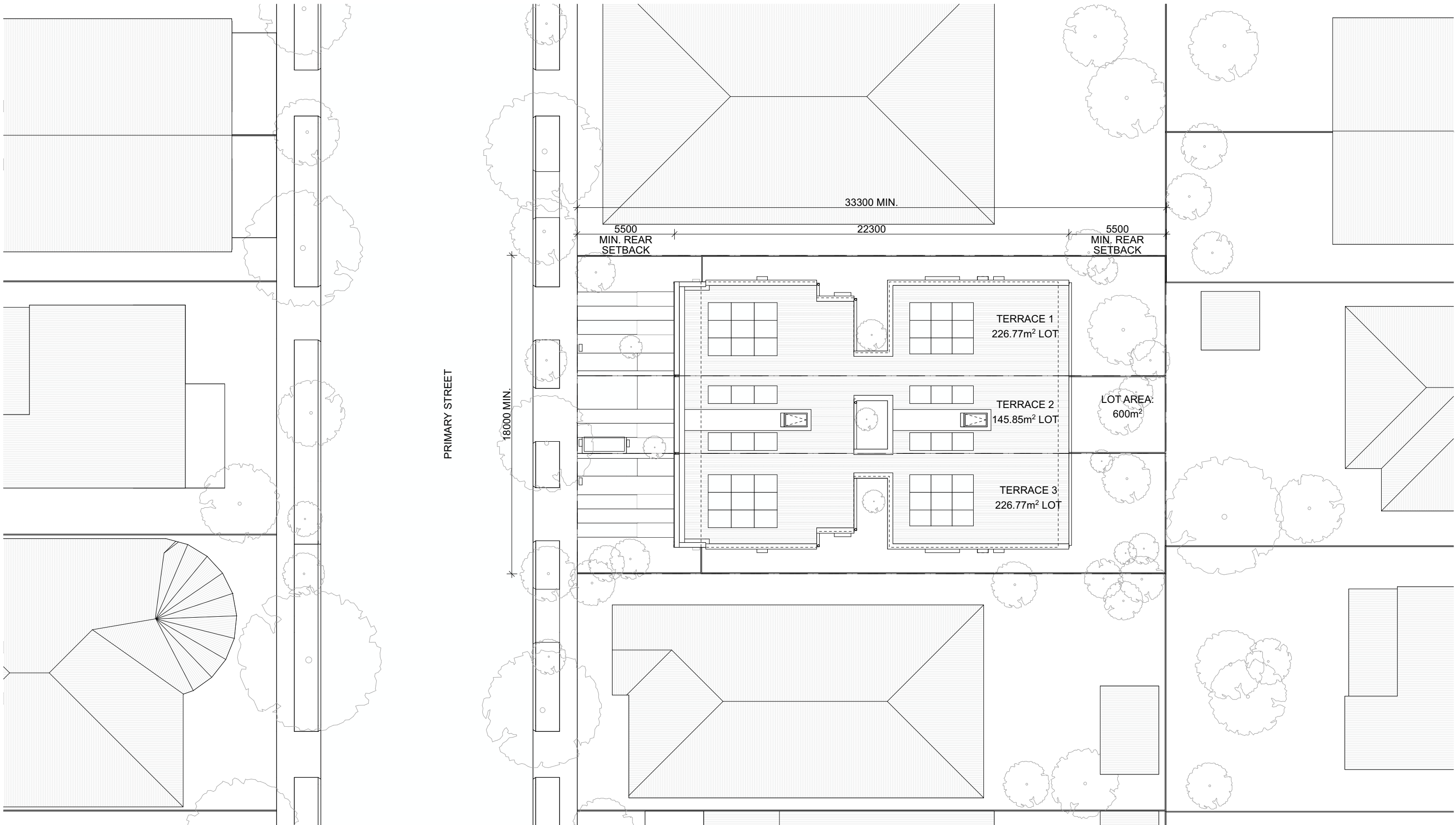
Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-304
Name	Roof Plan LMR Housing Area
Scale	1:100 @ A3







Rev	Date	Description
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CARTER  
WILLIAMSON

Pattern Code  
Name  
TH01  
Terraces 01  
by Carter Williamson

Drawing No.  
Name  
Scale  
A-311  
Site Plan Non-LMR  
Housing Area  
1:200 @ A3

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Pattern Code

TH01

Name

Terraces 01  
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Drawing No.

A-312

Name

Ground Floor Plan Non-  
LMR Housing Area

Scale

1:100 @ A3







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CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No. A-313  
Name First Floor Plan Non-LMR Housing Area  
Scale 1:100 @ A3



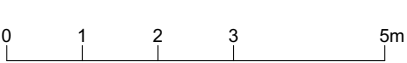
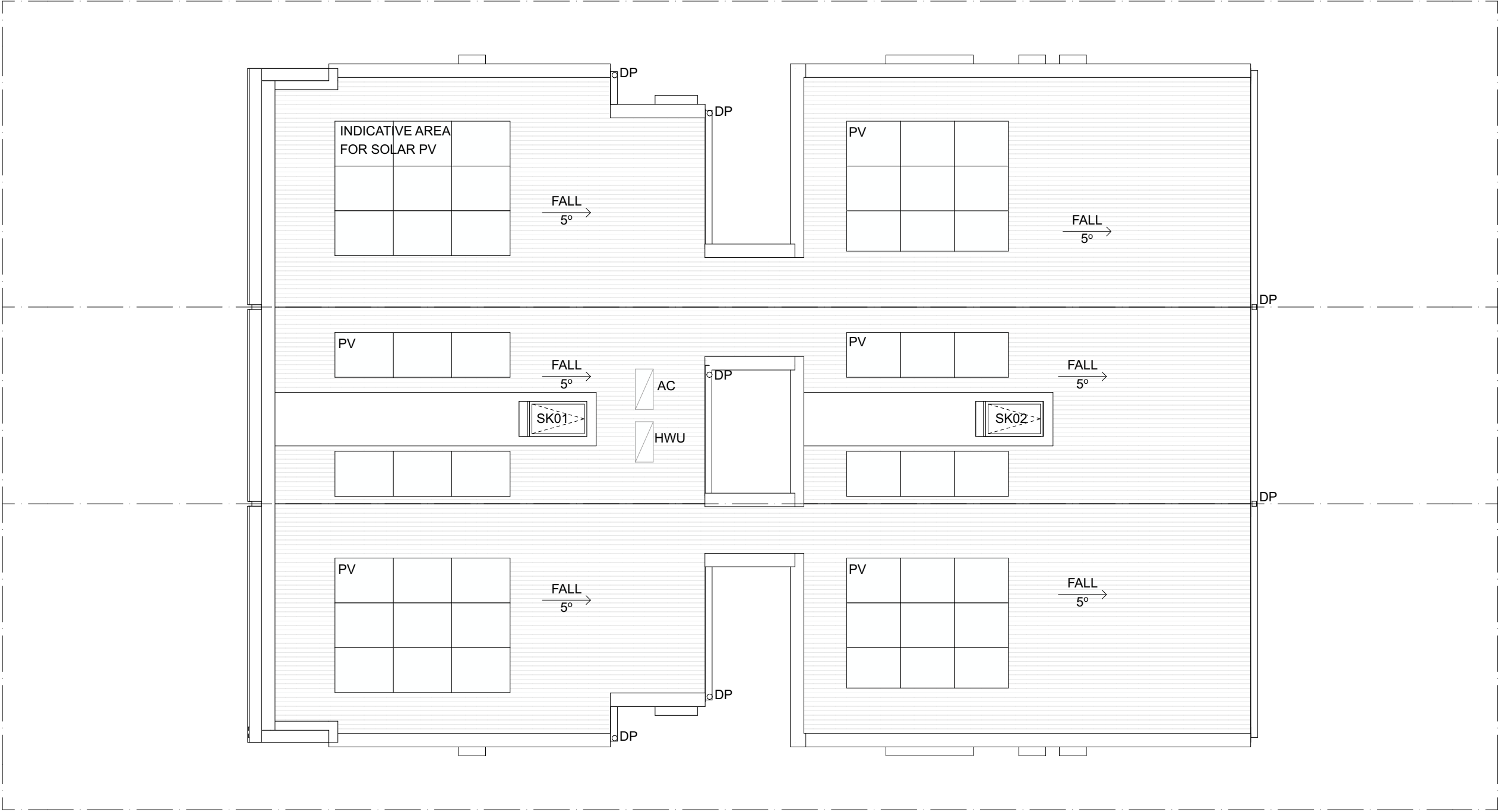
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Rev1.01	July 2025	Patternbook Issue

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Pattern Code  
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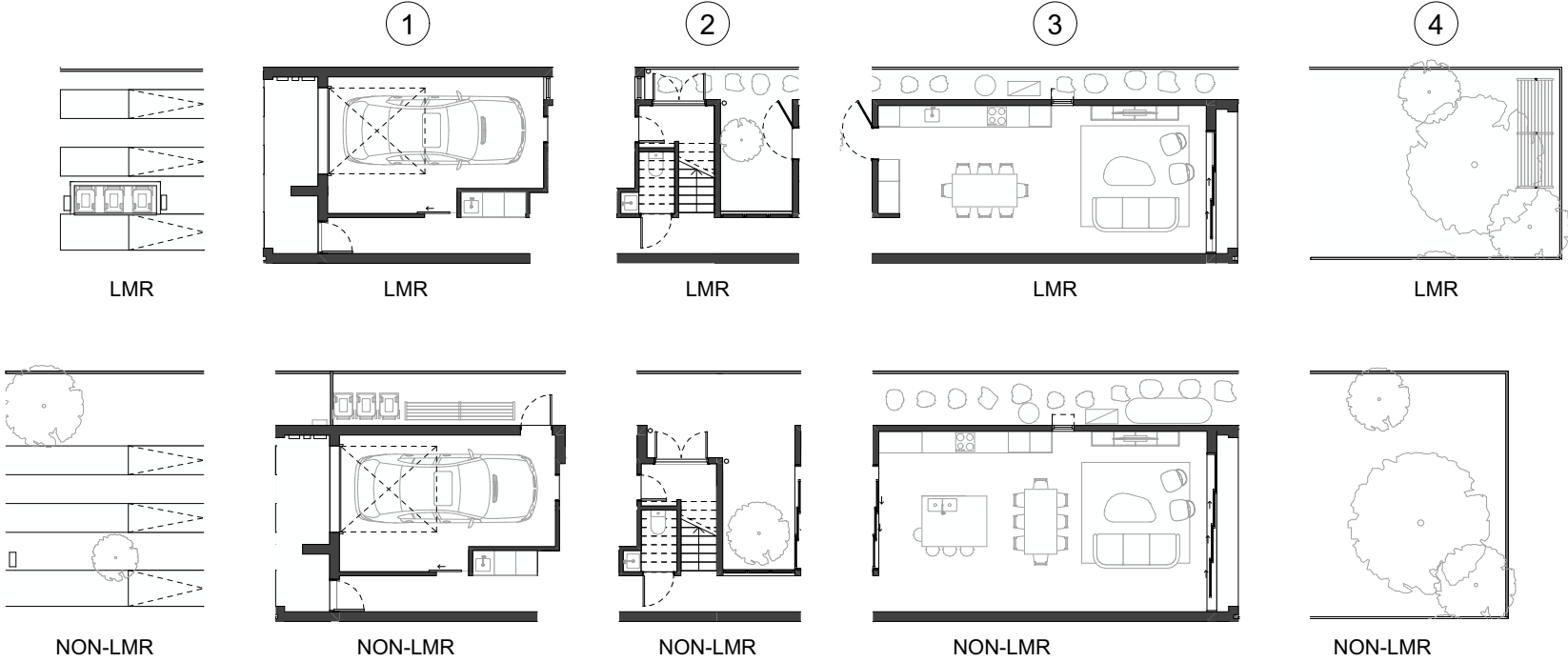
TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-314
Name	Roof Plan Non-LMR Housing Area
Scale	1:100 @ A3

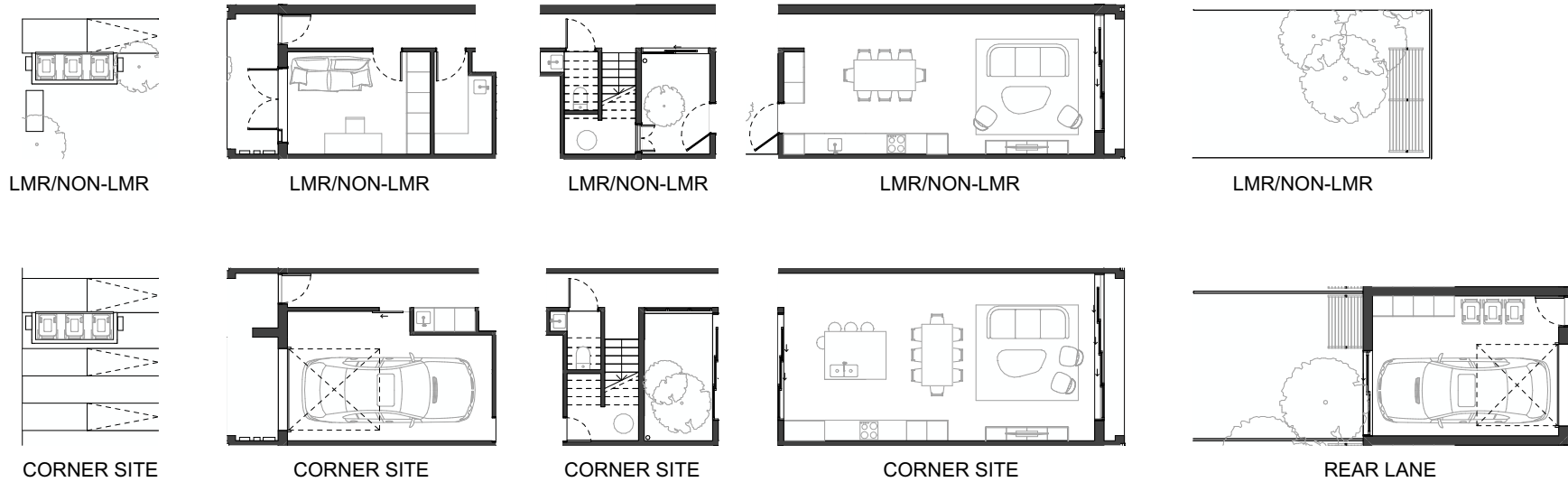




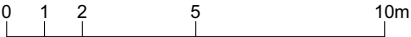
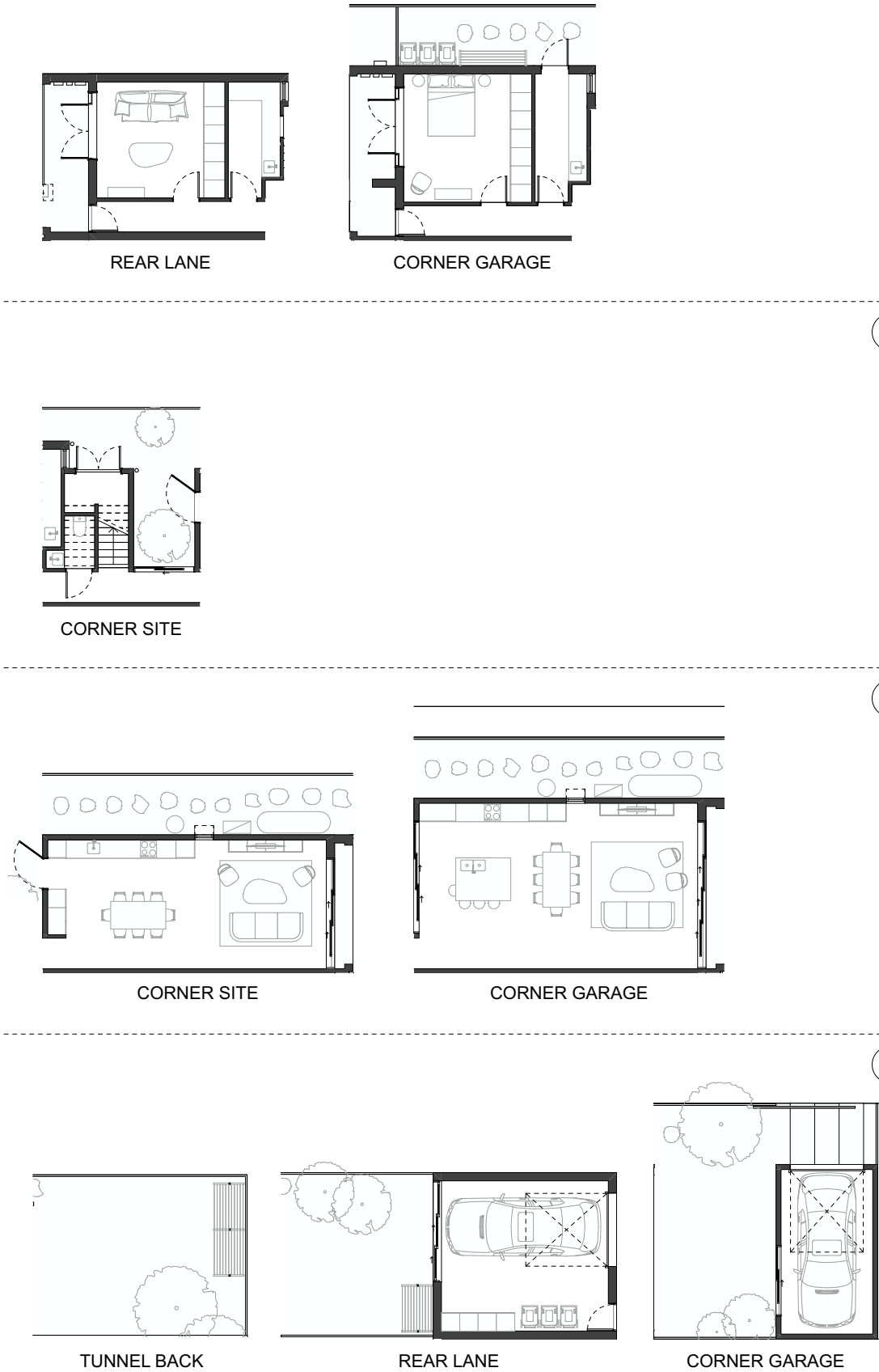
GROUND FLOOR - OUTER TERRACES



GROUND FLOOR - MIDDLE TERRACES

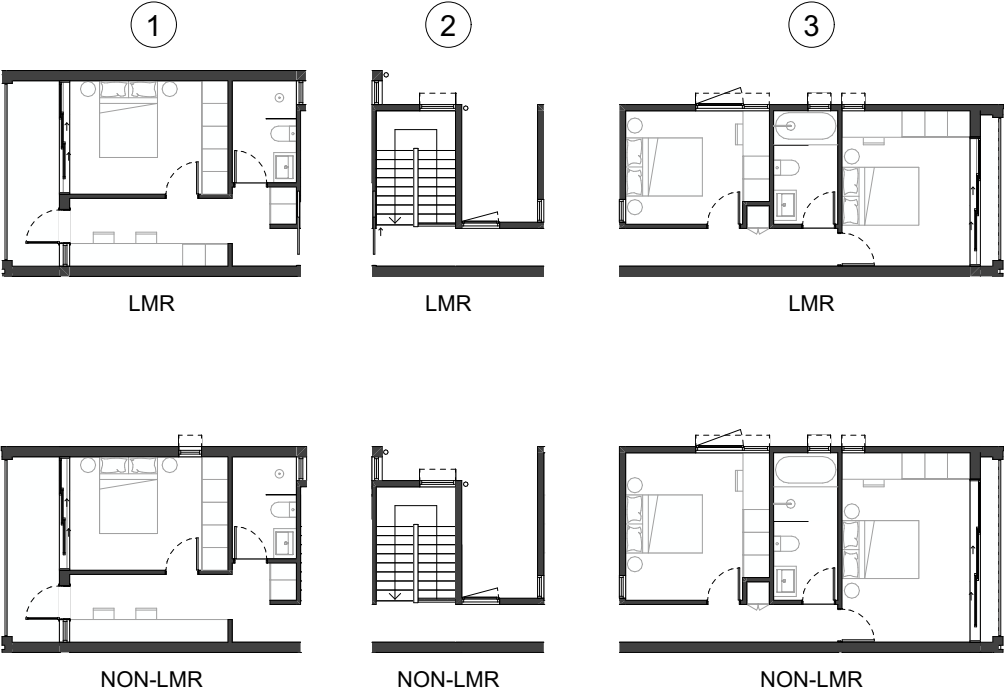


ADDITIONAL OUTER TERRACE TYPES

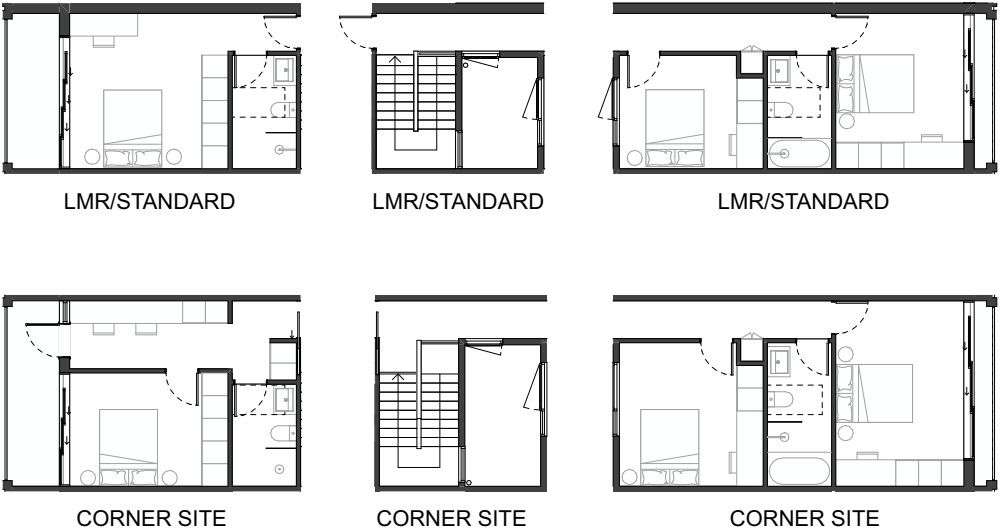


Rev	Date	Description
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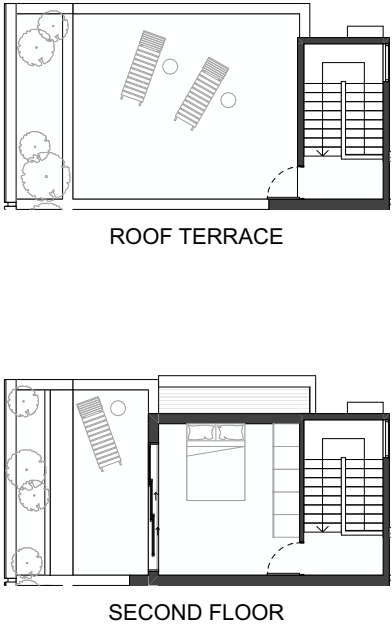
FIRST FLOOR - OUTER TERRACES



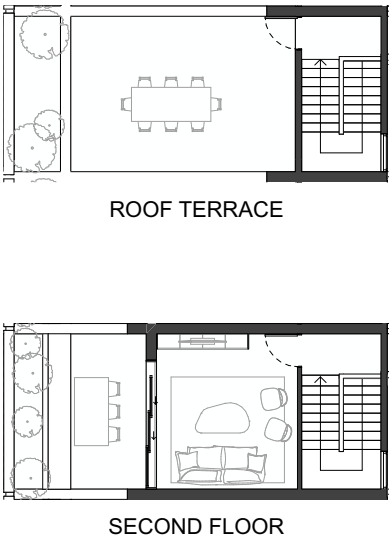
FIRST FLOOR - MIDDLE TERRACES



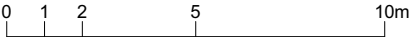
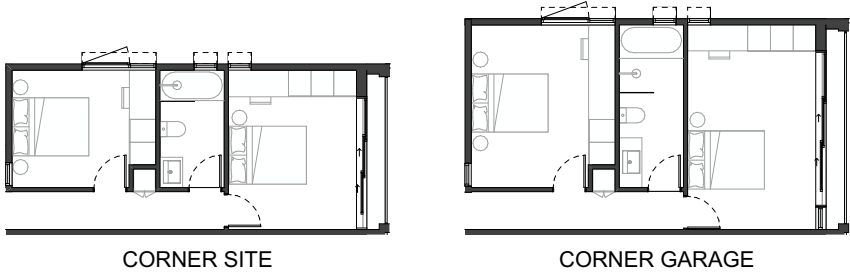
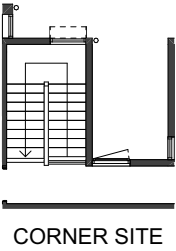
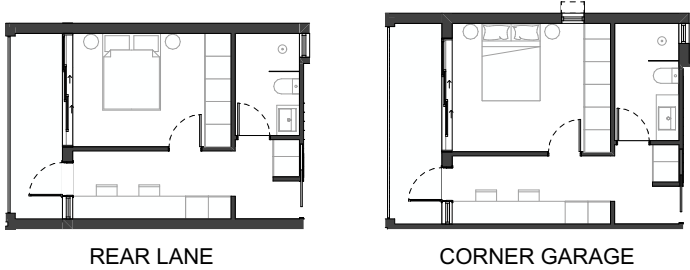
SECOND FLOOR - OUTER TERRACES



SECOND FLOOR - MIDDLE TERRACES



ADDITIONAL OUTER TERRACE TYPES



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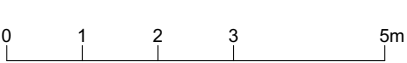
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
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Pattern Code  
Name

TH01  
Terraces 01  
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Drawing No.	A-324
Name	Adaptation Rear Lane - Roof Plan
Scale	1:100 @ A3







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
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

01235m



Drawing No.

Name

Scale

A-326

Adaptation Tunnel Back -  
First Floor

1:100 @ A3





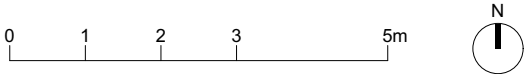
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No. A-327  
Name Adaptation Corner 01 - Ground Floor  
Scale 1:100 @ A3





Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-328
Name	Adaptation Corner 01 - First Floor
Scale	1:100 @ A3





Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No. A-329  
Name Adaptation Corner 02 - Ground Floor  
Scale 1:100 @ A3

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CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-3210
Name	Adaptation Corner 02 - First Floor
Scale	1:100 @ A3





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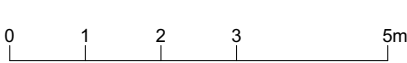
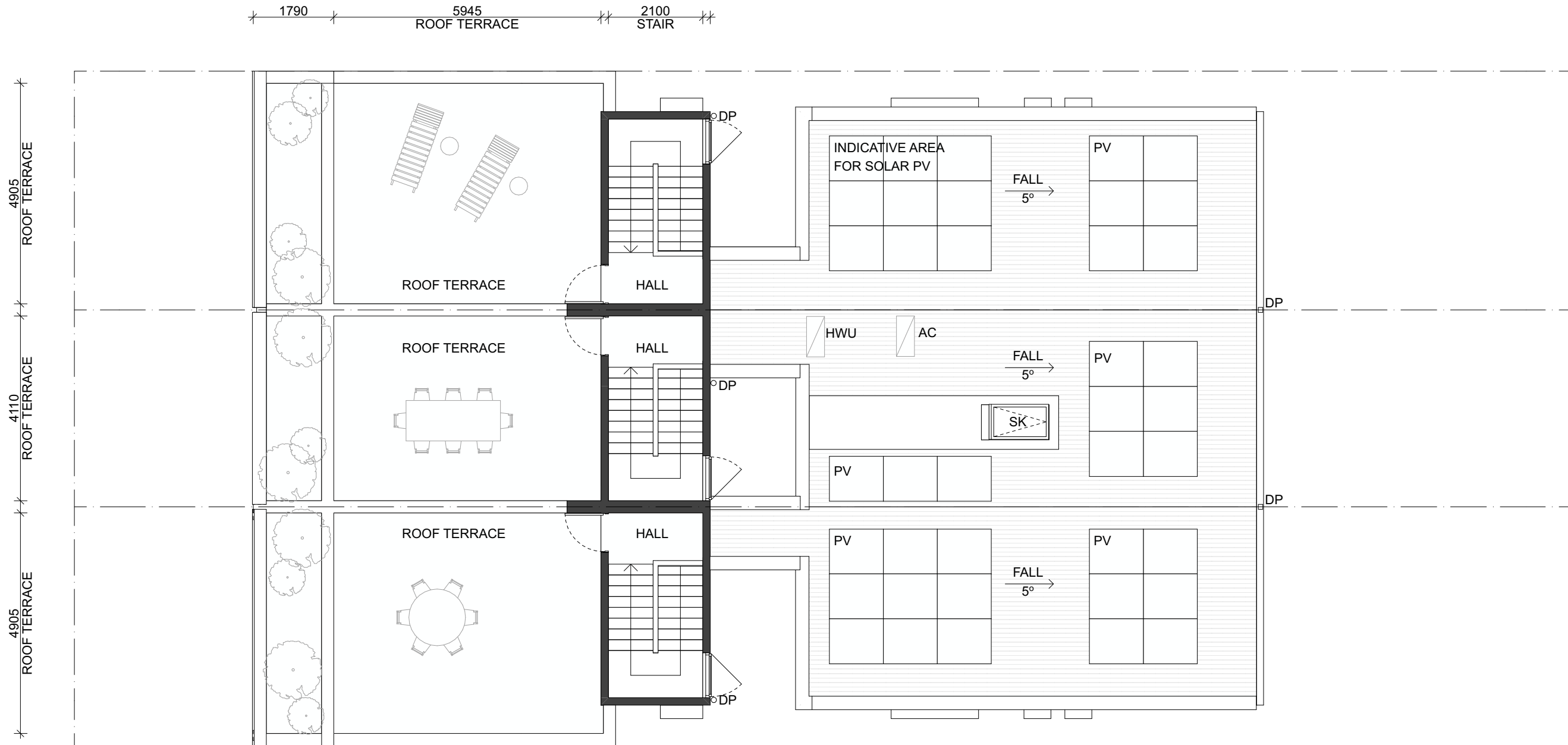
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-3211
Name	Adaptation Roof Terrace - Floor Plan
Scale	1:100 @ A3



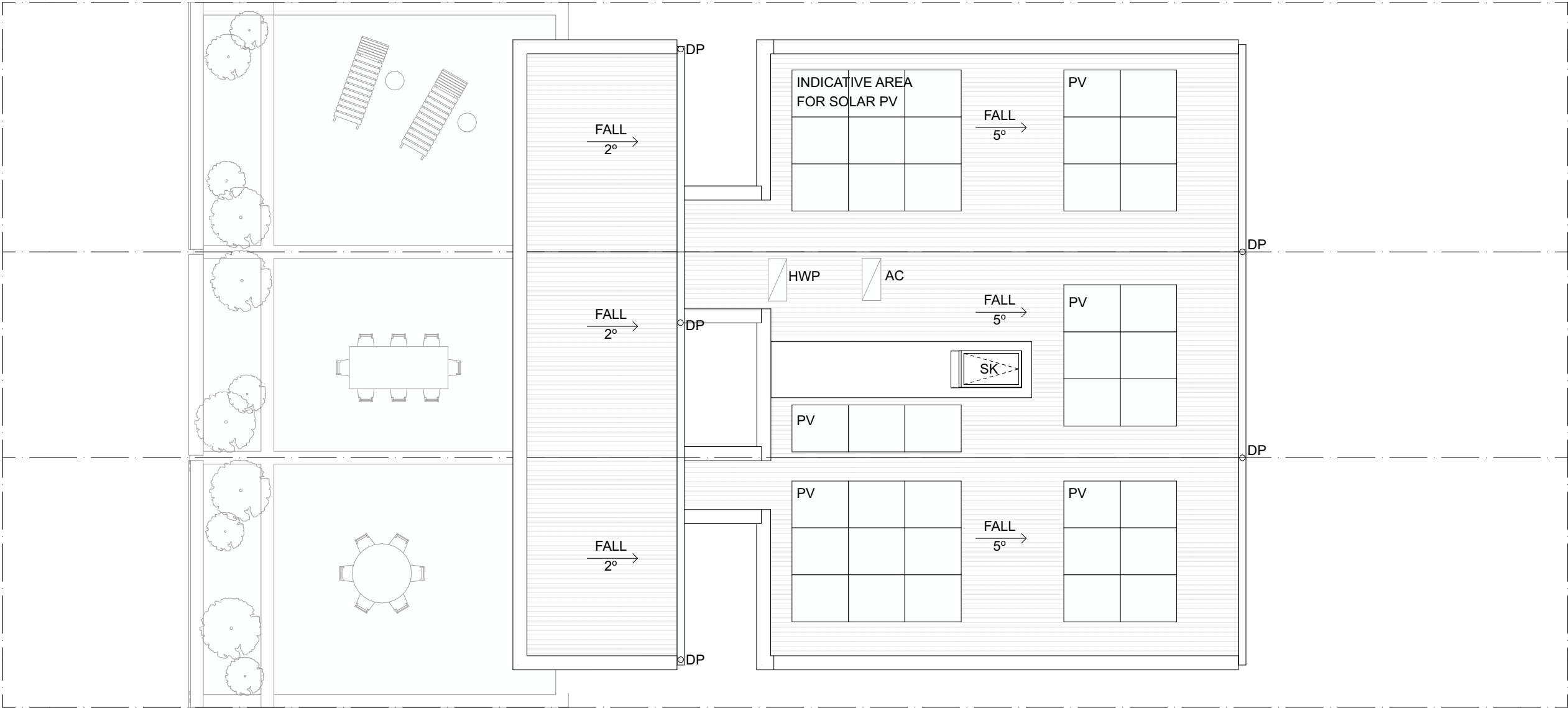
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-3212
Name	Adaptation Roof Terrace - Roof Plan
Scale	1:100 @ A3



0 1 2 3 5m



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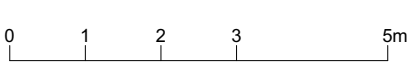
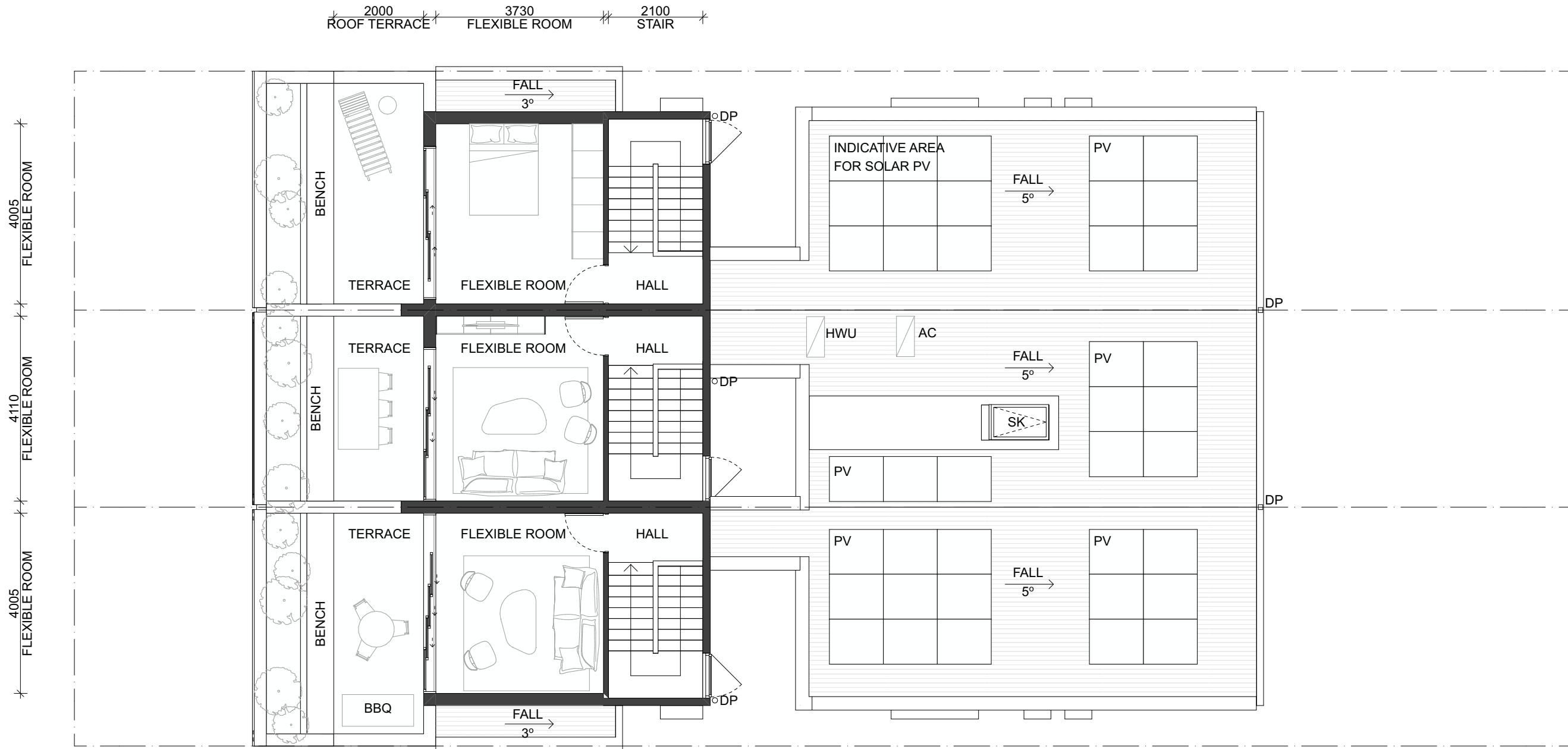
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code  
Name

TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-3213
Name	Adaptation Additional Room - Second Floor
Scale	1:100 @ A3





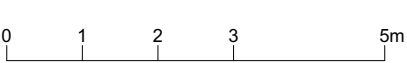
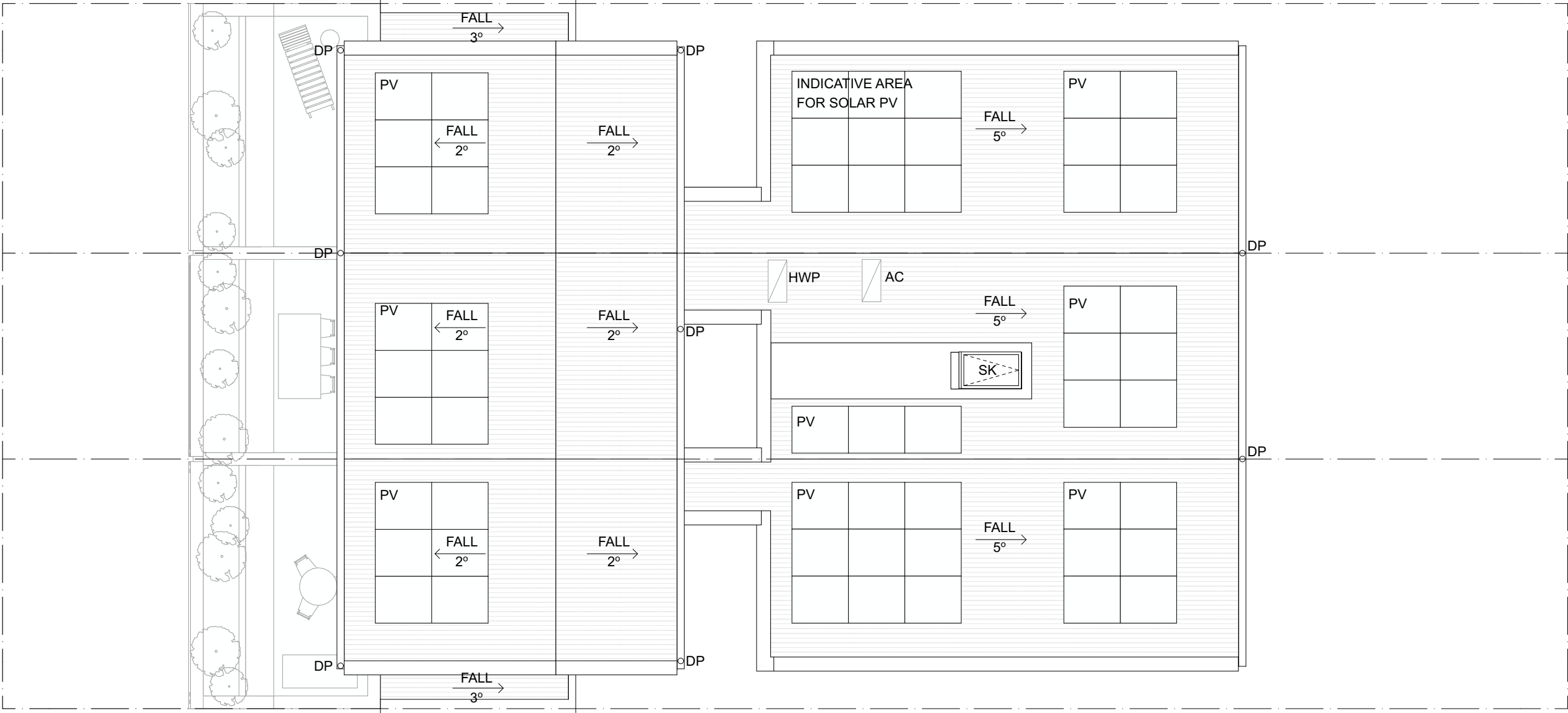
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

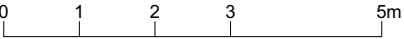
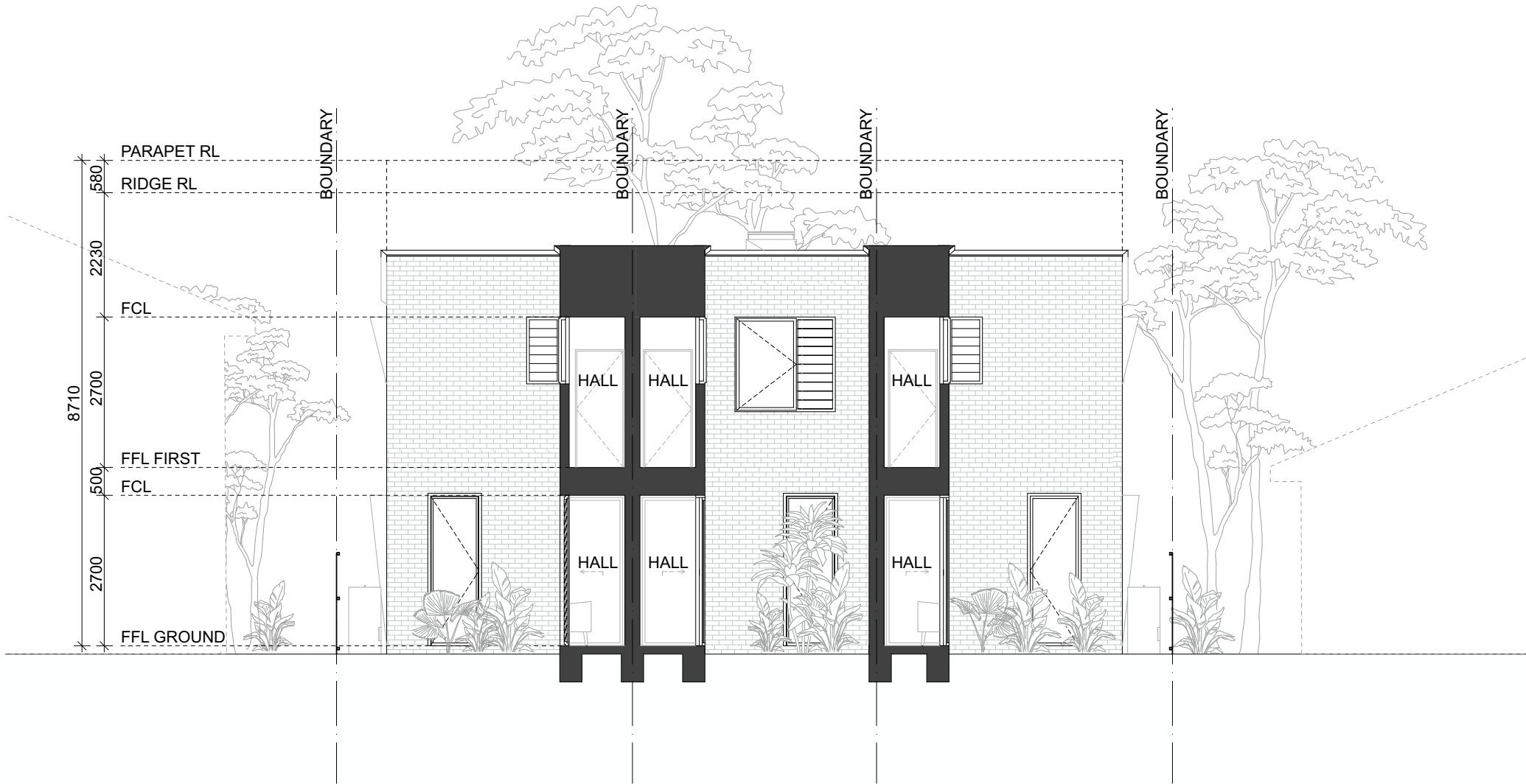
CARTER  
WILLIAMSON

Pattern Code  
Name

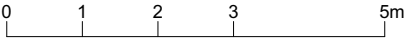
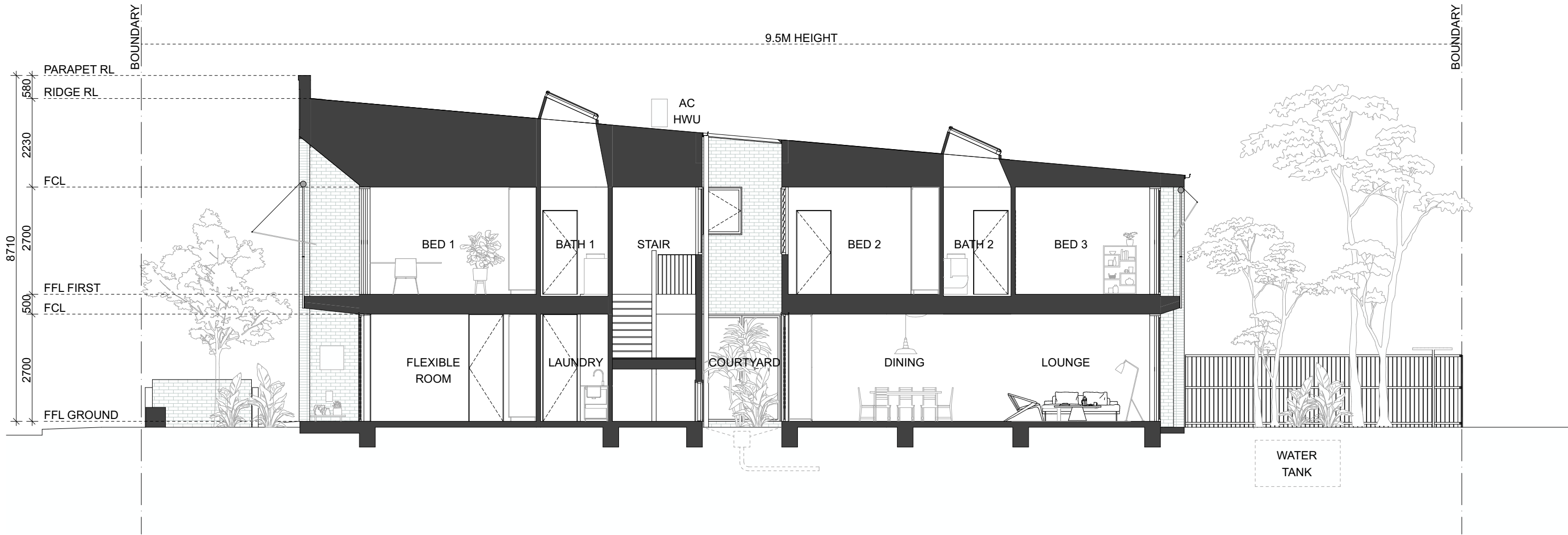
TH01  
Terraces 01  
by Carter Williamson

Drawing No.	A-3214
Name	Adaptation Additional Room - Roof Plan
Scale	1:100 @ A3



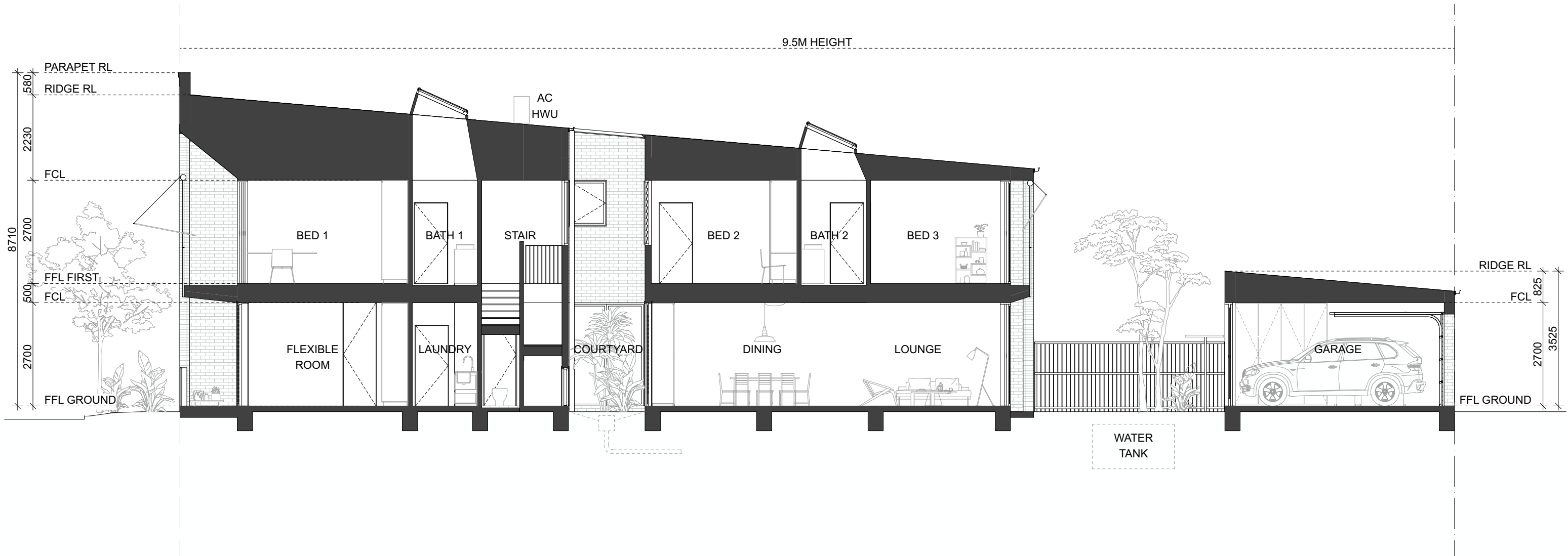


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

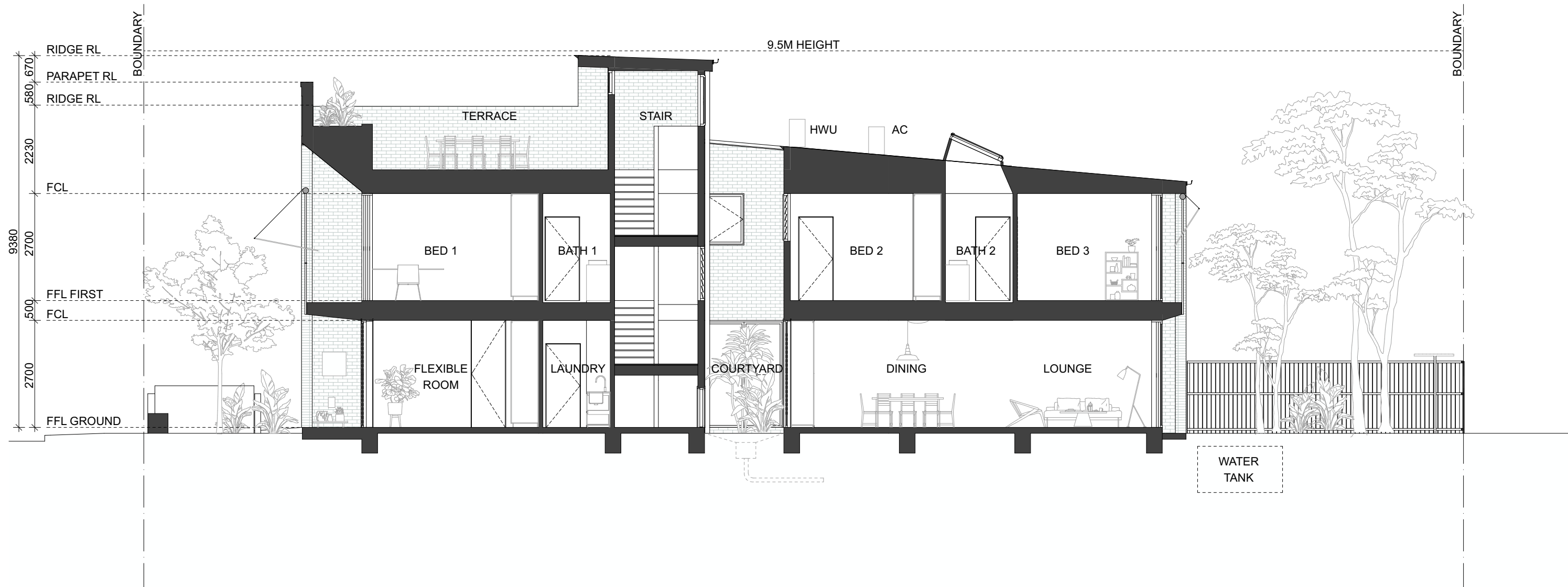


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

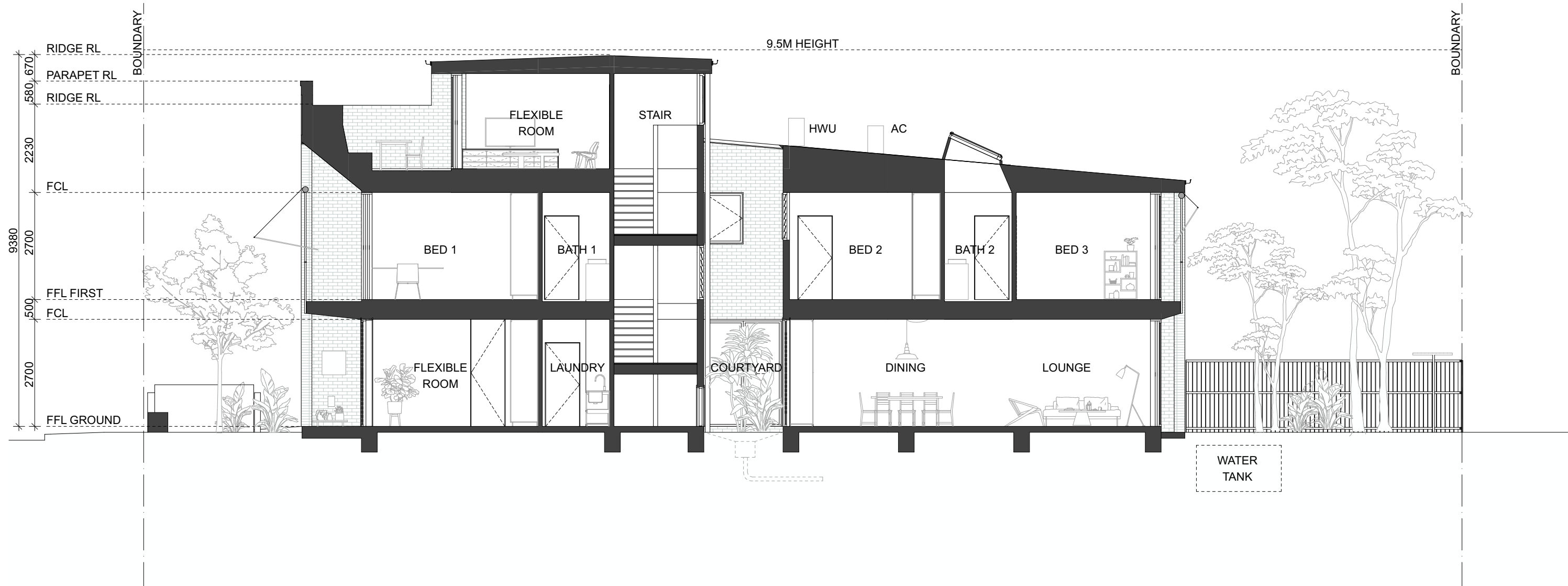




Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

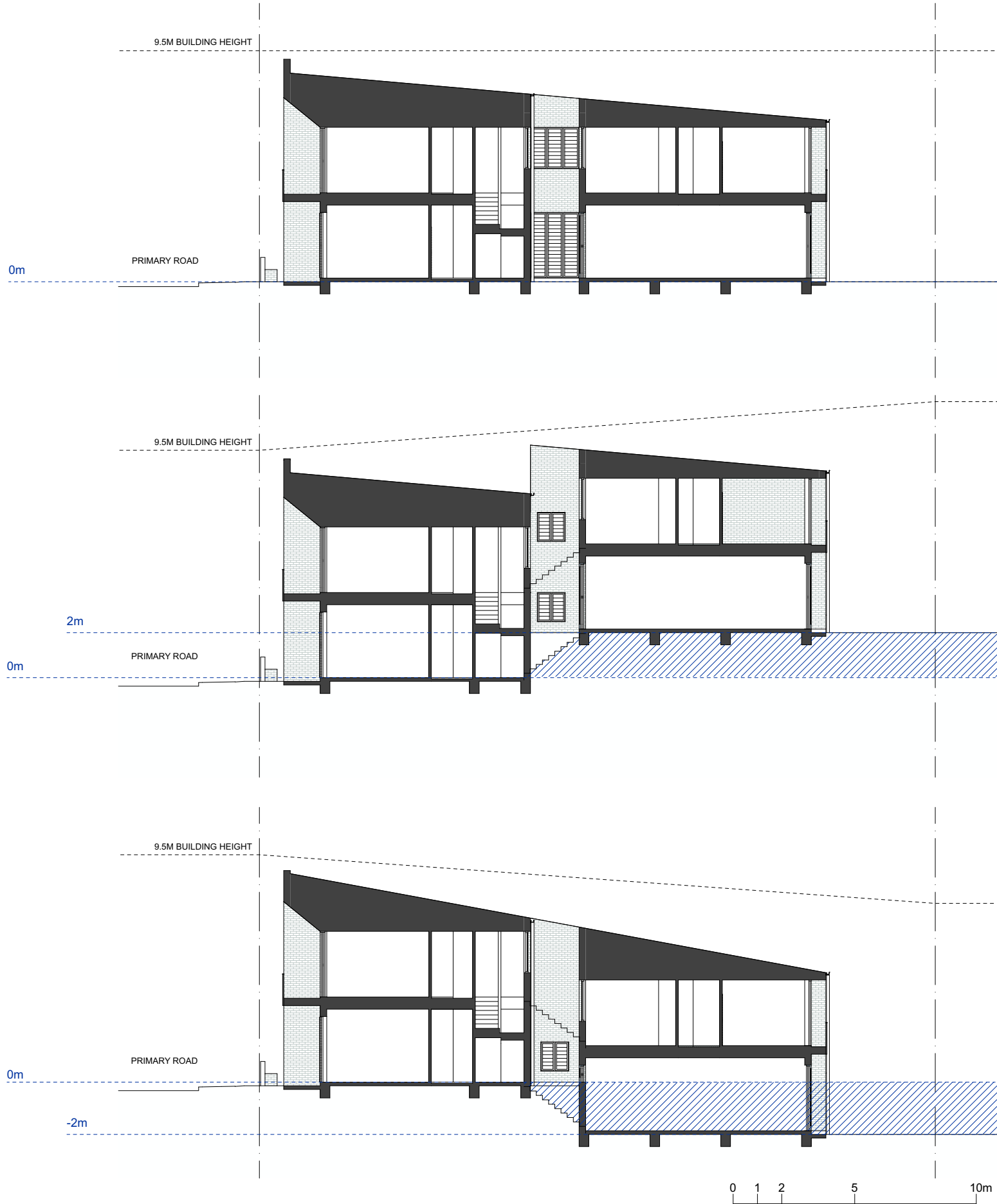
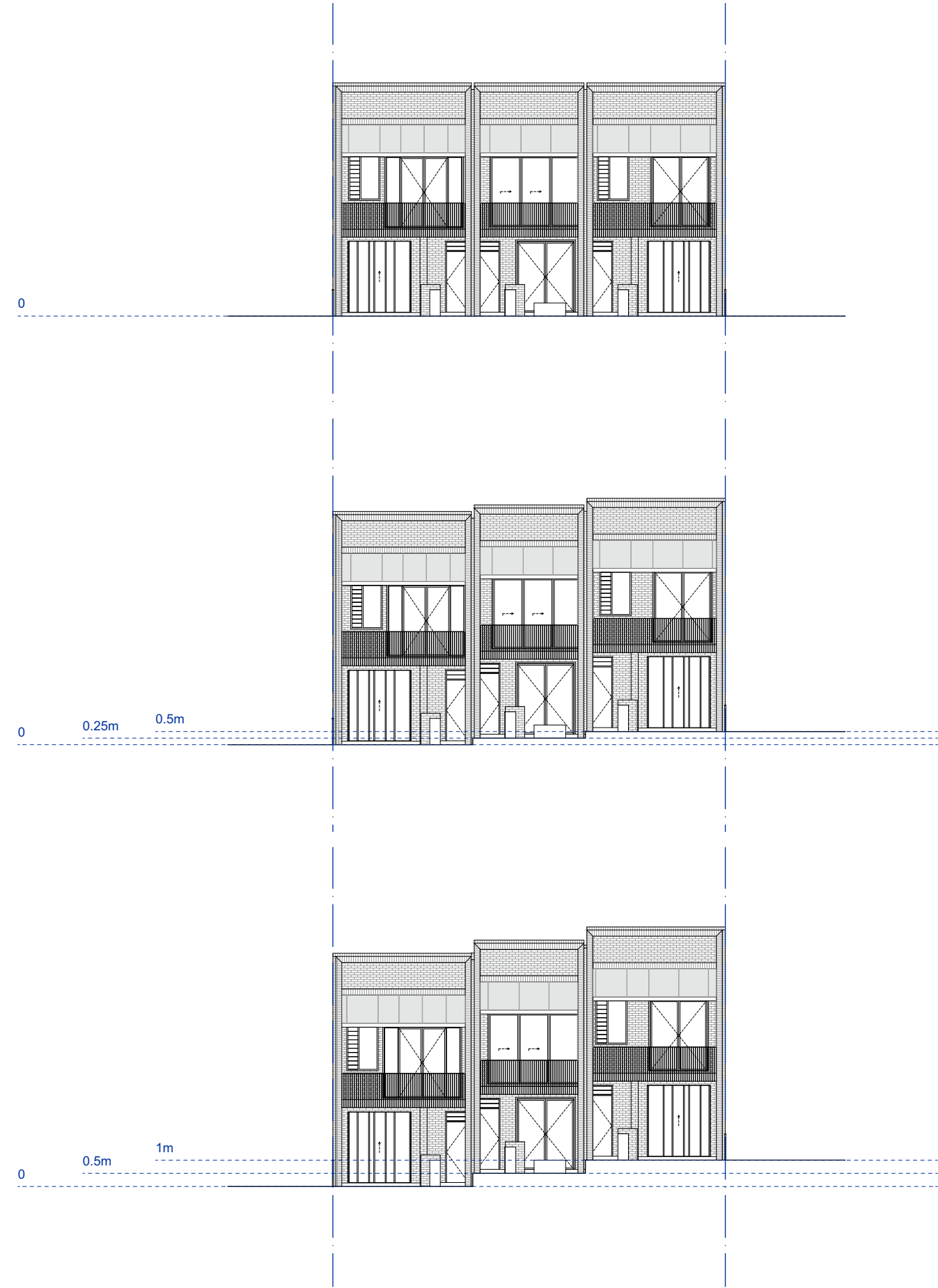
CARTER  
WILLIAMSON

Pattern Code  
Name

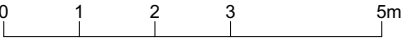
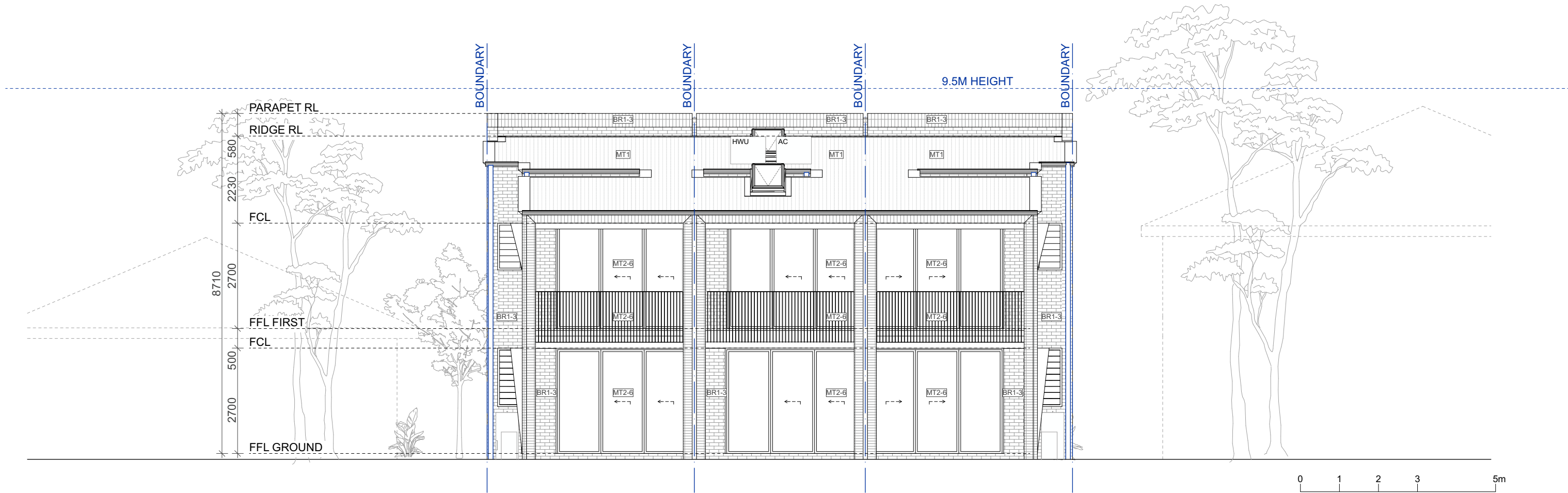
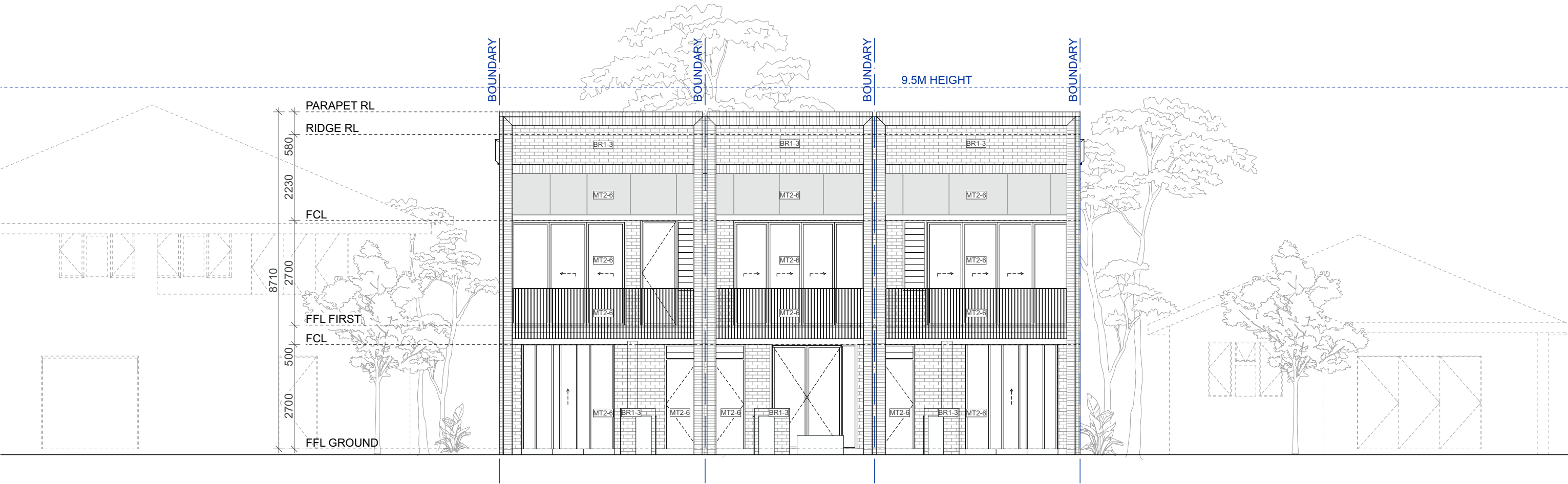
TH01  
Terraces 01  
by Carter Williamson

Drawing No. A-335  
Name Long Section Three  
Storey Adaptation  
Scale 1:100 @ A3

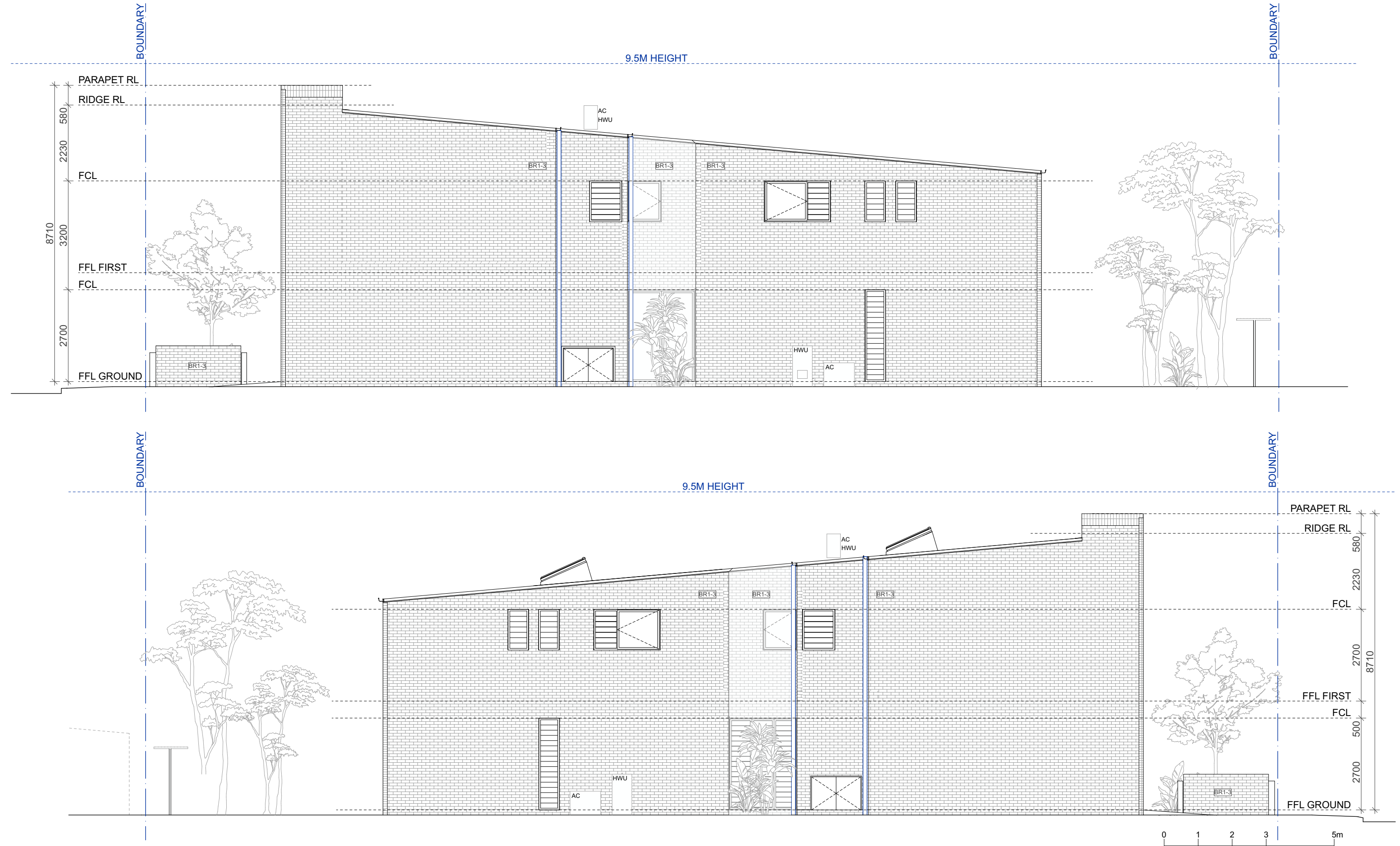




Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

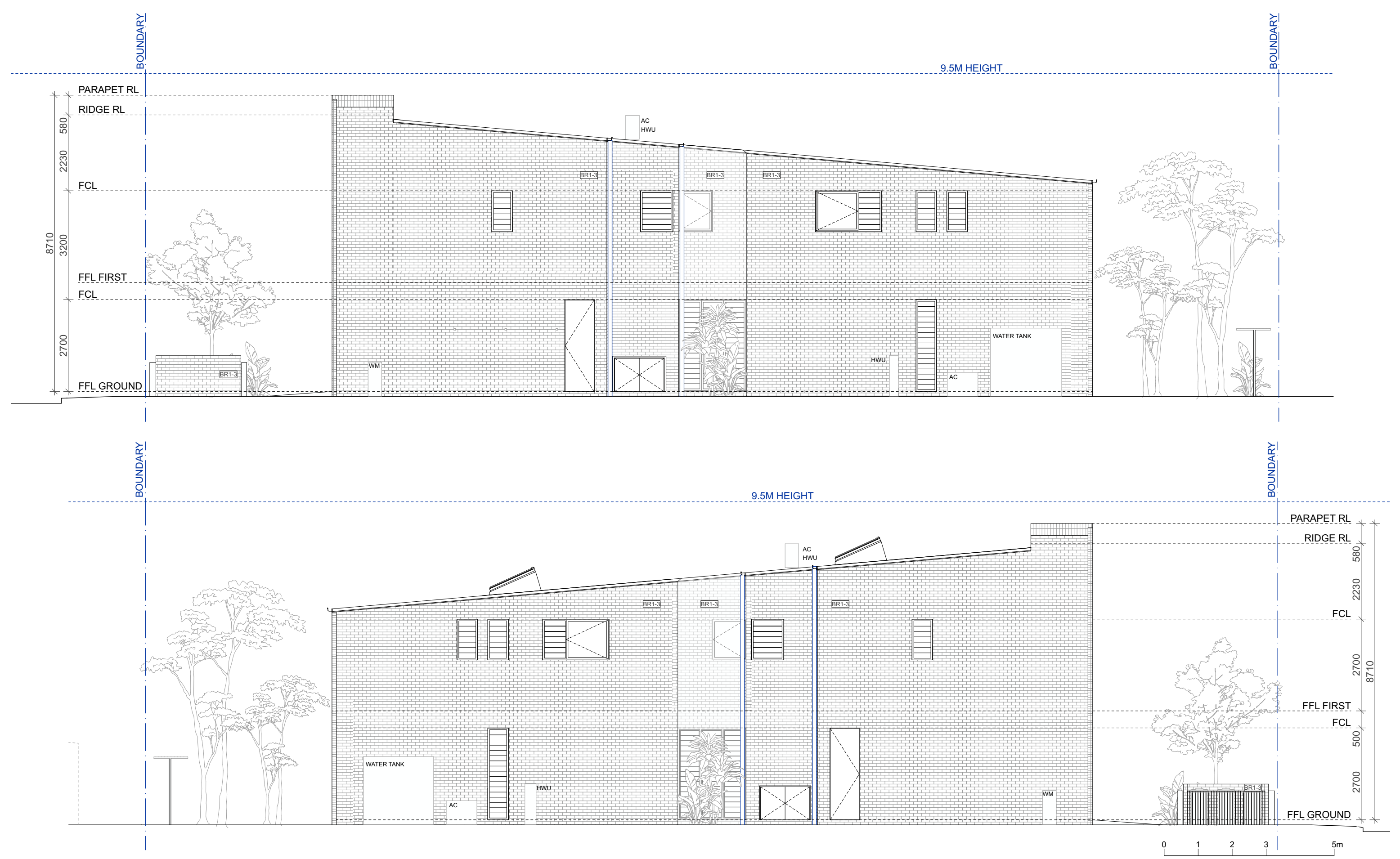


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

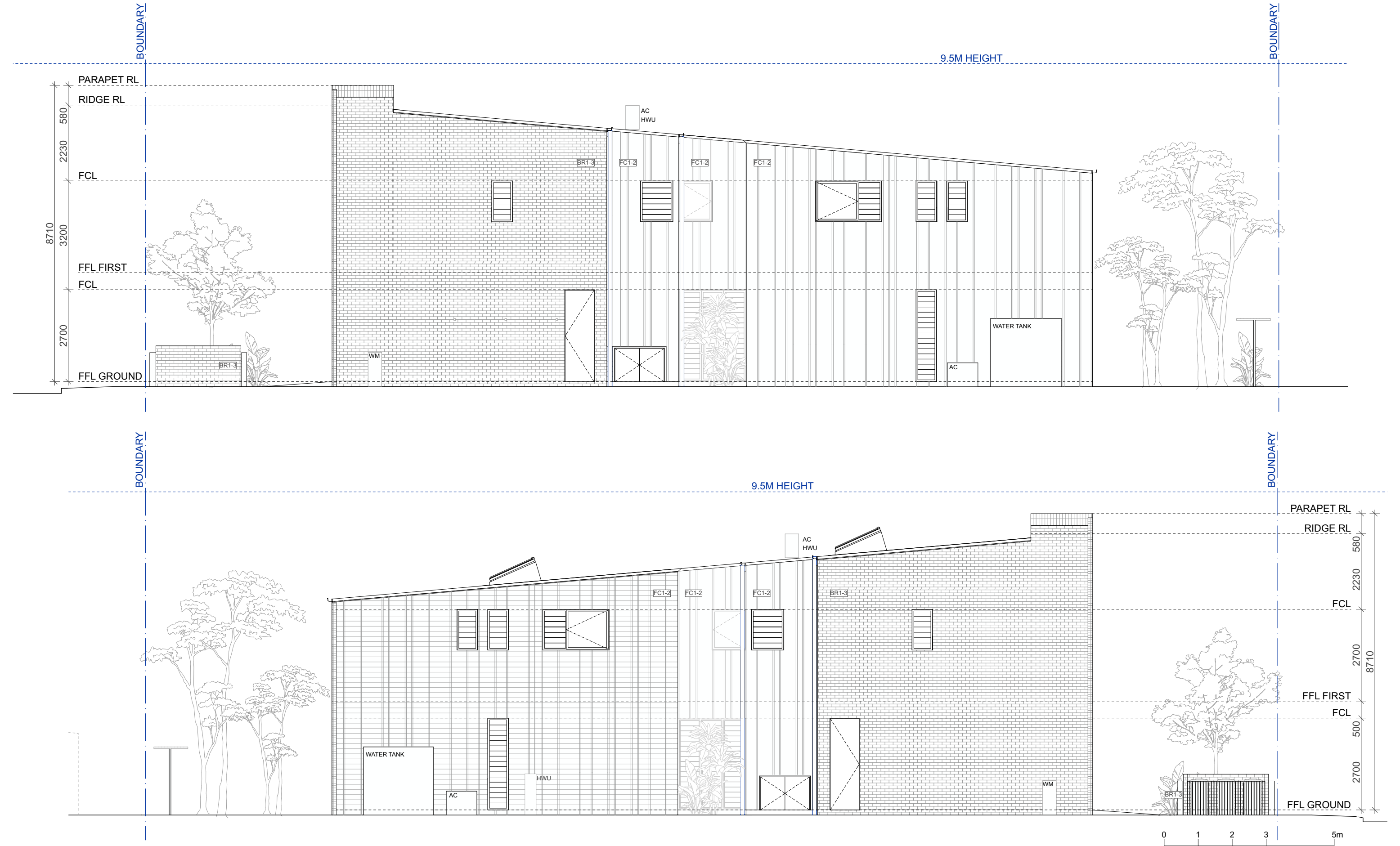


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

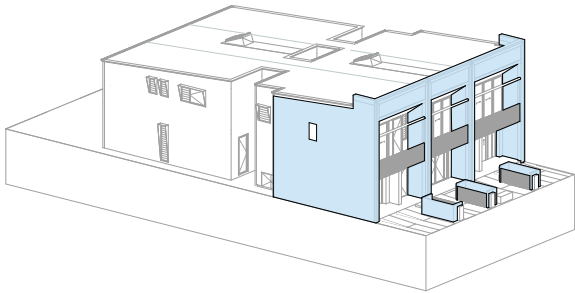




Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



BRICK

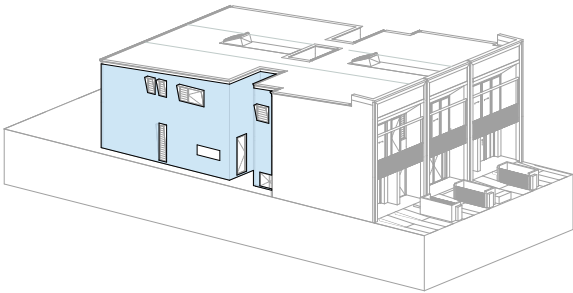
**Description:** Clay or extruded brick.  
**Finish:** Colour to be integral and related to site context, no glazed or painted bricks.

- 

**BR1**  
Bricks  
Renovation Gertrudis Brown
- 

**BR2**  
Bricks  
Simmental Silver
- 

**BR3**  
Bricks  
Chillingham White



CLADDING - BRICK

**Description:** Clay or extruded brick.  
**Finish:** Colour to match brick colour to front of building.

- 


**BR1**  
Bricks  
Renovation Gertrudis Brown
- 


**BR2**  
Bricks  
Simmental Silver
- 


**BR3**  
Bricks  
Chillingham White


CLADDING - LIGHT-WEIGHT

**Description:** Fibre Cement large format cladding, or weatherboard.  
**Finish:** to be 'natural' to reflect materiality, or to match colour scheme.

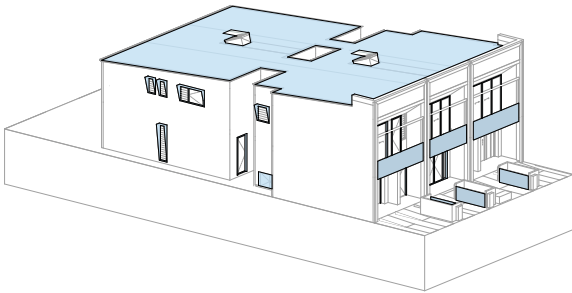
- 

**FC1**  
FC Sheet Cladding - Cockle  
CMYK: 31, 22, 44, 1
- 

**FC2**  
FC Sheet Cladding - Archer  
CMYK: 32, 22, 45, 0
- 


**WB1**  
Painted Weatherboard - Cockle  
CYMK: 31, 22, 44, 1
- 

**WB2**  
Painted Weatherboard - Archer  
CMYK: 32, 22, 45, 0



METAL - ROOFING


**Description:** Zincalume Klip-Lok roof sheeting.  
**Finish:** To comply with BASIX requirements.

- 


**MT1**  
Metal Roof Sheetting  
Zincalume Klip-Lok Sheetting

METAL - OTHER


**Description:** To be applied to balustrades, awnings, window and door frames, and external ceilings.  
**Finish:** Colour elements are to be of an anodised or powdercoat finish.

- 

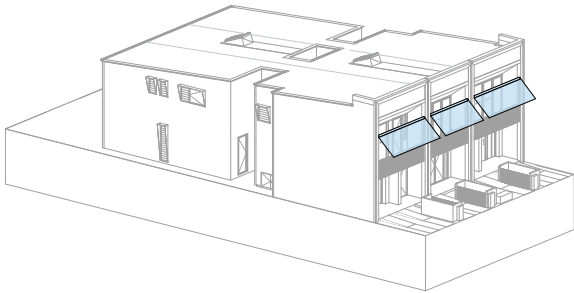
**MT2**  
Painted Steel - Tawny  
CMYK: 51, 58, 83, 45
- 

**MT3**  
Painted Steel - Monument  
CMYK: 24, 18, 14, 90
- 

**MT4**  
Painted Steel - Whatnot  
CMYK: 33, 55, 63, 11
- 

**MT5**  
Painted Steel - Archer  
CMYK: 32, 22, 45, 0
- 

**MT6**  
Painted Steel - Blue  
CMYK: 33, 22, 11, 0



AWNING FABRIC

**Description:** Colour of awnings to be determined by visualisations  
**Finish:** Fabric

- 

**FB1**  
Fabric Blinds - Green  
CMYK: 24, 16, 44, 0
- 

**FB2**  
Fabric Blinds - Yellow  
CMYK: 12, 18, 47, 0
- 

**FB3**  
Fabric Blinds - Pink  
CYMK: 6, 36, 30, 0
- 

**FB4**  
Fabric Blinds - Blue  
CMYK: 29, 21, 18, 0

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



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Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

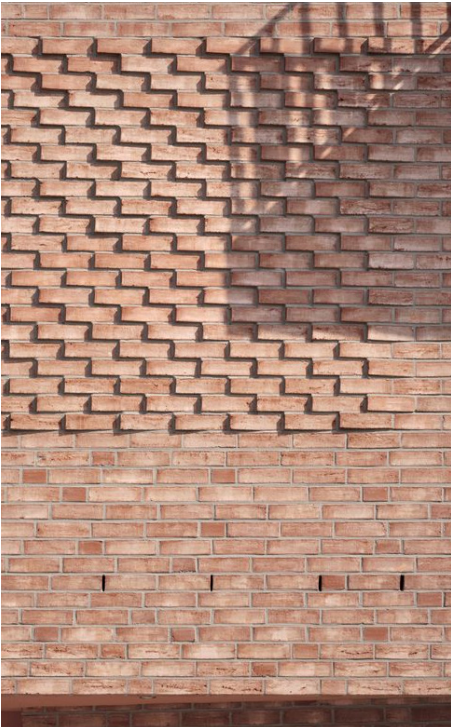
CARTER  
WILLIAMSON

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

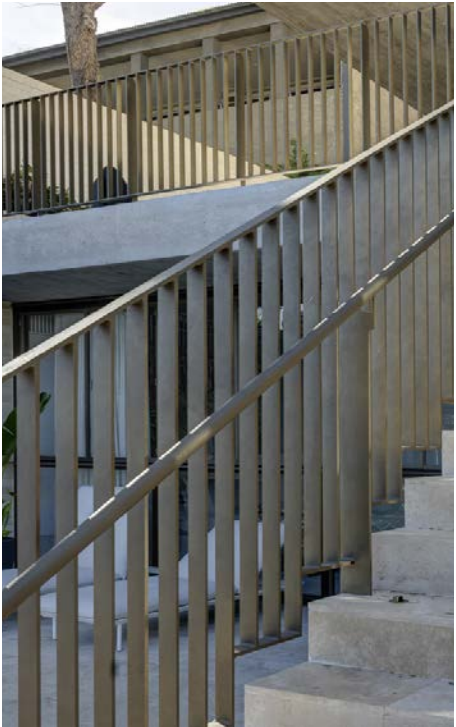
Drawing No.	A-351
Name	Character Material Options
Scale	NTS







Brown Brick



Steel Balustrade Paint Finish: Bronze



Landscaping



Sheet Paint Finish: Bronze

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

Drawing No.	A-352
Name	Character Material Palette 1
Scale	NTS





Cream Brick



Steel Balustrade Paint Finish: Green



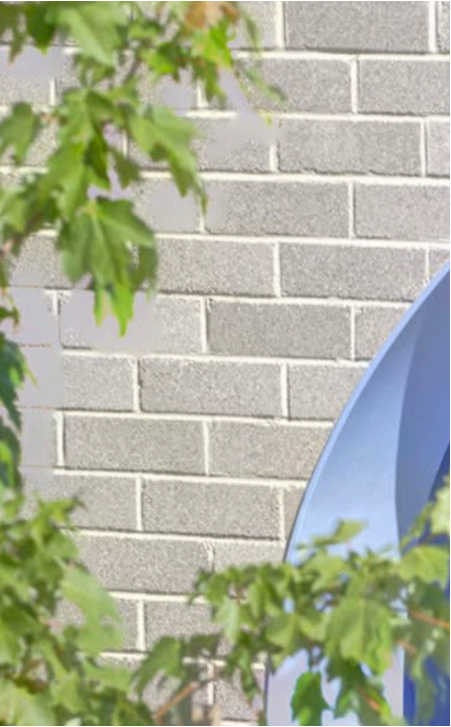
Landscaping

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

Drawing No.	A-353
Name	Character Material Palette 2
Scale	NTS





Grey Bricks



Steel Balustrade Paint Finish: Black



Landscaping



Rear Facade

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

Drawing No.	A-354
Name	Character Material Palette 3
Scale	NTS





Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

CARTER  
WILLIAMSON

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

Drawing No.	A-355
Name	Interior Illustration 01
Scale	NTS





Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Pattern Code	TH01
Name	Terraces 01 by Carter Williamson

Drawing No.	A-357
Name	External Rear Illustration 01
Scale	NTS