

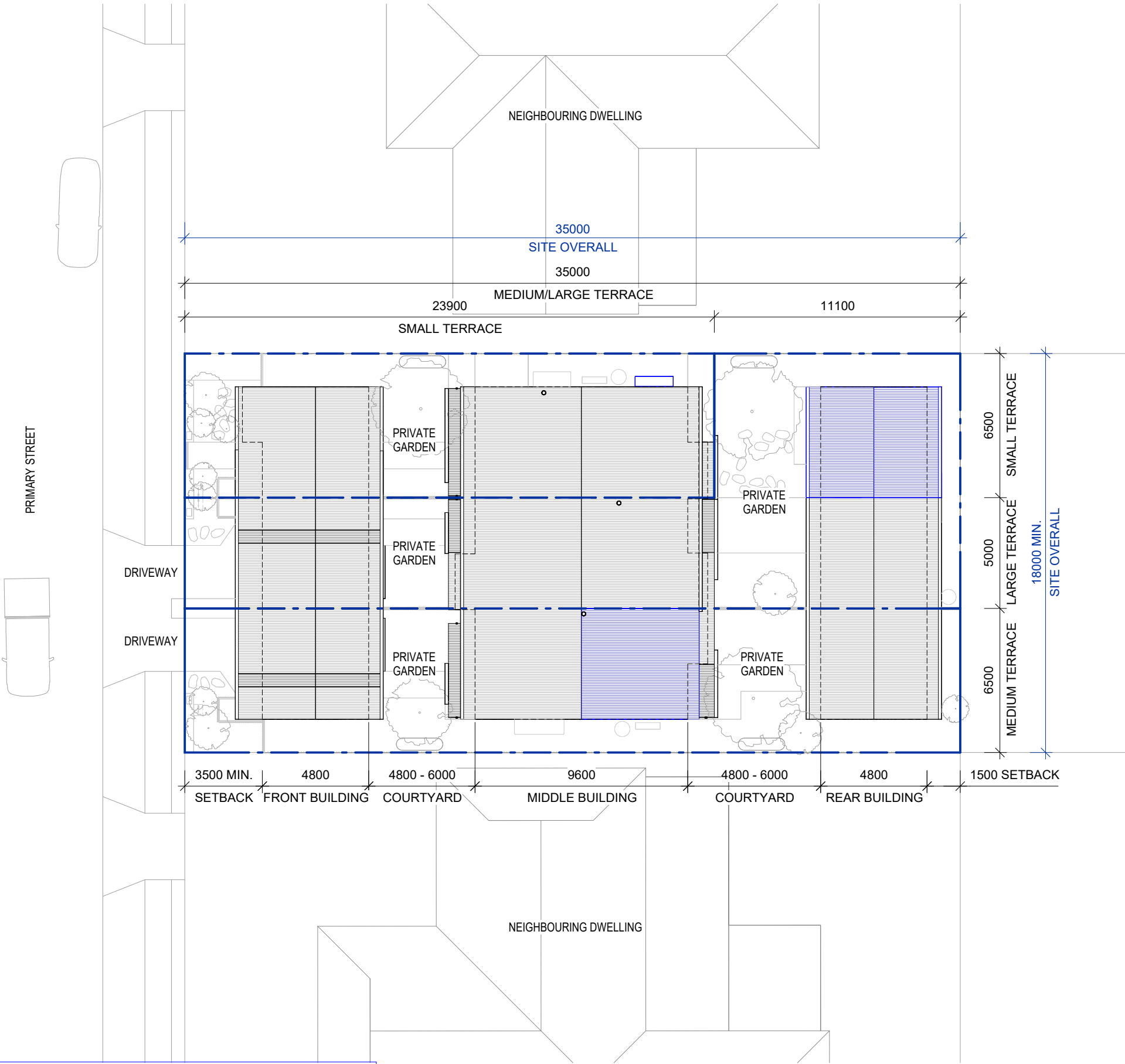
# TERRACES 04

by Other Architects x NMBW

Technical  
drawings







**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.

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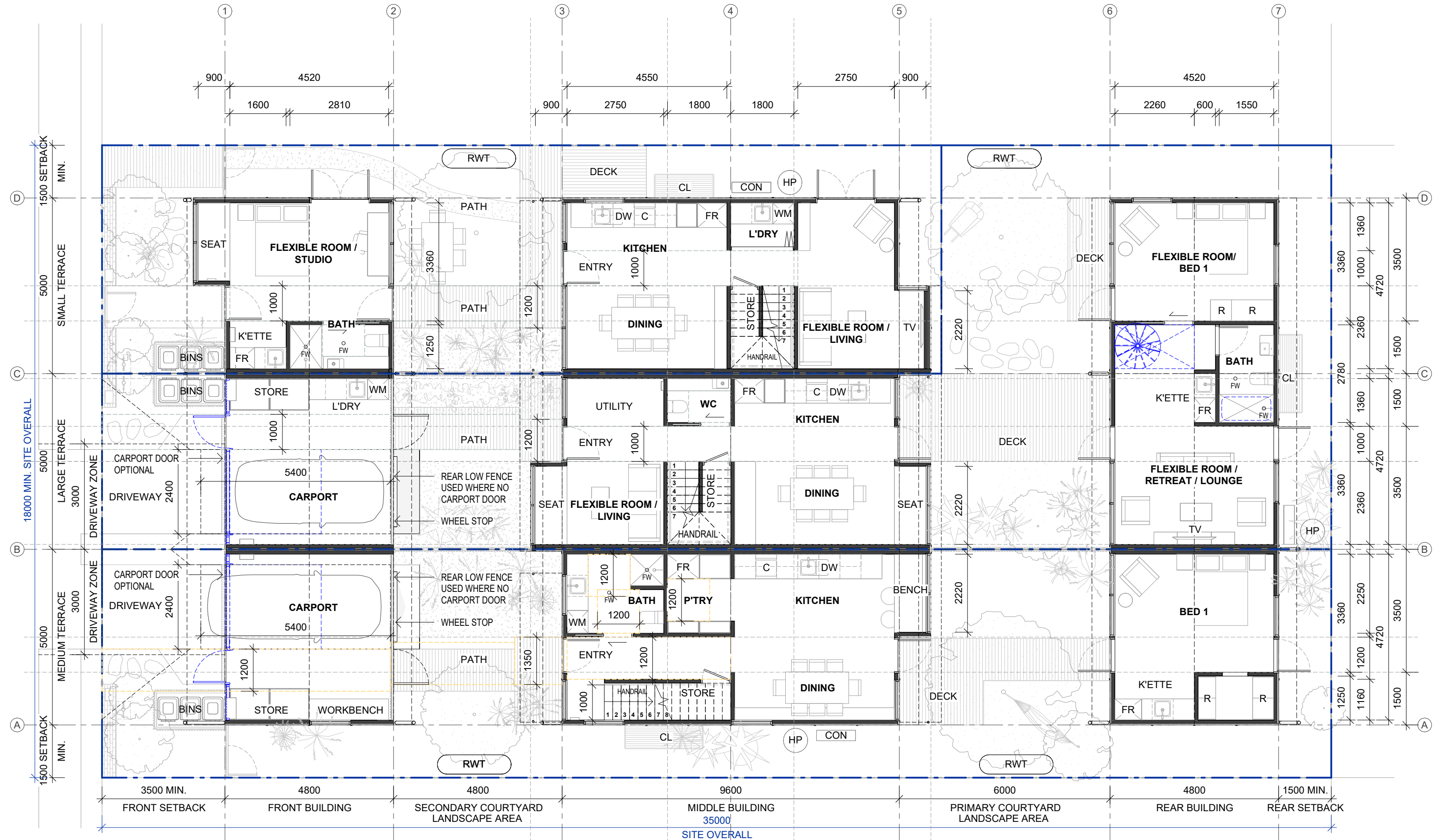
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

Pattern Code  
Name

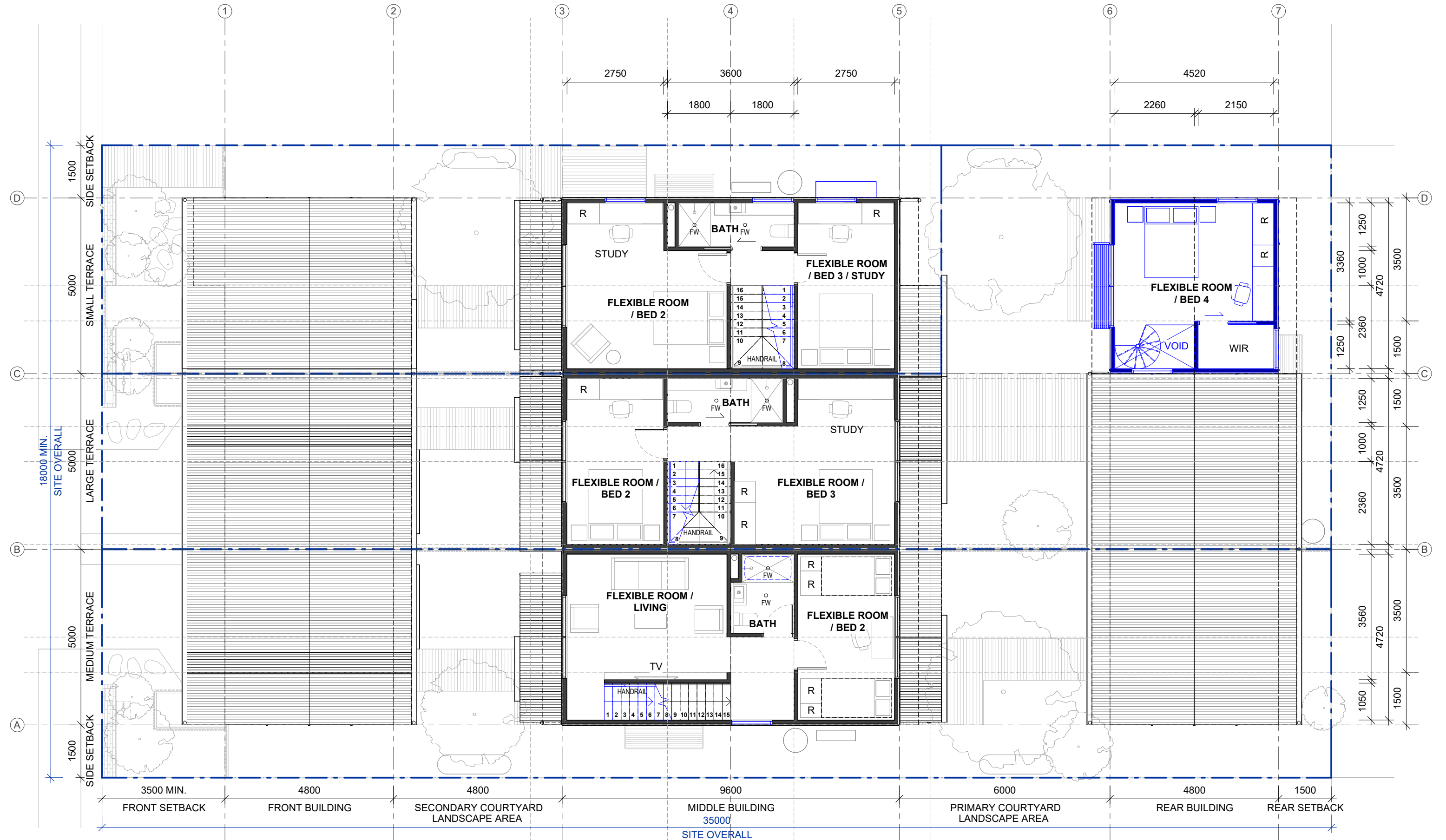
**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

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

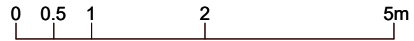


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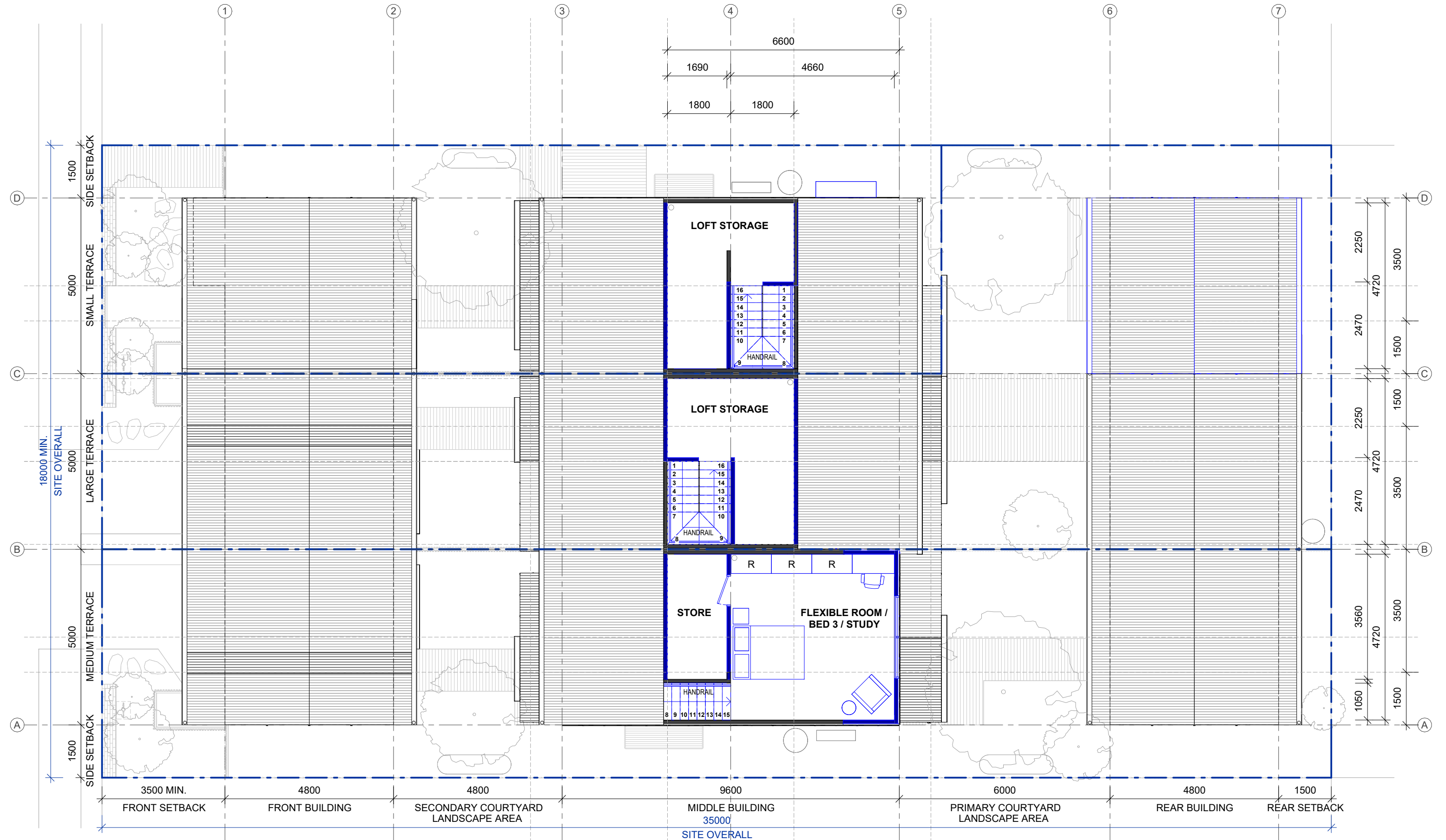


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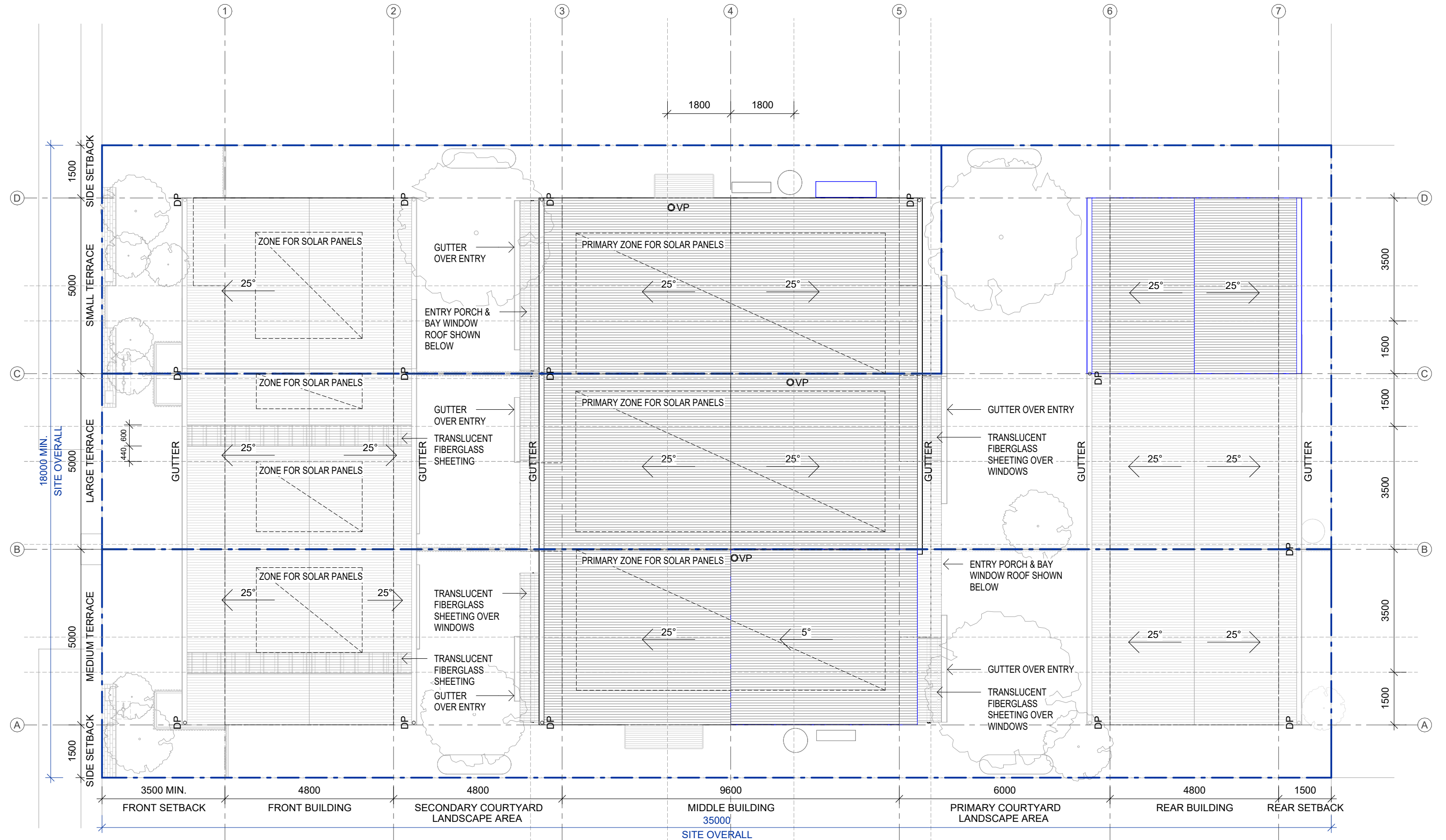
Pattern Code  
Name  
**TH04**  
**Terraces 04**

by Other Architects  
x N M B W

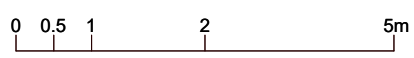
Drawing No. **A-304**  
Drawing Name **Second Floor Plan**  
**LMR Housing Area**

Drawing Scale **1 : 100 @ A3**





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Other Architects  
**N M B W**

Pattern Code **TH04**  
Name **Terraces 04**  
**by Other Architects  
x N M B W**

Drawing No. **A-305**  
Drawing Name **Roof Plan  
LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**



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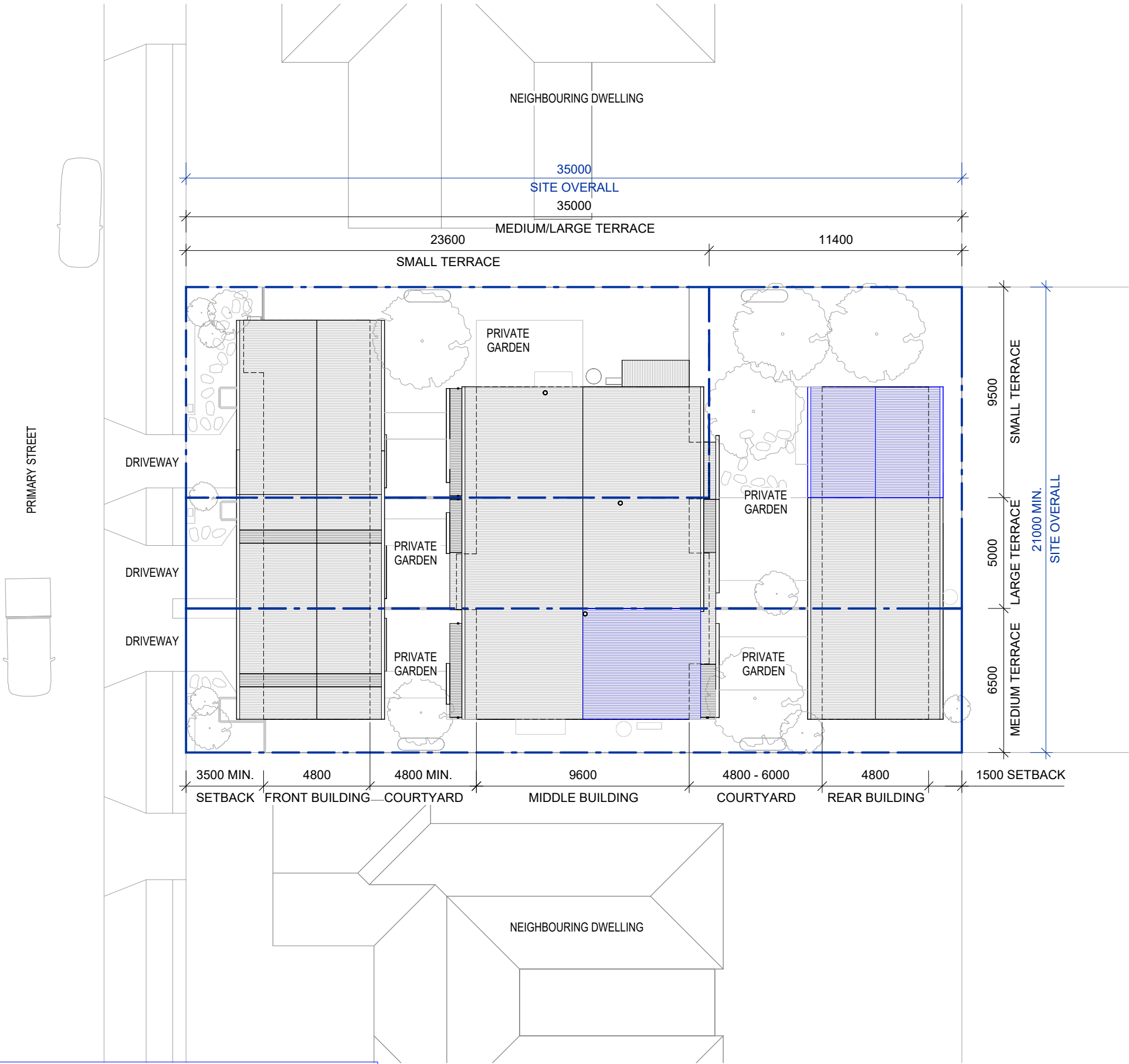
Rev	Date	Description
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**N M B W**

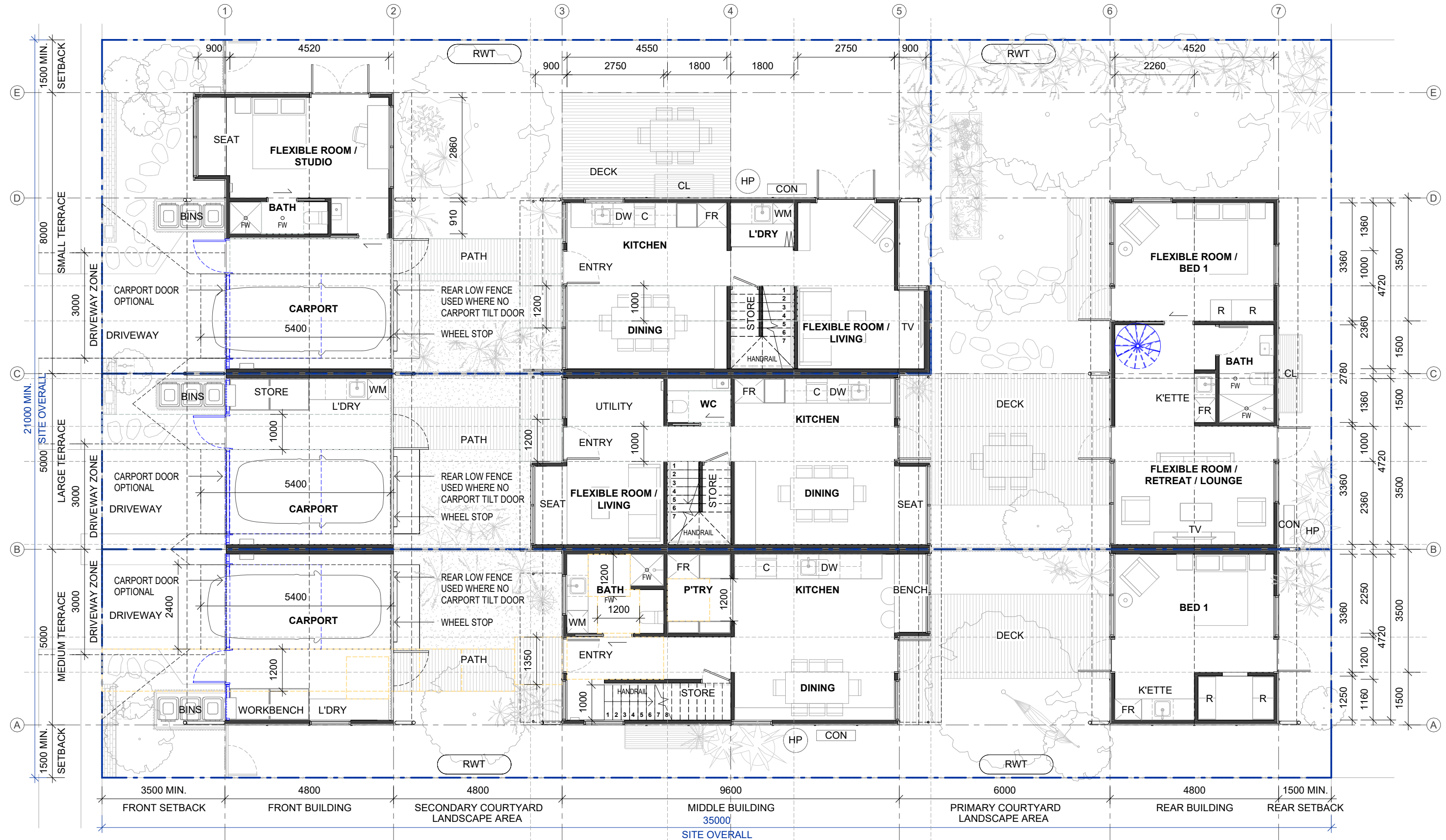
Pattern Code  
Name

**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

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







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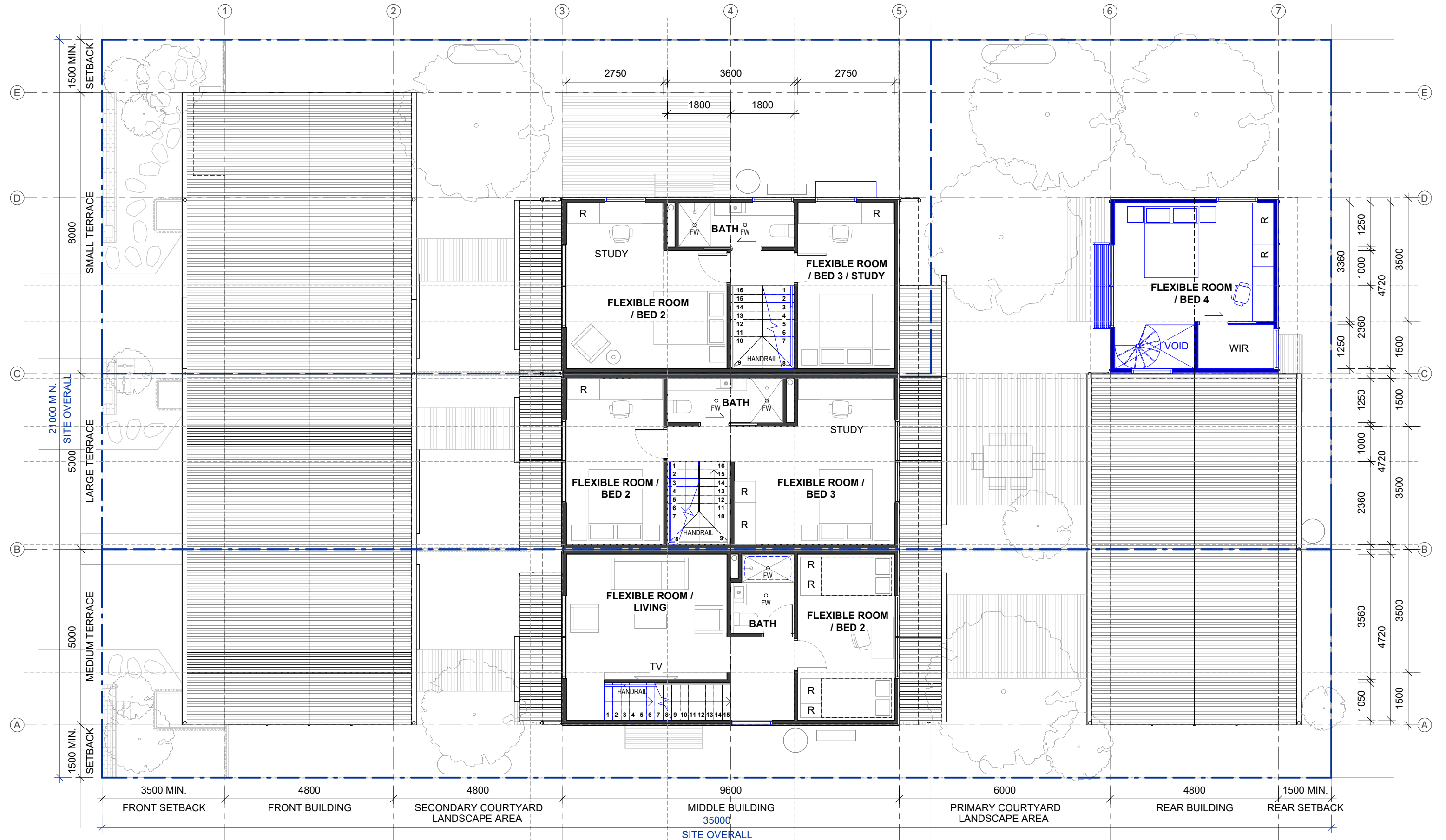
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Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

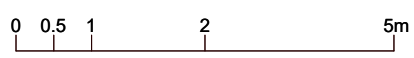
Pattern Code  
**TH04**  
**Terraces 04**  
  
by Other Architects  
x N M B W

Drawing No. **A-312**  
Drawing Name **Ground Floor Plan  
Non-LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**





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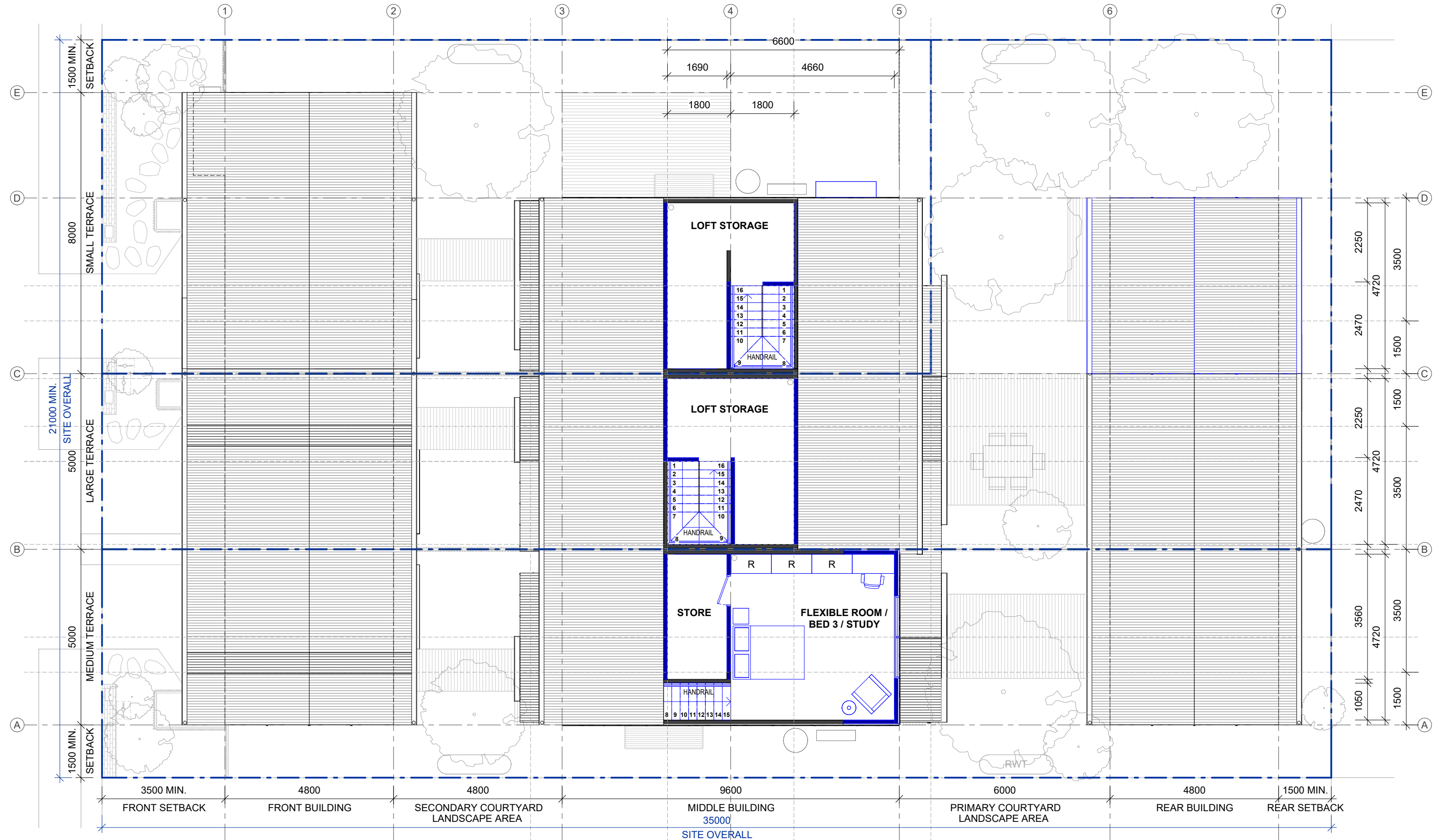


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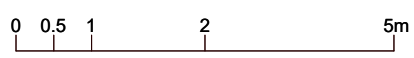
Other Architects  
**N M B W**

Pattern Code **TH04**  
Name **Terraces 04**  
  
**by Other Architects  
x N M B W**

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



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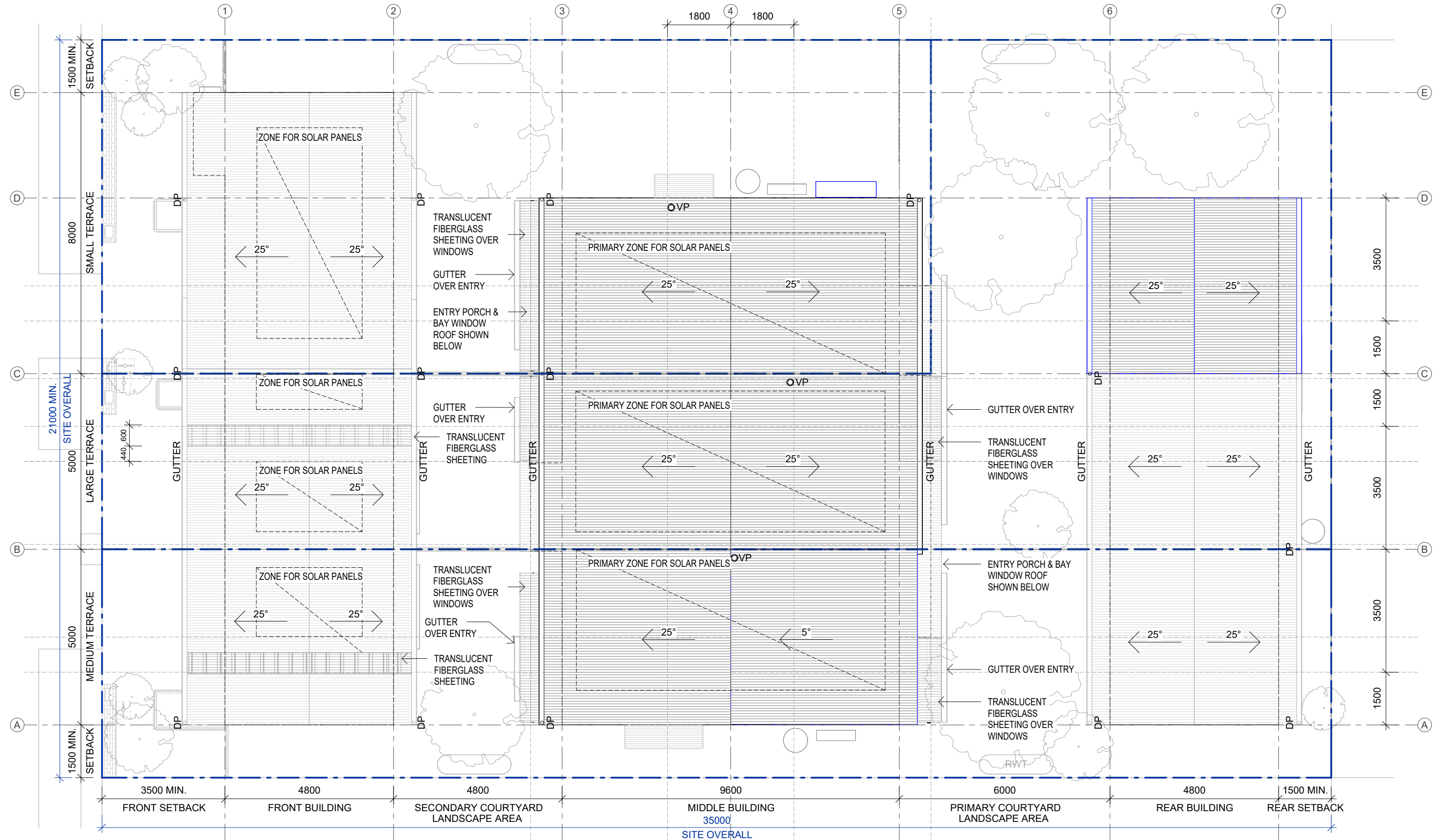
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

Pattern Code **TH04**  
Name **Terraces 04**  
**by Other Architects  
x N M B W**

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





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Other Architects  
**N M B W**

Pattern Code **TH04**  
Name **Terraces 04**  
**by Other Architects  
x N M B W**

Drawing No. **A-315**  
Drawing Name **Roof Plan  
Non-LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**



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Other Architects  
**N M B W**

Pattern Code  
Name  
**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

Drawing No. **A-320**  
Drawing Name **Key Pattern Features**  
**(Annotated Axonometric)**  
Drawing Scale **NOT TO SCALE**



2FL OUTBUILDING / ADDITIONAL ROOM.  
NOTE: CONTEXT AND ORIENTATION  
DEPENDENT, REFER SITING DIAGRAMS

NEIGHBOURING PROPERTY

PRIVACY SCREEN TO NEIGHBOURING  
PROPERTY ON BOUNDARY-SIDE SECOND  
STOREY ADDITIONS. REFER A-426.

POSSIBLE 450W FIXED HOOD TO  
EXTERNAL DOORS THAT ARE NOT  
PROTECTED BY OTHER EAVES.  
REFER A-426.

1FL WINDOWS CONTEXT DEPENDENT  
NOTE: PRIVACY SCREEN TO  
BOUNDARY FACING WINDOWS UP TO  
1.5M FROM FLOOR LEVEL, TYPICAL.

POSSIBLE ROOF LOFT STORAGE  
VIA ADDITIONAL STAIR FLIGHT

POSSIBLE OPERABLE AWNINGS  
PROVIDED TO NORTH AND WEST  
FACADE WINDOWS FOR SHADING.  
REFER A-426.

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Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation,  
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**N M B W**

Pattern Code  
Name

**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

Drawing No. **A-321**  
Drawing Name **Key Pattern Features**  
**(Adaptations**  
**Axonometric)**  
Drawing Scale **NOT TO SCALE**

**REAR BUILDING**

**2FL DORMER ROOF /  
ADDITIONAL ROOM**

**MIDDLE BUILDING**

ROOF PITCH IS TO BE 25° ACROSS  
ALL BUILDINGS (EXCEPT FOR BAY  
WINDOW ELEMENTS WHICH HAVE  
A ROOF PITCH OF 10°). THIRD  
FLOOR DORMER WINDOW  
ADDITIONS HAVE A PITCH OF 5°

EAVES, GUTTERS AND  
DOWNPIPES ARE TO BE  
CONSISTENT AND ALIGNED  
ACROSS ALL 3 DWELLINGS  
WITHIN THE TERRACE GROUP.

TRANSLUCENT FIBREGLASS  
ROOF SHEETING FOR MIDDLE  
BUILDING ENTRY ROOFS

SIDE SETBACKS TO BE USED  
FOR BUILDING SERVICES,  
CLOTHES LINES, ETC.

**FRONT BUILDING**

TRANSLUCENT FIBREGLASS  
ROOF SHEETING. NOTE:  
WHEN COMBINED WITH  
CARPORT TILT-TURN BATTEN  
DOORS, SHEETING TO ALIGN  
WITH OPENING IN DOOR  
BELOW.

DRIVEWAY SURFACE TO BE  
PERMEABLE WHERE POSSIBLE

WHERE CARPORT DOORS ARE  
USED THEY MUST BE IN  
ACCORDANCE WITH THE  
PATTERN DESIGN MODULE:  
FIXED PANEL TILT-DOOR (NOT  
ROLLER DOORS OR SECTIONAL  
DOORS) AND WITH 50%  
MINIMUM OPEN AREA  
TRANSPARENCY.

PRIMARY STREET



PATTERN ADAPTATION GUIDANCE NOTES

These diagrams indicate how adaptations to the base pattern may be deployed and why they are useful.

Privacy Screen adaptations can be used on second and third storey boundary terraces where overlooking restrictions are in place.

Operable Awning adaptations can be used on North and West facades where required for window shading.

Fixed Hood adaptations can be used for external doors that are not protected from rain by other eaves.

Glazed Hinge Door + Carport Tilt Panel Doors can be used for additional security at the front of the carport building. If this adaptation is selected, the 1200mm low fence and gate at the rear of the carport must not be used. Note: carport door module must have minimum 50% transparency, ensuring visual connection to courtyard beyond is retained. Car manoeuvrability and a swept path analysis should be considered with this adaptation.

Middle Building Dormer provides an additional room (22m<sup>2</sup> internal floor area). The location of this dormer adaptation is dependent on the site (topography, orientation, neighbouring buildings, etc). Note: this adaptation increases total FSR + total height of the proposed development which needs to be reviewed on a case-by-case basis against maximum building heights permissible in LMR/Non-LMR Housing Areas.

Middle Building Roof Loft Store uses an additional stair module to access a non-habitable storage space. Note: this adaptation is subject to approval from the relevant building surveyor due to reduced head clearances. It's also possible to access roof loft space via a pull-down ladder.

Front or Rear Second Storey provides an additional room (22m<sup>2</sup> internal floor area). The location of this second storey adaptation is dependent on the site (topography, orientation, neighbouring buildings, etc). Note: this adaptation increases total FSR.

Useful reference drawings:

Refer A-203 Key Pattern Features (Adaptations Axonometric) - to see all adaptations in a single axonometric drawing.

Refer A-204 Site Dimensions and Orientation Guidance - to understand where second storey front or rear buildings OR third storey dormers can be used.

Refer A-209 Pattern Adaptations - Example Site Application - for skillion roof laneway option.

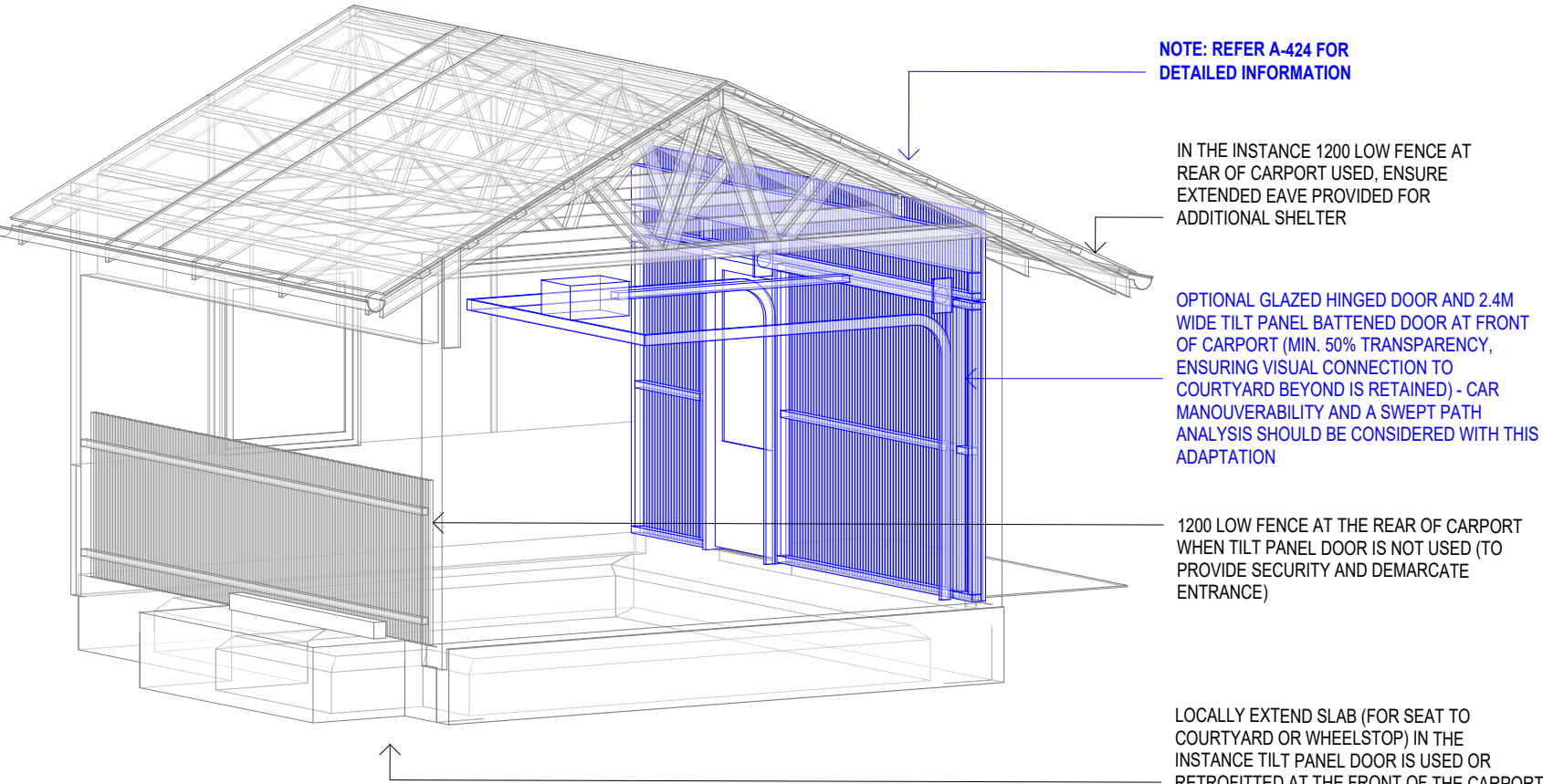
Refer A-240 Plan Adaptations - to see stair and void modules for additional second and third storey adaptations.

Refer A-335, A-336 + A-337 Slope Adaptation Guidance - to understand how slope impacts total building height and where third storey dormer floors may be permitted.

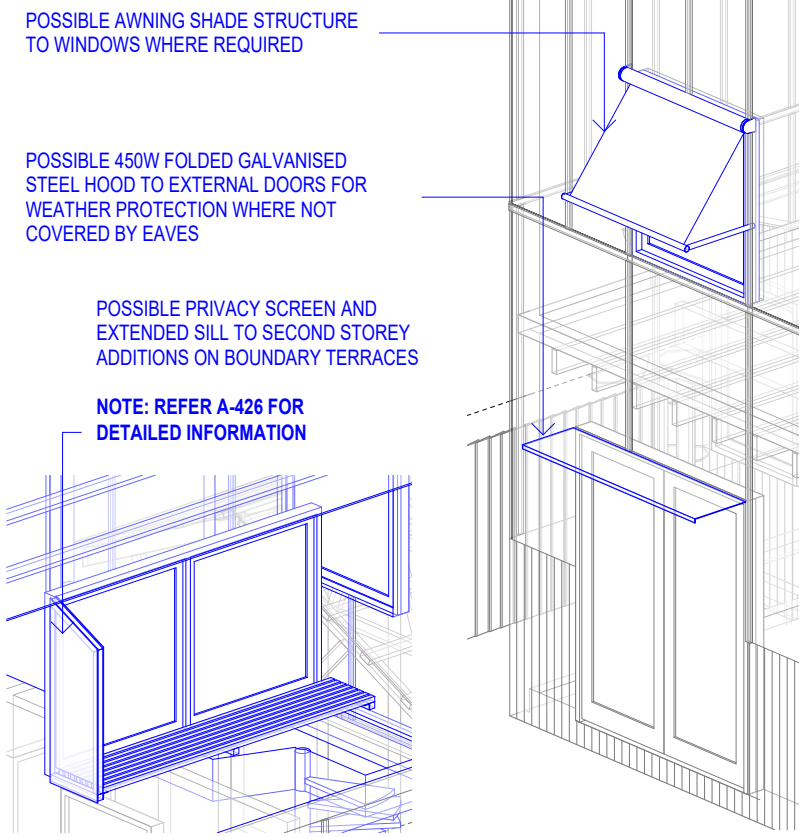
Refer A-424 Character Details - Carport Entry - to see typical construction details of carport tilt panel door adaptations..

Refer A-426 Character Details - Privacy Screen - to see typical construction details of window privacy screens.

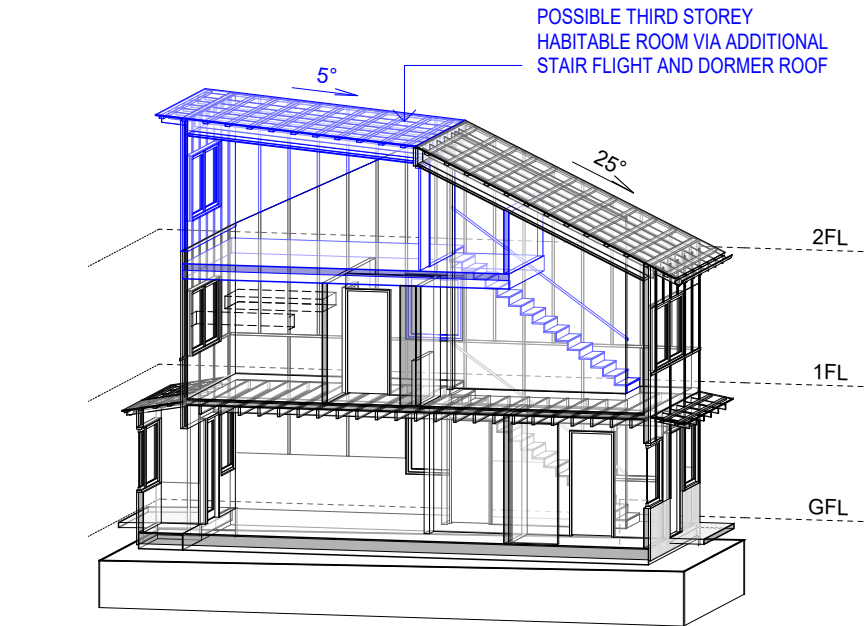
Refer A-431 + A-432 Planning Compliance Development Summary - to understand how second and third storey adaptations impact FSR calculations.



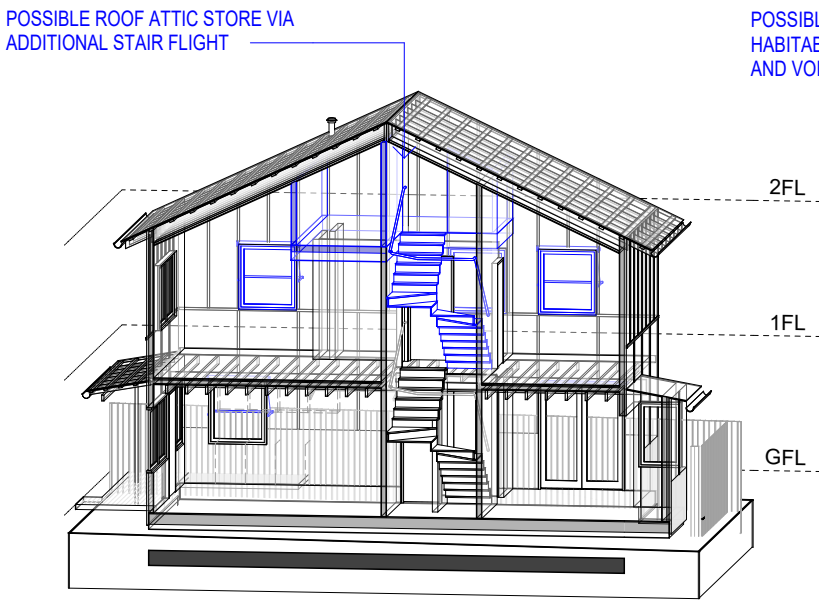
GLAZED HINGE DOOR + CARPORT TILT PANEL DOOR



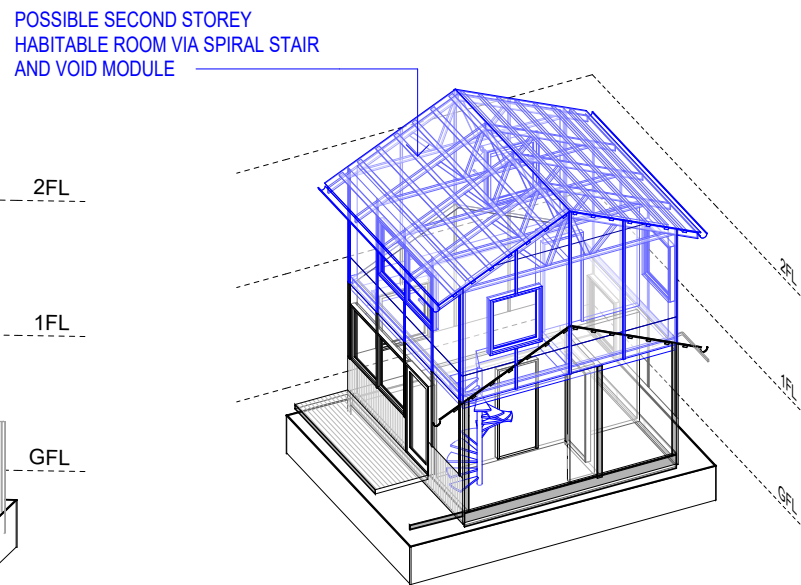
PRIVACY SCREENS + AWNINGS + HOODS



MIDDLE BUILDING DORMER



MIDDLE BUILDING ROOF LOFT STORE



FRONT OR REAR SECOND STOREY

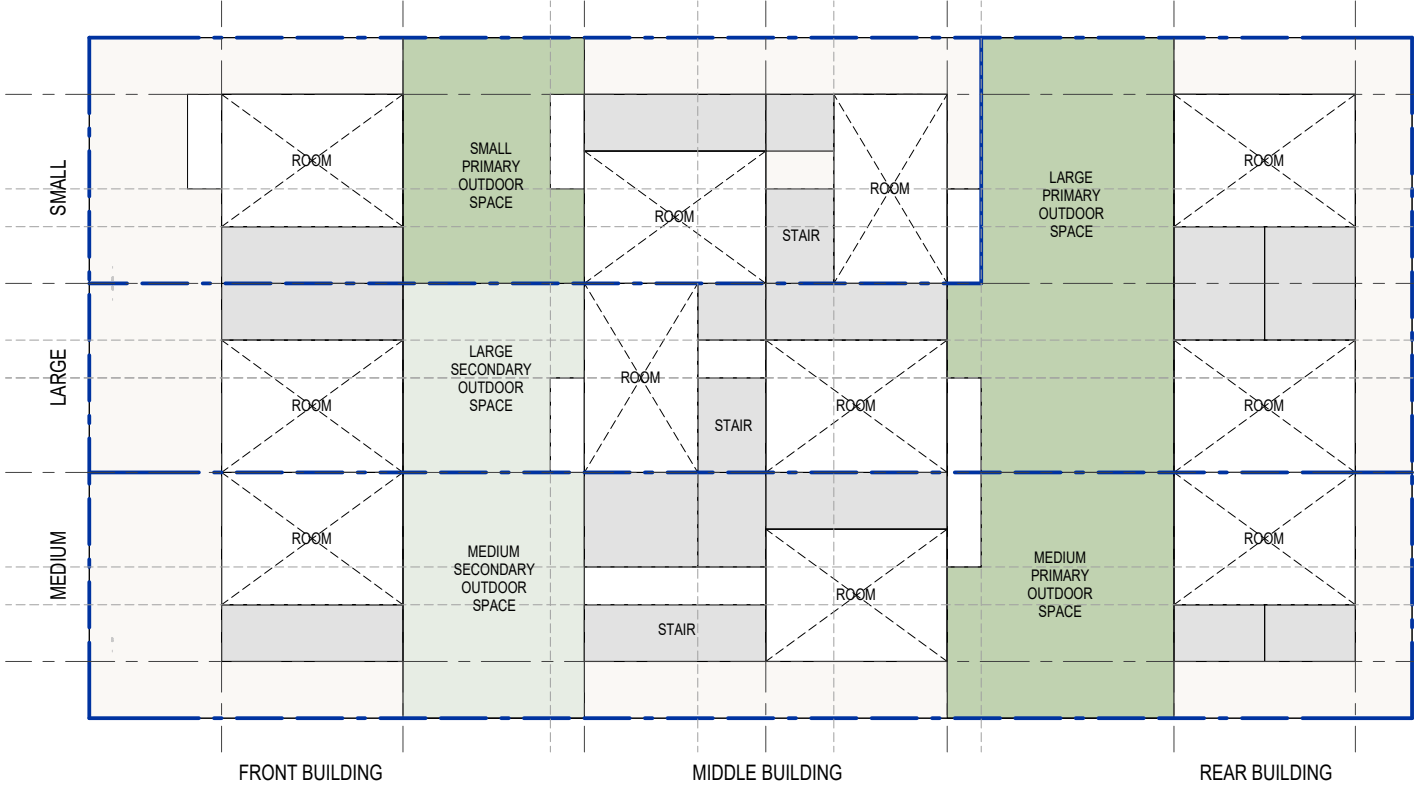
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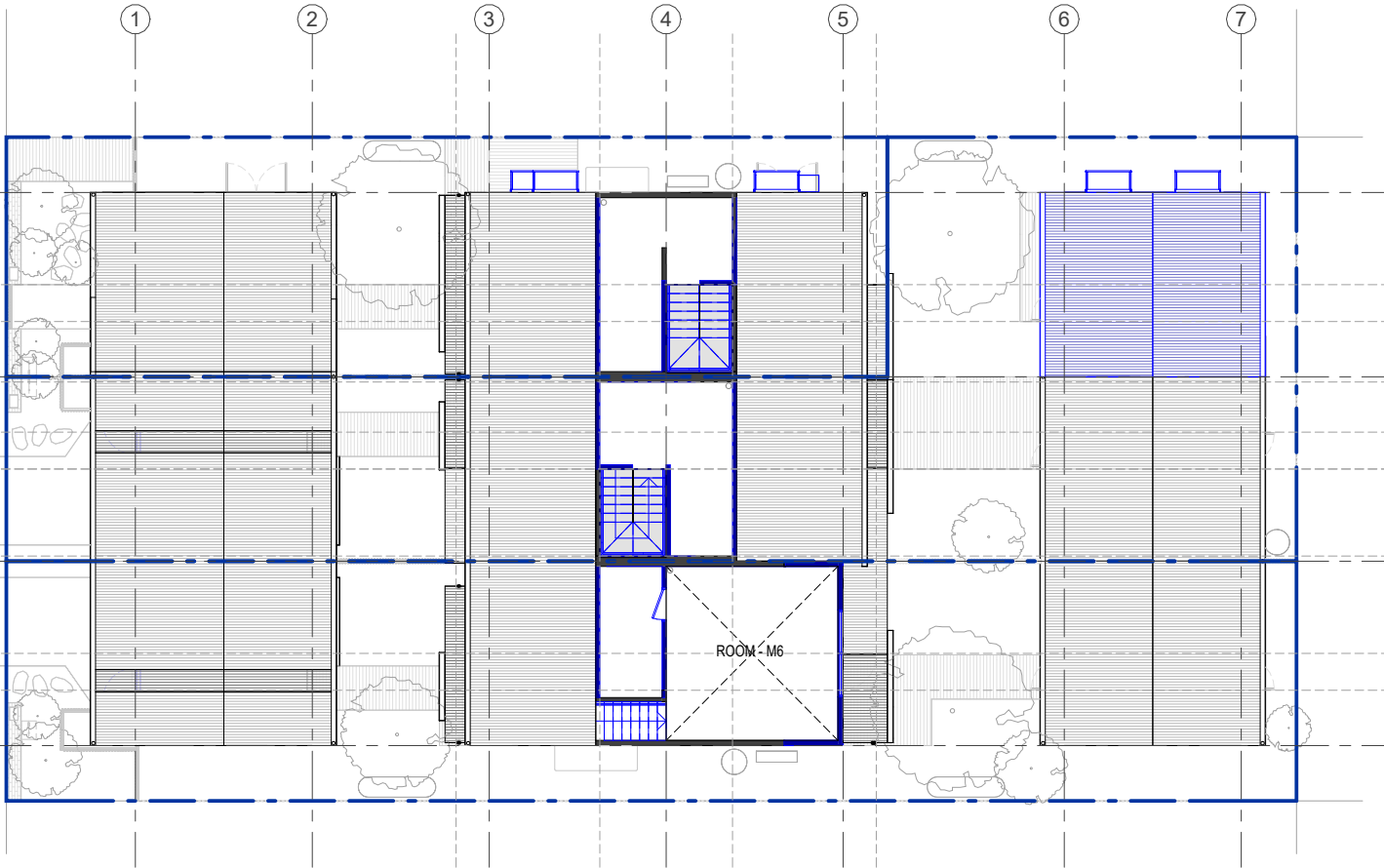


BASE FLOOR PLANS

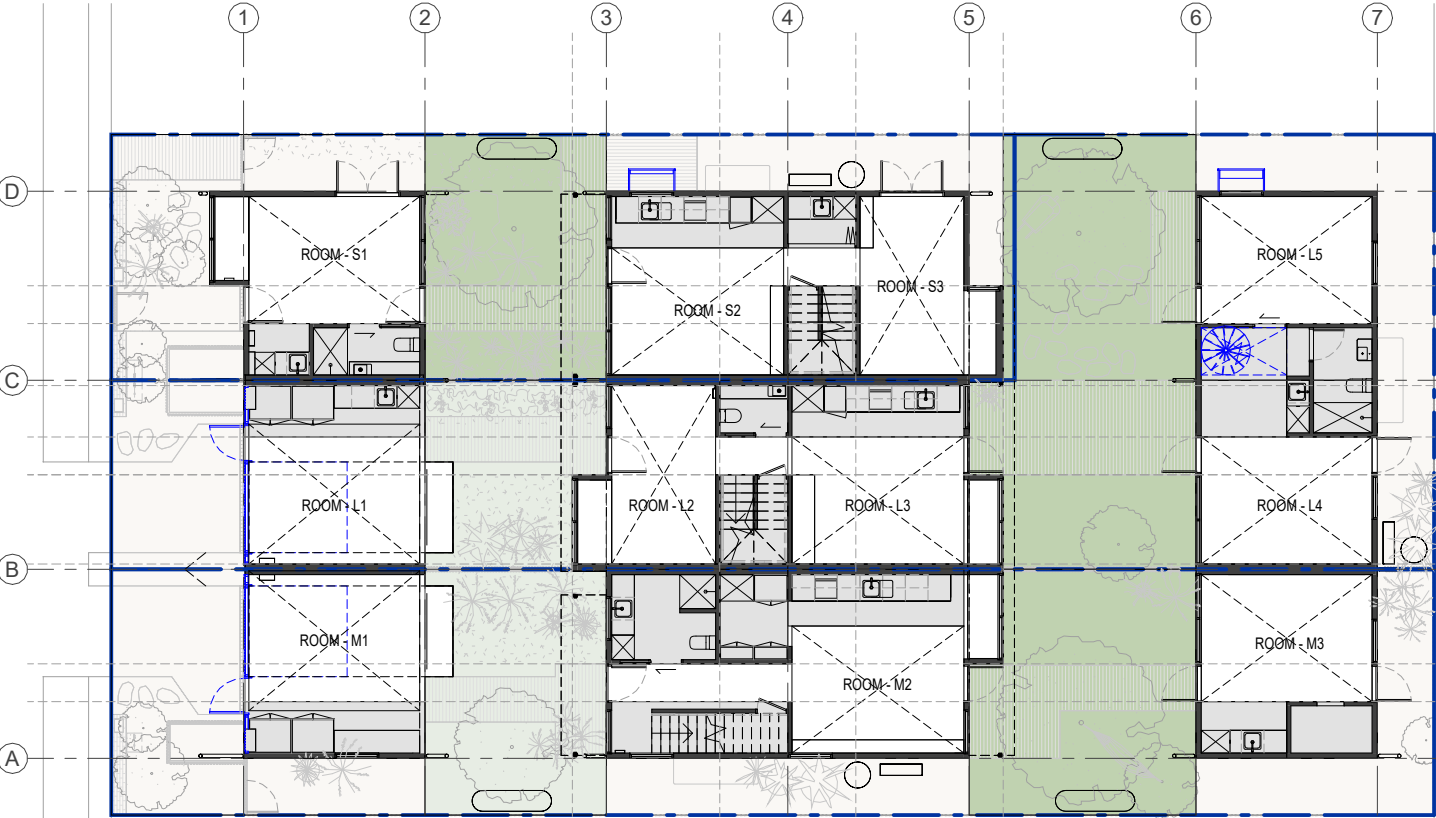
The following plans provide an example for how the pattern could be developed into a series of base plans - featuring a series of rooms (bedrooms/living rooms/home offices) with a complimentary series of utility spaces (kitchens/bathrooms/laundries/stairs).



Base Pattern Diagram  
1 : 200



2FL Base Plan  
1 : 200



GFL Base Plan  
1 : 200

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Other Architects  
**N M B W**

Pattern Code  
**TH04**  
Name  
**Terraces 04**

by Other Architects  
**x N M B W**

Drawing No. **A-323**  
Drawing Name **Base Plan - Shell LMR Housing Area**  
Drawing Scale **1 : 200 @ A3**

**NSW HOUSING  
PATTERN BOOK**

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1. Stair selection

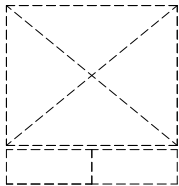
Choice of stair provides framework of functional and multipurpose rooms.

Switchback Stairs

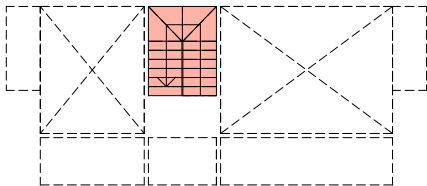
The switchback stair option lands in the middle of the plan, keeping rooms at either end of the middle building free from circulation.

The stair can also be extended above the first floor to provide access to an attic storage space.

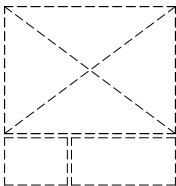
On sites that step or slope significantly from front to rear, the switch back stair can also enable side entry to the ground floor.



FRONT BUILDING



MIDDLE BUILDING

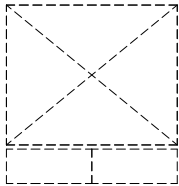


REAR BUILDING

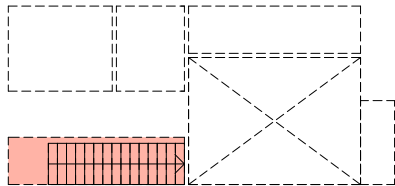
Linear Stairs

The linear stair option is required if the terrace is to have a third storey dormer.

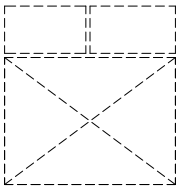
This stair configuration is also suitable for gold level accessibility.



FRONT BUILDING



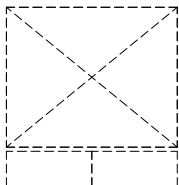
MIDDLE BUILDING



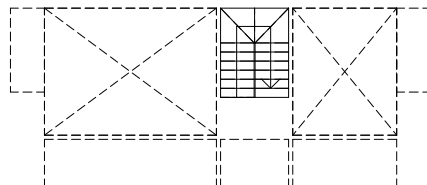
REAR BUILDING

Spiral Stairs

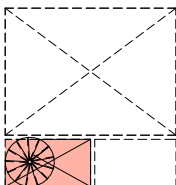
A spiral stair can only be used as an auxiliary stair in a Front or Rear building.



FRONT BUILDING



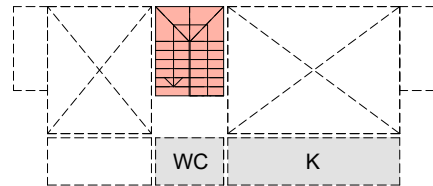
MIDDLE BUILDING



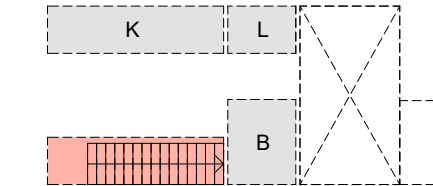
REAR BUILDING

2. Select arrangement of functional and multipurpose rooms

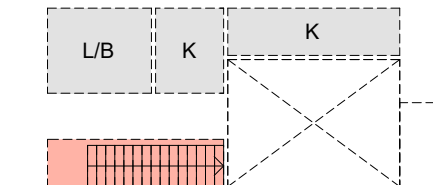
- A. Select a complimentary kitchen to the chosen stair in the Middle Building.
- B. Select an appropriate toilet to be located at ground level to meet Silver Level compliance, or Full Bathroom to meet Gold Level compliance.
- C. Locate other functional rooms (WC + bathrooms + laundries) within functional modules.



SWITCHBACK STAIR WITH LINEAR KITCHEN



LINEAR STAIR WITH LINEAR KITCHEN



LINEAR STAIR WITH XL KITCHEN (GOLD)

DESIGNING INTERNAL SPACES

Steps to arranging your internal spaces:

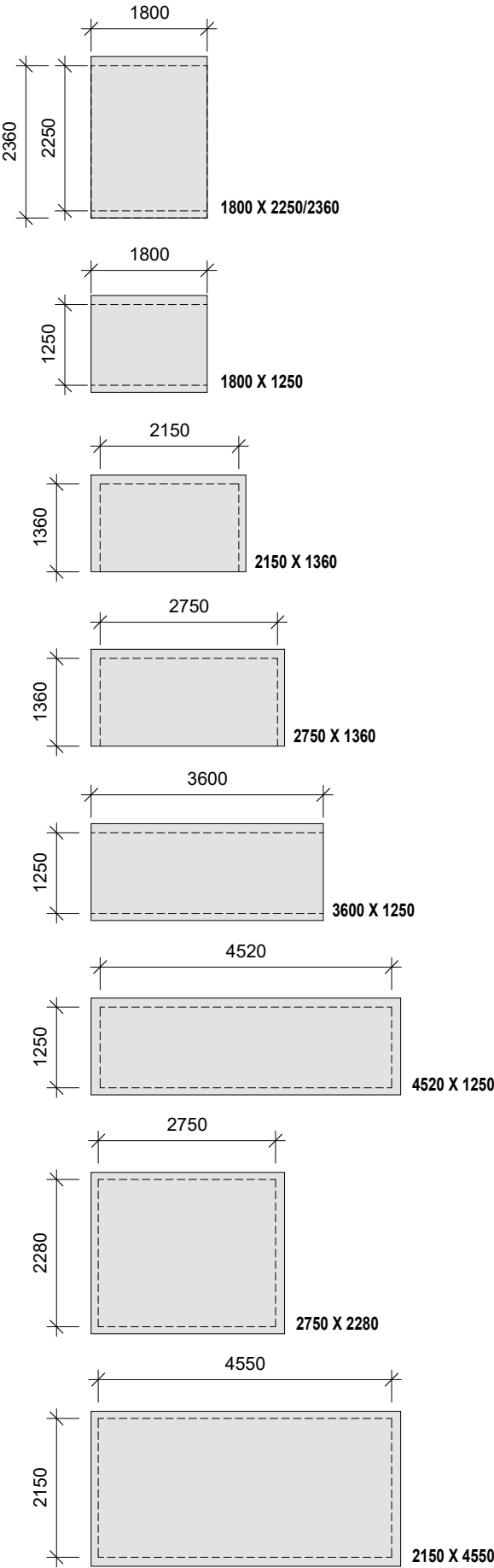
1. Select a stair type.
2. Select accompanying arrangement of functional rooms, prioritising stacked and consolidated location of wet services. These selections allow space for adjacent multipurpose rooms.
3. Select from a range of possible additions to the base pattern.



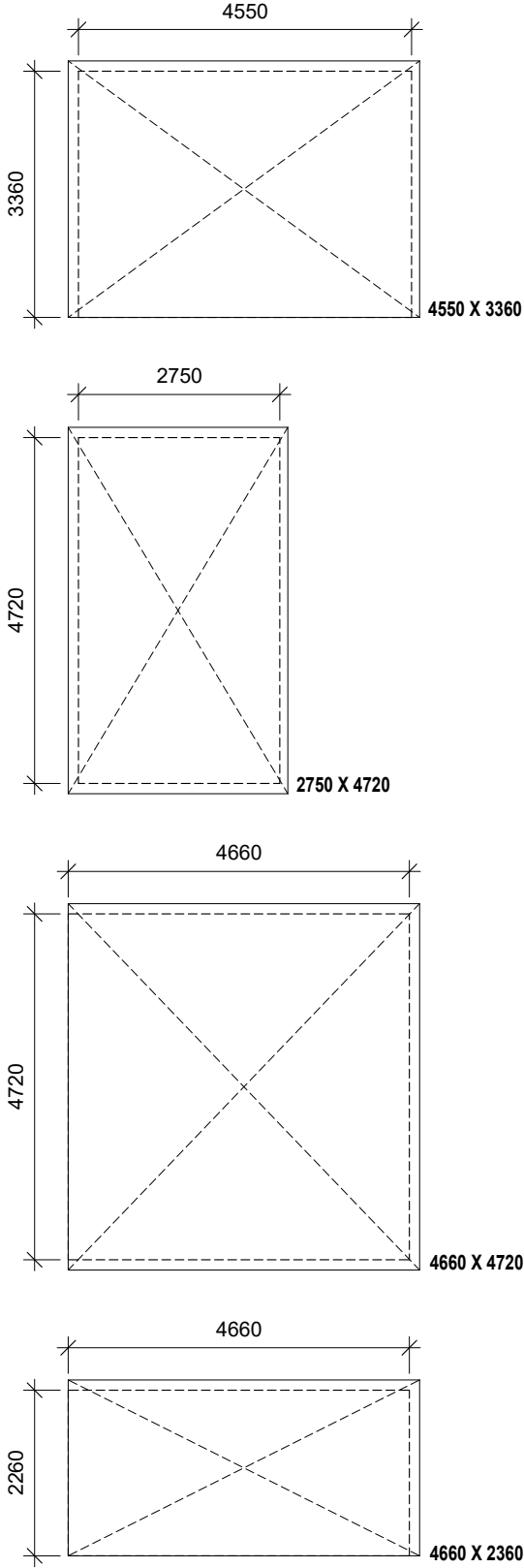
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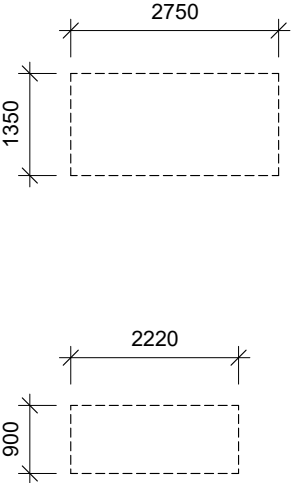
FUNCTIONAL ROOMS



MULTI-PURPOSE ROOMS



ALCOVES/BAY WINDOWS



PLAN ADAPTATIONS - ROOM SIZE GUIDANCE

**FUNCTIONAL ROOMS** consist of a range of fixed elements, including wet areas, storage elements, stairs.

A range of module sizes can be utilised to accommodate the following elements:

- Kitchens
  - Kitchenettes
  - Linear Kitchen
  - Linear Kitchen with Pantry
- Bathrooms
  - WC (Silver)
  - WC + Robe (Silver)
  - Ensuite Bathroom (Silver)
  - Linear Bathroom (Silver)
  - Standard Bathroom (Silver)
  - Wet Room (Gold)
- Kitchenette + Bathroom Combinations
  - Linear Combination
  - Standard Combination
- Laundries
  - Small Laundry
  - Linear Laundry
  - Wet Room (Gold)

**MULTI-PURPOSE ROOMS** are flexible in their use and are serviced by the functional rooms.

Some examples of flexible use of these rooms include:

- Dining Room
- TV Room
- Study Room
- Library
- Bedroom
- Bunkroom
- Studio Bedroom
- Dressing Room
- Home Office
- Home Gym
- Music Room
- Consulting Room
- Community Room
- Shop Front
- Greenhouse
- Workshop
- Carport

Multipurpose rooms are typically adjacent to **ALCOVES/BAY WINDOWS** and have multiple options for use.

Some examples of flexible use of their use include:

- Robes
- Desk + Robes
- Desk
- Bunk Beds
- Ensuite
- Bench
- Bench Seat
- Day Bed
- Open Extra Space

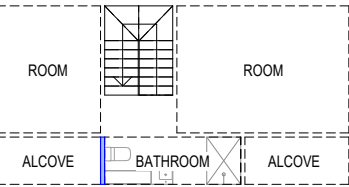


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

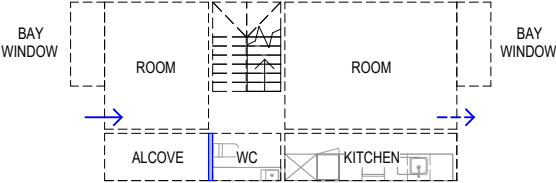
MIDDLE BUILDING ALTERNATES

SWITCH BACK STAIR + LINEAR KITCHEN

MIDDLE BUILDING TYPE A - BASE PATTERN

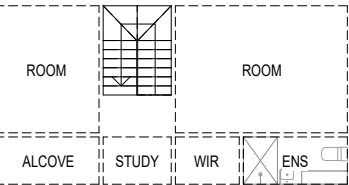


FIRST LEVEL

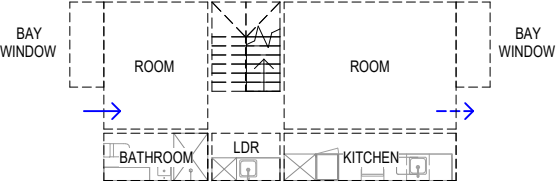


GROUND LEVEL

MIDDLE BUILDING ALTERNATE 1

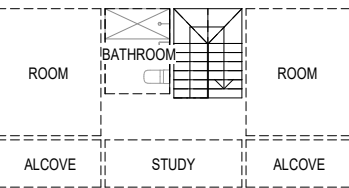


FIRST LEVEL

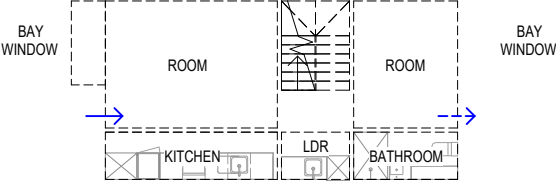


GROUND LEVEL

MIDDLE BUILDING ALTERNATE 2



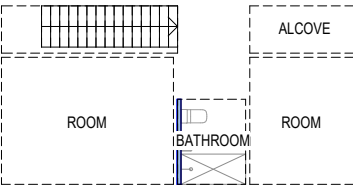
FIRST LEVEL



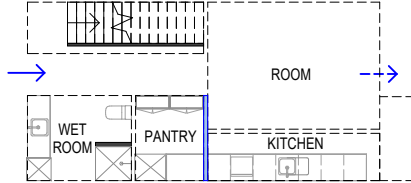
GROUND LEVEL

LINEAR STAIR

MIDDLE BUILDING TYPE B - BASE PATTERN (XL KITCHEN)

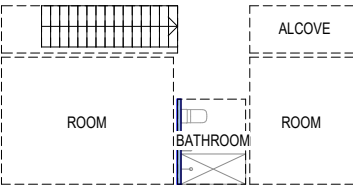


FIRST LEVEL

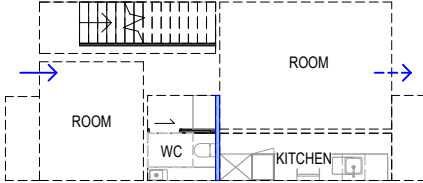


GROUND LEVEL

MIDDLE BUILDING ALTERNATE 5 (LINEAR KITCHEN)



FIRST LEVEL

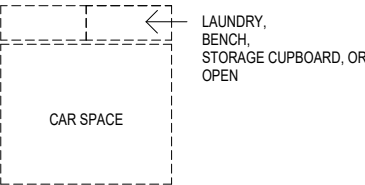


GROUND LEVEL

NOTES:  
LAUNDRY TO BE LOCATED IN FRONT BUILDING  
WHEN NOT INCLUDED IN CORE BUILDING

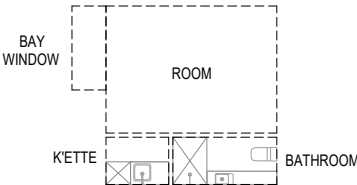
FRONT/REAR BUILDING ALTERNATES

CARPORT

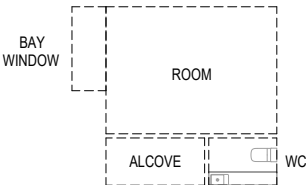


ROOMS

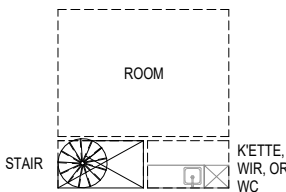
ROOM TYPE 1



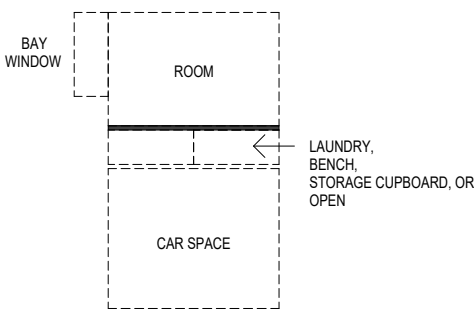
ROOM TYPE 2



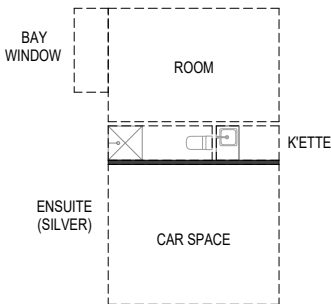
DOUBLE STOREY ROOMS



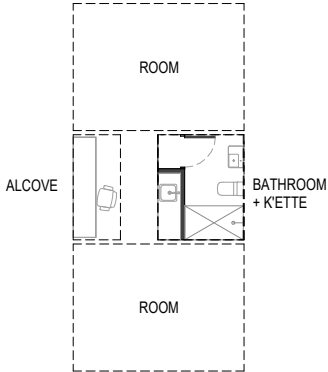
LARGE CARPORT + ROOM



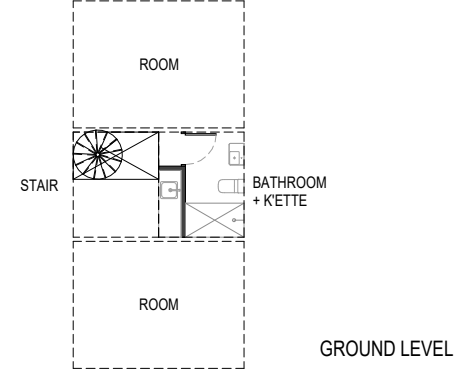
CARPORT + ROOM WITH ENSUITE



DOUBLE OUTBUILDING



DOUBLE OUTBUILDING WITH STAIR



PLAN ADAPTATIONS - PLAN LAYOUT GUIDANCE

The kit of parts components presented on A-240 can be used to occupy the utility and multi-purpose room spaces.

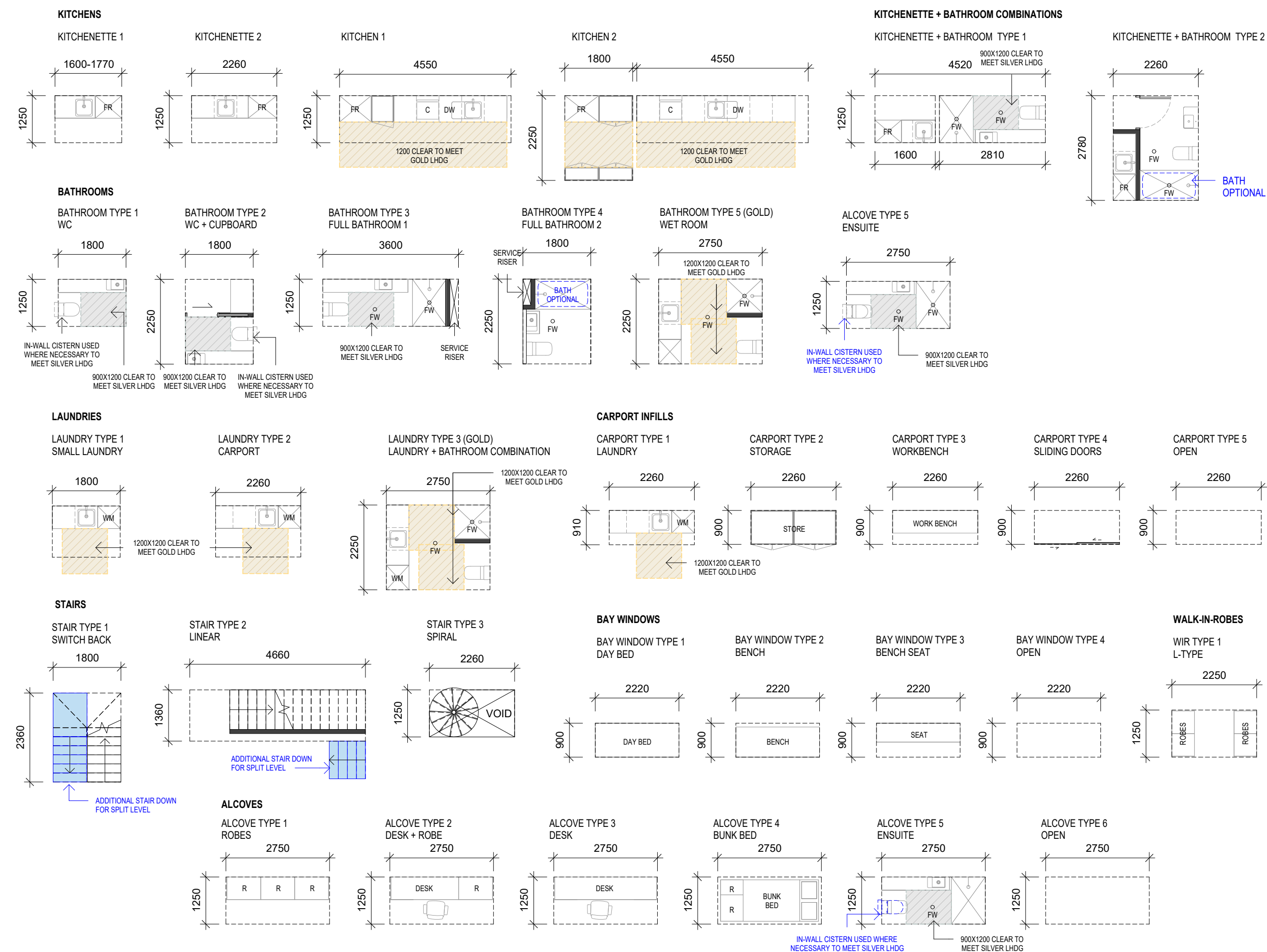
These diagrams present options for how these components can be used to develop different plan options for the middle building and the front/rear building.

For each dwelling plan, ensure Livable Housing Design Standards (Silver Level) are met at a minimum.



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





**KIT OF PARTS - ELEMENTS**

A series of internal fitout elements are provided to allow flexibility in how the pattern grid can be developed into a plan and lived in.

Joinery is to be moveable by end users and not fixed in place unless legally required to be so (eg. wet areas).

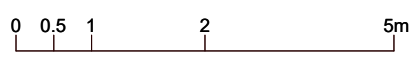
Each element utilises typical component widths of 600-900mm to allow for options and flexibility in their installation, infilling and reconfiguration.

Refer A451-456 for further guidance on developing a plan with these elements and more detailed joinery guidance.

**KEY**

- Adaptations
- Silver Livability Allowance
- Gold Livability Allowance
- C Cooktop/Oven
- F Fridge
- DW Dishwasher
- WM Washing Machine
- FW Floor Waste
- R Robes

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



EXAMPLE FITOUT OPTION 1

The following plans provide an example how these rooms in the base plans could be occupied.

SUMMARY OF DWELLINGS

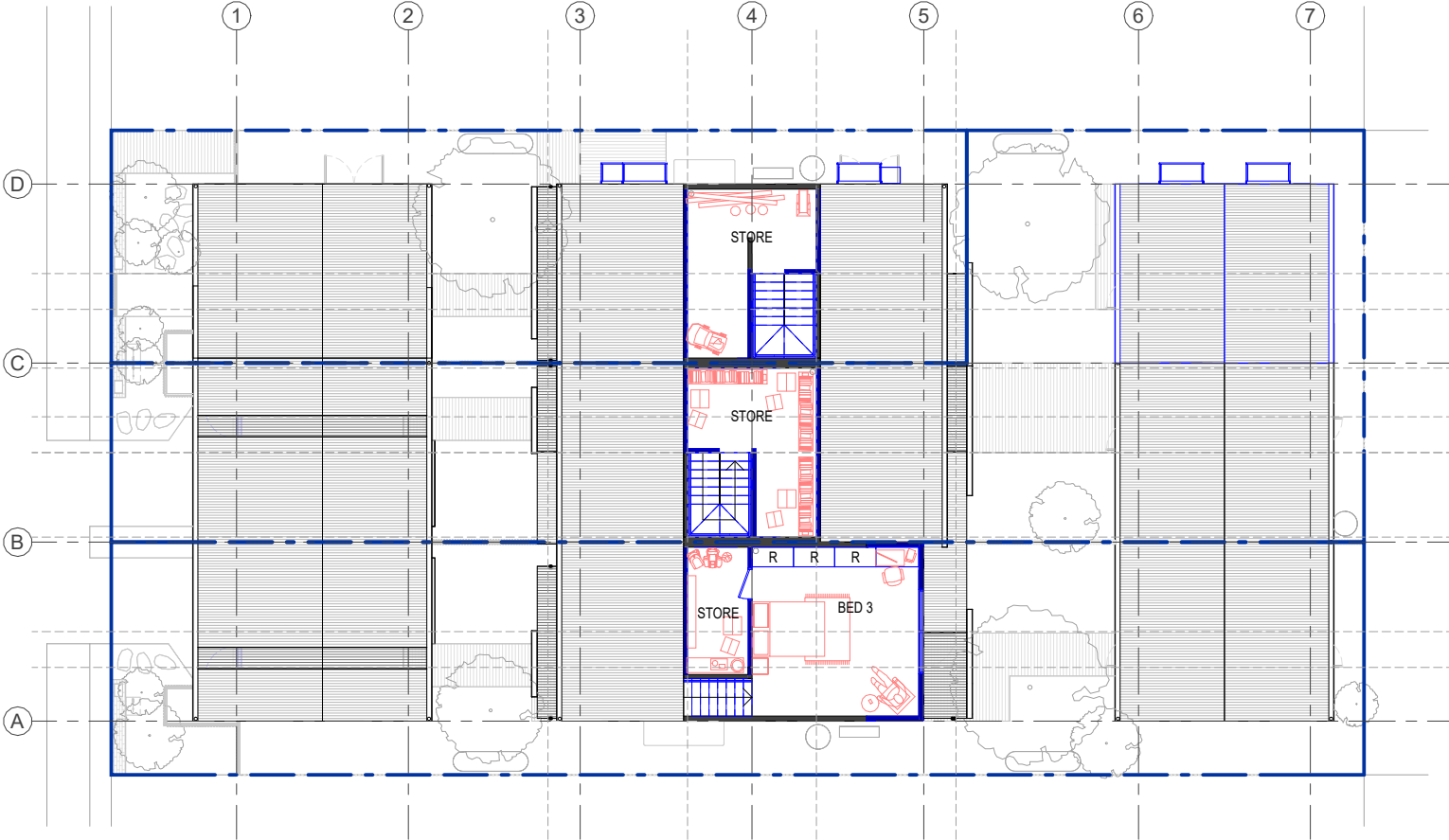
- SMALL DWELLING:

KITCHEN/DINING  
LIVING  
2 BEDROOMS  
1 BATHROOM  
LAUNDRY  
STUDIO (BED + ENSUITE + K'ETTE)
- MEDIUM DWELLING (GOLD LHDG):

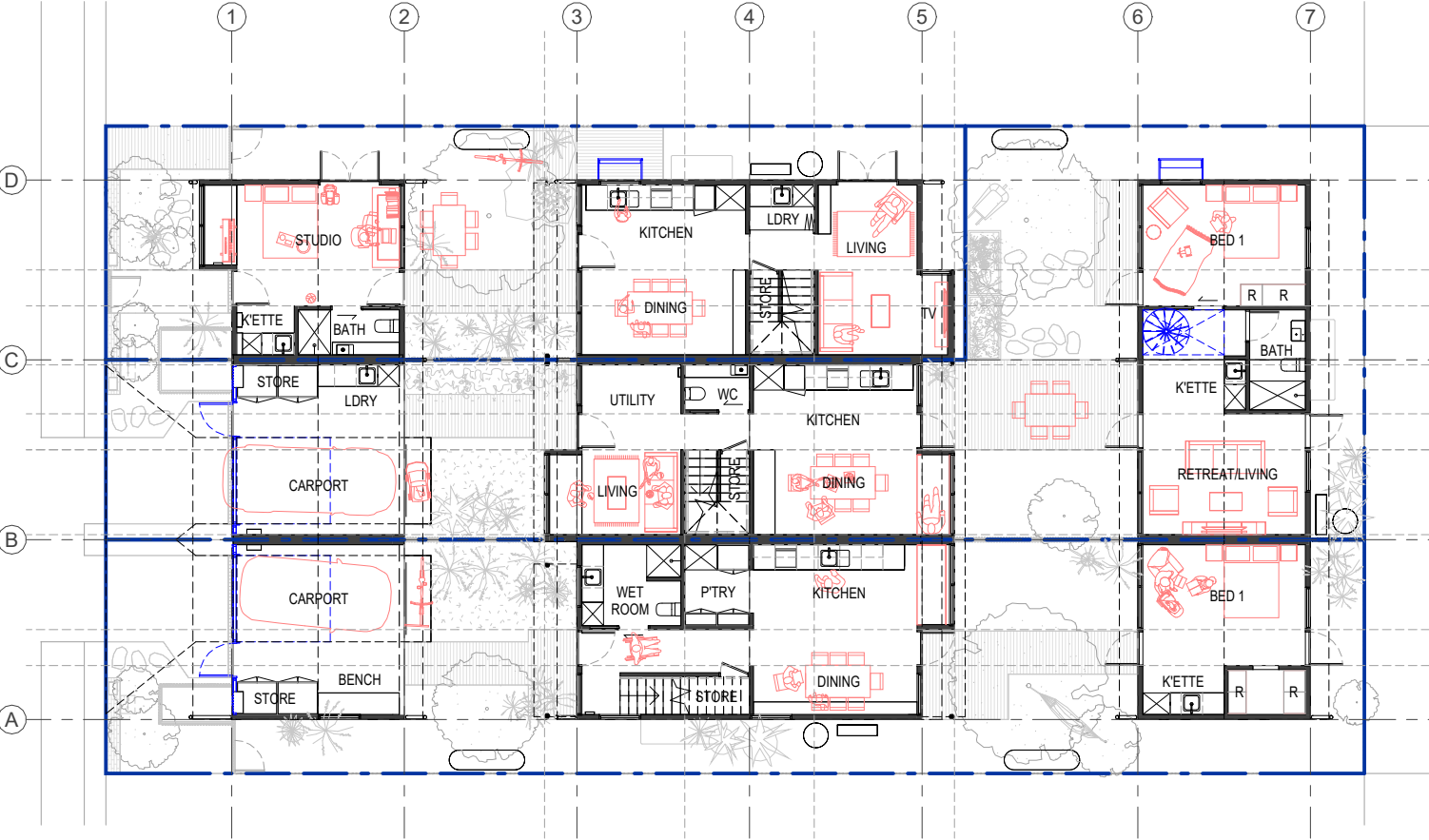
KITCHEN/DINING  
LIVING  
3 BEDROOMS  
1 WET ROOM (LAUNDRY/BATHROOM)  
1 BATHROOM  
KITCHENETTE  
CARPORT
- LARGE DWELLING :

KITCHEN/DINING  
LIVING  
RETREAT/LIVING  
4 BEDROOMS  
2 BATHROOMS  
1 WC  
LAUNDRY  
KITCHENETTE  
CARPORT

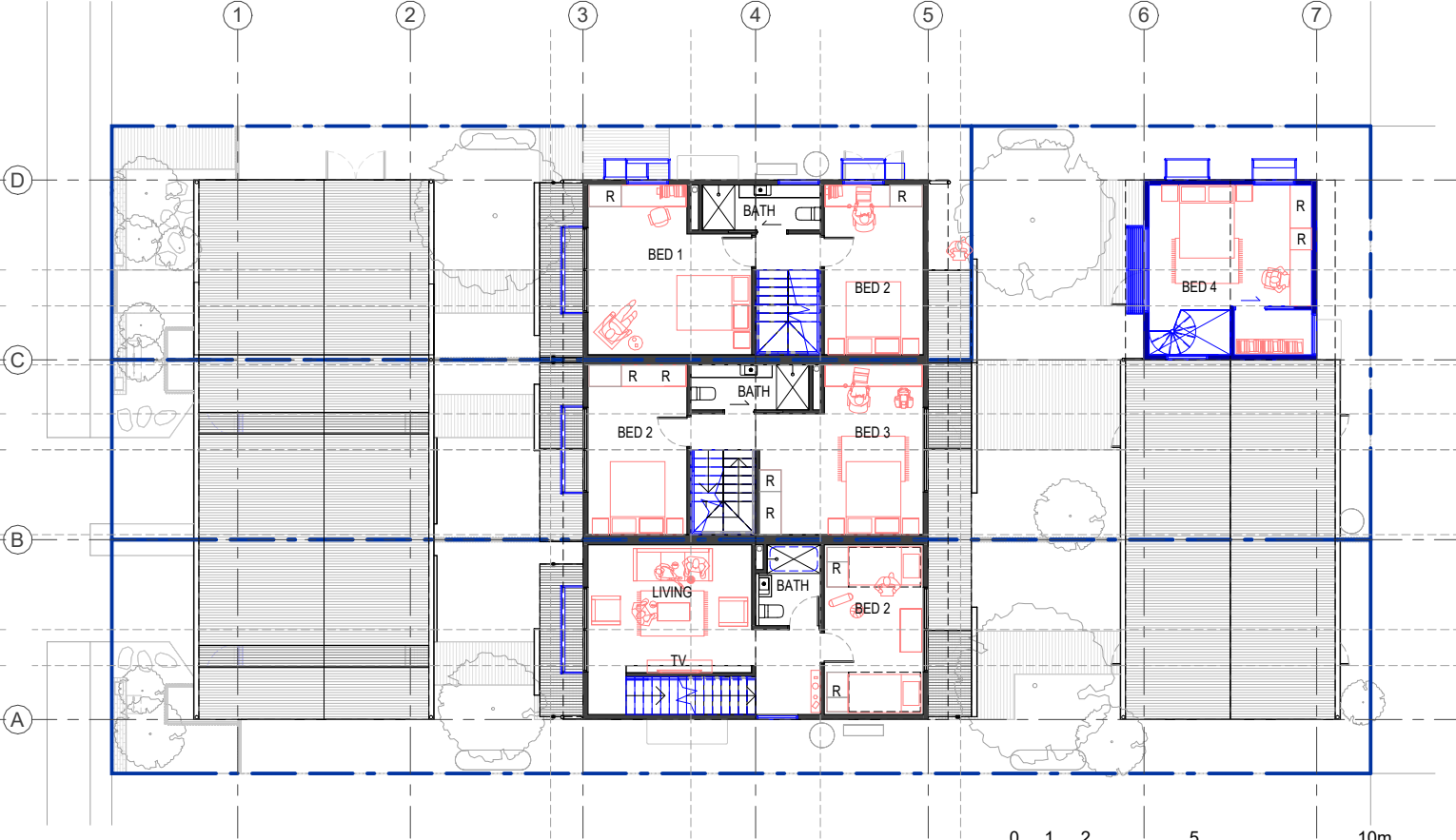
**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



2FL Furniture Option A  
1 : 200



GFL Furniture Option A  
1 : 200



1FL Furniture Option A  
1 : 200



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



EXAMPLE FITOUT OPTION 2

The following plans provide an example how these rooms in the base plans could be occupied in an alternate way.

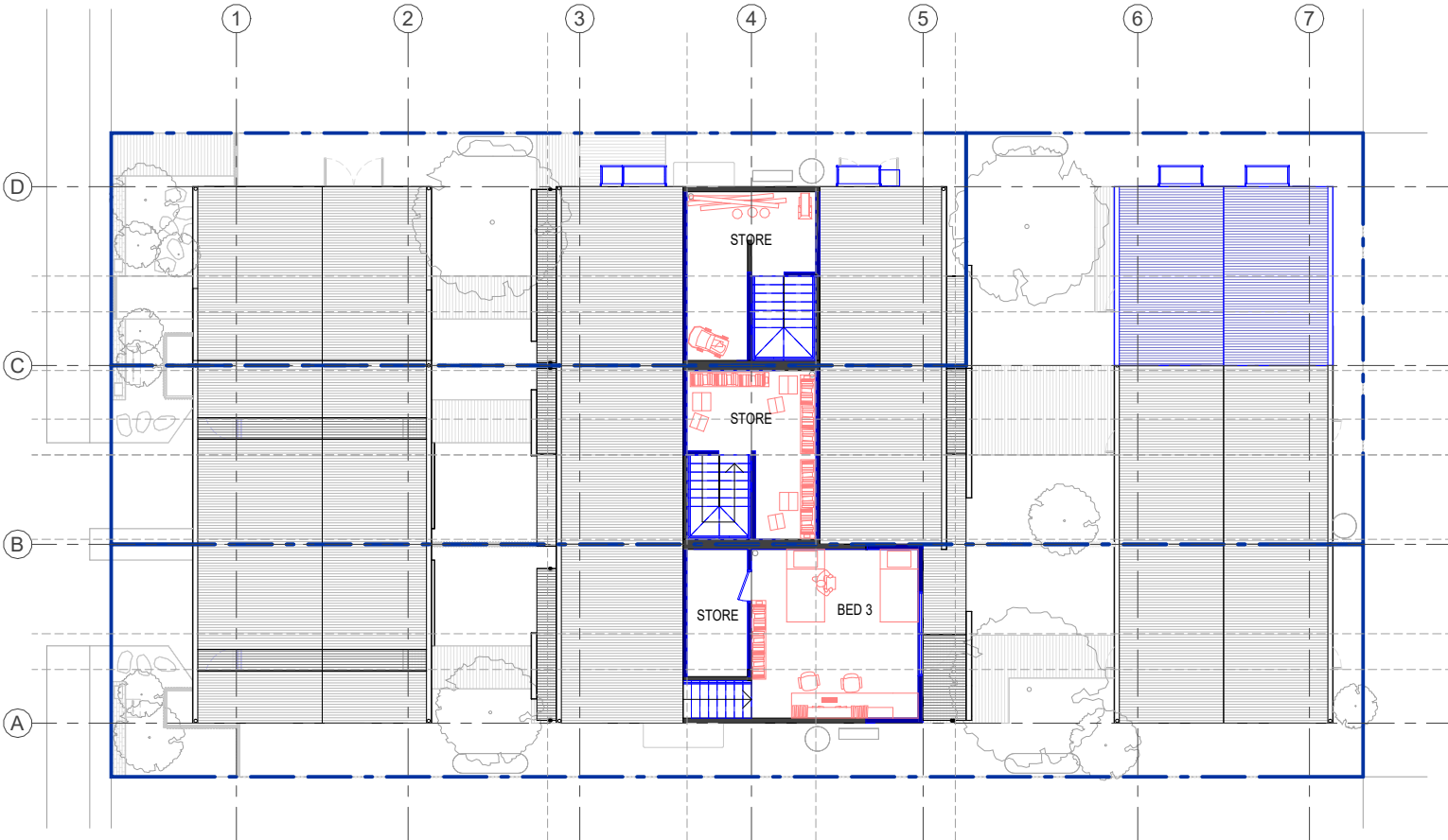
SUMMARY OF DWELLINGS

SMALL DWELLING: KITCHEN/DINING  
LIVING/FLEX.  
2 BEDROOMS  
1 BATHROOM  
LAUNDRY  
STUDIO/HOME OFFICE (ENSUITE + K'ETTE)

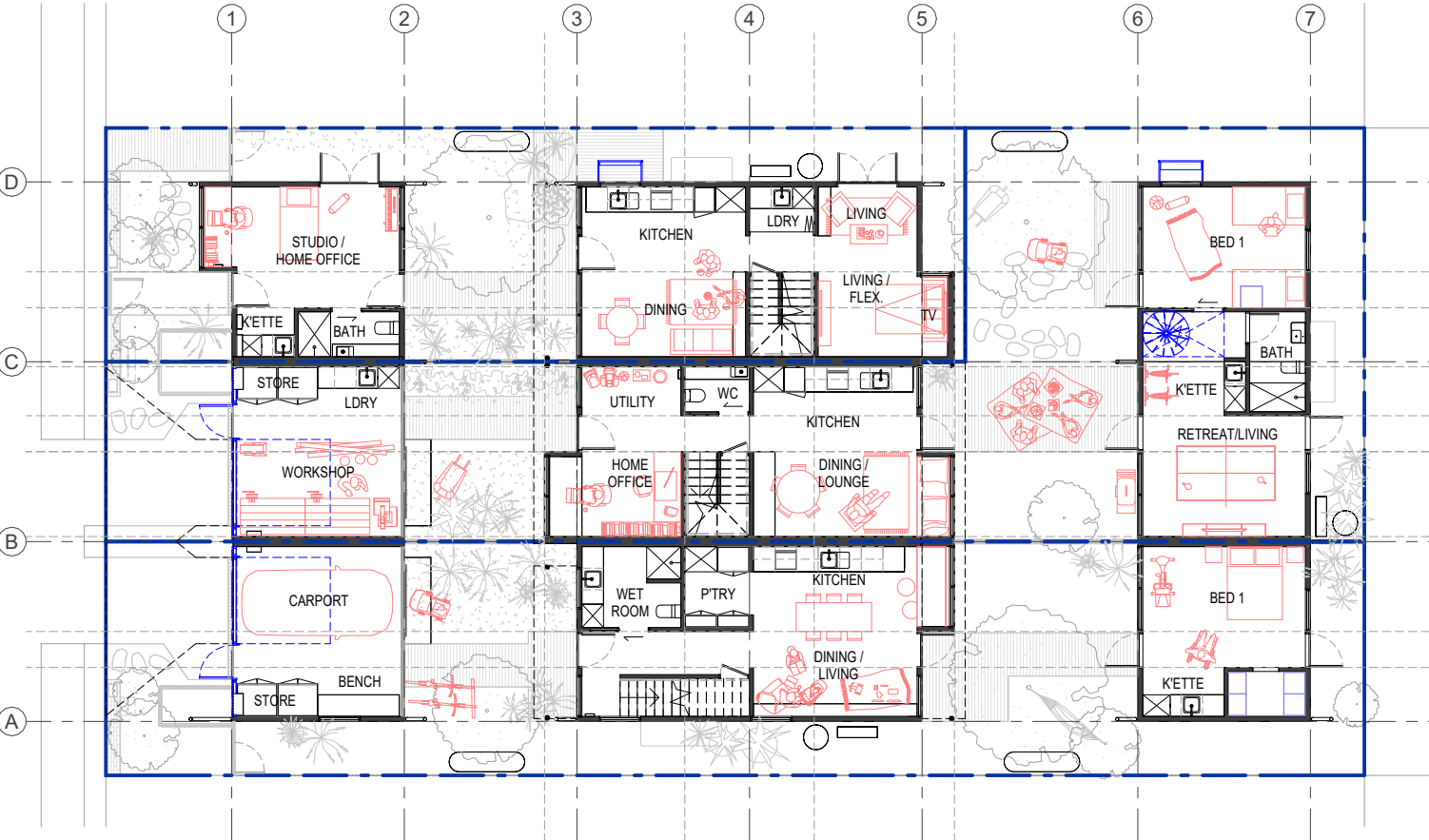
MEDIUM DWELLING (GOLD LHDG): KITCHEN & DINING/LIVING  
LIVING/FLEX.  
2 BEDROOMS  
1 WET ROOM (LAUNDRY/BATHROOM)  
1 BATHROOM  
KITCHENETTE  
CARPORT

LARGE DWELLING : KITCHEN & DINING/LIVING  
UTILITY  
LIVING/FLEX  
HOME OFFICE  
3 BEDROOMS  
1 STUDIO/WORKSHOP  
2 BATHROOMS  
1 WC  
LAUNDRY  
KITCHENETTE  
CARPORT/WORKSHOP

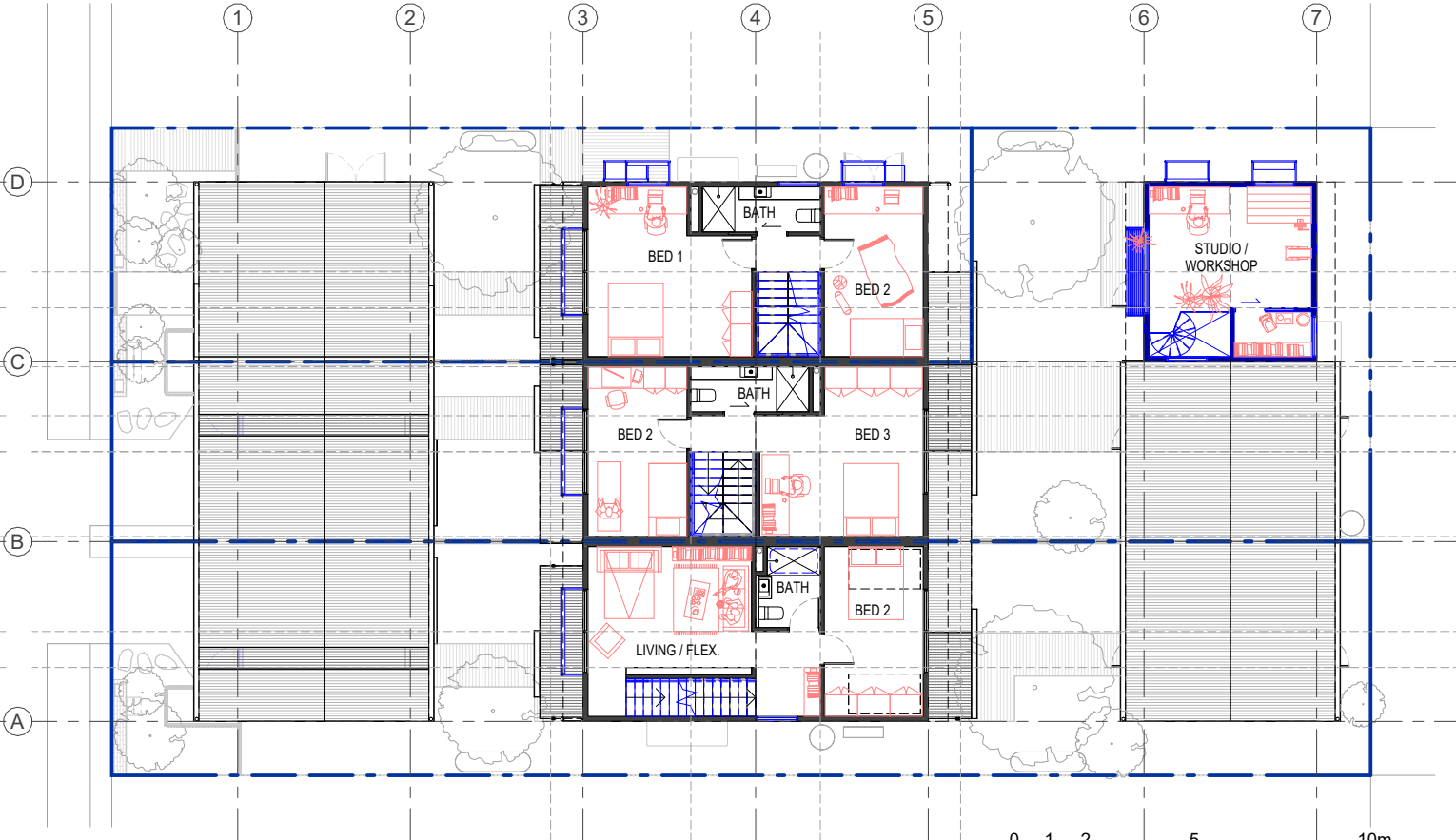
GENERAL NOTE:  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



2FL Furniture Option B  
1 : 200

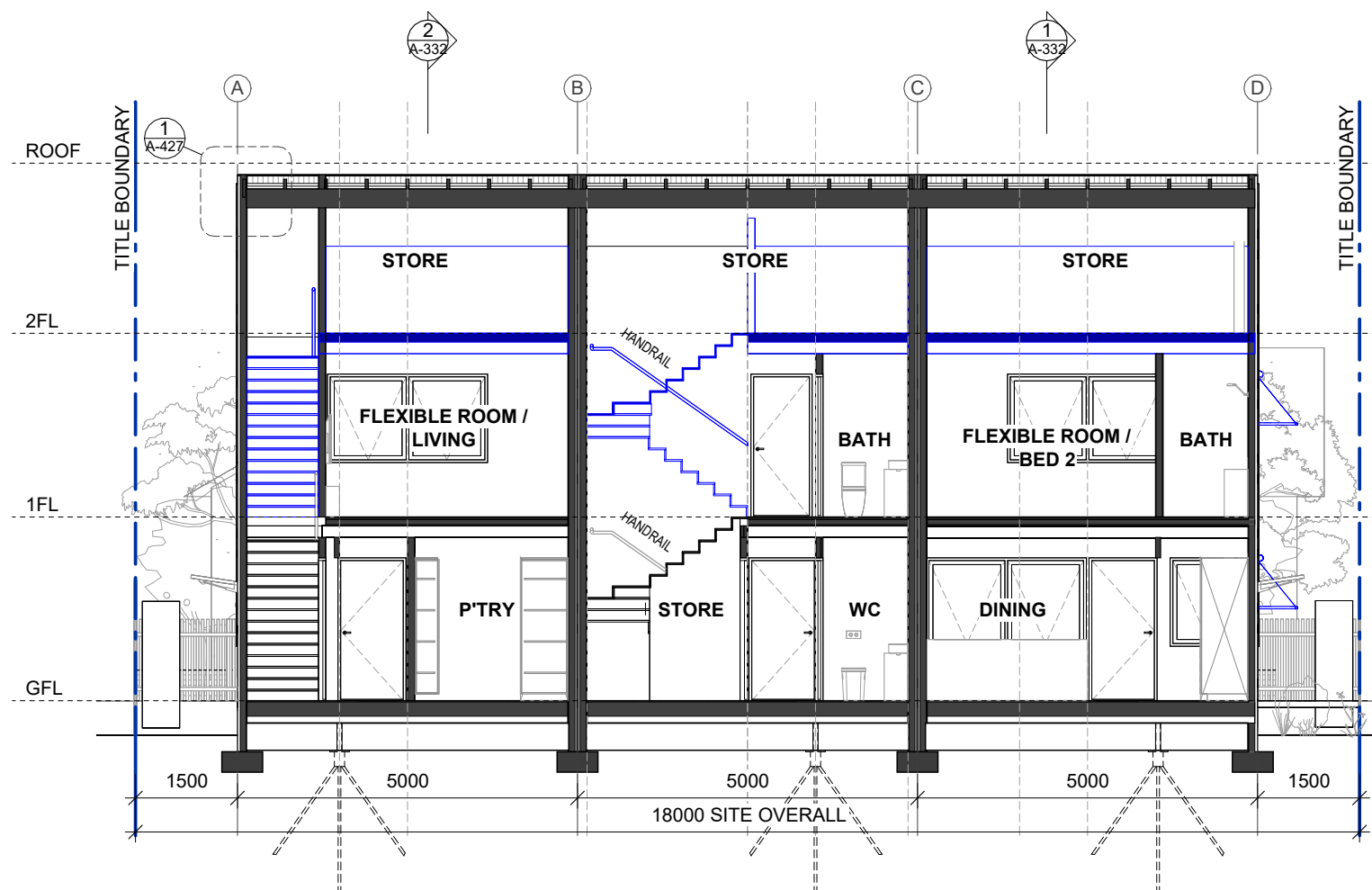


GFL Furniture Option B  
1 : 200

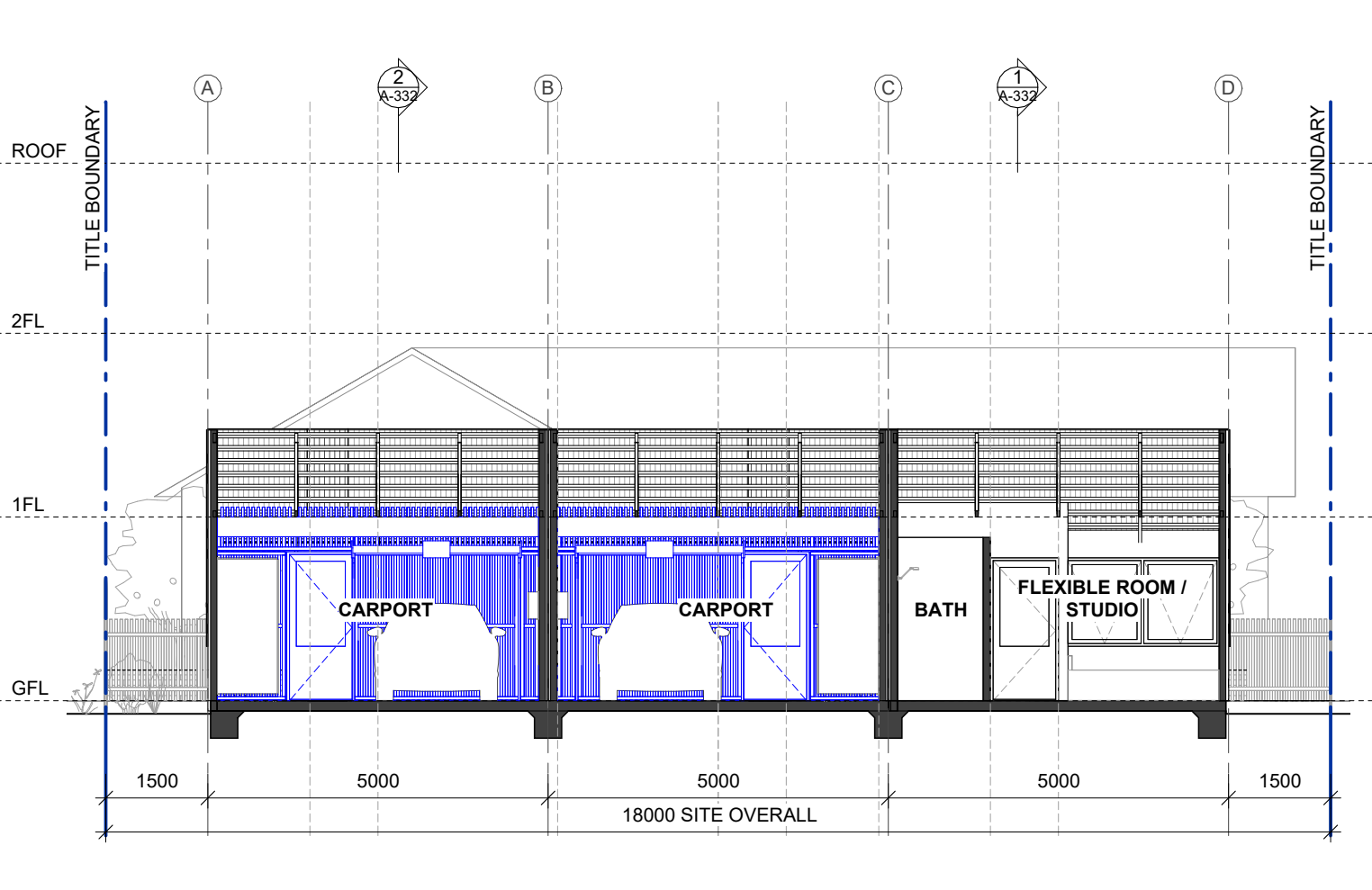


1FL Furniture Option B  
1 : 200

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



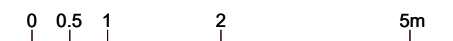
Typ. Short Section 1  
1 : 100



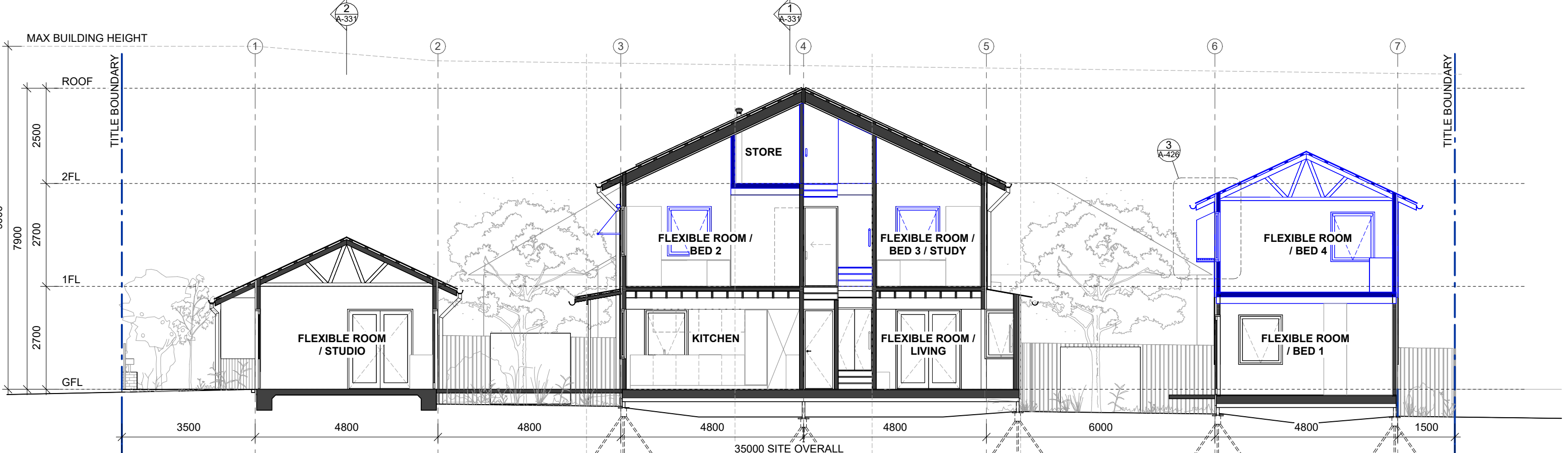
Typ. Short Section 2  
1 : 100

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.

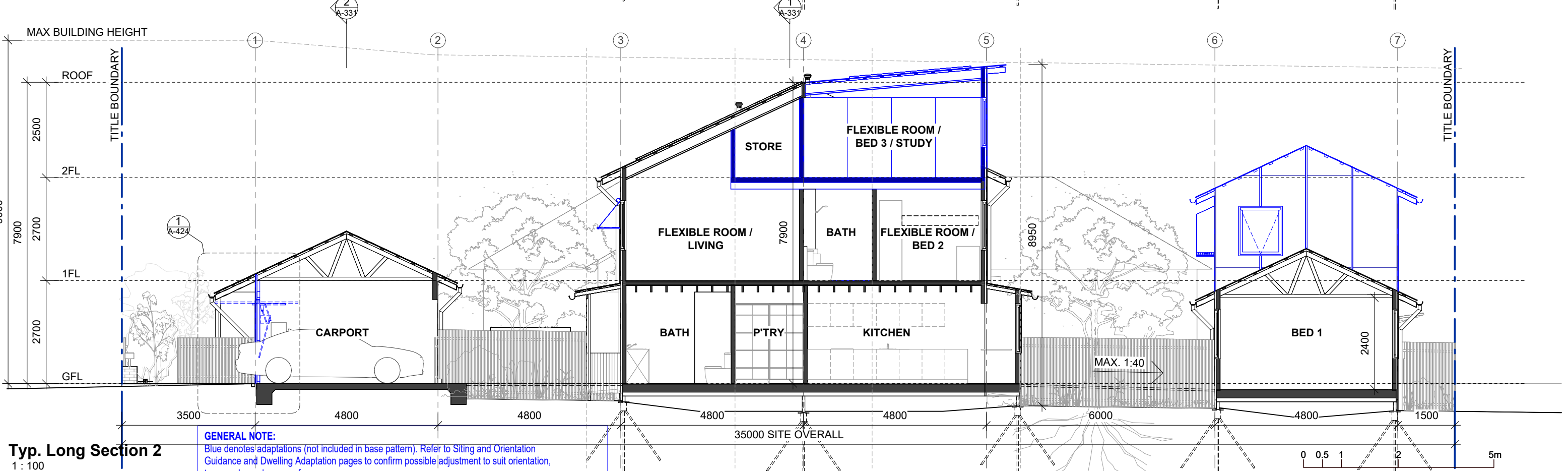
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue







Typ. Long Section 1  
1 : 100



**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.

Typ. Long Section 2  
1 : 100

NSW HOUSING  
PATTERN BOOK

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Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

Pattern Code  
**TH04**  
Name  
**Terraces 04**  
by Other Architects  
**x N M B W**

Drawing No. **A-332**  
Drawing Name **Sections - Long Sections LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**

PRIVACY SCREEN TO NEIGHBOURING PROPERTY ON BOUNDARY-SIDE SECOND STOREY ADDITIONS, WHERE REQUIRED BY ADJACENT CONTEXT. REFER A-426.

PRIVACY SCREEN TO BOUNDARY FACING WINDOWS UP TO 1.5M FROM FLOOR LEVEL, WHERE REQUIRED BY ADJACENT CONTEXT.

POSSIBLE ROOF LOFT STORAGE VIA ADDITIONAL STAIR FLIGHT

10° ROOF PITCH TO ALL BAY WINDOW & ENTRY PORCH ROOFS, TYPICAL.

25° ROOF PITCH TO ALL BUILDINGS, TYPICAL.

EXPOSED TIMBER TRUSSES TO CARPORT ROOF STRUCTURE, TYPICAL.

EXPOSED TIMBER TRUSSES TO SECOND STOREY ROOF STRUCTURE, TYPICAL.

POSSIBLE THIRD STOREY DORMER

POSSIBLE ROOF LOFT STORAGE VIA ADDITIONAL STAIR FLIGHT

Typ. Long Section 1 Guidance  
1 : 200

Typ. Short Section 1 Guidance  
1 : 200

5° ROOF PITCH TO ALL SECOND STOREY DORMER ADDITIONS.

10° ROOF PITCH TO ALL BAY WINDOW & ENTRY PORCH ROOFS, TYPICAL.

THE COURTYARD SPACES ARE NOT TO BE ENCRACHED UPON. THEY MUST REMAIN PERVIOUS TO WATER AND OPEN TO THE SKY.

1200MM HIGH BATTEN FENCE FOR INSTANCES WHEN A TILT-PANEL CARPORT DOOR IS NOT USED

25° ROOF PITCH TO ALL BUILDINGS, TYPICAL.

EXPOSED TIMBER TRUSSES TO CARPORT ROOF STRUCTURE, TYPICAL.

TILT-PANEL CARPORT DOOR MECHANISM SHOWN DASHED

SLAB EXTENSION TO CARPORT

REFER CHARACTER OPTIONS FOR CEILING CONSTRUCTION

BASE:  
2100MM FROM FINISHED FLOOR TO UNDERSIDE OF PRIMARY BEAM (ASSUMED 300x75 SMART LVL),  
2400MM FROM FINISHED FLOOR TO UNDERSIDE OF PLASTERBOARD CEILING

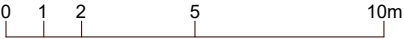
OPTION 2:  
2100MM FROM FINISHED FLOOR TO UNDERSIDE OF PRIMARY BEAM (ASSUMED 300x75 SMART LVL),  
2430MM TO UNDERSIDE OF FLOOR JOISTS (ASSUMED 170x45 LVL)

Typ. Long Section 2 Guidance  
1 : 200

Typ. Short Section 2 Guidance  
1 : 200

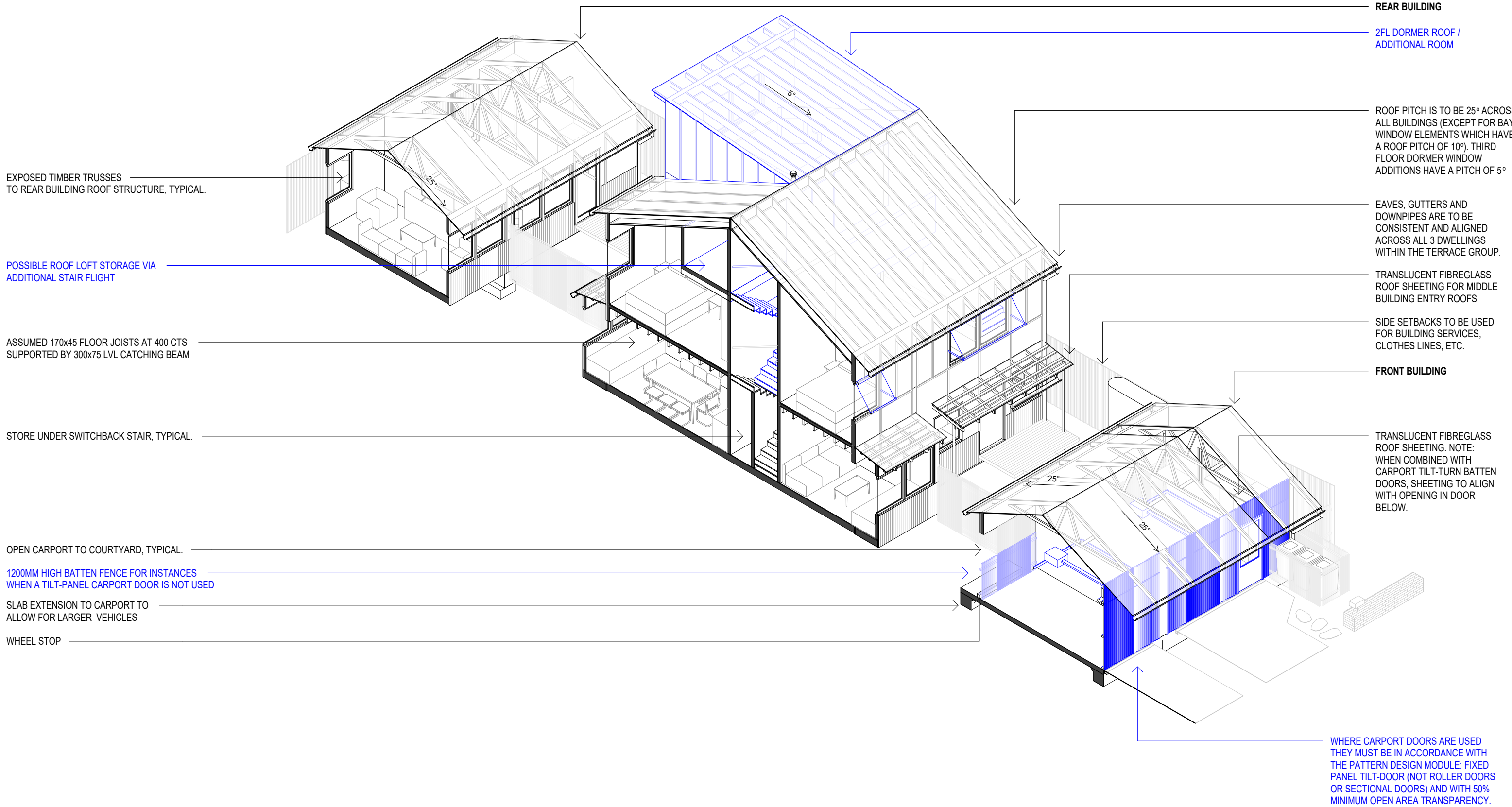
WHERE CARPORT DOORS ARE USED THEY MUST BE IN ACCORDANCE WITH THE PATTERN DESIGN MODULE: FIXED PANEL TILT-DOOR (NOT ROLLER DOORS OR SECTIONAL DOORS) AND WITH 50% MINIMUM OPEN AREA TRANSPARENCY.

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



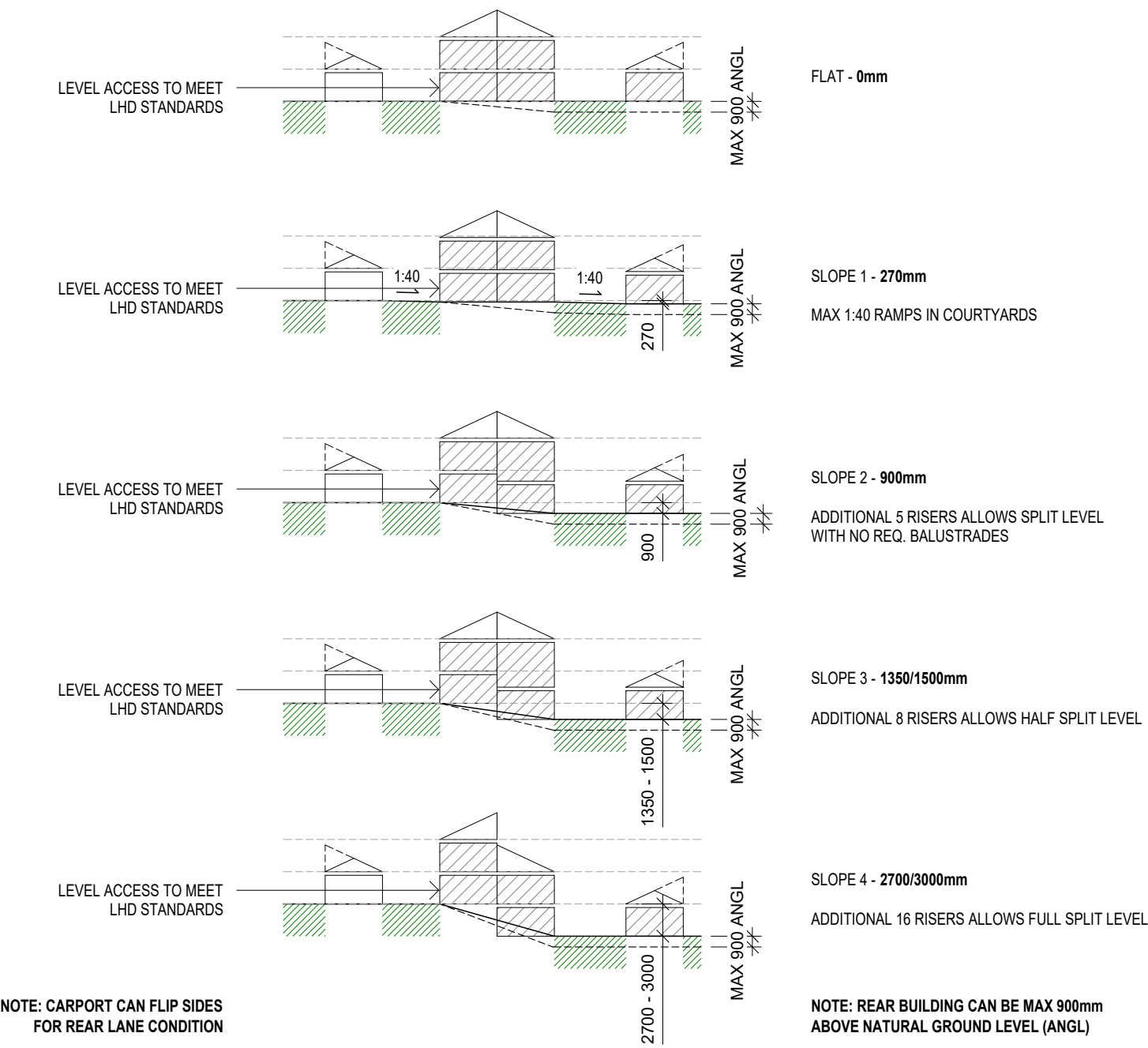
Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



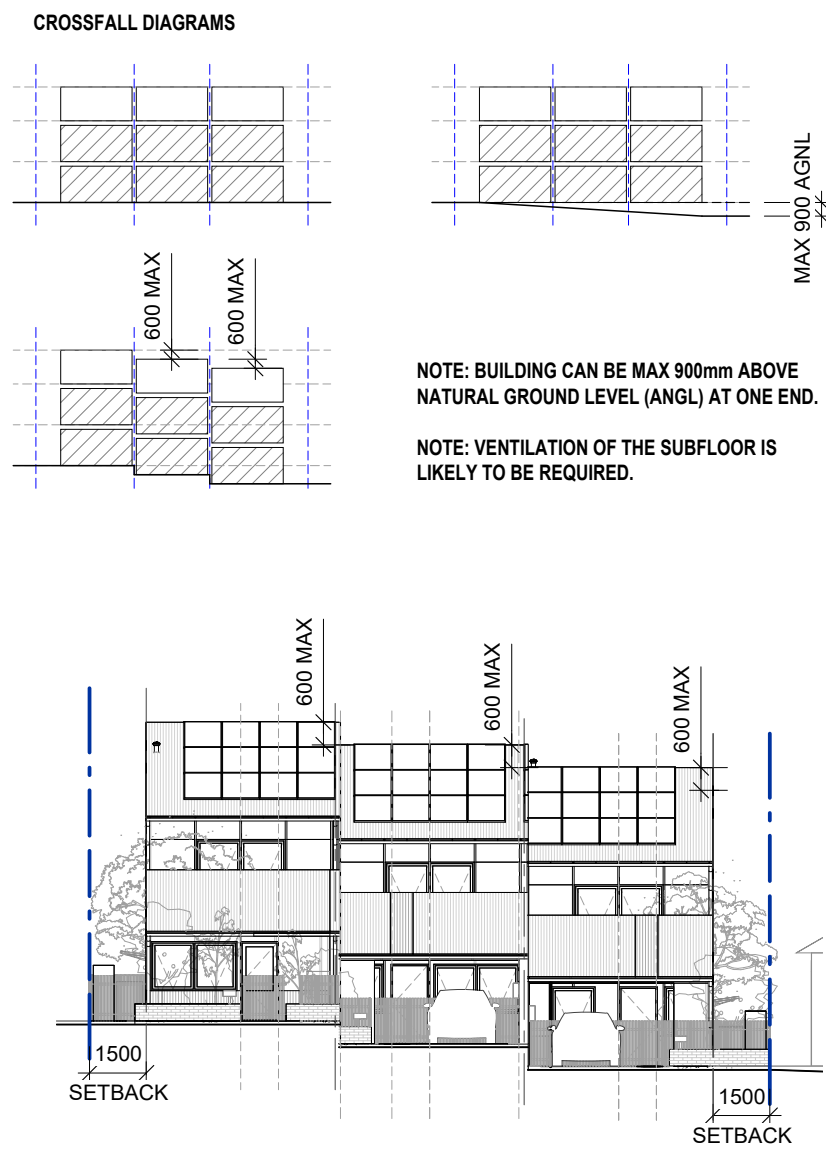


**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



Slope Adaptation Diagrams  
1 : 500

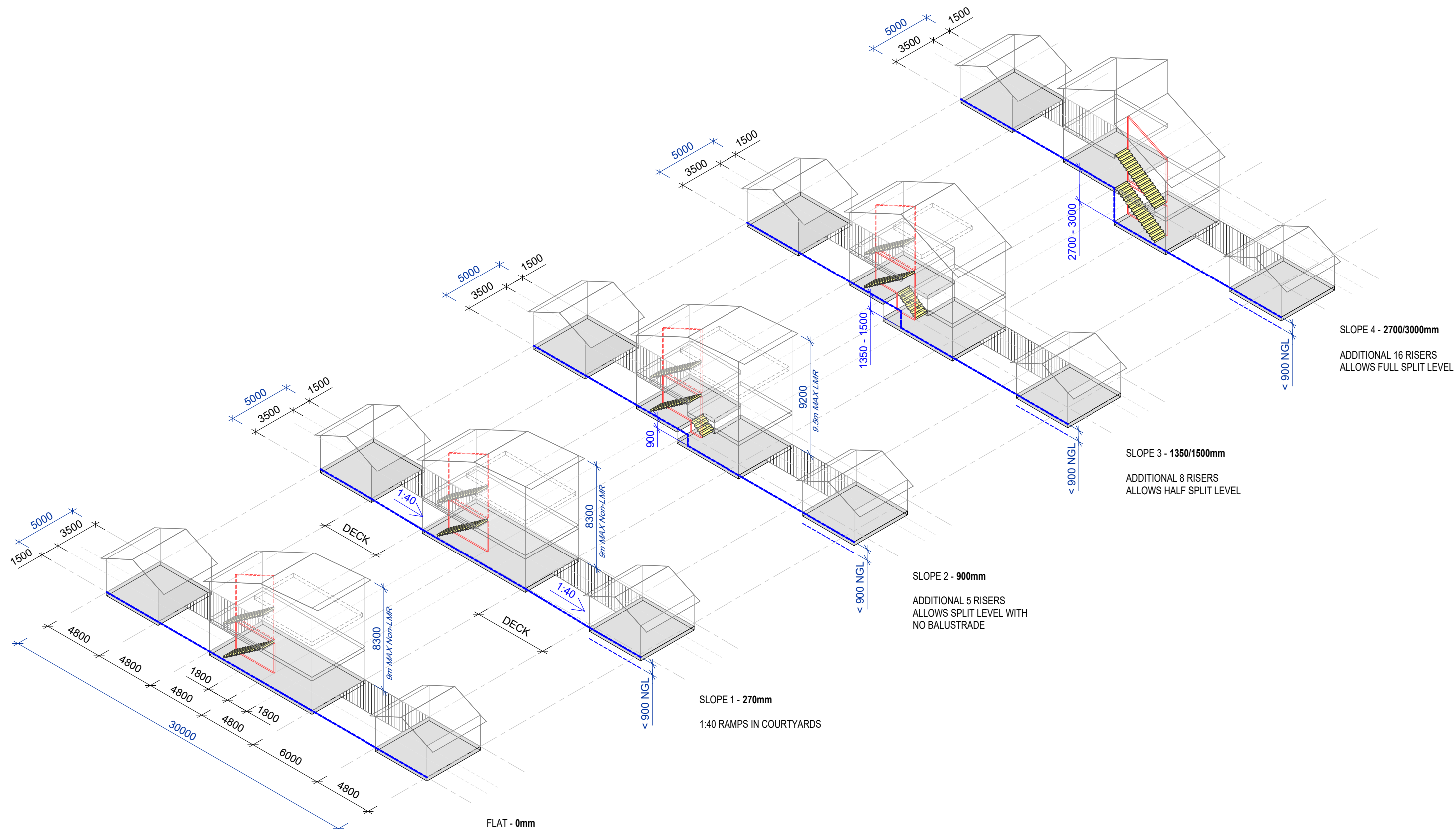


Slope Adaptations - Regular Crossfall Example  
1 : 200

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

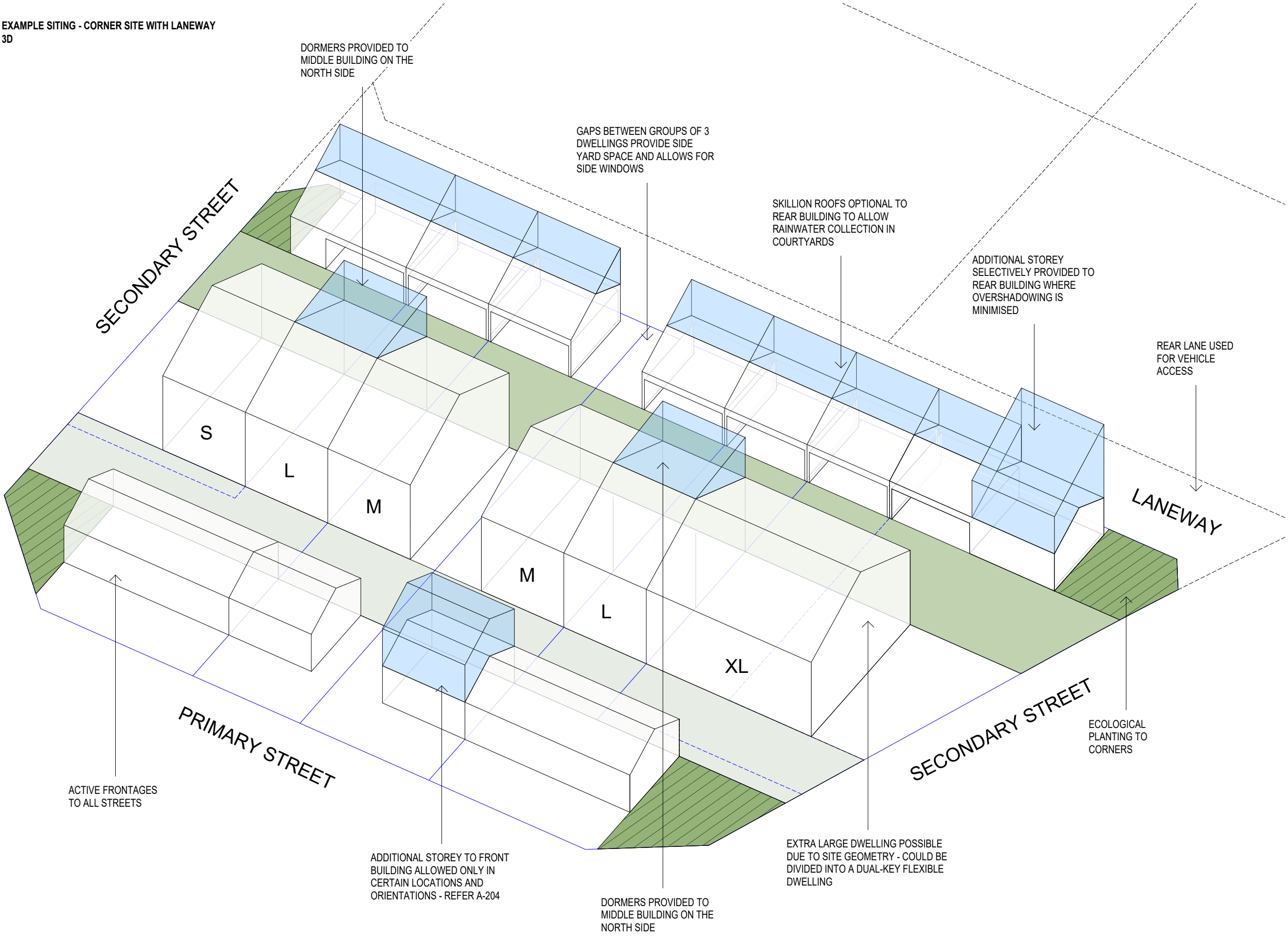






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Rev1.01	July 2025	Patternbook Issue





**SITING EXAMPLES GUIDANCE NOTES**  
This diagram provides guidance for a possible arrangement of dwellings on a 34m length corner site with a rear laneway.

**KEY**

- PRIMARY COURTYARD
- SECONDARY COURTYARD
- S SMALL DWELLING
- M MEDIUM DWELLING
- L LARGE DWELLING
- XL EXTRA LARGE DWELLING

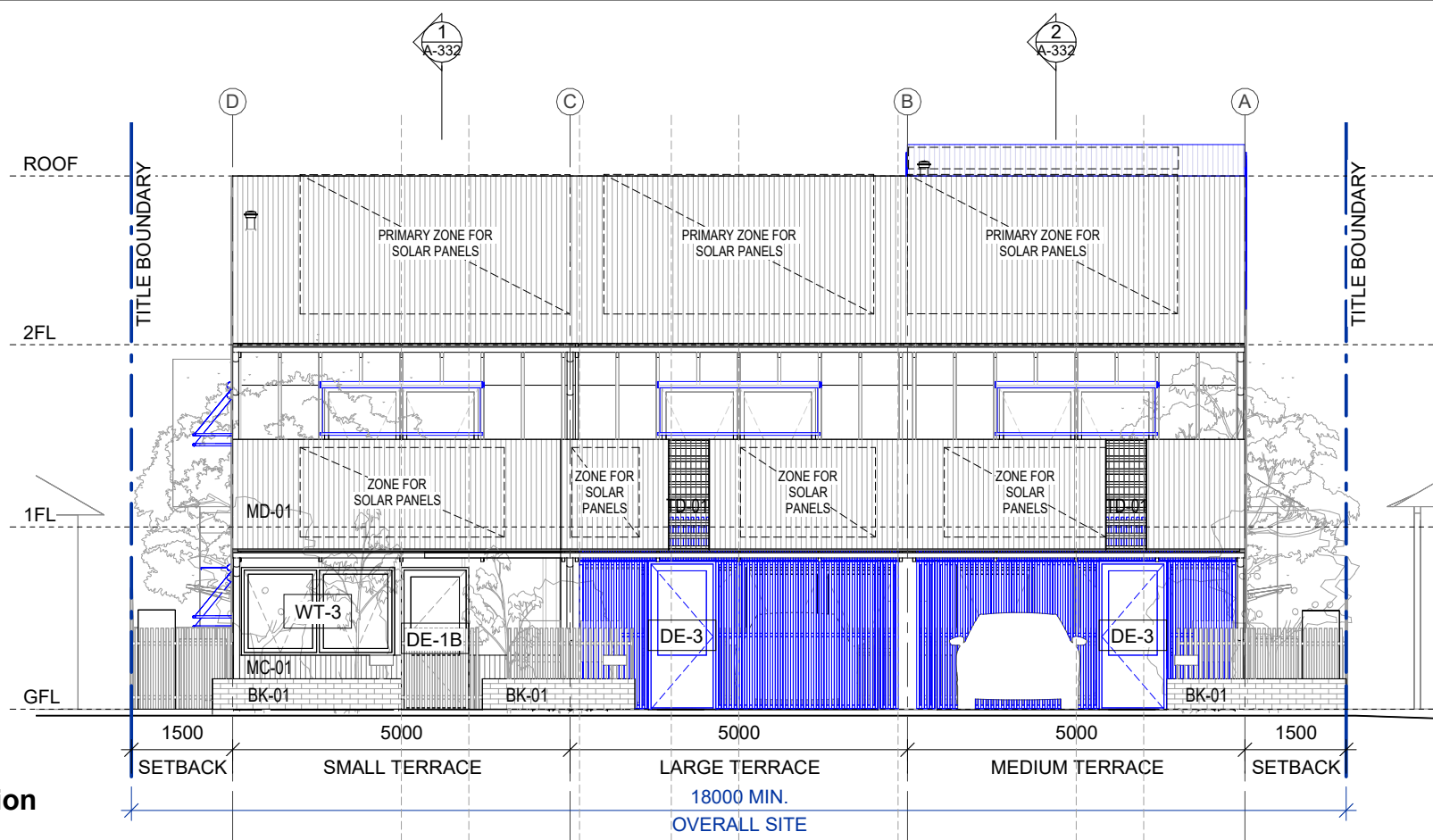
BASE PATTERN (WHITE)

OPTIONAL ADDITIONAL VOLUMES (BLUE)

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Rev1.01	July 2025	Patternbook Issue

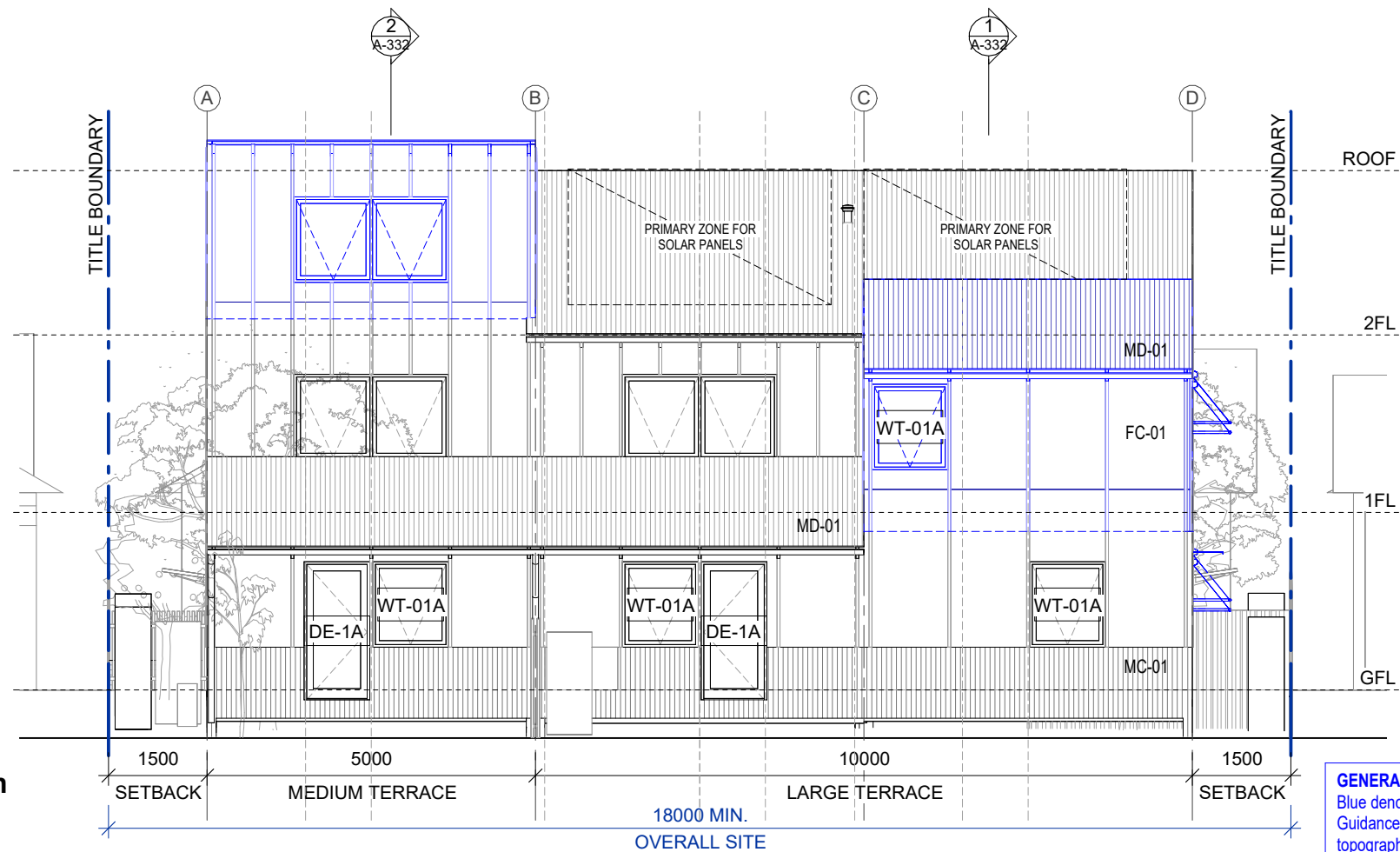


Front Elevation  
1 : 100

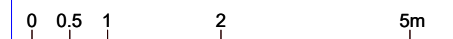


- KEY**
- MD-01 Custom-orb Roof Sheetting
  - FC-01 FC Sheet
  - BK-01 Aus Red Pressed Brick

Rear Elevation  
1 : 100



**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

Pattern Code  
Name  
**TH04  
Terraces 04**

by Other Architects  
x N M B W

Drawing No. **A-341**  
Drawing Name **Front Elevation + Rear Elevation  
LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**



KEY

MD-01

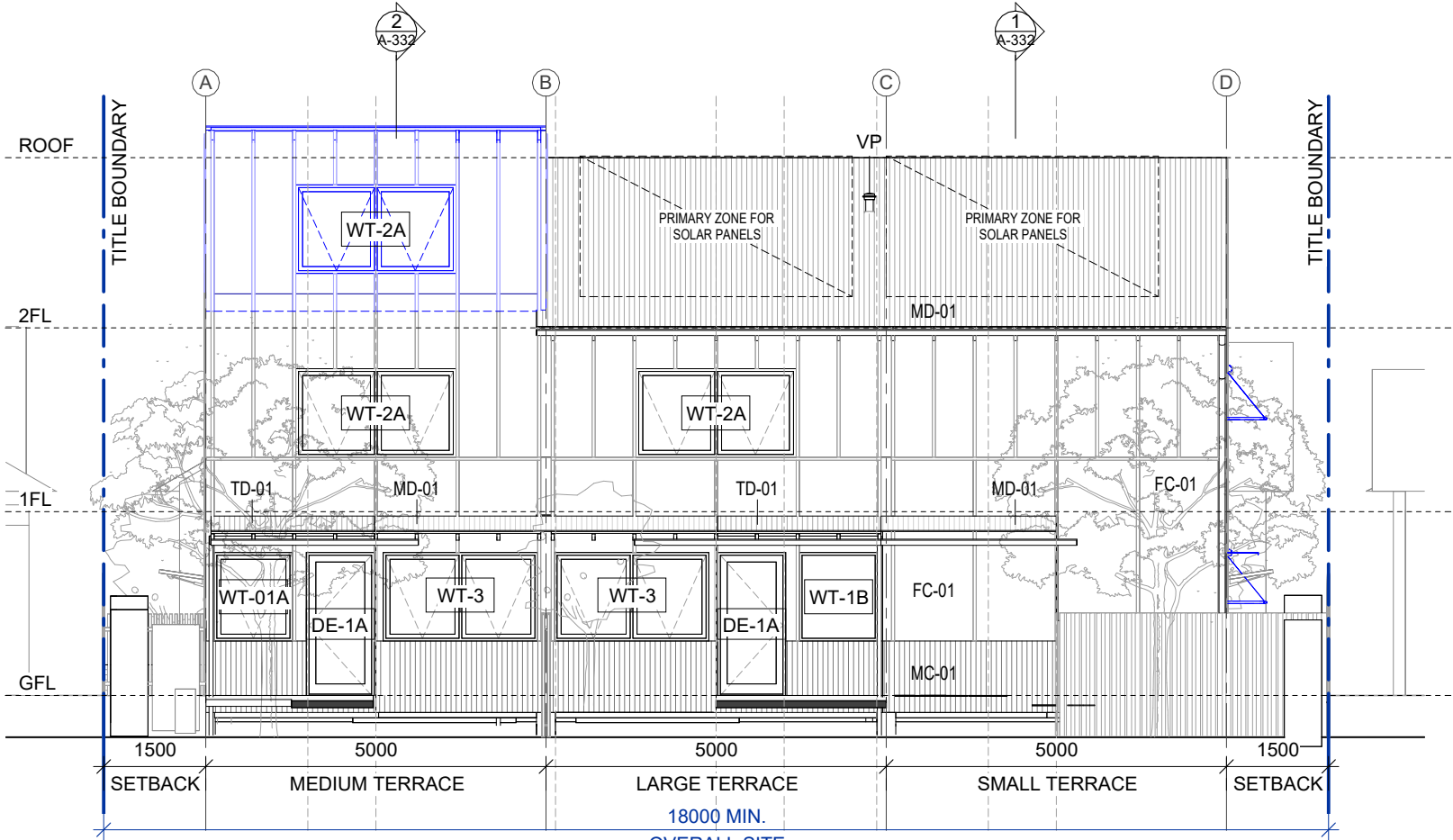
Custom-orb Roof Sheet

FC-01

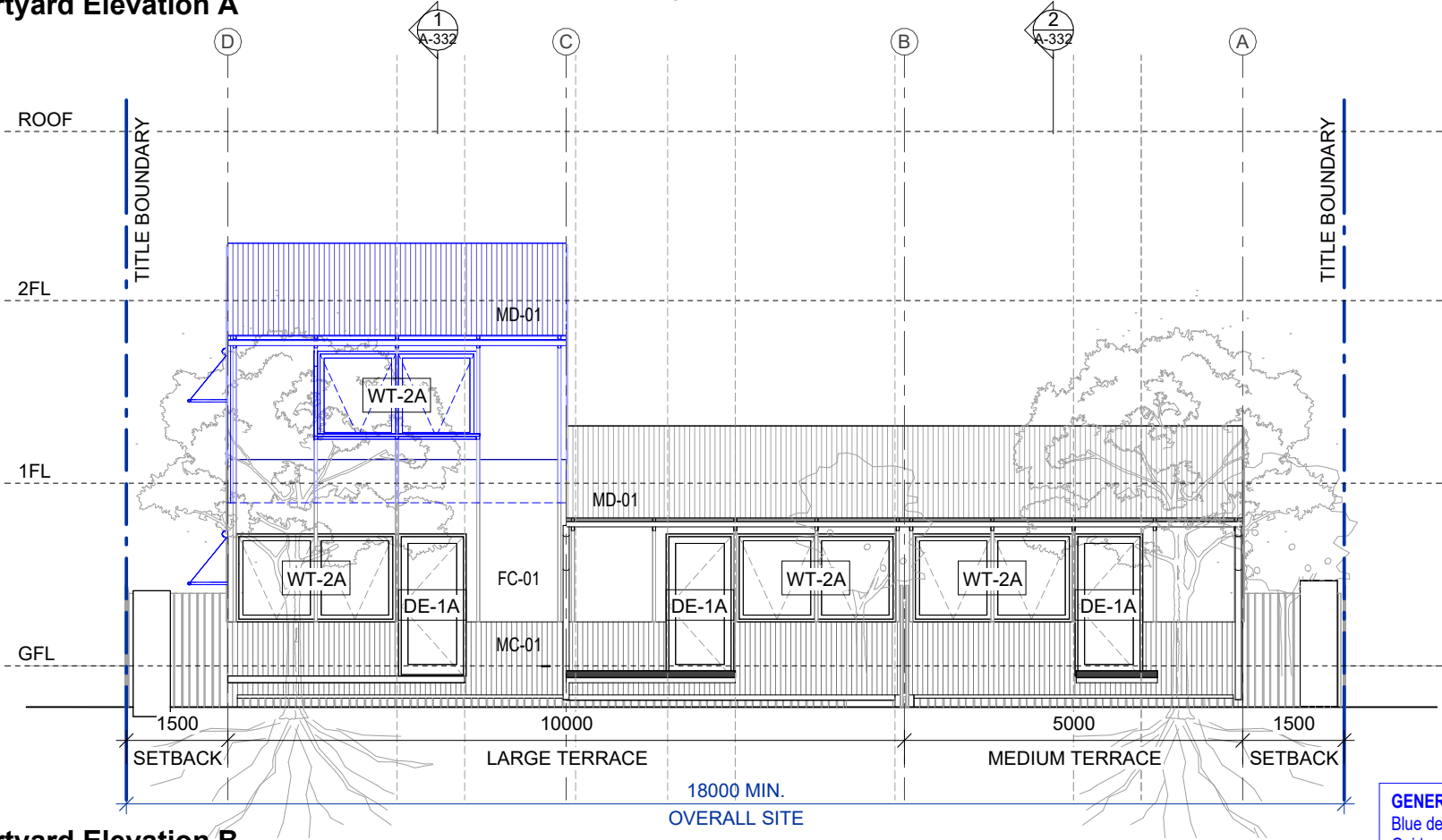
FC Sheet

BK-01

Aus Red Pressed Brick



Primary Courtyard Elevation A  
1 : 100

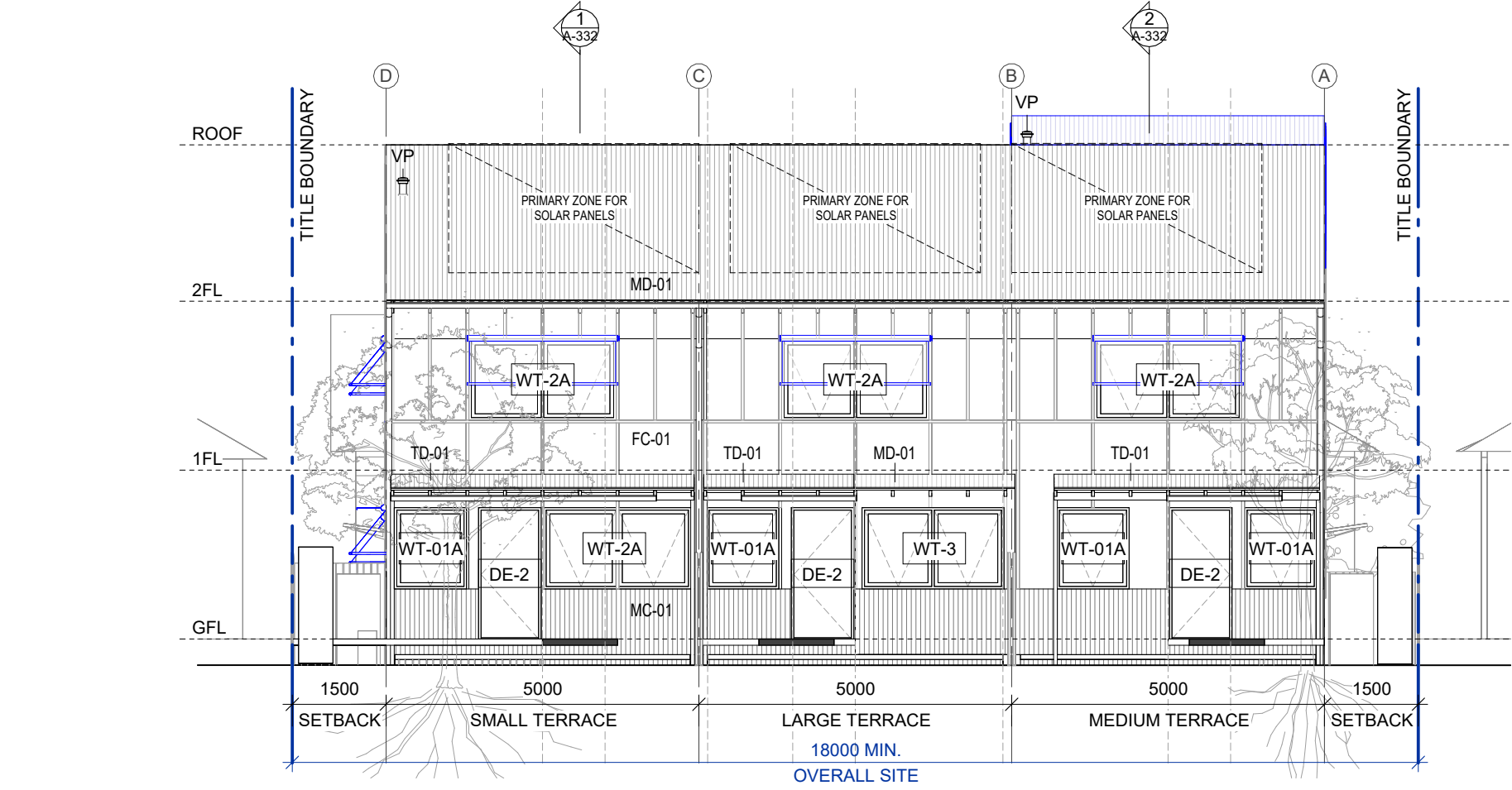


Primary Courtyard Elevation B  
1 : 100

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.

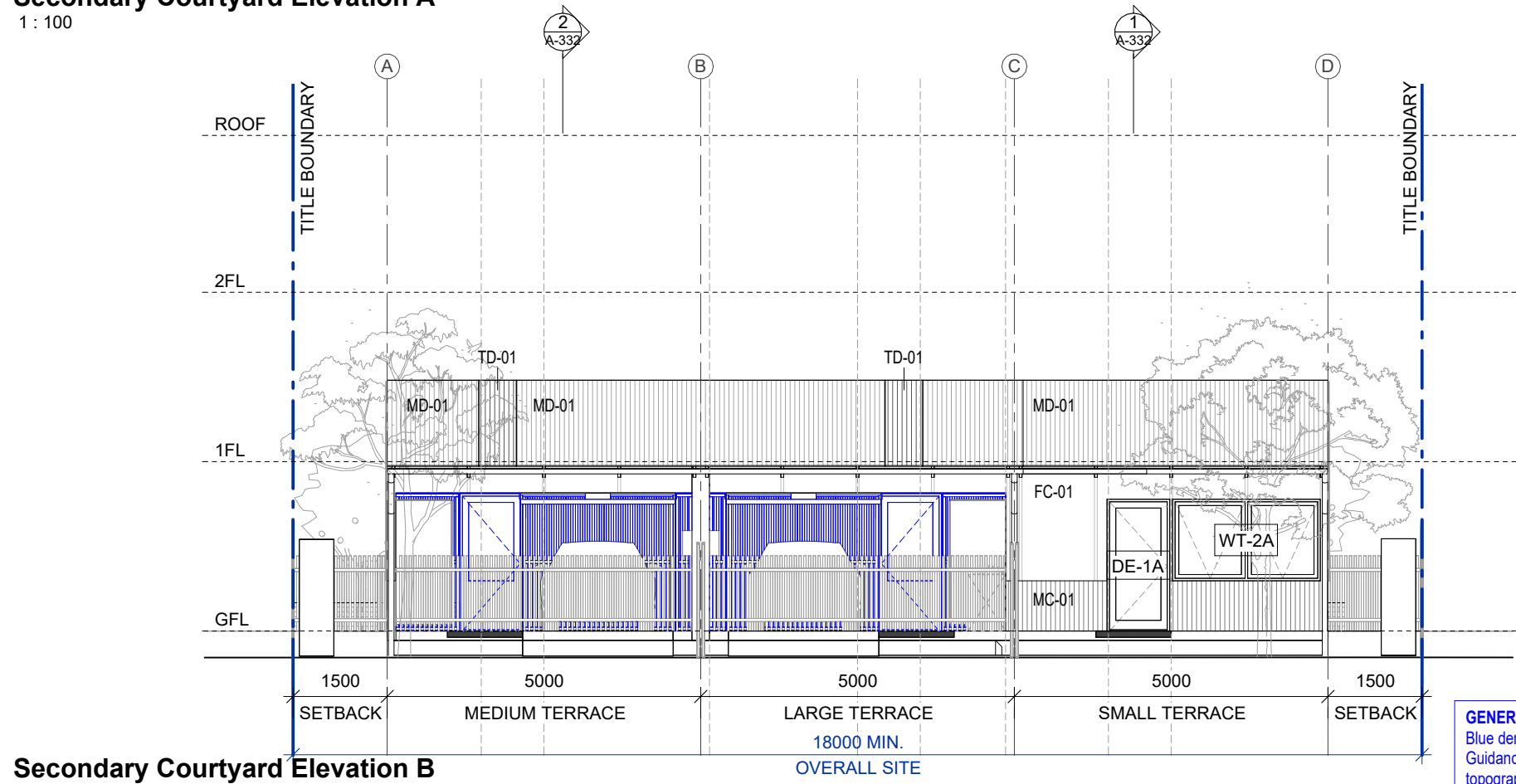


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue



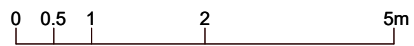
KEY	
MD-01	Custom-orb Roof Sheetting
FC-01	FC Sheet
BK-01	Aus Red Pressed Brick

Secondary Courtyard Elevation A  
1 : 100



Secondary Courtyard Elevation B  
1 : 100

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



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Rev1.01	July 2025	Patternbook Issue

Other Architects  
**N M B W**

Pattern Code  
**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

Drawing No. **A-343**  
Drawing Name **Secondary Courtyard Elevation A + B LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**



KEY

MD-01

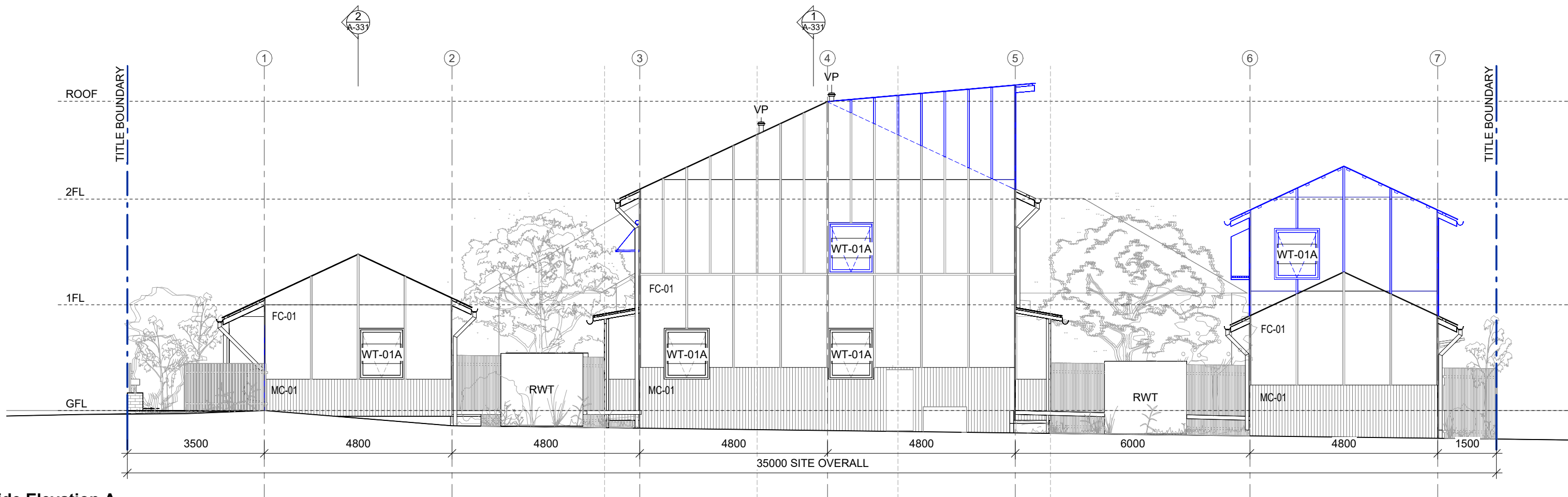
Custom-orb Roof Sheetting

FC-01

FC Sheet

BK-01

Aus Red Pressed Brick



Side Elevation A  
1 : 100

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



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Other Architects  
**N M B W**

Pattern Code  
**TH04**  
**Terraces 04**  
**by Other Architects**  
**x N M B W**

Drawing No. **A-344**  
Drawing Name **Side Elevation A**  
**LMR Housing Area**  
Drawing Scale **1 : 100 @ A3**

KEY

MD-01

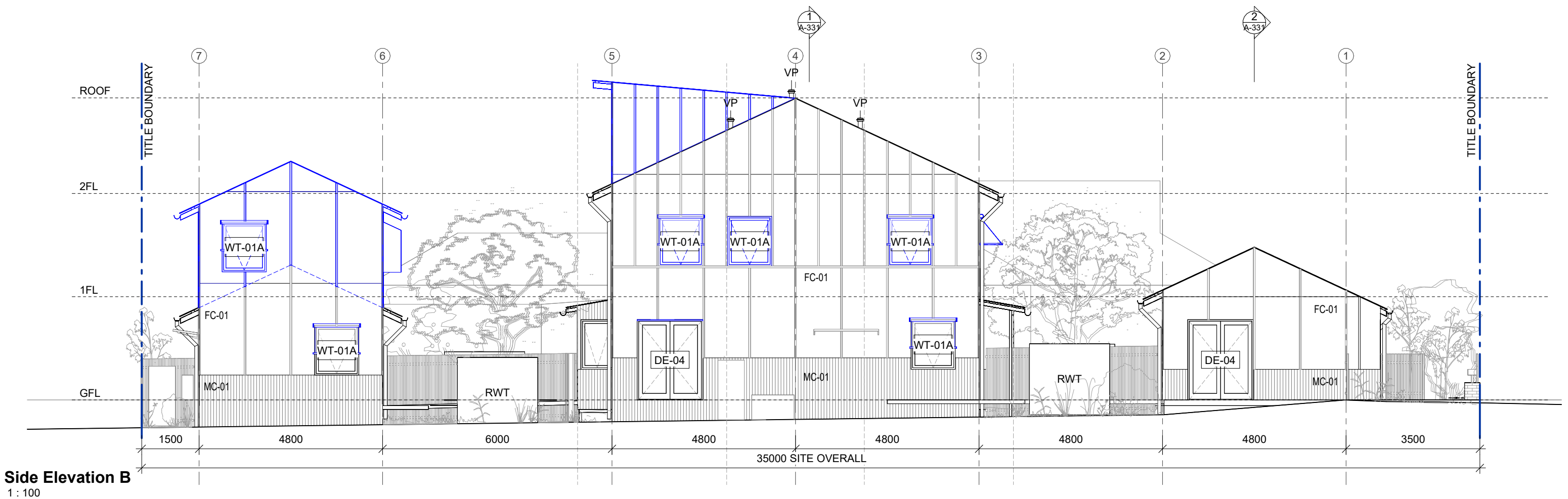
Custom-orb Roof Sheetting

FC-01

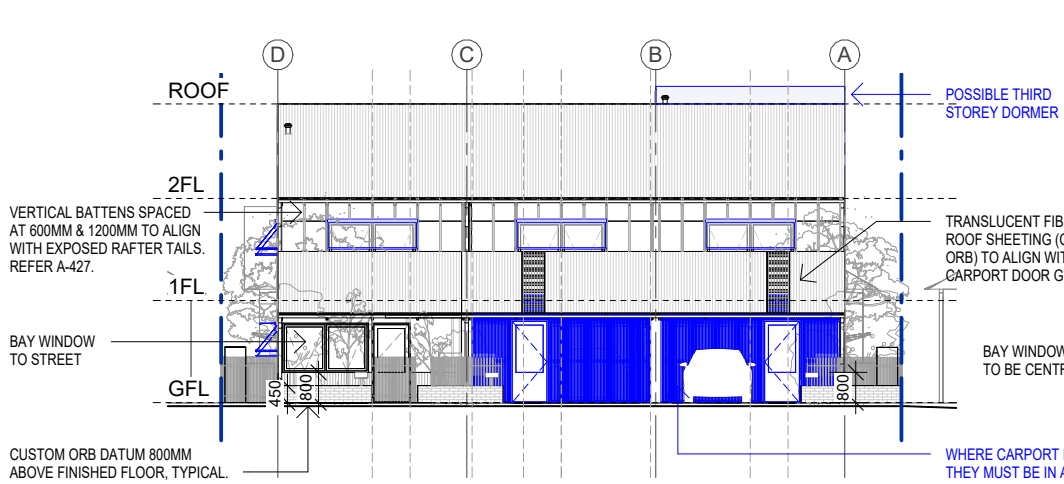
FC Sheet

BK-01

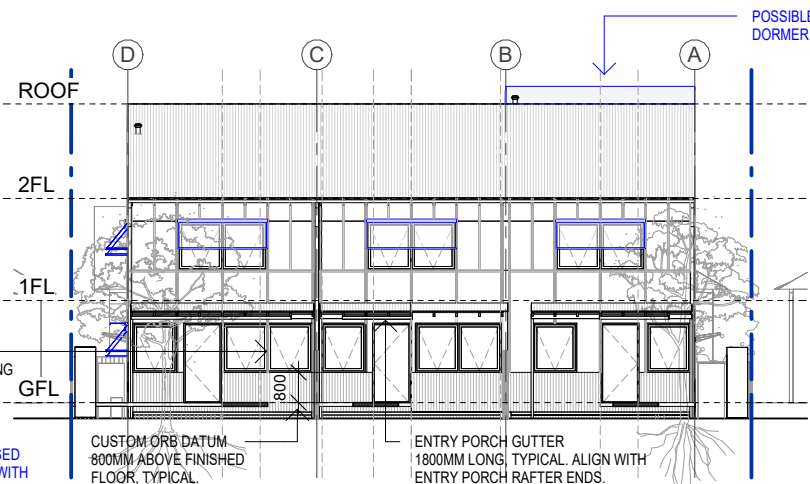
Aus Red Pressed Brick



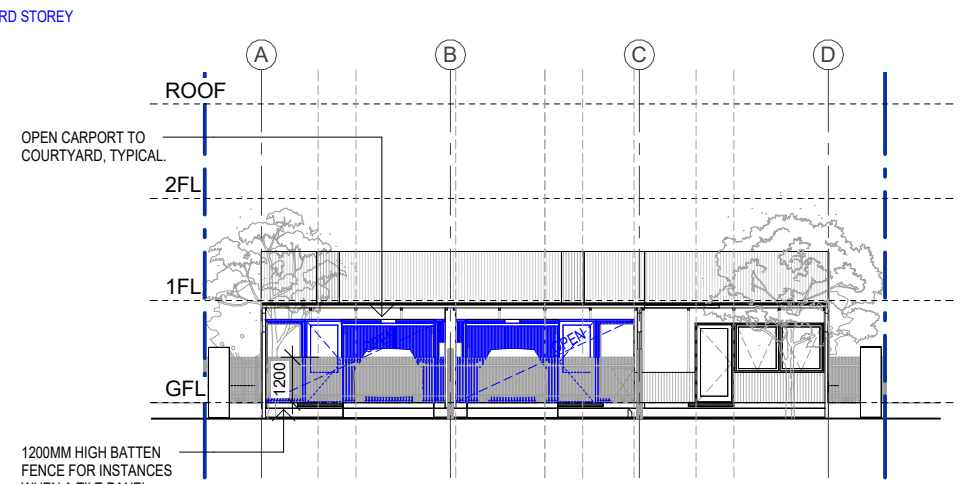




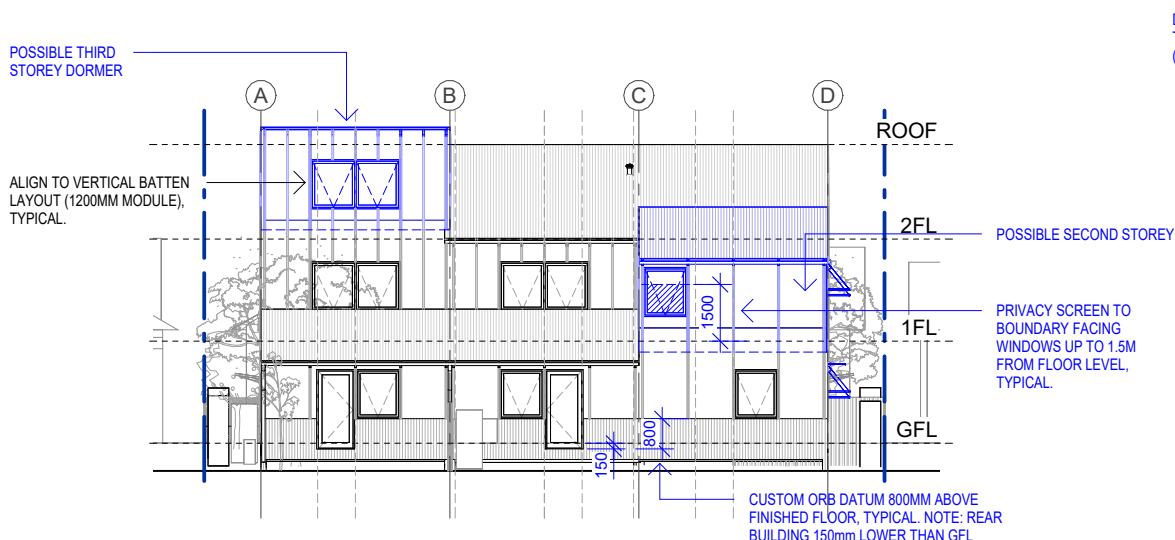
**Front Elevation Guidance**  
1 : 200



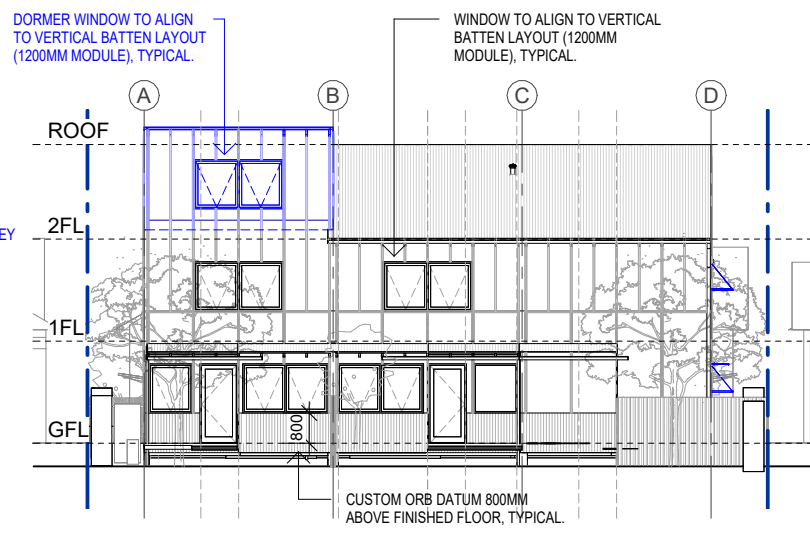
**Secondary Courtyard Elevation A Guidance**  
1 : 200



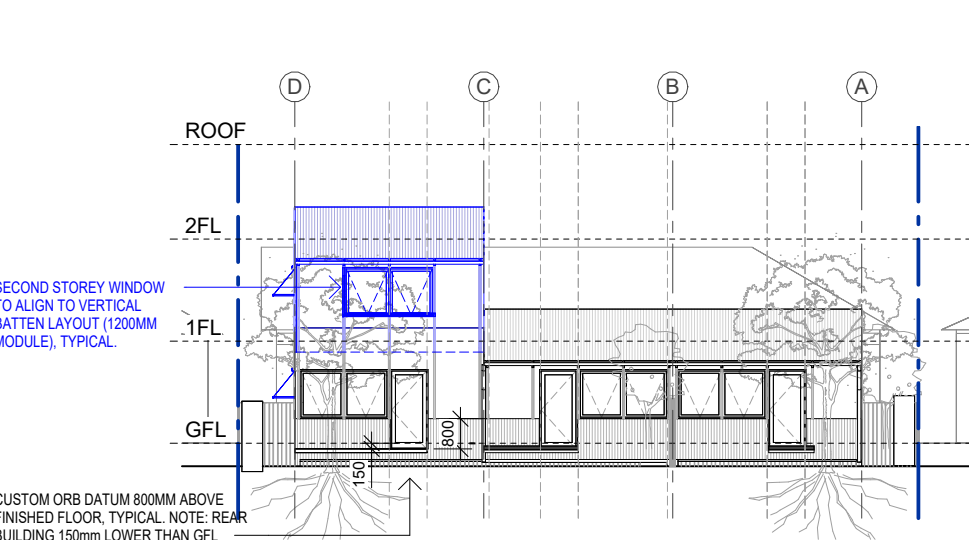
**Secondary Courtyard Elevation B Guidance**  
1 : 200



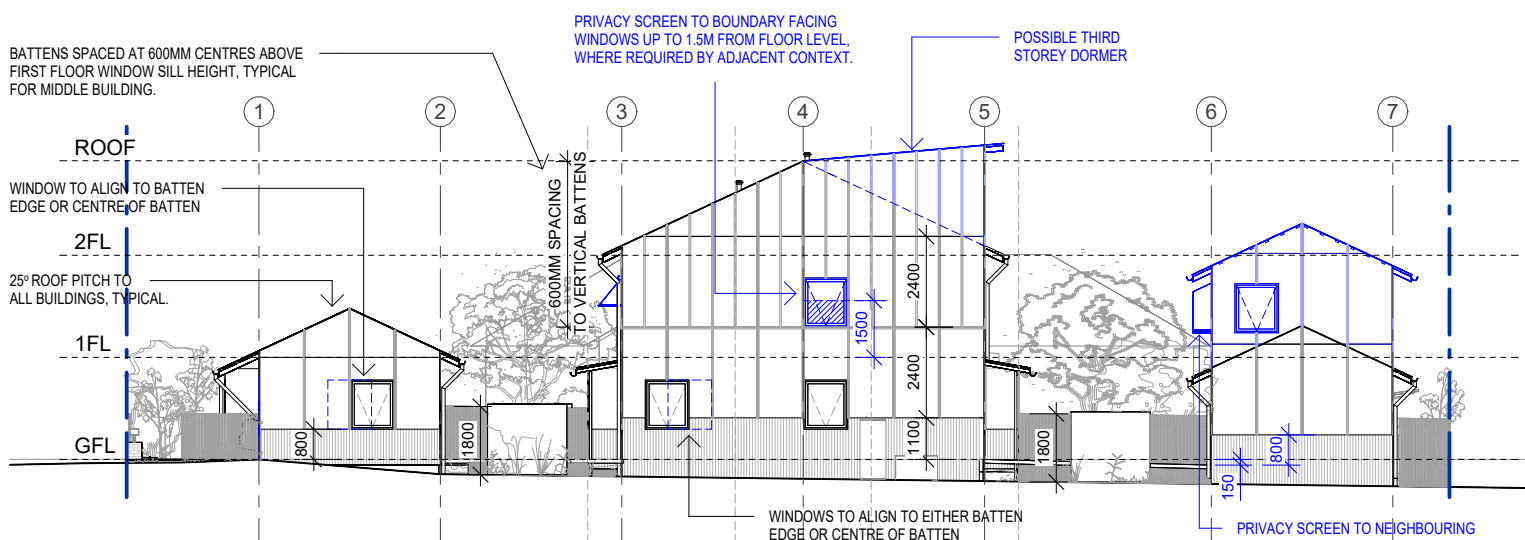
**Rear Elevation Guidance**  
1 : 200



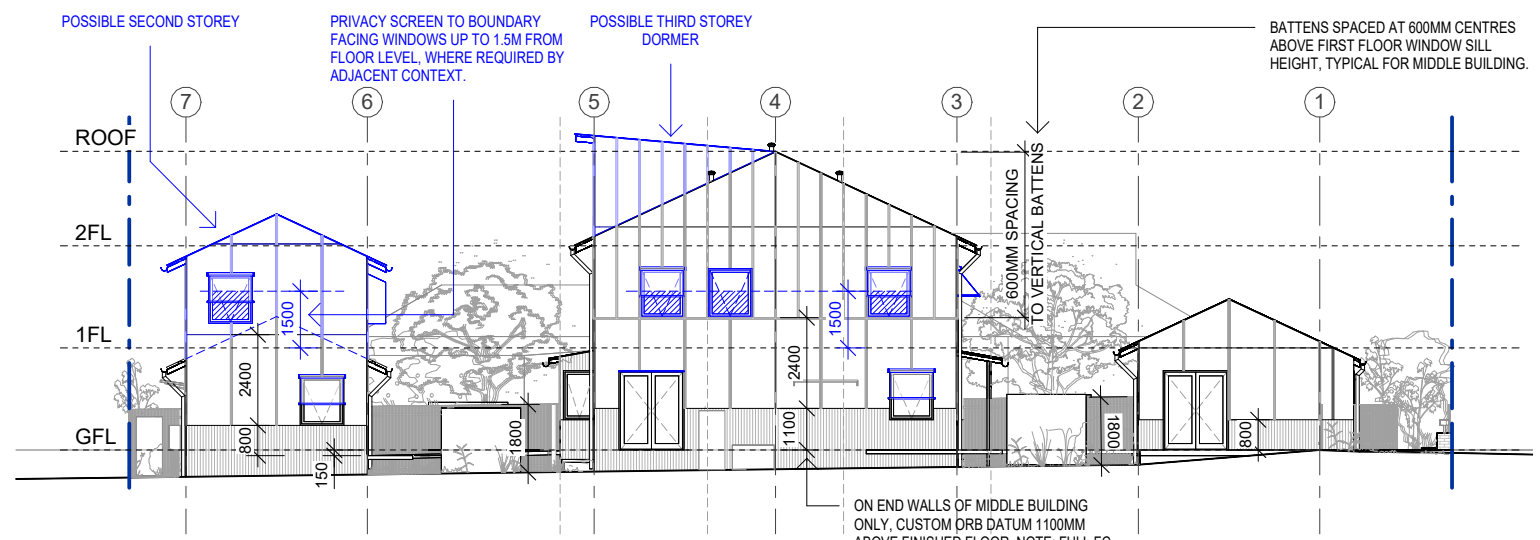
**Primary Courtyard Elevation A Guidance**  
1 : 200



**Primary Courtyard Elevation B Guidance**  
1 : 200

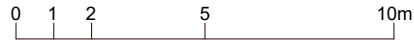


**Side Elevation A Guidance**  
1 : 200



**Side Elevation B Guidance**  
1 : 200

**GENERAL NOTE:**  
Blue denotes adaptations (not included in base pattern). Refer to Siting and Orientation Guidance and Dwelling Adaptation pages to confirm possible adjustment to suit orientation, topography and user preference.



Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue

EXTERNAL FINISHES

Character Option 1



**Roof & Cladding**  
Custom Orb Roof Sheetting  
  
Zincalume



**Windows and Doors**  
uPVC or Aluminum  
  
Standard Finish



**Low Fence**  
  
Australian red pressed brick



**Roof**  
Translucent fiberglass sheetting  
  
Custom Orb Profile



**Gutters & Downpipes**  
  
Zincalume



**Front Fence**  
  
External grade timber  
Clear preservative finish



**Cladding**  
FC sheet  
  
Paint Finish



**External Deck**  
Australian recycled composite decking



**Facade Battens and Exposed Structure**  
  
Paint Finish



**RC Slab**  
  
Garage floors

INTERNAL FINISHES

Character Option1



**Exposed Timber Joists**  
  
Raw Finish LVL



**Feature Walls and Bay Window**  
  
CD non-structural plywood



**Walls**  
Plasterboard  
  
Paint finish



**Joinery**  
  
CD non-structural plywood



**Ceilings**  
  
CD non-structural plywood



**Joinery Trim**  
  
Stainless Steel



**Flooring**  
  
Timber Floorboards

Character Option 2



**Roof & Cladding**  
Custom Orb Roof Sheetting  
  
Zincalume



**Windows and Doors**  
Australian Hardwood  
  
Clear preservative finish



**Low Fence**  
  
Australian red pressed brick



**Roof**  
Translucent fiberglass sheetting  
  
Custom Orb Profile



**Gutters & Downpipes**  
  
Zincalume



**Front Fence**  
  
External grade timber  
Clear preservative finish



**Cladding**  
FC sheet  
  
Paint Finish



**External Deck**  
Class 1 Australian Hardwood  
  
Clear preservative finish



**Facade Battens & Exposed Structure**  
  
External grade timber  
Clear preservative finish



**RC Slab**  
  
Garage floors

Character Option 2



**Walls & Ceilings**  
Plasterboard  
  
Paint finish



**Joinery**  
  
Paint Finish



**Bay Window**  
  
CD non-structural plywood



**Joinery Trim**  
  
Stainless Steel



**Flooring**  
  
Cork



**Flooring**  
Australian Wool Carpet  
  
Flexible rooms (1F)


Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue






EXTERNAL FINISHES  
Character Option 1

MD-01




**Roof & Cladding**  
Custom Orb Roof Sheetting  
Zincalume

TD-01




**Roof**  
Translucent fiberglass sheeting  
Custom Orb Profile


FC-01




**Cladding**  
FC sheet  
Paint Finish




**Facade Battens**  
Exposed Structure  
Paint Finish




**Windows and Doors**  
uPVC or Aluminum  
Standard Finish




**Gutters & Downpipes**  
Zincalume



**External Deck**  
Australian recycled composite decking




**Front Fence**  
External grade timber clear preservative finish



**RC Slab**  
Garage floors

BK-01



**Low Fence**  
Australian red pressed brick



EXTERNAL CHARACTER OPTION 1

**Roofing**  
MD-01 Custom Orb roof sheeting in Zincalume.  
TD-01 to be translucent fiberglass sheeting in a Custom Orb profile.

**Cladding**  
MC-01 cladding to be Zincalume in a Custom Orb profile, matching the main roofing.  
FC-01 cladding to be compressed fiber cement sheeting, painted in any selected colour.

**Facade Battens and Exposed Timber Structure**  
Exposed timber structure to be painted to match the colour and finish of the cladding.

**Gutters, Downpipes, Brackets, Flashing, and CHS**  
All elements to be finished in Zincalume.

**uPVC Windows and Doors**  
All windows and doors to be finished in the standard colour closest to the selected cladding paint.

**Fences**  
Fences to be external grade timber (e.g cypress pine) with a clear preservative finish.

BK-01 to be Australian red pressed brick.

**Decks**  
Decks to be Australian recycled composite decking.

**Carport Doors**  
Timber Batten carport doors painted in the same colour and finish as Facade Battens.

**Driveway**  
Driveway surface to be permeable where possible, for example concrete strips spaced so grass can grow between.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





EXTERNAL FINISHES  
Character Option 2

MD-01

Roof & Cladding  
Custom Orb Roof Sheetting  
Zincalume

TD-01

Roof  
Translucent fiberglass sheeting  
Custom Orb Profile

FC-01

Cladding  
FC sheet  
Paint Finish

Facade Battens  
& Exposed Structure  
External grade timber  
clear preservative finish

Windows and Doors  
Australian Hardwood  
Clear preservative finish

Gutters & Downpipes  
Zincalume

External Deck  
Class 1 Australian Hardwood  
Clear preservative finish

Front Fence  
External grade timber  
Clear preservative finish

RC Slab  
Garage floors

BK-01

Low Fence  
Australian red pressed brick



EXTERNAL CHARACTER OPTION 2

**Roofing**  
MD-01 Custom Orb roof sheeting in Zincalume.  
TD-01 to be translucent fiberglass sheeting in a Custom Orb profile.

**Cladding**  
MC-01 cladding to be Zincalume in a Custom Orb profile, matching the main roofing.  
FC-01 cladding to be compressed fiber cement sheeting, painted in any selected colour.

**Facade Battens and Exposed Timber Structure**  
Exposed timber structure and battens to be external grade timber (e.g cypress pine) with a clear preservative finish.

**Gutters, Downpipes, Brackets, Flashing, and CHS**  
All elements to be finished in Zincalume.

**Timber Windows and Doors**  
Windows and doors to be Australian Hardwood with a clear preservative finish.

**Fences**  
Fences to be external grade timber (e.g cypress pine) with a clear preservative finish.

BK-01 to be Australian red pressed brick.

**Decks**  
Decks to be Class 1 Australian hardwood with a clear preservative finish.

**Carport Doors**  
Timber Batten carport doors in cypress pine with a clear preservative finish.

**Driveway**  
Driveway surface to be permeable where possible, for example concrete strips spaced so grass can grow between.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





INTERNAL FINISHES  
Character Option 1

						
Exposed Timber Joists	Walls	Ceilings	Feature Walls & Bay Window	Flooring	Joinery	Joinery Trim
LVL	Plasterboard	CD non-structural plywood	CD non-structural plywood	Timber Floorboards	CD non-structural plywood	Stainless Steel

INTERIOR CHARACTER OPTION 1

**Exposed Timber Joists**  
Exposed timber joists to be finished with a clear preservative finish.

**Ceilings and Walls**  
Plasterboard ceilings and walls to be a paint finish.

**Feature Walls**  
All external core walls to be clad in non-structural plywood.

**Bay Windows**  
Internal faces to be clad in non-structural plywood.

**Flooring**  
Ground - timber floorboards.  
Flexible rooms (1F) - Australian wool carpet.

**Joinery**  
Exposed faces to be non-structural plywood.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue





INTERNAL FINISHES  
Character Option 2

Walls

Plasterboard

Paint finish

Ceilings

Plasterboard

Paint finish

Bay Window

CD non-structural plywood

Flooring

Cork

Flooring

Australian Wool Carpet

Flexible rooms (1F)

Joinery

Paint Finish

Joinery Trim

Stainless Steel



INTERIOR CHARACTER OPTION 2

**Ceilings and Walls**  
Plasterboard ceilings and walls to be a paint finish.

**Bay Windows**  
Internal faces to be clad in non-structural plywood.

**Flooring**  
Ground - timber floorboards.  
Flexible rooms (1F) - Australian wool carpet.

**Joinery**  
All exposed faces to have a paint finish.

Rev	Date	Description
Rev1.01	July 2025	Patternbook Issue