NSW GOVERNMENT

NSW Housing Pattern Book

TERRACES 04

by Other Architects x NMBW

A smart, flexible design with multi-use spaces, gardens and modular room layouts so your home can grow with you

July 2025

GOVERNMENT ARCHITECT NEW SOUTH WALES

About this document

This document explains the specific requirements for the pattern called **‘Terraces 04 by Other Architects x NMBW’**. 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**

Contents

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 04
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The architects designed:

A range of different sizes of homes suitable for different household types

Connection from each room to surrounding landscape and open space

Maximum flexibility by providing multiple options for kitchens, bathrooms, laundries, and joinery elements

A generous carport that could also be a home office or workshop

A series of different outdoor spaces to suit different uses

Front view of the design from the street

Central garden looking into the kitchen dining area

Easy to live in

The pattern is designed to suit different household types including:

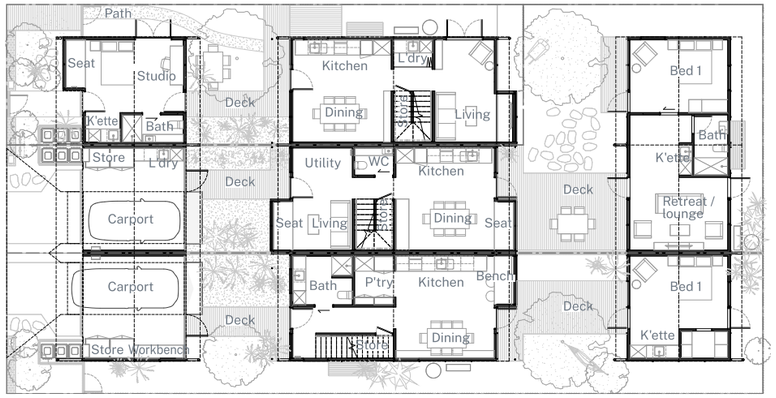
Young families – With a private garden visible from the living area

Grown-up families – Living areas separated from bedrooms and space to create a home office

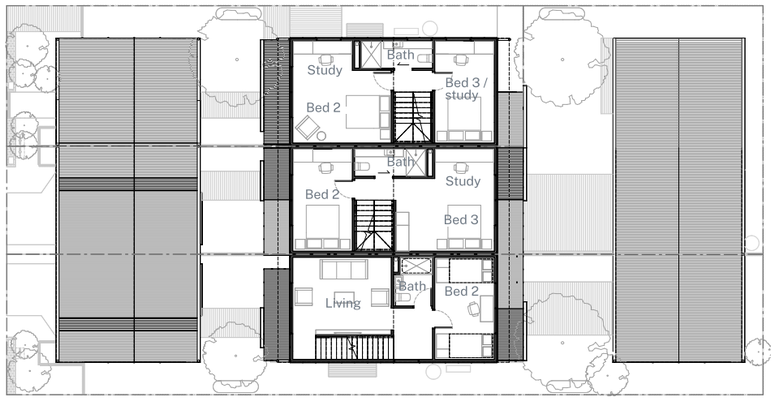
Extended families – Studio spaces on ground floor

Ageing in place – Designed to meet Australian Building Codes Board Livable Housing Design Standard and can be adapted to Beyond Minimum Standard to support changing mobility needs

Co-living or share houses – Separation between bedrooms and living areas as well as self-contained studio spaces



Ground floor plan



First floor plan

Not to scale

For everyone and every place

Suits corner, infill or laneway sites

Best suited to east-west frontages, with designs optimising solar access for other orientations through courtyards, skylights, and flexible street-facing living spaces

Development type – multi-dwelling housing (terrace)

Permissibility – in low- and mid-rise housing areas and all other locations across NSW where this type of development is allowed

Ownership – suitable for Torrens title

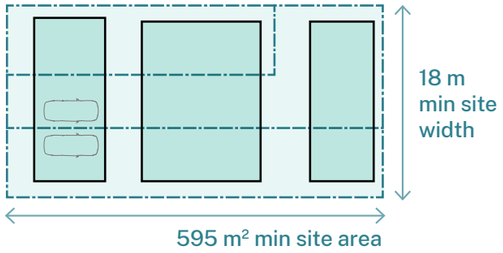
No. of bedrooms – 2-bed, 3-bed, or 4-bed options available

No. of dwellings – 3

No. of storeys – 2

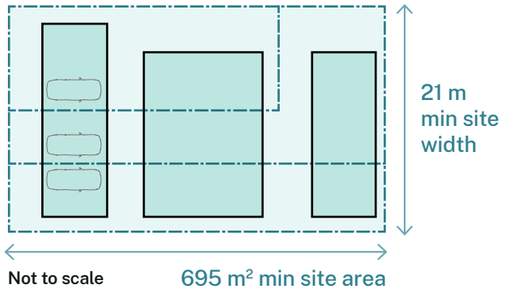
Base pattern: low- and mid-rise housing areas

Low- and mid-rise housing areas are locations where the Low and Mid-Rise Housing Policy applies. Suits a minimum lot width of 18 m wide and minimum lot area of 595 m².



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

Sites outside low- and mid-rise housing areas are all other locations across NSW where this type of development is permitted with consent. They are referred to in the patterns as non-low-and mid-rise housing areas. Suits a minimum lot width of 21 m wide and minimum lot area of 695 m².



Sustainable and energy efficient

Passive solar design ensures comfortable living spaces and lower energy bills

Daylight and natural ventilation and views of landscape are provided through the private courtyard gardens that separate each building

A large roof area is suitable for solar panels

The roof overhangs protect windows and doors from sun and rain

Careful control of the extent of glass maximises light and thermal comfort while minimising cost

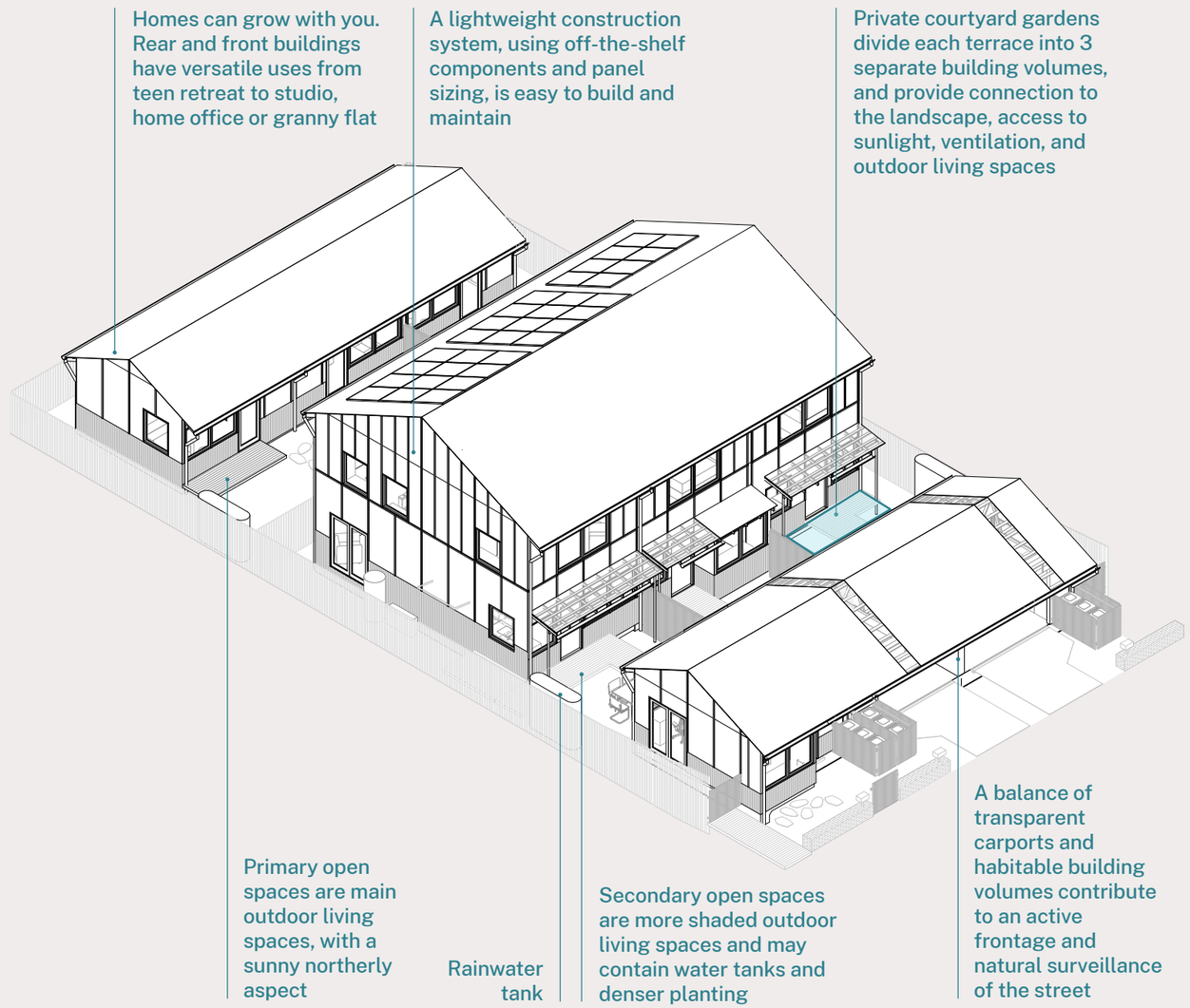
Standardised grid and lightweight construction is easy to build and minimises cost

External materials have longevity for an enduring and high-quality home

The rainwater tank captures roof water for reuse

Ceiling fans improve air circulation, energy efficiency and thermal comfort

All-electric homes provide a healthier indoor environment, lower energy bills and reduced carbon footprint



Smart and flexible

Each terrace provides a shell, where internal layouts can be configured to suit diverse household needs

Flexible rooms can be reconfigured as lifestyle and needs change, including a partial 2nd storey above the rear building

The carport can be located at the rear if laneway access is available; it can be used flexibly for home office or workshop space as well as car parking

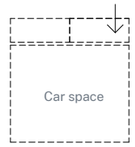
This pattern can adapt to gently sloping sites

Additional bedroom and loft storage with full stair access can be incorporated as a 3rd storey adaptation

Front building select 1, 2 or 3

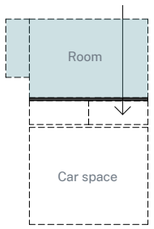
1 Carport

Laundry, bench, storage or open

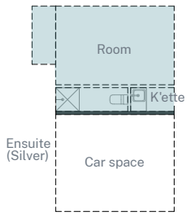


2 Large carport with adjacent room

Laundry, bench, storage or open

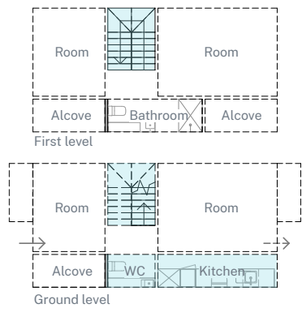


3 Carport with room with ensuite

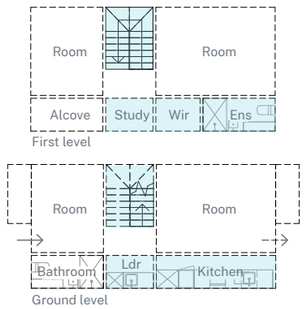


Middle building select 4, 5, 6, 7 or 8

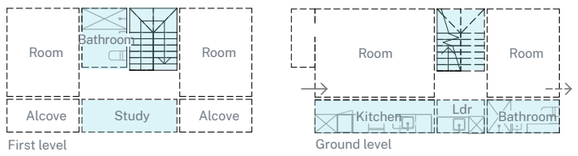
4 Switchback stair with linear kitchen



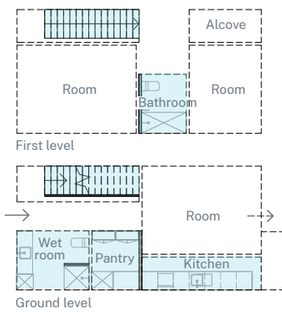
5 Switchback stair with linear kitchen, laundry, bathroom



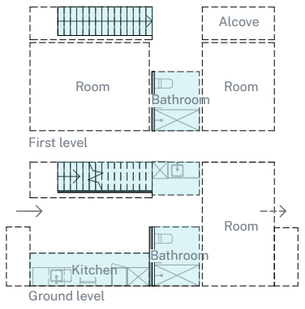
6 Switchback stair with linear kitchen, laundry, bathroom



7 Linear stair with extra large kitchen



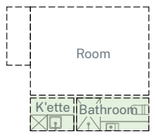
8 Linear stair with linear kitchen



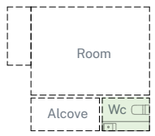
Note: refer to technical drawings and information section for more options

Rear building select 11, 12, 13, 14, or 15

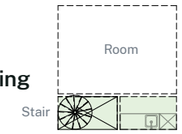
11 Rear building with kitchenette and bathroom



12 Rear building with WC



13 2-storey rear building

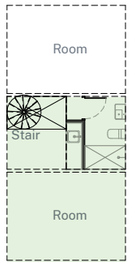


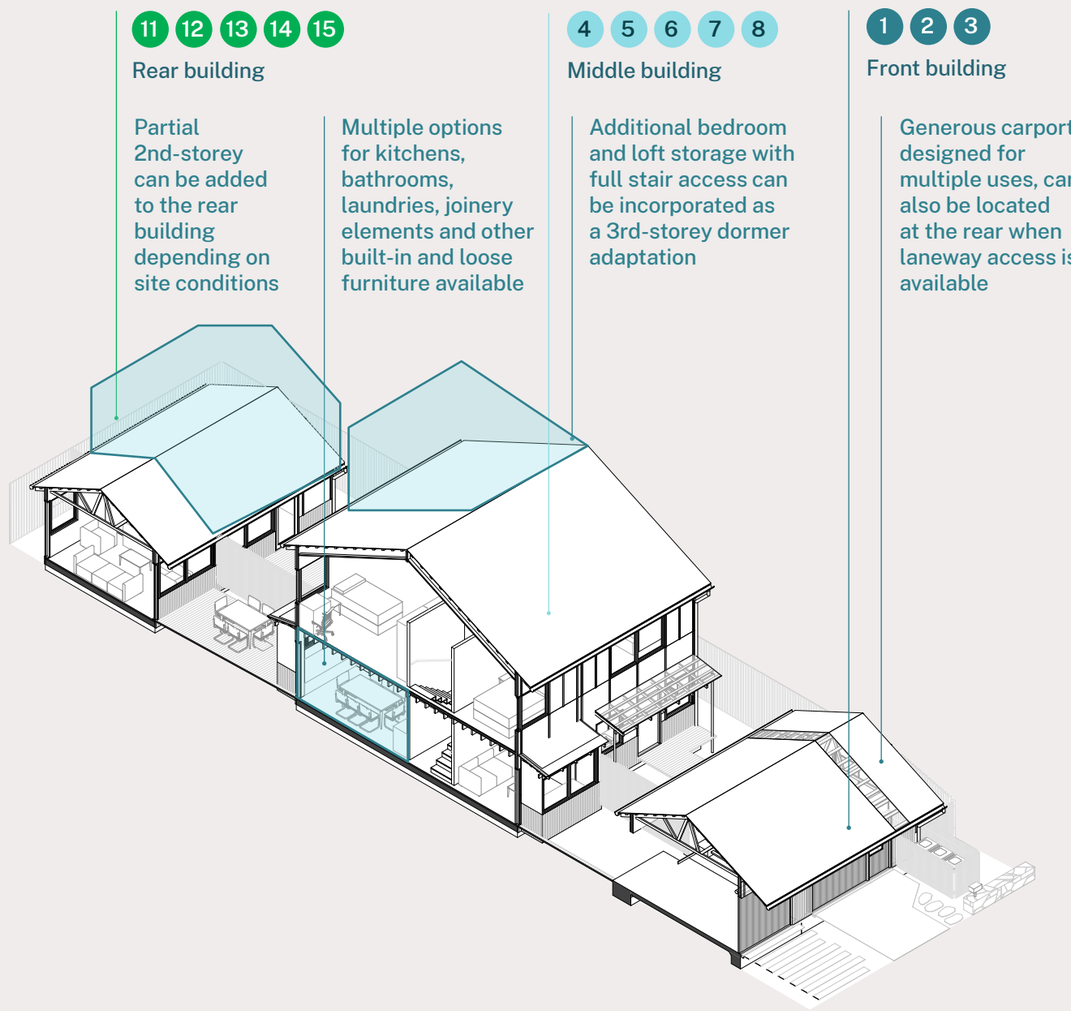
14 Rear building with 2 rooms, kitchenette, bathroom

Available for large terrace

15 2-storey rear building with 2 rooms, kitchenette, bathroom

Available for large terrace





Interior view of the kitchen and living area looking through to the garden

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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
Terraces 04 by Other Architects x NMBW

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) is 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 as shown in the technical drawings section. This pattern accommodates internal stairs and adjustments of up to 3.0 m front to back, and 1.8 m side to side. Associated earthworks for the site are permitted in accordance with 3BA.7 of the Codes SEPP.

Courtyard dimensions
Min 4.8 m primary and secondary courtyard depth.

Adaptation for 2nd storey to middle building
Third storey dormer rooms allowed in locations defined on pattern adaptation pages. Roof storage allowed in all locations.

Adaptation for 2nd storey to rear building
2nd storey to front and rear building allowed in locations defined on pattern adaptation pages.

Development standards

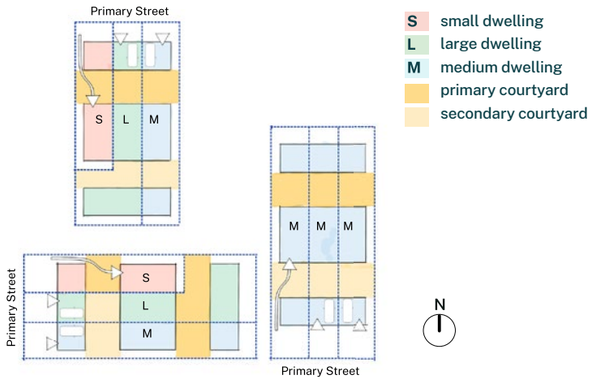
The below development standards are specific to Terraces 04 by Other Architects x NMBW. They apply where this pattern is proposed as pattern book complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

	LMR housing areas	Non-LMR housing areas
Minimum lot size	595 m²	695 m² (must also meet relevant LEP minimum lot size for this development type)
Minimum lot width	*As defined by LMR reforms* 18 m min	21 m min
Maximum building height	*As defined by LMR reforms* (9.5 m max)	9.0 m max
Maximum floor space ratio	0.8:1 max	0.7:1 max
Maximum unbroken street frontage	45 m	45 m
Minimum front setback	3.5 m min	3.5 m min 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	1.5 m min	1.5 m min
Minimum rear setback	0.9 m min 0.5m min on a laneway	1.5 m min 0.5 m min on a laneway
Minimum secondary street setback	2.0 m min	2.0 m min
Articulation zone	*Pattern includes an articulation zone at primary street which extends 0.9 m into the front setbacks*	*Pattern includes an articulation zone at primary street which extends 0.9 m into the front setbacks*
Minimum landscaped area	20% min	20% min
Minimum off-street parking spaces per dwelling	*As defined by LMR reforms* (Min 0.5 car parking spaces per dwelling)	Min 1 car parking space per dwelling

Notes on development standards

Minimum lot size and adaptations	The minimum lot size represents minimum site for potential combination of the modules. The pattern adaptation pages included within the requirements and adaptations section 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 areas 0.63:1 FSR — Non-LMR housing area 0.53:1 FSR
Height	The base pattern height as drawn is below 9 m high. The maximum building height in the development standards (left) allows for adaptation to slope on the subject site.
Parking provision	A maximum 2 out of 3 dwellings may incorporate a carport for this pattern in LMR housing areas. An additional carport is incorporated for non-LMR housing areas. Refer to requirements and adaptations section for additional options.

Courtyard terraces



Pattern design
This pattern produces a series of courtyard houses in a terrace row. Two parallel courtyards divide each terrace row into three separate building volumes: front, middle and rear. One of the unique features of the pattern, it can produce differently sized lots and dwellings within a row of three. The courtyards provide space for landscape, enable a variety of dwelling sizes and configurations, and provide access to light and air.

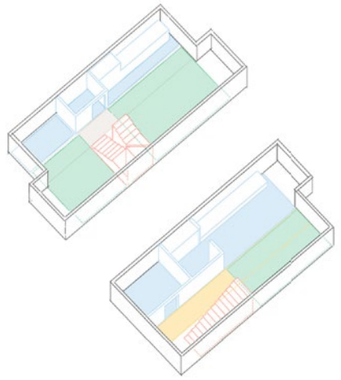
Typical arrangements
Above are three typical infill arrangements on LMR area sites without a rear lane. Note the positioning of small, medium and large lots and dwellings, along with designation of primary and secondary open spaces, in order to optimise solar orientation. Primary open spaces are main outdoor living spaces. Secondary open spaces are shaded outdoor living spaces that may contain water tanks, services and denser planting.

Design to the street and side boundaries
This pattern balances car access with active street frontages. Side setbacks facilitate arrival via a side gate, bypassing the front building volume. Where an arrangement of small, medium and large lots can be achieved, each dwelling has access to the amenity of the side boundary for clothes drying, water heaters, air-conditioning condensers and other household utilities.

Pattern guidance

- Each dwelling must have 2 open spaces: one primary, one secondary. For minimum dimensions and orientation principles refer to pattern adaptation pages
- Roof pitch is 25 degrees across all buildings (bay window elements have roof pitch of 10 degrees)
- Street frontages are active, generous and with ‘eyes on the street’
- Where carport doors are used they must be in accordance with the pattern design module, using a fixed panel tilt-door system. Sectional doors are permitted only if they provide a minimum of 50% transparency when closed.

Design flexibility



Designing the envelope
The base pattern envelope consists of a double-storey middle building, with single-storey front and rear buildings. Subject to solar orientation, overshadowing and surrounding context, height could be added to this envelope in the form of double-storey front or rear volumes, or 3rd-storey dormers to the middle volumes.

Internal layouts
Internal layouts can be tailored during the design phase to reflect the specific needs of future occupants. Flexible, multi-purpose rooms are incorporated to allow for reconfiguration over time, supporting adaptability as household requirements evolve. Rather than prescribed living and sleeping spaces, there are functional rooms (wet areas) that have fixed locations, and interchangeable flexible rooms (living, dining, bedroom, study and work spaces).

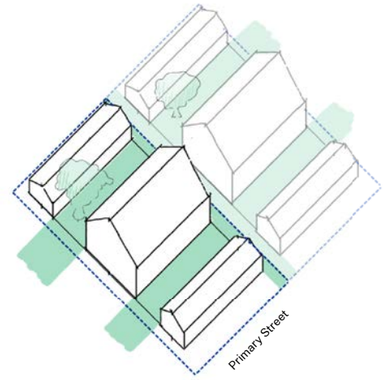
Within each arrangement of functional and flexible rooms there are further options for kitchens, bathrooms, laundries, joinery elements and other built-in and loose furnishings.

The main internal option for each terrace is the choice of middle volume stair. The stair provides a framework for the arrangement of the functional and flexible rooms surrounding it. A switchback stair design is the most efficient option for circulation. A linear stair design can enable gold level livability and is required for terraces with a 3rd-storey dormer.

Pattern guidance

- Front and rear buildings are single-storey with gable roofs and open carports in the base pattern. Acceptable variations (context-dependent) include: 2nd-storey additions, skillion rather than gable roofs, and the addition of specific carport doors to the street
- The middle building is double-storey with a gable roof in the base pattern. Variations to this building (context-dependent) include: 3rd-floor dormers and side windows to upper levels
- Windows are designed to fit to a 1.2 m grid
- Eaves, gutters and downpipes are to be consistent and aligned across all 3 dwellings within the row

Environmental impact



Development on adjoining sites
In instances where the pattern is applied to adjoining sites, courtyards should align to optimise solar and landscape benefits to each site. In such instances, 1.5-m setbacks to the shared side boundary should be duplicated to create a 3-m wide minimum, non-shared swathe of garden, providing separation between dwellings and allowing for side openings.

Approach to structure and materiality
To meet the diverse needs of occupants and possible site conditions, the pattern includes sets of options for landscape, building envelope and interiors. These provide for different cost, use and amenity outcomes, and use standardised and off-the-shelf components and panel sizing to ensure parts are rational, economical and interchangeable.

The pattern is designed with a lightweight timber structure in order to minimise footings and reduce carbon and enable future structural changes. Panellised cladding materials work to whole sheet and structural dimensions, maximising material efficiency and minimising waste.

Optional building elements include various window and door types, fences, carport doors and bay windows.

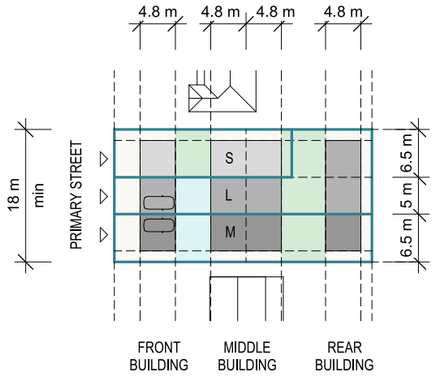
Pattern guidance

- Retain existing significant trees on sites wherever possible
- The courtyard spaces must remain pervious to water and open to the sky to slow down runoff and increase infiltration
- Minimise use of concrete and steel to reduce embodied carbon systems and life cycle
- Where possible source materials locally and with consideration of their chain of custody
- External materiality is to be consistent across all 3 dwellings within the terrace group
- Use bay window modules to add amenity and flexibility to individual spaces

Pattern guidance

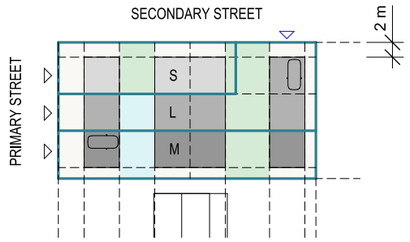
Guidance and considerations
This guidance explains ways to use this pattern and should be read in combination with the LMR housing area and non-LMR housing area siting and orientation guidance to determine the most suitable combinations and approach for your specific site.

Adapting for lot type



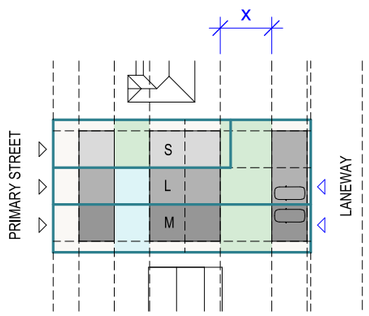
Base pattern

The base pattern is arranged on a standard mid-block site with a front, middle and rear building separating primary and secondary courtyards. Small terraces are prioritised on the north side of sites to allow adequate solar access to their private open space.



Adapting for corner sites

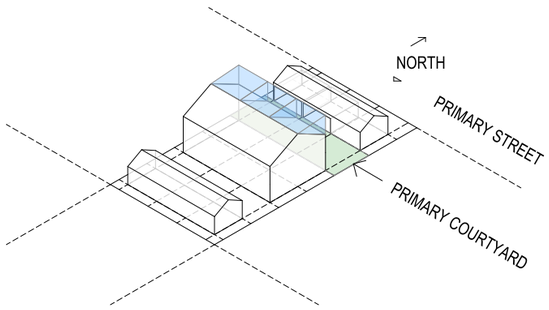
Corner sites allow for dual frontages to large terraces. Small terraces are given priority to the north of east–west oriented sites.



Adapting for rear-lane sites

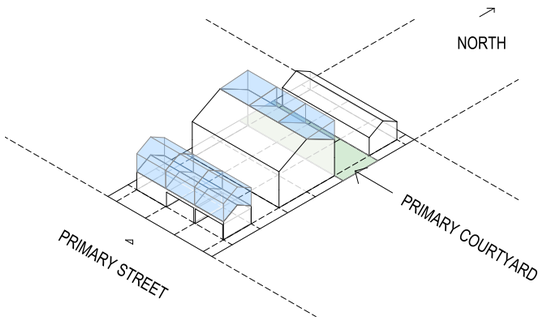
Rear-lane sites allow for the rear building to be used for carports. A reduced setback to a laneway can allow for an increase to the primary or secondary courtyard, whichever better suits the orientation.

Adapting for orientation



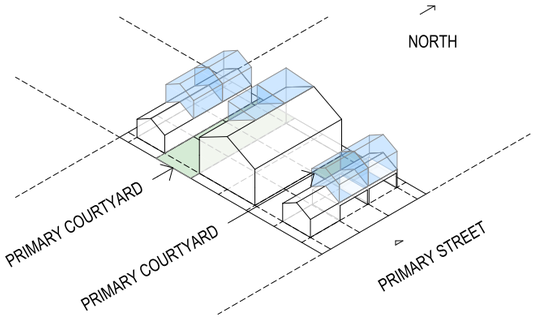
North frontage guidance

- Primary courtyards are to the north of the middle building.
- Dormers, a 3rd-storey addition, could be added to the north side of the middle building.
- **No additional storey is allowable to the south due to overshadowing impacts to neighbouring sites.**



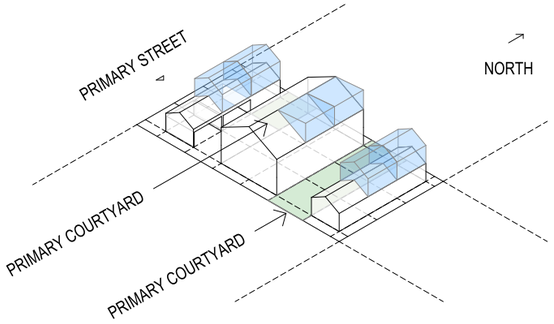
South frontage guidance

- Primary courtyards are to the north of the middle building.
- Dormers, a 3rd-storey addition, could be added to the north side of the middle building.
- An additional storey could be added to the front building.
- Note: small / medium / large arrangement may not be possible on some south-facing sites. It is recommended to use 3 x medium-sized terraces in this instance. Refer to page 12.



East frontage guidance

- Primary courtyards are to the rear of the middle building.
- Dormers, a 3rd-storey addition, could be added to the west side of the middle building, which would have impacts on the ground-floor stair orientation, requiring resolution.
- Additional storeys could be added to the northern front and rear buildings, set back from the south boundary to minimise impact on neighbours.



West frontage guidance

- Primary courtyards are to the rear of the middle building.
- Dormers, a 3rd-storey addition, could be added to the east side of the middle building.
- Additional storeys could be added to the northern front and rear buildings, set back from the south boundary to minimise impact on neighbours.

Pattern adaptations

Lot type and orientation

The pattern provides for small-, medium- and large-sized terraces within a row of 3. This produces differently sized lots.

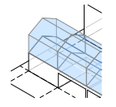
All terraces have a large 2-storey middle building, with smaller front and rear buildings depending on terrace size.

This pattern can be used for both greenfield development and infill development on established sites. Like a traditional terrace pattern, it is most suited to parcels that are narrow and deep.

These diagrams describe how to adapt the pattern to your site, including guidance for possible adaptations to the base pattern, where site conditions allow. They should be read in conjunction with the LMR housing area siting and orientation guidance to determine the most suitable approach for a specific site.

Primary courtyard
Secondary courtyard
S Small dwelling
M Medium dwelling
L Large dwelling

base pattern

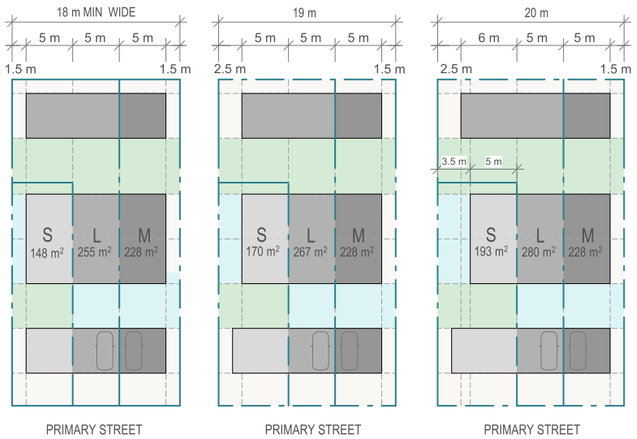


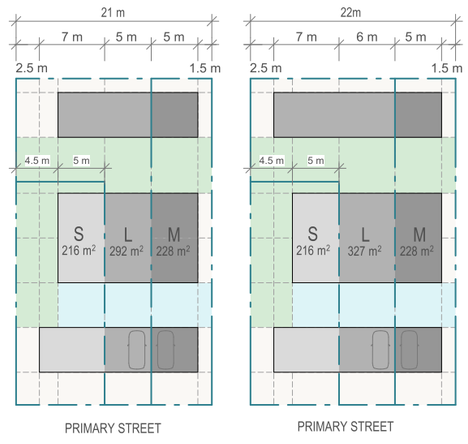
optional adaptations

Adapting for site width

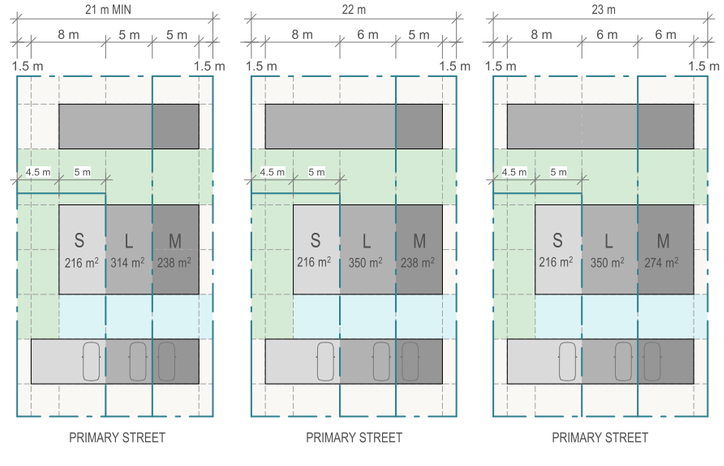
Any additional width is typically provided to the north setback to increase private open space to the small dwelling.
Wider sites can allow for a carport, larger private outdoor space and wider front building for the small dwelling.

LMR housing area





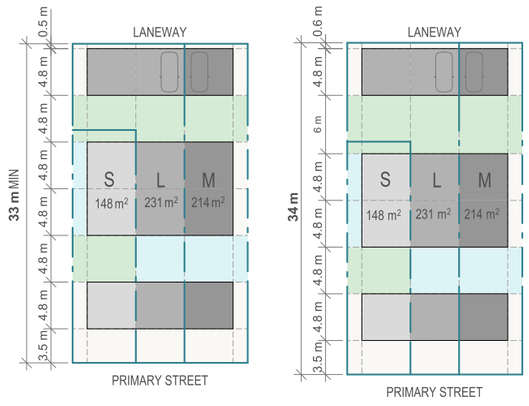
Non-LMR housing area



Adapting for site length

Rear-lane sites can accommodate the pattern on sites less than 34 m in length. Each dwelling must have 2 courtyards; with a minimum length of 4.8 m. Primary courtyards are advised to be 6 m long when possible to maximise solar access into private open space. On sites with a minimum length of 33 m, a bay window on the primary street elevation should be excluded to allow the front setback to count as deep soil, if site conditions permit.

Non-LMR and LMR housing area



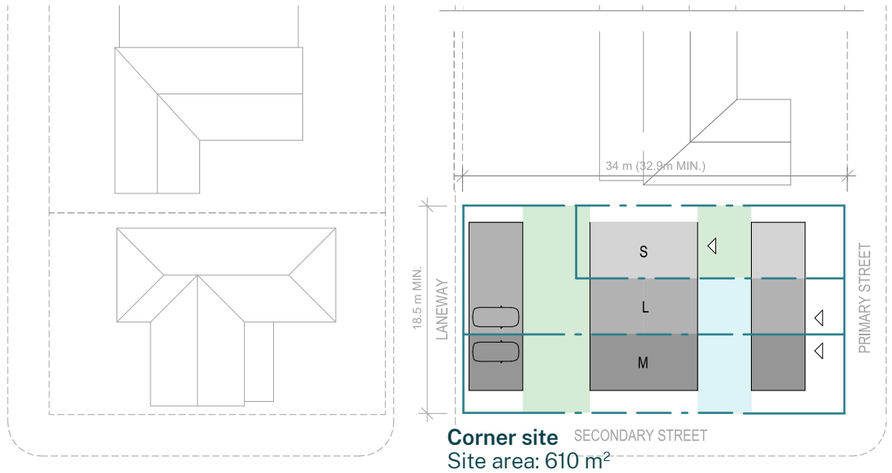
Pattern adaptations

Site width and length

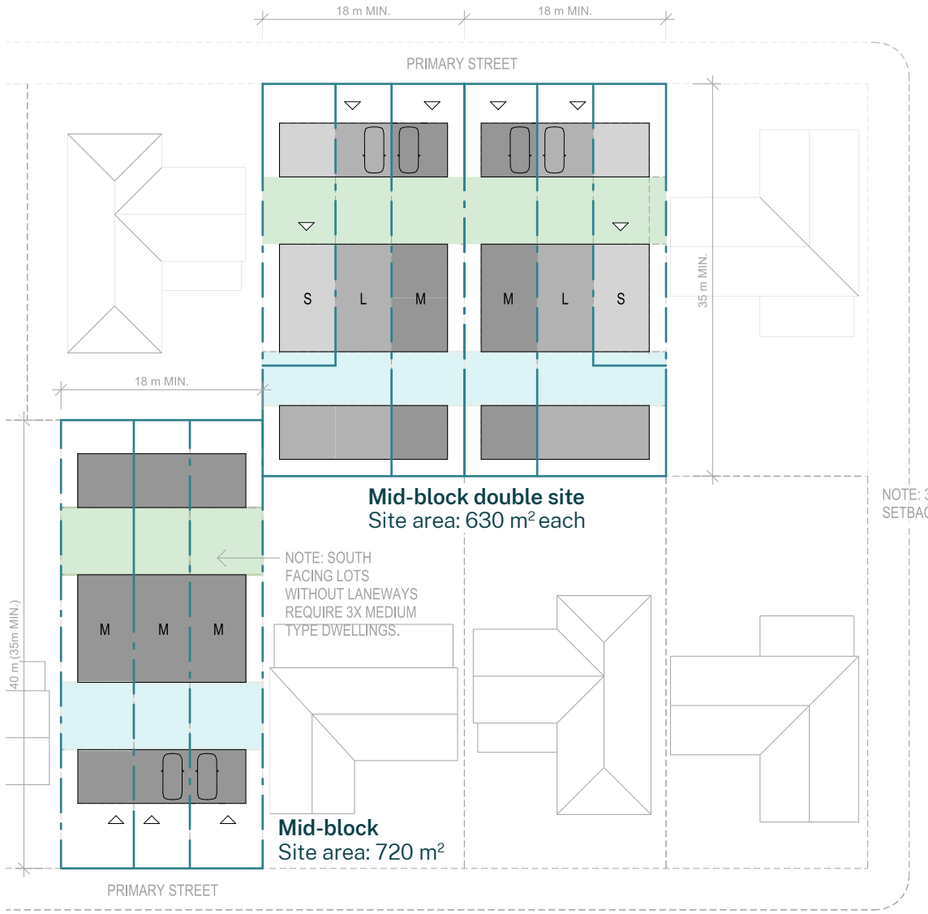
These diagrams show how the base pattern can be adapted to different lot sizes, including guidance for possible adaptations to the base pattern where site conditions allow.

They should be read in conjunction with the location requirement pages to determine the most suitable approach for a specific site.

Primary courtyard
Secondary courtyard
S Small dwelling
M Medium dwelling
L Large dwelling

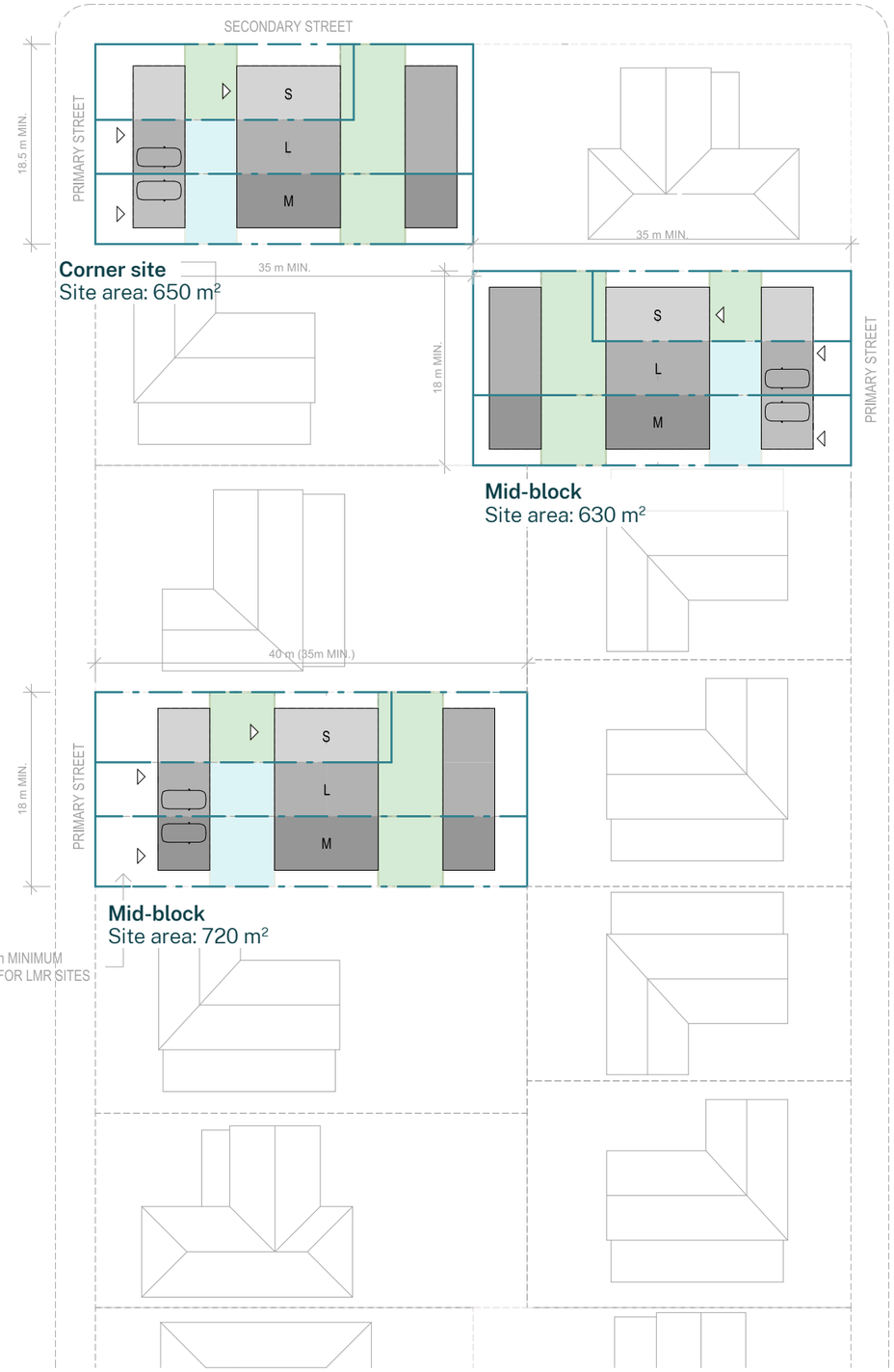


Corner site
Site area: 610 m²
SECONDARY STREET



Mid-block double site
Site area: 630 m² each

Mid-block
Site area: 720 m²



Corner site
Site area: 650 m²

Mid-block
Site area: 630 m²

Mid-block
Site area: 720 m²

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:

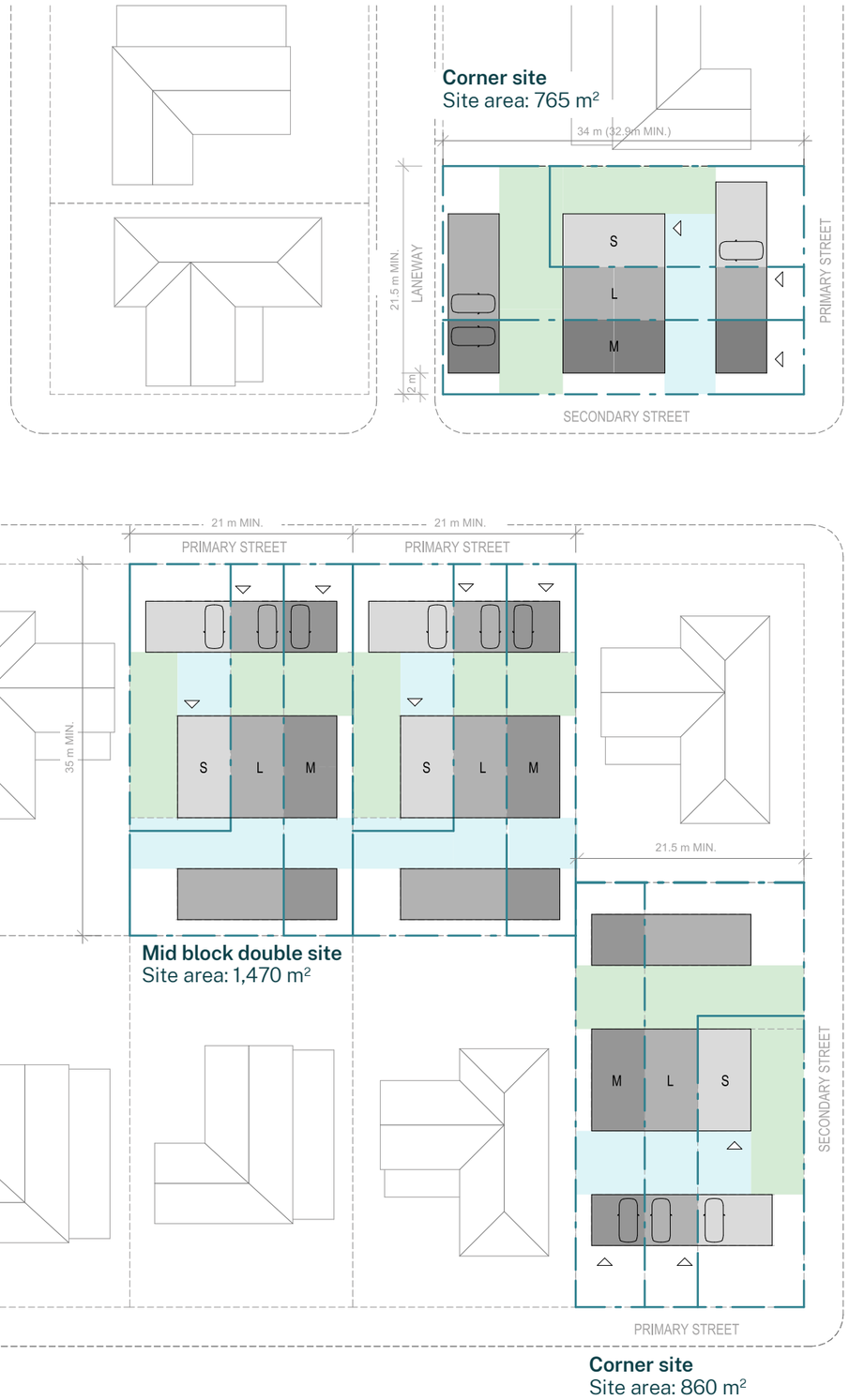
- meet minimum lot width and areas
- meet minimum setbacks and landscape areas. Refer to the planning pages of this document for further detail.
- have driveways located a min 6 m from intersections. Confirm with local authorities if additional rules apply.

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.

- Single storey
- Double storey
- Primary courtyard
- Secondary courtyard
- **S** Small dwelling
- **M** Medium dwelling
- **L** Large dwelling

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.

- Single storey
- Double storey
- Primary courtyard
- Secondary courtyard
- **S** Small dwelling
- **M** Medium dwelling
- **L** Large dwelling

Not to scale N

Materials palette 01

Exterior

MD-01

Roof sheeting:
custom orb profile
zincalume

TD-01

Roof sheeting:
custom orb profile
translucent fibreglass

FC-01

Cladding:
fibre-cement sheet

Facade battens and exposed structure:
painted finish

Windows and doors:
standard finish

Roof fittings & cappings, downpipes:
zincalume

Decking:
australian recycled
hardwood or composite

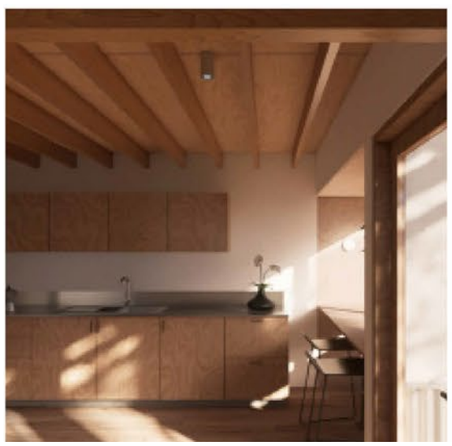
Carport:
reinforced concrete slab

Landscape

Low fence:
Australian red pressed brick

Front fence:
external grade timber
clear preservative finish

Interior



Exposed timber joists:
raw finish laminated
veneer lumber

Walls:
plasterboard
paint finish

Ceilings, feature walls, joinery and bay windows:
CD non-structural plywood

Flooring:
timber floors

Joinery trim:
stainless steel

Materials palette 02

Exterior

MD-01

Roof sheeting:
custom orb profile
zincalume

TD-01

Roof sheeting:
custom orb profile
translucent fibreglass

FC-01

Cladding:
fibre-cement sheet

Facade batterns
exposed structure
external grade timber
clear finish

Windows and doors:
Australian hardwood

Roof fittings & cappings, downpipes:
zincalume

Decking:
class 1 Australian hardwood
clear finish

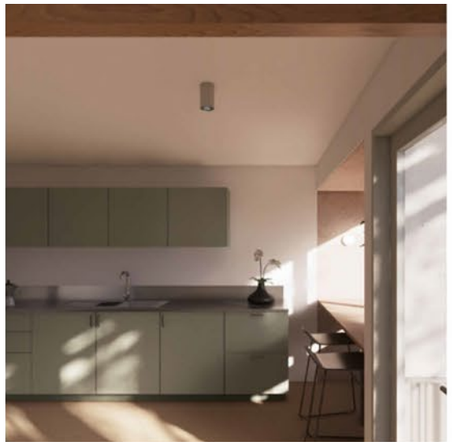
Carport:
reinforced concrete slab

Landscape

Low fence:
australian red pressed brick

Front fence:
external grade timber
clear preservative finish

Interior



Walls:
plasterboard
paint finish

Ceilings, feature walls, joinery and bay windows:
CD non-structural plywood

Flooring:
cork

Flooring:
Australian wool carpet

Joinery:
paint finish

Joinery trim:
stainless steel

Pattern adaptations

Material selections

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

Refer to the technical documentation for further detail on materials.

Pattern selections template

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

Completing this page will:

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

Site and lot features

Confirm lot size and lot width meets minimum area for site location

☐ **LMR housing area site**
595 m² (min) lot size
18 m (min) lot width

☐ **Non-LMR housing area site**
695 m² (min) lot size
21 m (min) lot width

Lot type *select one*

☐ standard mid block
☐ rear lane lot
☐ corner lot

Street frontage orientation

☐ north
☐ east
☐ south
☐ west

Site slope *select one*

☐ flat site
☐ slope up to 3 m front to back
☐ slope up to 1.2 m side to side

The site location and available adaptations are described in the pattern adaptations and site plan pages.

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.

Base pattern

Adaptations

	Front building Flexible room 1	Middle building Attic	Rear building Flexible room 2	Rear building Flexible room 3
Terrace 1 (small) **2** bed **1** bath **1** living **1** flexible room car space (dependant on site location)	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ 2nd storey (dependant on site context)	*select one* ☐ no attic ☐ dormer storage ☐ dormer bedroom		
Terrace 2 (large) **2** bed **2** bath **1** living **2** flexible rooms car space (dependant on site location)	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ 2nd storey (dependant on site context)	*select one* ☐ no attic ☐ dormer storage ☐ dormer bedroom	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ carport (for rear lane lot) ☐ 2nd storey (dependant on site context)	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ carport (for rear lane lot) ☐ 2nd storey (dependant on site context)
Terrace 3 (medium) **2** bed **2** bath **1** living **1** flexible room car space (dependant on site location)	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ 2nd storey (dependant on site context)	*select one* ☐ no attic ☐ dormer storage ☐ dormer bedroom	*select applicable* ☐ living space ☐ bedroom ☐ bathroom ☐ kitchenette and laundry ☐ carport (for rear lane lot)	

Note: LMR housing area base pattern in this pack depicts a small, large, medium terrace size mix on a 630 m2 site. Non-LMR housing area base pattern included in this pack depicts a small, large, medium terrace size mix on a 735 m2 site. Alternate mix and site sizes are described on the pattern adaptations pages.

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.

Building character

Refer to material palette guidance page and illustrative images pages for details

Material palette *select one*

☐ material palette 1
☐ material palette 2

Additional features

☐ window shading device for west and east facing windows

The pattern offers material palette options to suit user choice. Refer to the material palette guidance page, and included illustrative images for for further information.

Refer to instructions for designers pages for the next steps, including how to use this page as part of your application.

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.

Preparing your submission for approvals

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 m^2.

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 signt 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 Liveable Housing guidelines 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.

The buildings have been designed as lightweight construction for the walls, floors and roofs, with lightweight panelised cladding. Each pattern user will need to review the framing and tolerances 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. Steel beams should be limited to in-ground beams and substructure.
Refer to typical construction detailing.

The footings and substructure for this pattern use a combination of raised/ ventilated floor structure and slab to work with site levels and accessibility. Lightweight ground floor construction on point fittings to be prioritised.

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.

Waste bins

The storage of bins and preferred location for bin storage has been indicated on the plans provided, allowing for 3 x standard 240 L bins to allow 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.