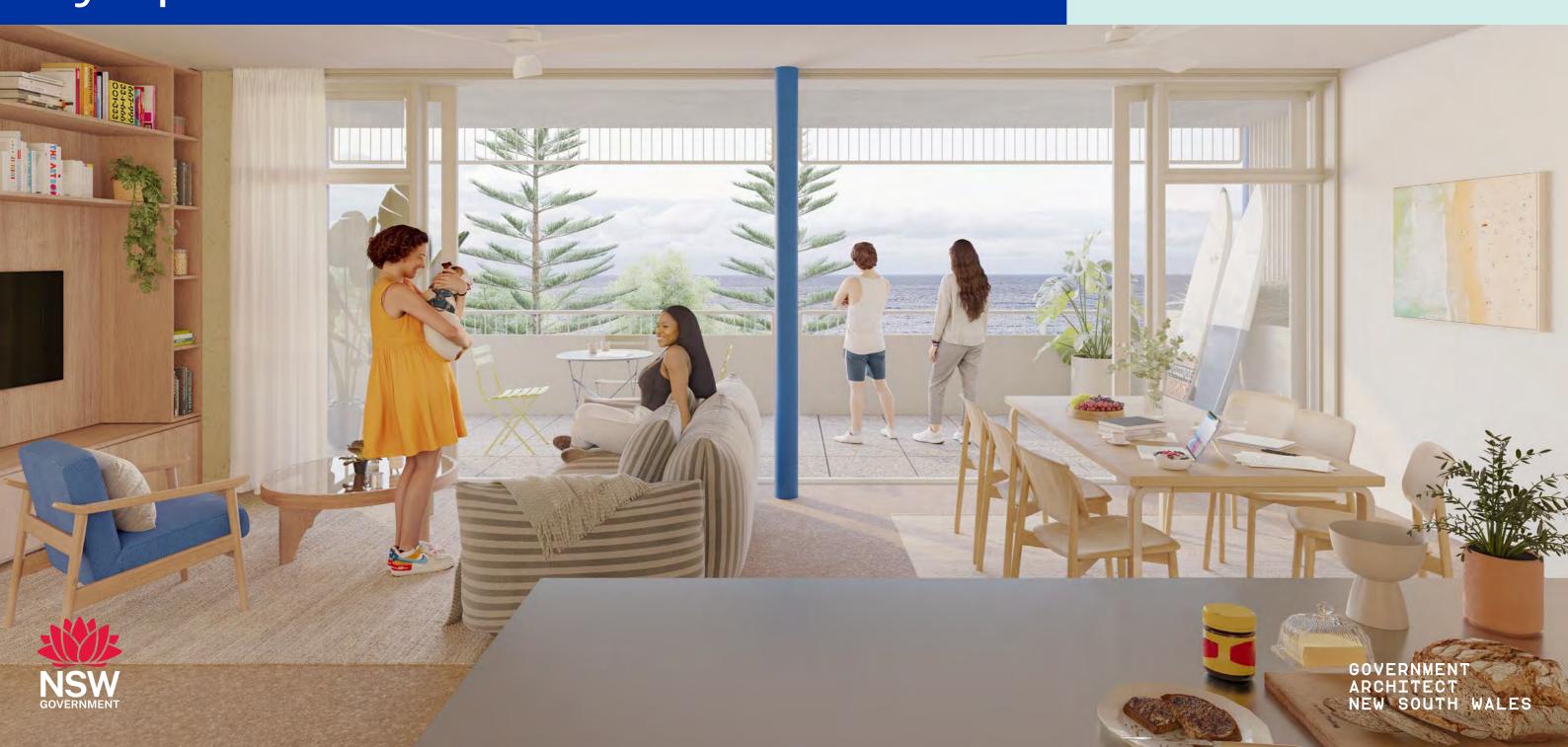
NSW Housing Pattern Book

CORNER LOT APARTMENTS 02 by Spacecraft Architects

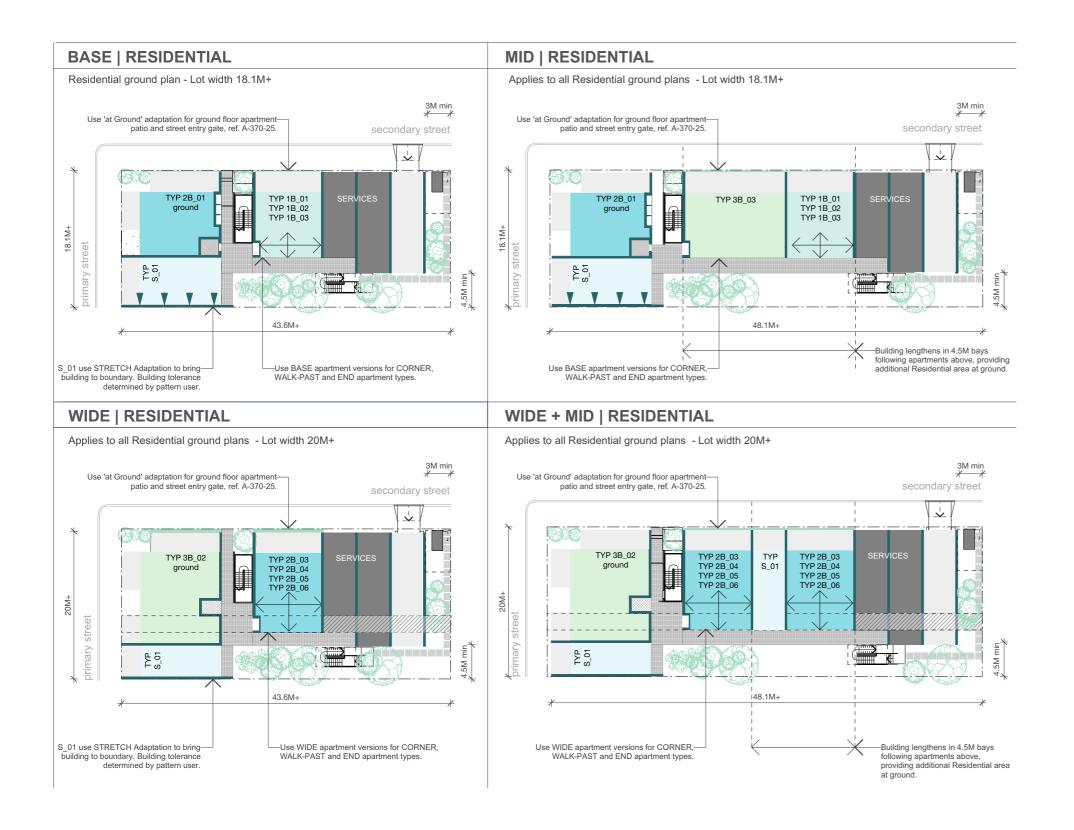
Technical drawings

November 2025



Adaptations (continued)

LENGTH ADAPTATION | RESIDENTIAL | GROUND FLOOR PLANS



NSW HOUSING PATTERN BOOK



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Description

Nov 2025 Pattern Book Issue

Pattern Code CLA02

by Spacecraft Architects

Drawing No. A-211-4

Name LENGTH ADAPTATION I RESIDENTIAL

Class 2

NOTES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear

RETURN type apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway,

+ Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for

+CORE Core can also be incrementally adjusted to add width, shown at minimum.

another TYP S apartment.
+ Max. 12m front door of apartment to first step of egress

fire stair. Refer Performance Solution.
+ Window location changes across levels in facade, refer

Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptati

STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street

FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where stepped height or lower building required

LEGEND

PAVING

PAVING ACCESS

COMMERCIAL

SERVICES

Can use THROUGH LIVING

Can use WIDE LIVING

Widen or lengthen building NOTE: to match apartments

STRETCH apartment type Sethack increases to 6m mir where existing neighbour is

+ Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or

+ 4.5m beyond RETURN apartment*

nent of building width or length. ref.

Apartment balcony always faces street.

Pattern user to determine building tolerance Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to

long neighbour boundary from 4.5m to 6m.

Building height, Site slope adaptations

detail apartment plans A-373 series 4. Adaptation plan and elevation rules

BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+

STUDIO

1B

3B

4B

NOTE in all schemes:

incremental adjustment A-370-6 and A-370-12.

SITING RULES

courtyard garden

2. Minimum Setbacks

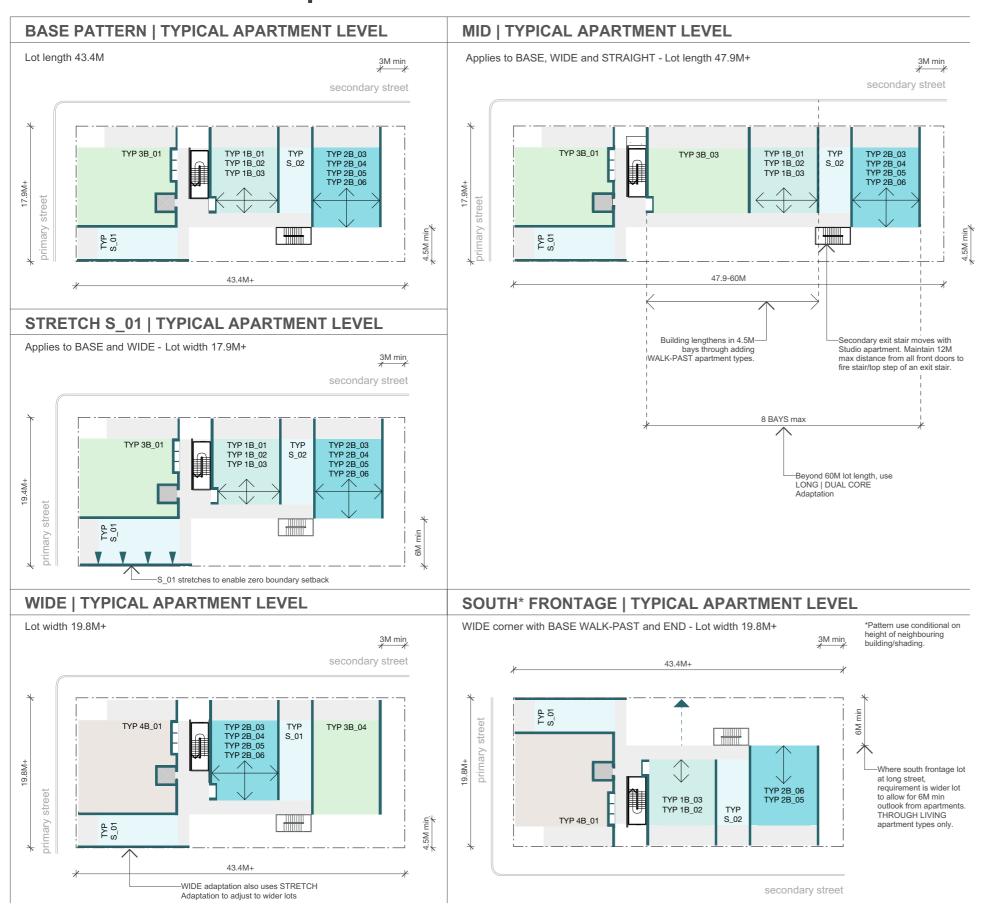
1. Orientation

GROUND FLOOR 1:500@A3

Name

Corner Lot Apartments 02

LENGTH ADAPTATION | APARTMENT LEVEL PLANS



NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Description

Nov 2025 Pattern Book Issue

Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

I APARTMENT LEVEL

PLANS

NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to

RETURN type apartment

+ 4.5m beyond RETURN apartment Short neighbour: + 3m increase to 3.3m where electrical

substation required*

long neighbour boundary from 4.5m to 6m.

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. ent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or
- another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptation Lot dimension and Rear lan BASE and WIDE Lot width SHORT and MID Lot Length

LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

LEGEND

STUDIO **PAVING** 1B PAVING

ACCESS 3B COMMERCIAL

4B **SERVICES** Can use THROUGH LIVING

Can use WIDE LIVING

Widen or lengthen building NOTE: to match apartments

Class 2

STRETCH apartment type

Sethack increases to 6m mir where existing neighbour is

Drawing No. A-211-5

Name LENGTH ADAPTATION



EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

GROUND FLOOR RETAIL | LONG | DUAL CORE GROUND FLOOR RESIDENTIAL | LONG | DUAL CORE Applies to all plan types - Retail / Commercial use - Lot length 60.5M+ Applies to all plan types - Residential use - Lot length 60.5M+ Use 'at Ground' adaptation for ground floor apartment secondary street secondary street patio and street entry gate, ref. A-370-25. TYP 2B 01 TYP 2B 02 TYP 1B 03 CORNER. CORE and END-CORNER, CORE and END-Ground floor can lengthen in structural bays to-Refer END OF BLOCK where Ground floor can lengthen in structural bays to-Refer END OF BLOCK where follow apartments over allowing for additional type apartment mirror to form LONG | DUAL CORE building follow apartments over allowing for additiona type apartment mirror to form LONG I DUAL CORE building Retail space at ground. short lot boundary Residential space at ground short lot boundary TYPICAL APARTMENT LEVEL | LONG | DUAL CORE TYPICAL APARTMENT LEVEL | LONGEST | DUAL CORE Applies to BASE and WIDE - Lot length 60.5M+ Applies to BASE and WIDE - Lot length 65.3M secondary street secondary street TYP 3B 0 TYP TYP 1B 01 TYP 1B 01 TYP 2B_04 TYP 2B_04 TYP 2B_04 TYP 2B_05 TYP 2B_06 TYP 2B_05 TYP 2B_06 TYP 1B 03 TYP 1B 03 S_01 F 6 65M max CORNER, CORE and END type apartment mirror to form LONG | DUAL CORE building -Access gallery stops and END type apartments are used No requirement for Studio or external egressstair in LONG I DUAL CORE adaptation COMMUNAL TERRACE | LONG | DUAL CORE Applies to BASE and WIDE - Lot length 60.5M+ secondary street -2x small trees (6m canopy) to TYP 1B_01 TYP 1B_02 SHARED ROOFTOF SHARED ROOFTOP 1m deep planter at roofton S_02 TYP 2B 04 TYP 2B_05 TYP 2B_06 TYP 1B_03 Core extends to roofton -Additional 130sqm sheltered communal area at rooftop, required where END apartment types result in non continuous gallery access at each level. Optional where gallery access is continuous across the building.

NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to

RETURN type apartment + 4.5m beyond RETURN apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for ent of building width or length. ref. A-370-6 and A-370-12.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
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- +TYP S apartment never located adjacent to CORE or another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer detail apartment plans A-373 series
- 4. Adaptation plan and elevation rules

Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptati BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

LEGEND



COMMERCIAL **SERVICES**

> Widen or lengthen building NOTE: to match apartments



STRETCH apartment type

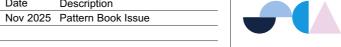


Sethack increases to 6m mir where existing neighbour is Class 2

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Description

Pattern Code CLA02

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No. A-211-6

Name LONG | DUAL CORE **ADAPTATION**

1:500@A3

END OF BLOCK ADAPTATION for third street/laneway at rear exchange END apartment type for END-OF-BLOCK type

EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

NOTES

1 Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to

RETURN type apartment + 4.5m beyond RETURN apartmer

Short neighbour: + 3m increase to 3.3m where electrical substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

3. Building massing principles

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for ent of building width or length. ref. A-370-6 and A-370-12.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORF or another TYP S apartment.

 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series
- 4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptations BASE and WIDE Lot width SHORT and MID Lot Length

LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are rregular and BUILDING HEIGHT adaptation where stepped height or lower building required.

LEGEND



Can use WIDE LIVING

Widen or lengthen building NOTE: to match apartments

STRETCH apartment type

Setback increases to 6m mir where existing neighbour is Class 2

Pattern Code CLA02

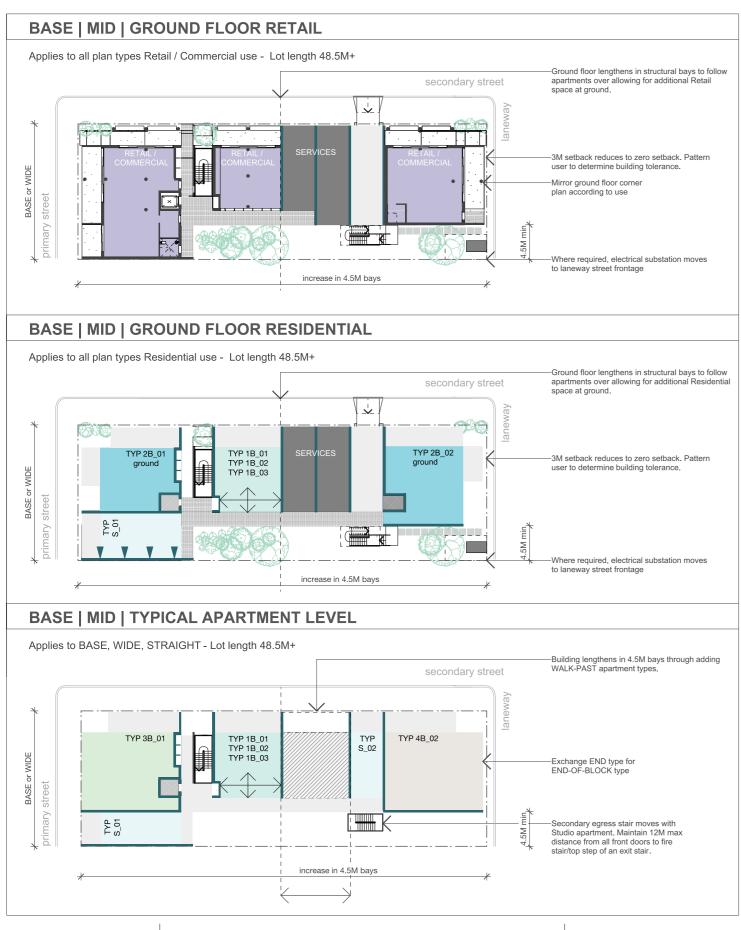
Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No. A-211-7

Name

END OF BLOCK ADAPTATION | PLANS

Scale 1:500@A3



NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

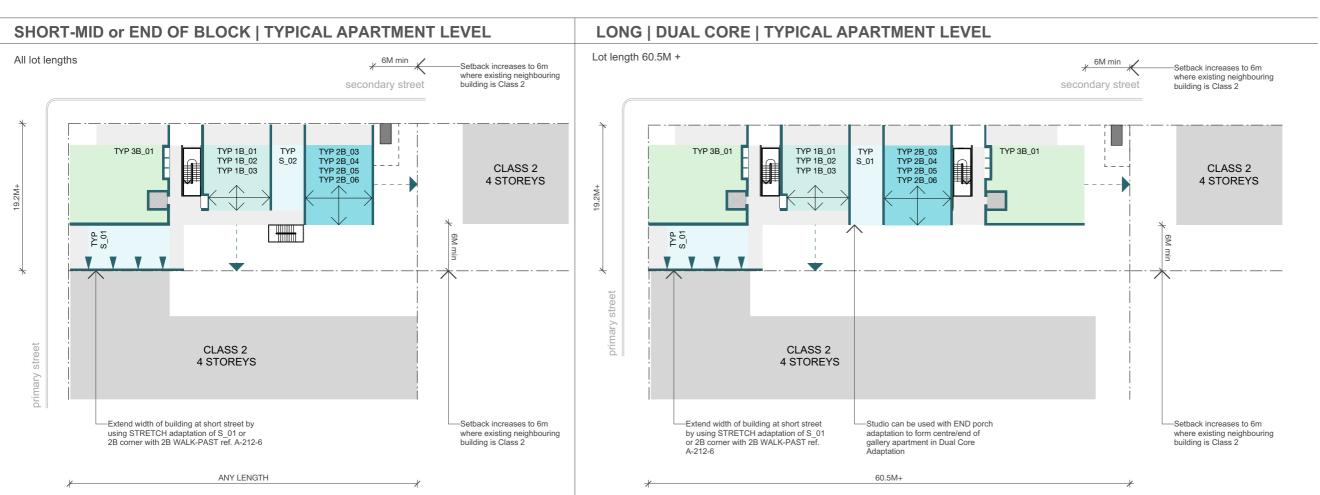
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Date

Description

Nov 2025 Pattern Book Issue

INCREASE SETBACK ADAPTATION increase setback to 6m where existing neighbour is Class 2. Limit height to 17.5m ref A-212-5.



NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment Short neighbour: + 3m increase to 3.3m where electrical

substation required*

long neighbour boundary from 4.5m to 6m.

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

3. Building massing principles

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

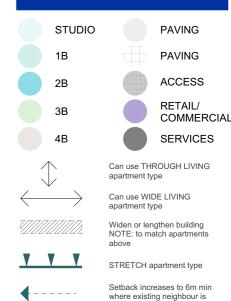
- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or
- another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different

stepped height or lower building required

uses and approaches to parking, including no car parking ion and Rear laneway adaptation Lot dimension and Rear lan BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where





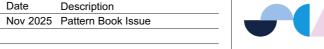
Class 2

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT NSW** NEW SOUTH WALES

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Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No. A-211-8

Name **INCREASE SETBACK** ADAPTATION | PLANS

FLEX TO LOT ADAPTATION flex plan at structural bay to follow irregular lot boundaries

the WALK-PAST apartments adjacent to the angle

Date

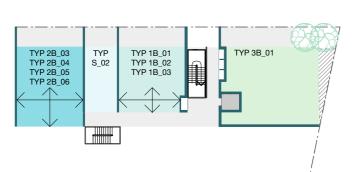
pushes out to meet in the middle

Description

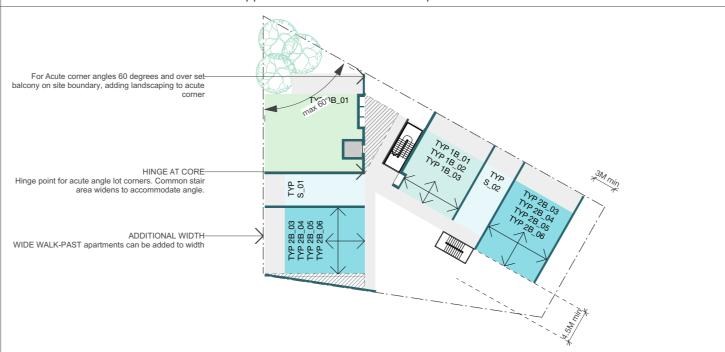
Nov 2025 Pattern Book Issue

STRAIGHT ADAPTATION CORNER Applies to BASE and WIDE Adaptations

TYP 1B 02 S 02 TYP 2B 04 TYP 1B_03 TYP 2B_05 TYP 2B 06 STRAIGHT ADAPTATION-For straight building massing corner apartment bedrooms can stretch to meet boundary. Applies to both acute and obtuse lot angles at corner. Bedrooms stretch to exterior wall similar to principles in drg. A-370-24



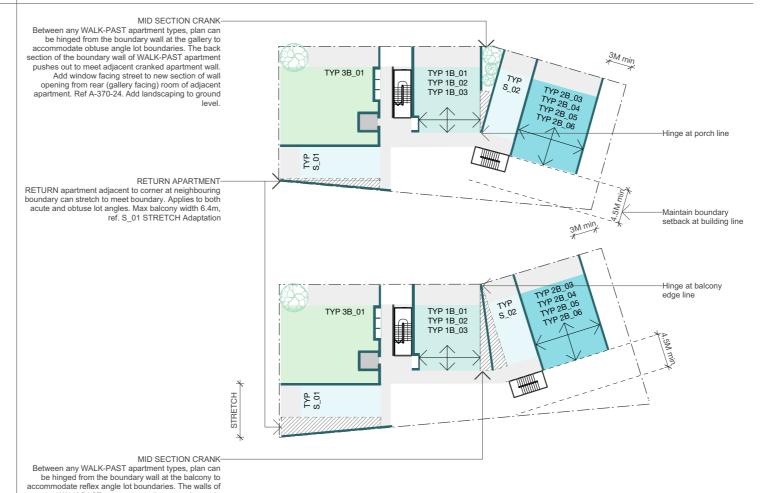
ACUTE ANGLE AT CORNER Applies to BASE and WIDE Adaptations



OBTUSE ANGLE AT CORNER Applies to BASE and WIDE Adaptations

ANGLED LONG BOUNDARY Applies to BASE and WIDE Adaptations ref. A-370-24





NSW HOUSING PATTERN BOOK

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Pattern Code CLA02

Name

Corner Lot Apartments 02 by Spacecraft Architects

A-211-9

Name FLEX TO LOT

Drawing No.

ADAPTATION | PLANS

Class 2

NOTES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway,

+ Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for

+CORE Core can also be incrementally adjusted to add width, shown at minimum. + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or another TYP S apartment.
+ Max. 12m front door of apartment to first step of egress fire stair. Refer Performance Solution.
+ Window location changes across levels in facade, refer

Refer A-212 series for Alternative floor plans for different

uses and approaches to parking, including no car parking on and Rear laneway adaptati

STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street

FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

LEGEND

PAVING

PAVING

ACCESS

COMMERCIAL

SERVICES

Can use THROUGH LIVING

Widen or lengthen building NOTE: to match apartments

STRETCH apartment type

Setback increases to 6m min

where existing neighbour is

Can use WIDE LIVING

long neighbour boundary from 4.5m to 6m.

Building height, Site slope adaptations

detail apartment plans A-373 series 4. Adaptation plan and elevation rules

LONG | DUAL CORE Lot Length 60.5m+

BASE and WIDE Lot width

SHORT and MID Lot Length

STUDIO

1B

3B

4B

NOTE in all schemes:

incremental adjustment A-370-6 and A-370-12.

RETURN type apartment

+ 4.5m beyond RETURN apartment

ent of building width or length. ref.

Apartment balcony always faces street.

Pattern user to determine building tolerance

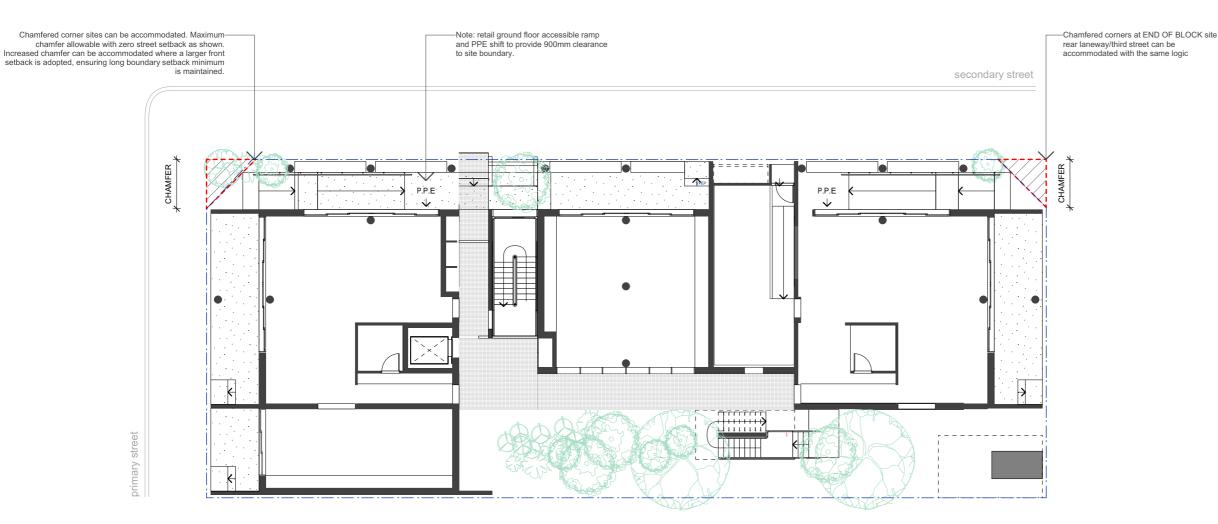
SITING RULES

courtyard garder 1. Orientation

2. Minimum Setbacks

CHAMFER LOT TO CORNER ADAPTATION where lot is chamfered at street corner

CHAMFERED LOT CORNER ADAPTATION Applies to ALL Adaptations



NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment* Short neighbour: + 3m increase to 3.3m where electrical substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

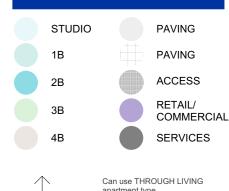
3. Building massing principles

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
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- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or
- another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series
- 4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations

 BASE and WIDE Lot width SHORT and MID Lot Length

LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where stepped height or lower building required.

LEGEND





Can use WIDE LIVING



Widen or lengthen building NOTE: to match apartments



STRETCH apartment type

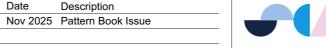


Setback increases to 6m min where existing neighbour is Class 2

NSW HOUSING PATTERN BOOK



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Date



Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No.

A-211-10

Name

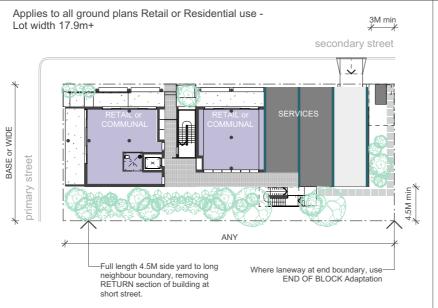
CHAMFER LOT CORNER ADAPTATION

I PLANS Scale 1:200@A3

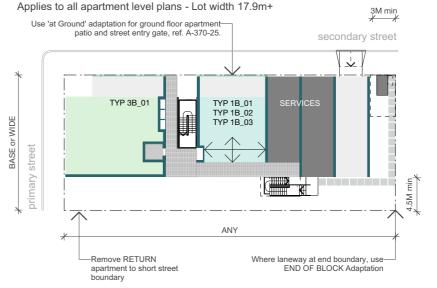
STRAIGHT ADAPTATION for full lot length side yard remove RETURN studio

STRAIGHT BUILDING | BASEMENT Applies to all basement plans - Lot width 17.9m+ secondary street $\frac{1}{\sqrt{}}$ +----SERVICES ANY -Narrow basement to achieve full length 4.5M side yard to long neighbour houndary

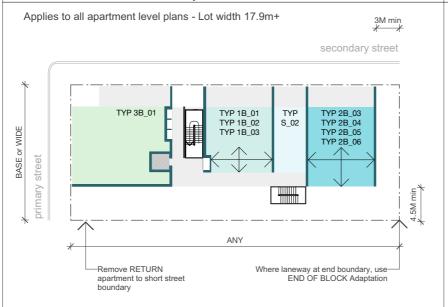
STRAIGHT BUILDING | GROUND FLOOR RETAIL



STRAIGHT BUILDING | GROUND FLOOR RESIDENTIAL



STRAIGHT BUILDING | TYPICAL APARTMENT LEVEL

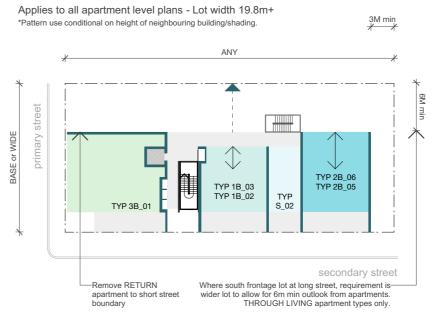


Date

Description

Nov 2025 Pattern Book Issue

STRAIGHT BUILDING | SOUTH* FACING FRONTAGE



NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment*

Short neighbour: + 3m increase to 3.3m where electrical substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. ent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series
- 4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking

on and Rear laneway adaptation Lot dimension and Rear land BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are

irregular and BUILDING HEIGHT adaptation where

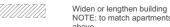
LEGEND





Can use THROUGH LIVING

Can use WIDE LIVING









Setback increases to 6m min

where existing neighbour is Class 2

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

Name

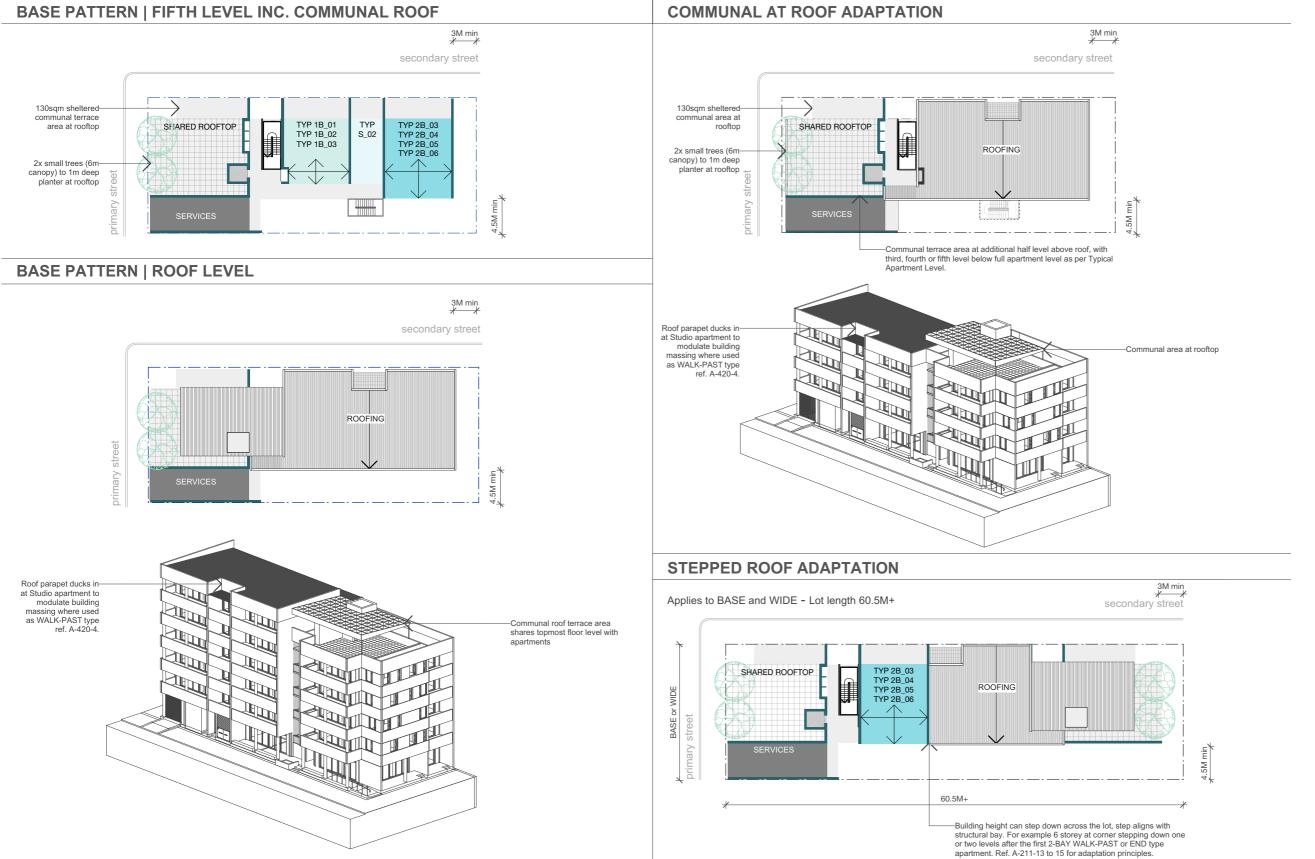
Corner Lot Apartments 02 by Spacecraft Architects

Drawing No. A-211-11

Name

STRAIGHT ADAPTATION | PLANS

BUILDING HEIGHT ADAPTATION | PLANS where building height lower, communal area can shift to form half level above roof



NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
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 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series
- 4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptation BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street

FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

LEGEND





Can use THROUGH LIVING

Can use WIDE LIVING

Widen or lengthen building

Class 2



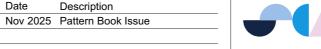
STRETCH apartment type

Setback increases to 6m min where existing neighbour is

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

Name

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No.

A-211-12

Name

BUILDING HEIGHT ADAPTATION I ROOFTOP PLANS 1:500@A3

LENGTH EXPANSION PRINCIPLES | ELEVATION

base pattern 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER Sites longer than 40m require additional egress stairs into side yard for fire escape • 2-BAY 1-BAY 3-BAY CORE CORNER All MID Adaptations require Secondary Retail / Commercial at ground for 6 storey BASE scheme results in 23 egress stair to garden courtyard, which moves with 1 BAY/Studio apartment apartments. For residential at ground. use STRAIGHT or HEIGHT adaptation to keep total apartments to 24. 2-BAY 1-BAY 2-BAY 3-BAY CORE CORNER NOTE: use STRAIGHT or HEIGHT adaptation to keep total apartments to 24, including where Residential at ground. Longest MID adaptation limited to either: 5-STOREY adaptation with communal at rooftop, STEPPED or STRAIGHT adaptation. CORNER CORE 2-BAY 1-BAY 2-BAY CORE CORE 2-BAY 1-BAY 2-BAY CORE CORNER LONG | DUAL CORE Sites longer than 60.4m convert to dual core with mirrored apartment and core arrangement. +maintain 3m setback to mirrored corne apartment to boundary unless at End of CORNER CORE 2-BAY 2-BAY 2-BAY CORE CORNER NOTE: use STRAIGHT or HEIGHT adaptation to keep total apartments to 24, including where Residential at ground. LONG adaptation limited to either: 5-STOREY adaptation with communal at rooftop, STEPPED or STRAIGHT adaptation BUILDING HEIGHT and STEP adaptation allows for

variation in height between six and three levels across lot length to moderate between different context conditions, refer height adaptation pages

Date

NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

long neighbour boundary from 4.5m to 6m.

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment*

Short neighbour: + 3m increase to 3.3m where electrical

substation required* *applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or
- another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series 4. Adaptation plan and elevation rules

Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking ion and Rear laneway adaptation Lot dimension and Rear land BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

stepped height or lower building required

LEGEND

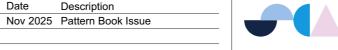


TERRACE/ **CANOPY**

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No. A-211-13

Name LENGTH EXPANSION PRINCIPLES I

ELEVATION

BUILDING HEIGHT ADAPTATION PRINCIPLES | ELEVATION

Apartments and communal terrace at sixth level Use Retail / Commercial at ground, HEIGHT or

STRAIGHT adaptations to limit apartments to 24

Apartments and communal terrace at fifth level Use Retail / Commercial at ground, HEIGHT or STRAIGHT adaptations to limit apartments to 24

COMMUNAL AT ROOF ADAPTATION

2-BAY 1-BAY 2-BAY CORE CORNER

6-STOREY

5-STOREY

Align level changes with end of 2 or 3

BAY WALK-PAST apartments

Secondary core can result in

where access gallery non

Description

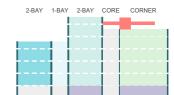
Nov 2025 Pattern Book Issue

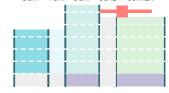
secondary rooftop communal area

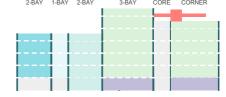
EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

STEPPED ADAPTATION

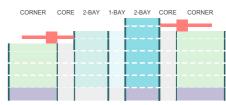
For example, six levels at CORNER, CORE and first 1x 2 BAY apartment, decrease to five or four stories along the building. Use Retail / Commercial at ground, HEIGHT or STRAIGHT adaptations to limit apartments













FLEX TO LOT adaptation where lot boundaries are

irregular and BUILDING HEIGHT adaptation where

LEGEND

NOTES

Pattern can sit in context of neighbouring buildings with

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway,

+ Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for

+CORE Core can also be incrementally adjusted to add width, shown at minimum. + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or

+ 4.5m beyond RETURN apartment*

nent of building width or length. ref.

Apartment balcony always faces street.

Pattern user to determine building tolerance

long neighbour boundary from 4.5m to 6m.

Building height, Site slope adaptations

NOTE in all schemes:

incremental adjustment A-370-6 and A-370-12.

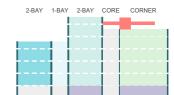
SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street

100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear

SITING RULES

courtyard garden

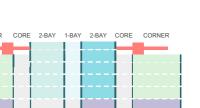
1. Orientation

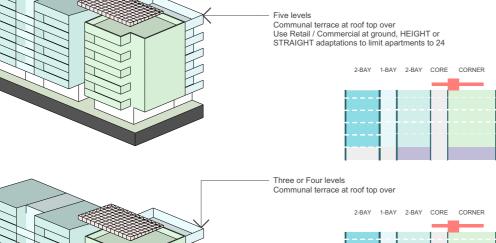


another TYP S apartment. + Max. 12m front door of apartment to first step of egress fire stair. Refer Performance Solution. + Window location changes across levels in facade, refer detail apartment plans A-373 series Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptatio BASE and WIDE Lot width

LONG | DUAL CORE







base pattern

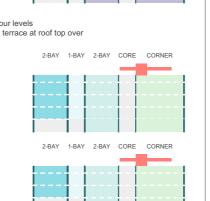
NSW HOUSING

PATTERN BOOK

NEW SOUTH WALES GOVERNMENT

GOVERNMENT

ARCHITECT



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Drawing No. A-211-14

> **HEIGHT ADAPTATION** PRINCIPLES I **ELEVATION**

Scale

Name

NTS

enquiries and obtain professional advice in relation to approvals, compliance, and construction of this Pattern. Any use of this Pattern must be in accordance with the Terms and Conditions, which may be retracted or amended by GANSW at any time. Any misuse may be prosecuted.



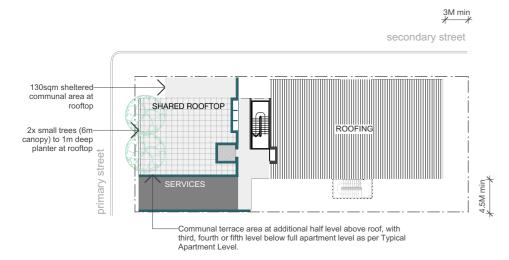
Pattern Code CLA02

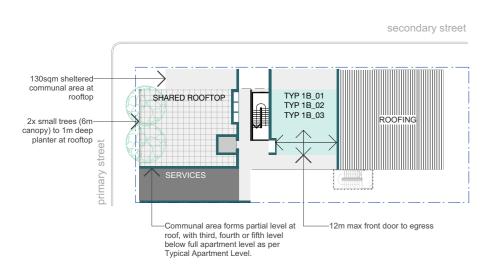
Corner Lot Apartments 02 by Spacecraft Architects

HEIGHT ADAPTATION PRINCIPLES | SECTION

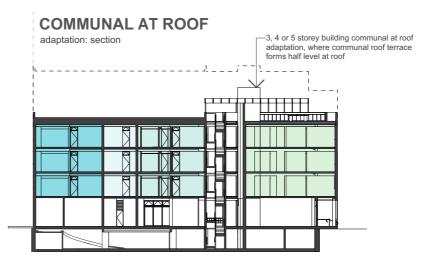
EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

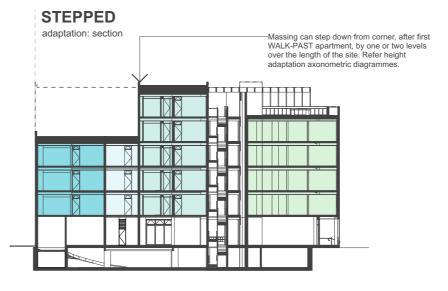
secondary street 130sam sheltere rooftop TYP 1B 03 TYP 2B 05 2x small trees (6r TYP 2B_06 canopy) to 1m deep planter at rooftop





HEIGHT 3, 4 or 5-STOREY -3, 4 or 5 storey building height adaptation adaptation: section comprises the same topmost and ground floor level as the 6 storey base pattern, with less levels in between. Refer axonometric massing studies.





NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to RETURN type apartment

+ 4.5m beyond RETURN apartment*

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway,

Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
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- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptation BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

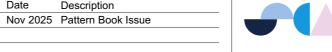
stepped height or lower building required.

LEGEND STUDIO **PAVING** 1B PAVING **ACCESS** 3B COMMERCIAL 4B **SERVICES**

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No. A-211-15

Name **HEIGHT ADAPTATION** PRINCIPLES I

SECTION NTS

SLOPE ADAPTATION PRINCIPLES | SECTION For detail refer A-353 series

SITE SLOPE

-Alternative main pedestrian access can be

provided from short/Primary street frontage (refer

ground floor no parking and ground floor parking

secondary street



NOTES

SITING RULES

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3. Building massing principles

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 BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are

rregular and BUILDING HEIGHT adaptation where

stepped height or lower building required.

LEAENIB

LEGEND						
	STUDIO		PAVING			
	1B		PAVING			
	2B		ACCESS			
	3B		RETAIL/ COMMERCIAL			
	4B		SERVICES			

NSW HOUSING PATTERN BOOK

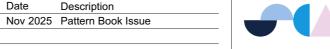
SITE SLOPE

GOVERNMENT NEW SOUTH WALES GOVERNMENT **ARCHITECT**

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garden is raised to first floor level.

Date



from garden elevation. Limit to retail or



Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

ventilation still gained from garden

Drawing No. A-211-16

Name SLOPE ADAPTATION

PRINCIPLES | **SECTION** 1:750@A3

SLOPE ADAPTATION PRINCIPLES | ELEVATION For detail refer A-353 series

100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden **BASEMENT** ON GRADE PARKING 1. Orientation Apartment balcony always faces street. DOWN FROM PRIMARY STREET UP FROM PRIMARY STREET DOWN FROM PRIMARY STREET UP FROM PRIMARY STREET 2. Minimum Setbacks Pattern user to determine building tolerance Streets: + Zero setback Long neighbour: + Zero at short street edge adjacent to 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER RETURN type apartment 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER + 4.5m beyond RETURN apartment* + 4M + 4M Short neighbour: + 3m increase to 3.3m where electrical *applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to PARKING / SERVICING long neighbour boundary from 4.5m to 6m. PARKING / SERVICING Entry from ramp on short edge of building at main street frontage allows Refer A-101 series for Expansion Principles Refer A-211 series for Lot length, width and laneway, PARKING / SERVICING preservation of large amount of fall PARKING / SERVICING Building height, Site slope adaptations NOTE in all schemes: + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref. 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER + 3M 2-BAY 1-BAY 2-BAY CORE CORNER 2-BAY 1-BAY 2-BAY CORE CORNER + 3M +CORE Core can also be incrementally adjusted to add width, shown at minimum. + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or another TYP S apartment. + Max. 12m front door of apartment to first step of egress fire stair. Refer Performance Solution. + Window location changes across levels in facade, refer PARKING / SERVICING detail apartment plans A-373 series PARKING / SERVICING 4. Adaptation plan and elevation rules PARKING / SERVICING Refer A-212 series for Alternative floor plans for different PARKING / SERVICING uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptation BASE and WIDE Lot width Align carparking access with ground level at street. Levels adjust to nearest SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street 2-BAY 1-BAY 2-BAY CORE CORNER 1-BAY 2-BAY CORE CORNER + 2M + 2M FLEX TO LOT adaptation where lot boundaries are 1-BAY 2-BAY CORE CORNER 1-BAY 2-BAY CORE CORNER irregular and BUILDING HEIGHT adaptation where **LEGEND** PARKING / SERVICING PARKING / SERVICING STUDIO **PAVING** PARKING / SERVICING PARKING / SERVICING **PAVING** 1B **ACCESS** Steps in height of building at structural + 1M + 1M bay/join between elevation module ie. between CORE and 2-BAY, or 3B 2-BAY 2-BAY CORE CORNER 2-RAY 1-BAY 2-BAY CORE CORNER COMMERCIAL 2-BAY 1-BAY 2-BAY CORE CORNER 1-BAY 2-BAY CORE 4B **SERVICES** TERRACE/ **CANOPY** PARKING / SERVICING PARKING / SERVICING PARKING / SERVICING PARKING / SERVICING

NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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level at street where possible. For shallow slopes, residential ground floor ramp can provide 0.3m rise.



Pattern Code	CLA02
Name	Corner Lot Apartments 02
	by Spacecraft Architects

D-44---- O-4- OLAGO

Drawing No. A-211-17

Name SLOPE ADAPTATION PRINCIPLES I

NOTES

Pattern can sit in context of neighbouring buildings with

SITING RULES

ELEVATION 1:750@A3

LOT WIDTH | BASE + WIDE ADAPTATION

EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to RETURN type apartment

+ 4.5m beyond RETURN apartmen

Short neighbour: + 3m increase to 3.3m where electrical substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for emental adjustment of building width or length. ref. A-370-6 and A-370-12.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORF or another TYP S apartment.

 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules

Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

stepped height or lower building required.

LEGEND

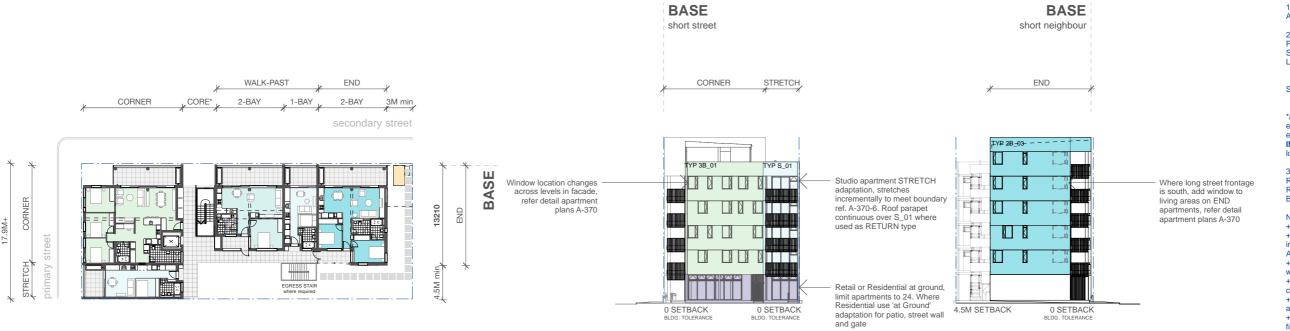


ACCESS 3B

4B

COMMERCIAL SERVICES

ELEVATIONS



WIDE PLAN ELEVATIONS



Description

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NSW HOUSING PATTERN BOOK

BASE

PLAN

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

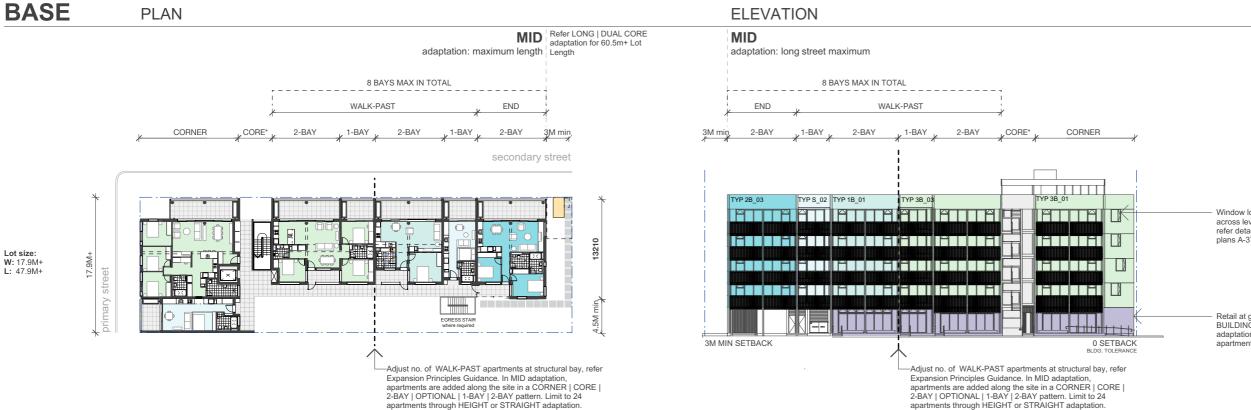
Corner Lot Apartments 02 by Spacecraft Architects

Drawing No. A-212-1

Name LOT WIDTH ADAPTATION | **ELEVATION**

LOT LENGTH | MID ADAPTATION

EXCEPTION: Where existing neighbour is **NOTES** Class 2 building, use INCREASE SETBACK adaptation ref A-211-8 SITING RULES Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden 1. Orientation Apartment balcony always faces street. 2. Minimum Setbacks Pattern user to determine building tolerance Streets: + Zero setback Long neighbour: + Zero at short street edge adjacent to RETURN type apartment + 4.5m beyond RETURN apartment Short neighbour: + 3m increase to 3.3m where electrical *applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m. Refer A-101 series for Expansion Principles Refer A-211 series for Lot length, width and laneway, across levels in facade, refer detail apartment Building height, Site slope adaptations plans A-370 NOTE in all schemes: + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref. +CORE Core can also be incrementally adjusted to add width, shown at minimum. + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). **BUILDING HEIGHT** +TYP S apartment never located adjacent to CORE or adaptation limit apartments to 24 another TYP S apartment. + Max. 12m front door of apartment to first step of egress fire stair. Refer Performance Solution. + Window location changes across levels in facade, refer detail apartment plans A-373 series 4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptati BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where stepped height or lower building required **LEGEND**



Adaptation: maximum length

8 BAYS MAX IN TOTAL

WALK-PAST

END

CORNER

CORE

2-BAY

1-BAY

2-BAY

1-BAY

2-BAY

3M min

secondary street

Wigg

Wind

ELEVATION MID adaptation: long street maximum 8 BAYS MAX IN TOTAL END WALK-PAST 1-BAY 2-BAY CORE* CORNER 2-BAY 1-BAY across levels in facade refer detail apartment plans A-370 Retail at ground and STEP HEIGHT adaptation limit apartments to 24 3M MIN SETBACK Adjust no. of WALK-PAST apartments at structural bay, refer Expansion Principles Guidance. In MID adaptation,

NSW HOUSING PATTERN BOOK

WIDE

PI AN

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-Adjust no. of WALK-PAST apartments at structural bay, refer

apartments are added along the site in a CORNER | CORE | 2-BAY | OPTIONAL | 1-BAY | 2-BAY pattern. Limit to 24 apartments through HEIGHT or STRAIGHT adaptation.

Expansion Principles Guidance. In MID adaptation,



Description

Nov 2025 Pattern Book Issue

Pattern Code CLA02

apartments are added along the site in a CORNER | CORE | 2-BAY | OPTIONAL | 1-BAY | 2-BAY pattern. Limit to 24

apartments through HEIGHT or STRAIGHT adaptation.

Name Corner Lot Apartments 02 by Spacecraft Architects Drawing No. A-212-3

Name MID ADAPTATION | ELEVATION

STUDIO

1B

3B

4B

PAVING

PAVING ACCESS

COMMERCIAL

SERVICES

LOT LENGTH | LONG | DUAL CORE ADAPTATION

EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

SITING RULES Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

NOTES

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to RETURN type apartment

+ 4.5m beyond RETURN apartment

Short neighbour: + 3m increase to 3.3m where electrical substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. ent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

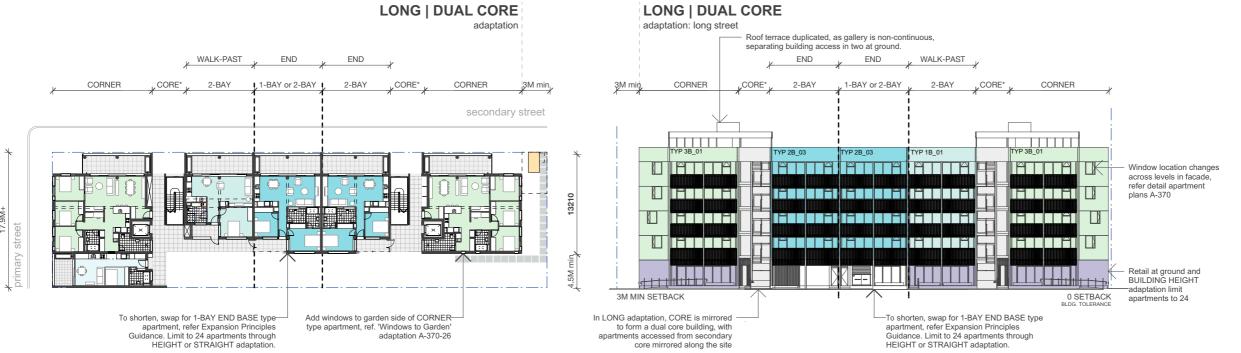
4. Adaptation plan and elevation rules

Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptation BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are irregular and BUILDING HEIGHT adaptation where

LEGEND



ELEVATION

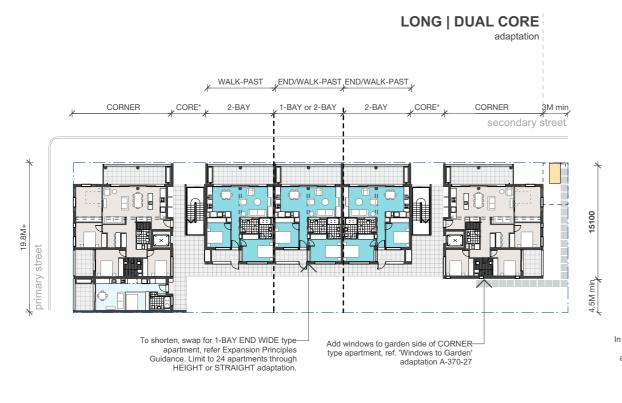


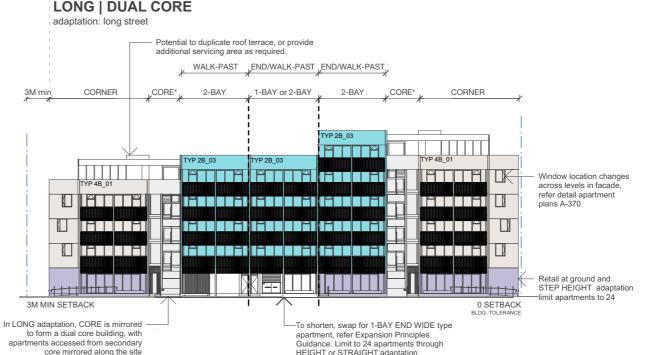
Date

Description

Nov 2025 Pattern Book Issue

WIDE PLAN ELEVATION





NSW HOUSING PATTERN BOOK

BASE

W: 17 9M-

Lot size: W: 19.8M+

I: 60 4M+

PLAN

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Pattern Code CLA02

Name

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No. A-212-4

Name LONG | DUAL CORE **ADAPTATION I**

ELEVATION 1:500@A3

END OF BLOCK ADAPTATION | LONG STREET

EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

SITING RULES Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garder

NOTES

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks

Pattern user to determine building tolerance

+ Zero setback : + Zero at short street edge adjacent to RETURN type apartment

+ 4.5m beyond RETURN apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. ent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptati BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street

irregular and BUILDING HEIGHT adaptation where

LEGEND



SERVICES

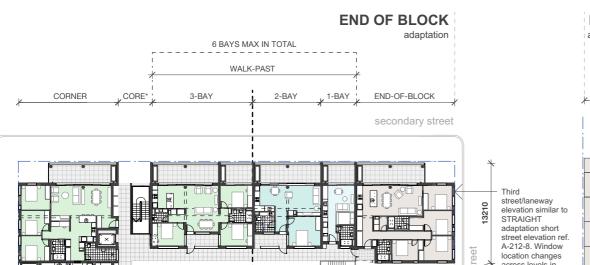
4B

ELEVATION

ELEVATION

Description

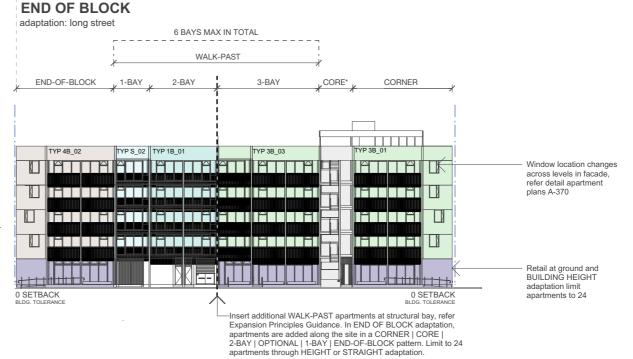
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Electrical substation moves to

rear vard where required on

END OF BLOCK arrangement



WIDE PLAN

Insert additional WALK-PAST apartments at structural bay refer-

apartments are added along the site in a CORNER I CORE I 2-BAY | OPTIONAL | 1-BAY | END-OF-BLOCK pattern. Limit to 24 apartments through HEIGHT or STRAIGHT adaptation.

Expansion Principles Guidance. In END OF BLOCK adaptation

BASE

W: 17 9M-

Lot size: W: 19.8-20M-

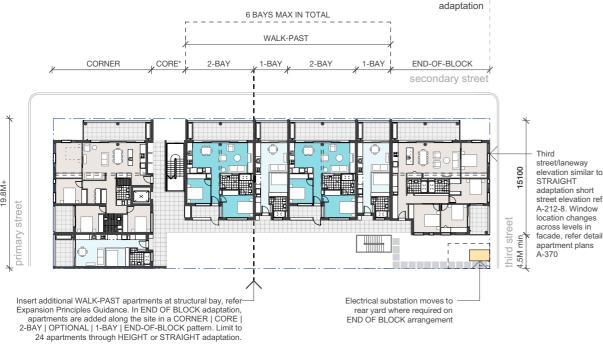
I: 44-65M

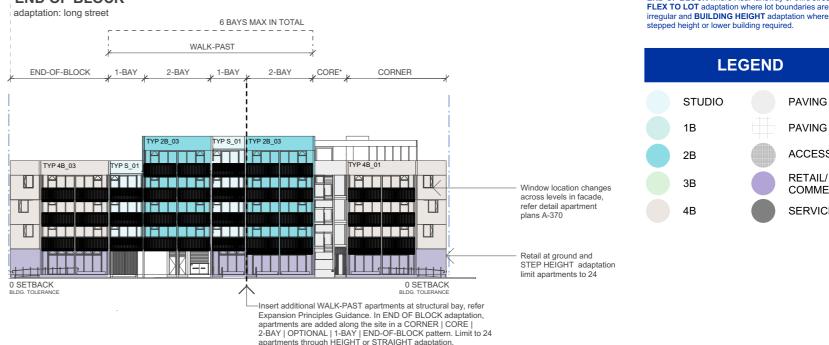
PLAN

END OF BLOCK END OF BLOCK

facade, refer detail

apartment plans





NSW HOUSING PATTERN BOOK

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Pattern Code CLA02

Name

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No.

END OF BLOCK ADAPTATION | STREET

A-212-5

ELEVATION 1:500@A3

Scale

Name

END OF BLOCK ADAPTATION | GARDEN

EXCEPTION: Where existing neighbour is Class 2 building, use INCREASE SETBACK adaptation ref A-211-8

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

NOTES

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment Short neighbour: + 3m increase to 3.3m where electrical

substation required*

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. ent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE).
- +TYP S apartment never located adjacent to CORE or another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptation Lot dimension and Rear lan

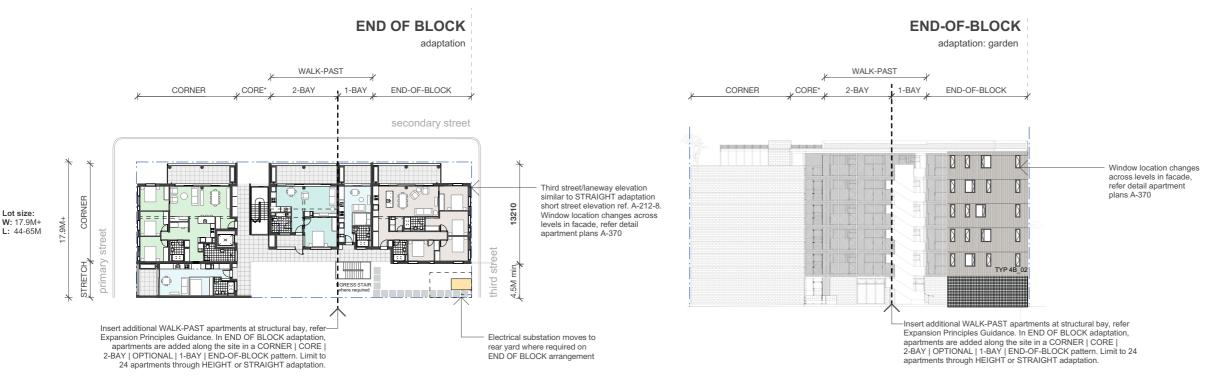
BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are

irregular and BUILDING HEIGHT adaptation where

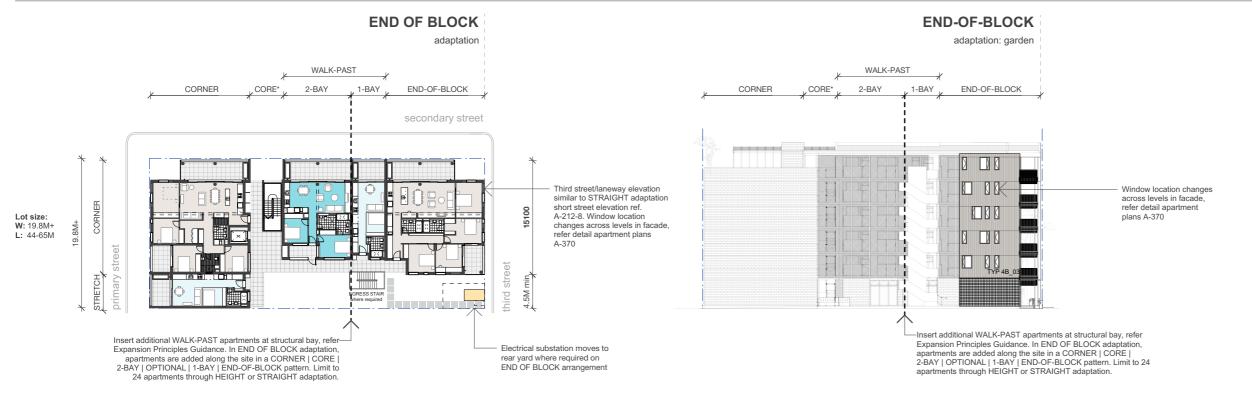
LEGEND STUDIO **PAVING** 1B PAVING **ACCESS** 3B COMMERCIAL

SERVICES

ELEVATION



WIDE PLAN ELEVATION



Description

Nov 2025 Pattern Book Issue

NSW HOUSING PATTERN BOOK

BASE

PLAN

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No. A-212-6

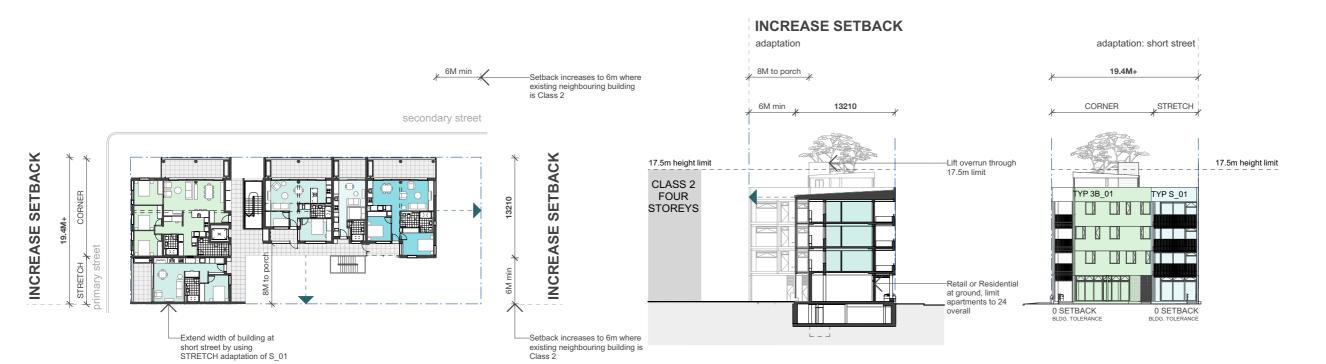
Name

4B

END OF BLOCK ADAPTATION I GARDEN ELEVATION

INCREASE SETBACK ADAPTATION

BASE SECTION ELEVATION PLAN



SECTION

INCREASE SETBACK adaptation adaptation: short street ⊁ 6M min ⊀ 9M to porch 20.5M+ -Setback increases to 6m where existing neighbouring building is Class 2 secondary street 6M min 13210 CORNER SETBACK SETBACK 17.5m height limit 17.5m height limit -Lift overrun through CLASS 2 YP 2B 07 TYP 2B FOUR **STOREYS** INCREASE EAS INCR Retail or Residential at ground, limit apartments to 24 0 SETBACK BLDG. TOLERANC 0 SETBACK BLDG. TOLERANCE overall

existing neighbouring building

NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

Minimum Setbacks
 Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to RETURN type apartment

+ 4.5m beyond RETURN apartment

Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or
- another TYP S apartment.
 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking on and Rear laneway adaptati Lot dimension and Rear lan

BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are

rregular and BUILDING HEIGHT adaptation where

stepped height or lower building required

LEGEND STUDIO **PAVING** 1B PAVING 2B ACCESS 3B COMMERCIAL 4B **SERVICES**

where existing neighbour is

NSW HOUSING PATTERN BOOK

BASE

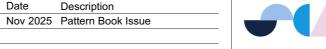
PLAN

-Extend width of building at short street by using TYP 2B CORNER

and 2B WALK-PAST as RETURN apartment



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Pattern Code CLA02

ELEVATION

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No.

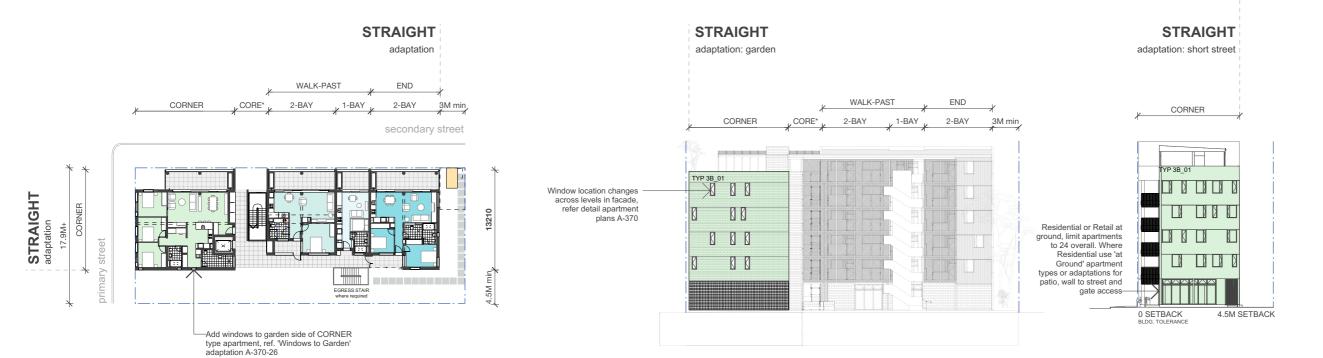
Name

A-212-7

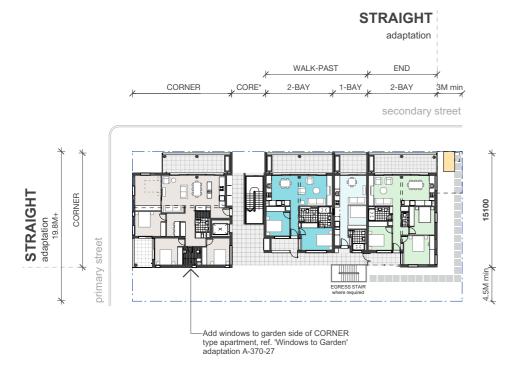
INCREASE SETBACK ADAPTATION I ELEVATION

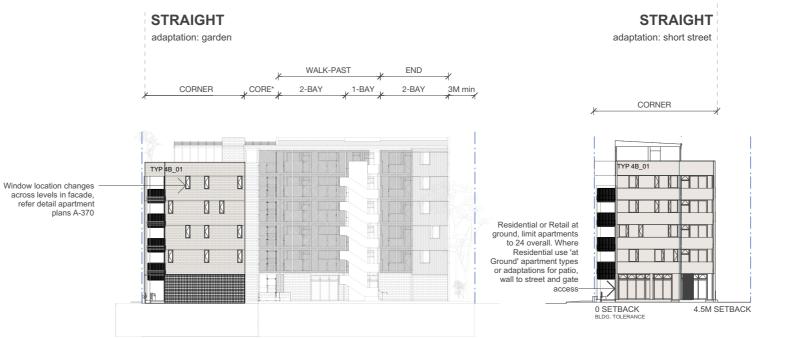
STRAIGHT ADAPTATION | GARDEN

BASE PLAN ELEVATION



WIDE PLAN ELEVATION





NOTES

SITING RULES

Pattern can sit in context of neighbouring buildings with 100% site cover as primary outlook is over streets and light and ventilation is preserved by minimum 4.5m rear courtyard garden

1. Orientation

Apartment balcony always faces street.

2. Minimum Setbacks Pattern user to determine building tolerance

Streets: + Zero setback
Long neighbour: + Zero at short street edge adjacent to
RETURN type apartment

+ 4.5m beyond RETURN apartment Short neighbour: + 3m increase to 3.3m where electrical

*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use INCREASE SETBACK adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:

- + Max. 24 apartments in total +1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment A-370-6 and A-370-12. nent of building width or length. ref.
- +CORE Core can also be incrementally adjusted to add width, shown at minimum.
- + Where required, secondary egress stair is always
- co-located with S_02 (BASE) or S_01 (WIDE). +TYP S apartment never located adjacent to CORE or another TYP S apartment.

 + Max. 12m front door of apartment to first step of egress
- fire stair. Refer Performance Solution.
 + Window location changes across levels in facade, refer
- detail apartment plans A-373 series

4. Adaptation plan and elevation rules Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations BASE and WIDE Lot width SHORT and MID Lot Length LONG | DUAL CORE Lot Length 60.5m+ STRAIGHT Building for full length side yard END OF BLOCK where Rear laneway or third street FLEX TO LOT adaptation where lot boundaries are

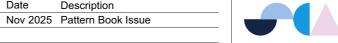
irregular and BUILDING HEIGHT adaptation where



NSW HOUSING PATTERN BOOK

GOVERNMENT **ARCHITECT** NEW SOUTH WALES

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Description

Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No.

A-212-8

Name

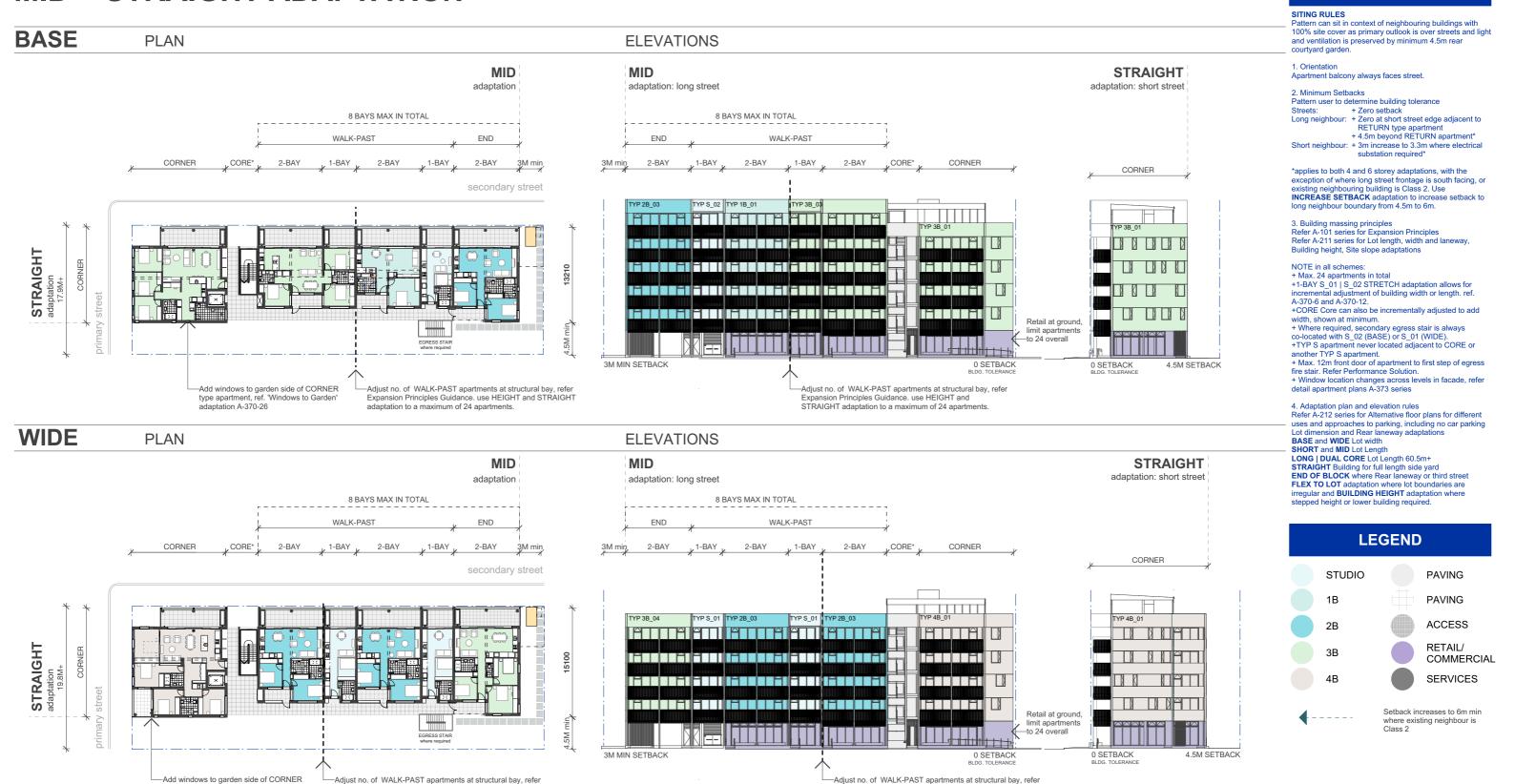
STRAIGHT ADAPTATION | **GARDEN ELEVATION**

Scale

1:300@A3

MID + STRAIGHT ADAPTATION

type apartment, ref. 'Windows to Garden' adaptation A-370-27

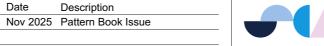


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Expansion Principles Guidance. use HEIGHT and STRAIGHT adaptation to a maximum of 24 apartments.





Expansion Principles Guidance. use HEIGHT and STRAIGHT adaptation to a maximum of 24 apartments

Pattern Code CLA02

Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No.

Name

A-212-9

NOTES

MID + STRAIGHT ADAPTATION | STREET

Scale

ELEVATION 1:300@A3