

CORNER LOT APARTMENTS 02

by Spacecraft Architects

November 2025



Adaptations (continued)

LENGTH ADAPTATION | RESIDENTIAL | GROUND FLOOR 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*

*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 incremental 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES
- Can use THROUGH LIVING apartment type

Can use WIDE LIVING apartment type

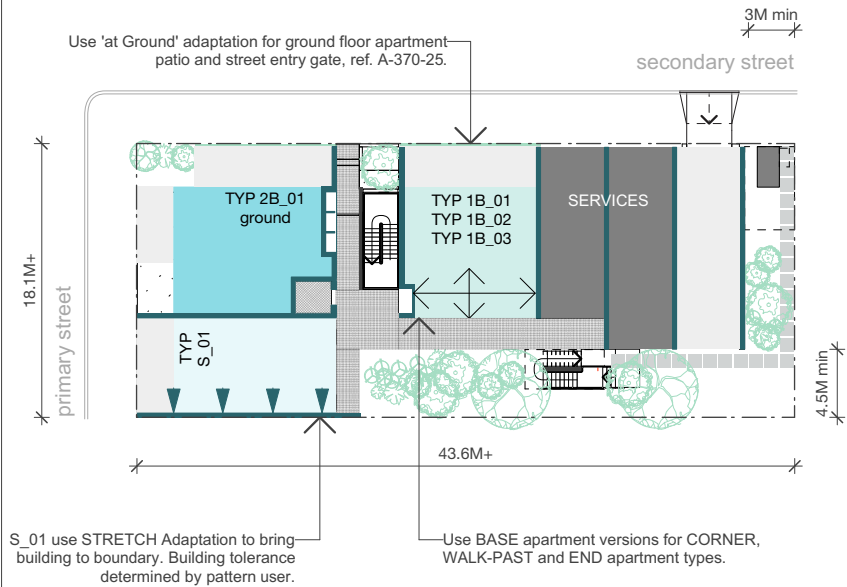
Widen or lengthen building NOTE: to match apartments above

STRETCH apartment type

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

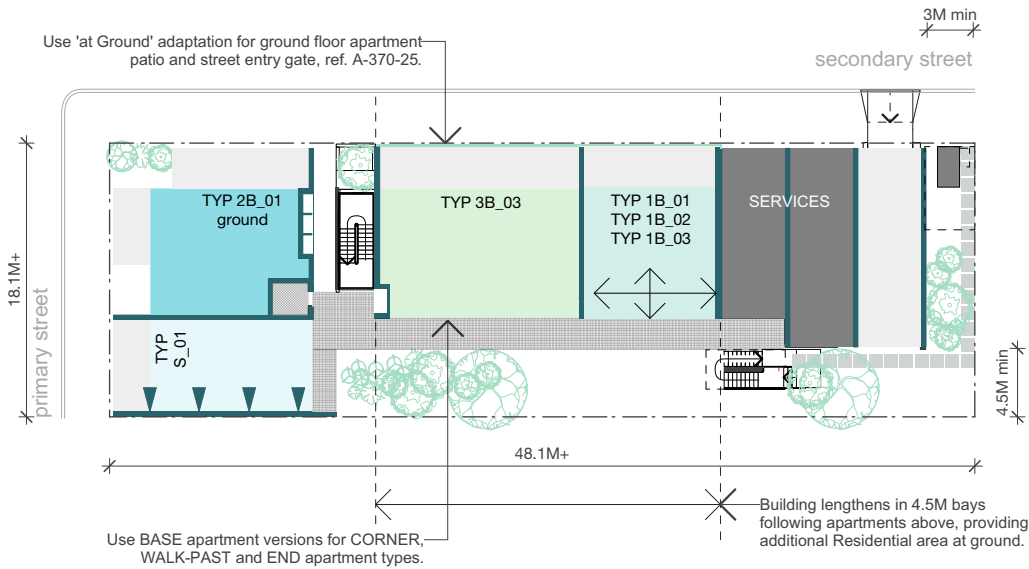
BASE | RESIDENTIAL

Residential ground plan - Lot width 18.1M+



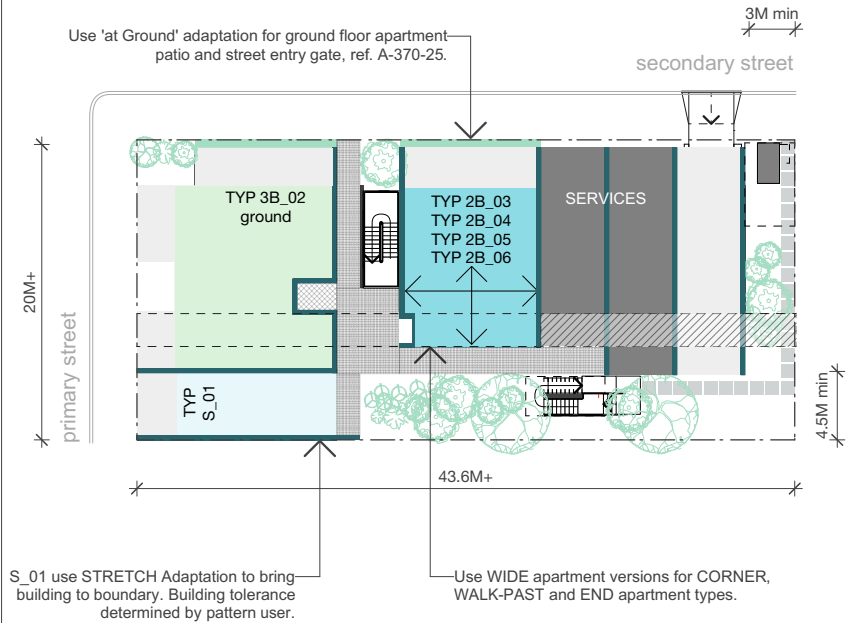
MID | RESIDENTIAL

Applies to all Residential ground plans - Lot width 18.1M+



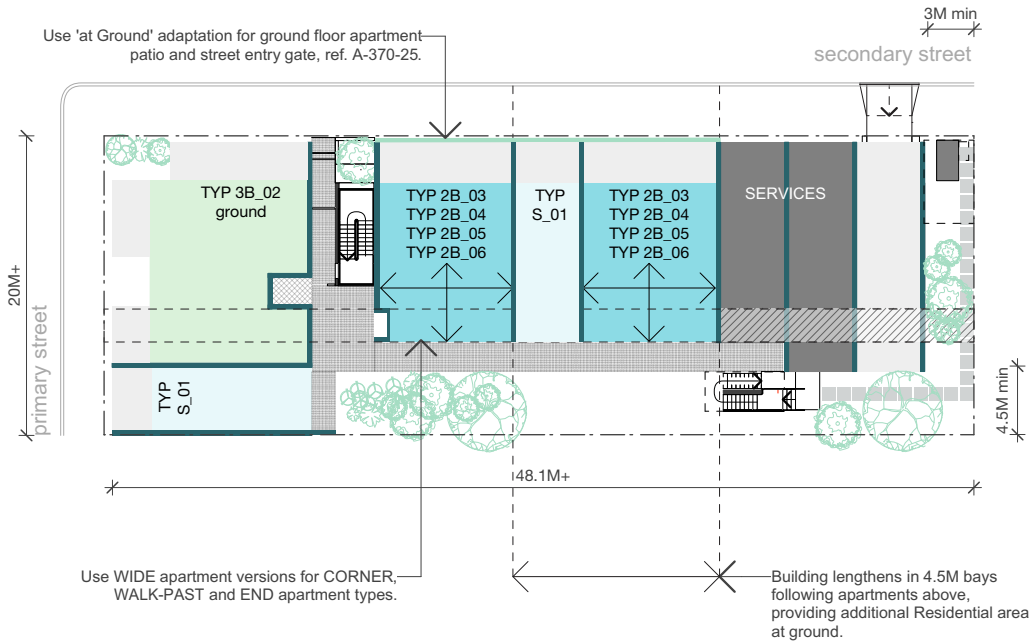
WIDE | RESIDENTIAL

Applies to all Residential ground plans - Lot width 20M+



WIDE + MID | RESIDENTIAL

Applies to all Residential ground plans - Lot width 20M+



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-4
Name LENGTH ADAPTATION
| RESIDENTIAL
GROUND FLOOR
Scale 1:500@A3

LENGTH ADAPTATION | APARTMENT LEVEL PLANS

BASE PATTERN | TYPICAL APARTMENT LEVEL

Lot length 43.4M

STRETCH S_01 | TYPICAL APARTMENT LEVEL

Applies to BASE and WIDE - Lot width 17.9M+

WIDE | TYPICAL APARTMENT LEVEL

Lot width 19.8M+

MID | TYPICAL APARTMENT LEVEL

Applies to BASE, WIDE and STRAIGHT - Lot length 47.9M+

SOUTH* FRONTAGE | TYPICAL APARTMENT LEVEL

WIDE corner with BASE WALK-PAST and END - Lot width 19.8M+

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.

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 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 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

STUDIO

1B

2B

3B

4B

PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES

Can use THROUGH LIVING apartment type

Can use WIDE LIVING apartment type

Widen or lengthen building NOTE: to match apartments above

STRETCH apartment type

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

NSW HOUSING

PATTERN BOOK

GOVERNMENT

ARCHITECT

NEW SOUTH WALES

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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	Corner Lot Apartments 02 by Spacecraft Architects

Drawing No.	A-211-5
Name	LENGTH ADAPTATION APARTMENT LEVEL PLANS
Scale	1:500@A3

LONG | DUAL CORE ADAPTATION

where 60.5m+ lot length add mirrored core

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 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.

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 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES
- Can use THROUGH LIVING apartment type

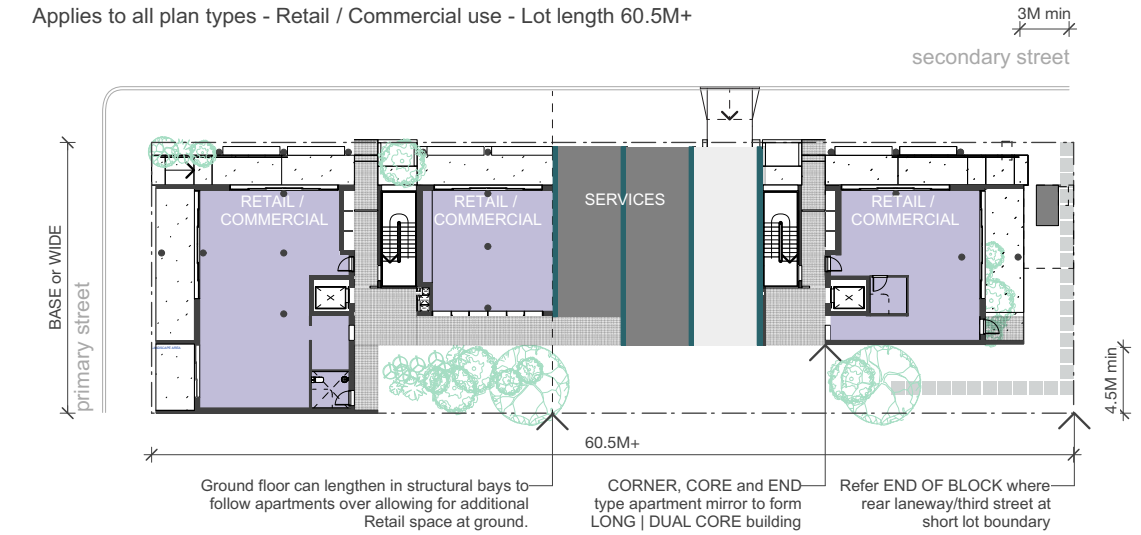
Can use WIDE LIVING apartment type

Widen or lengthen building NOTE: to match apartments above

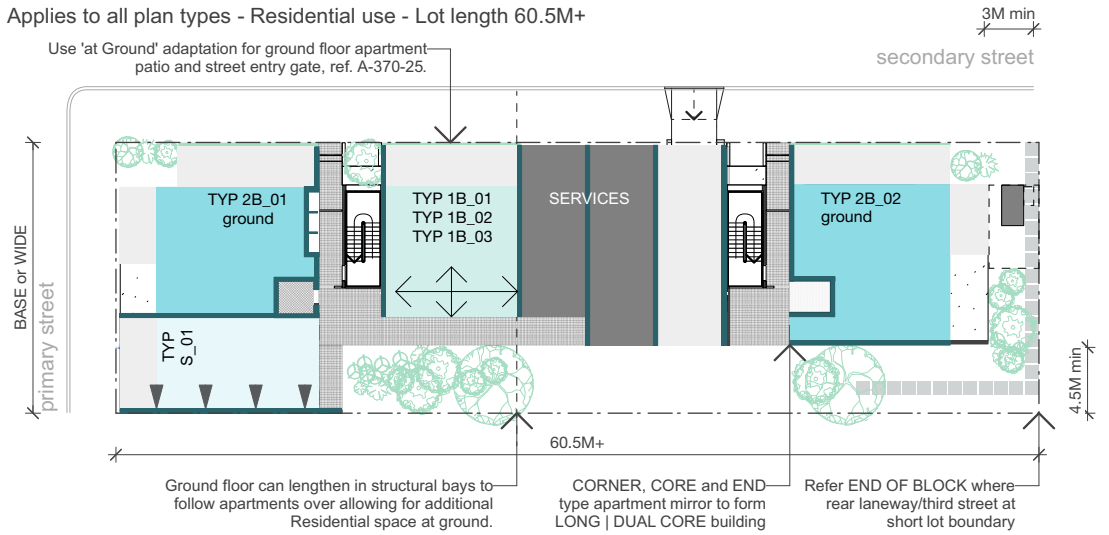
STRETCH apartment type

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

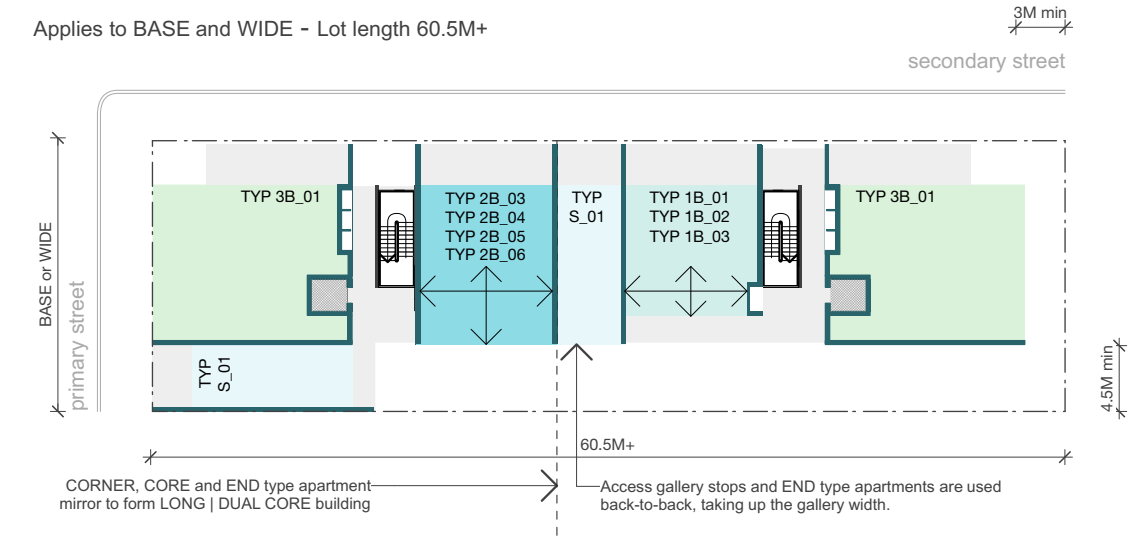
GROUND FLOOR RETAIL | LONG | DUAL CORE



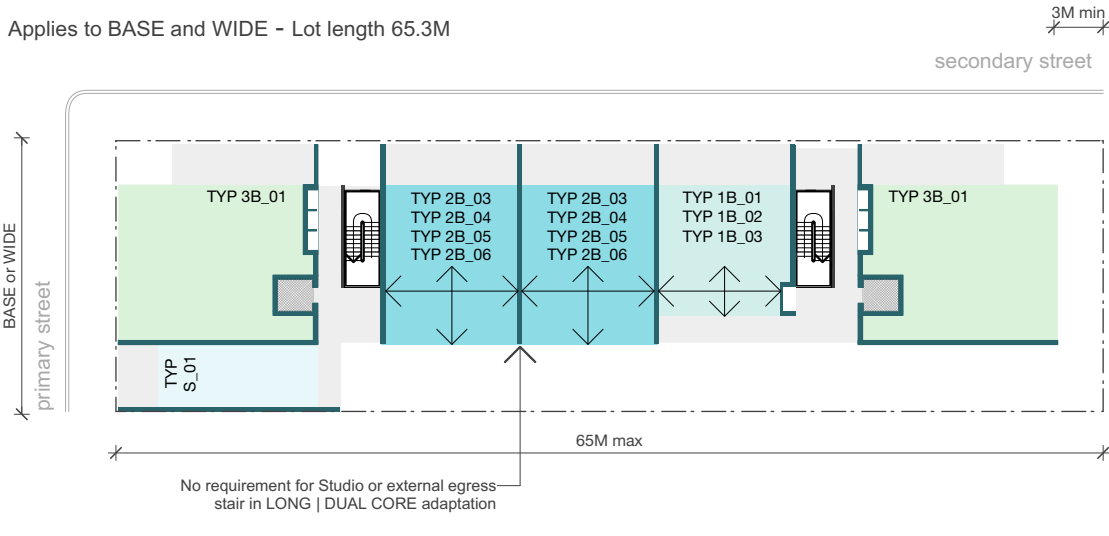
GROUND FLOOR RESIDENTIAL | LONG | DUAL CORE



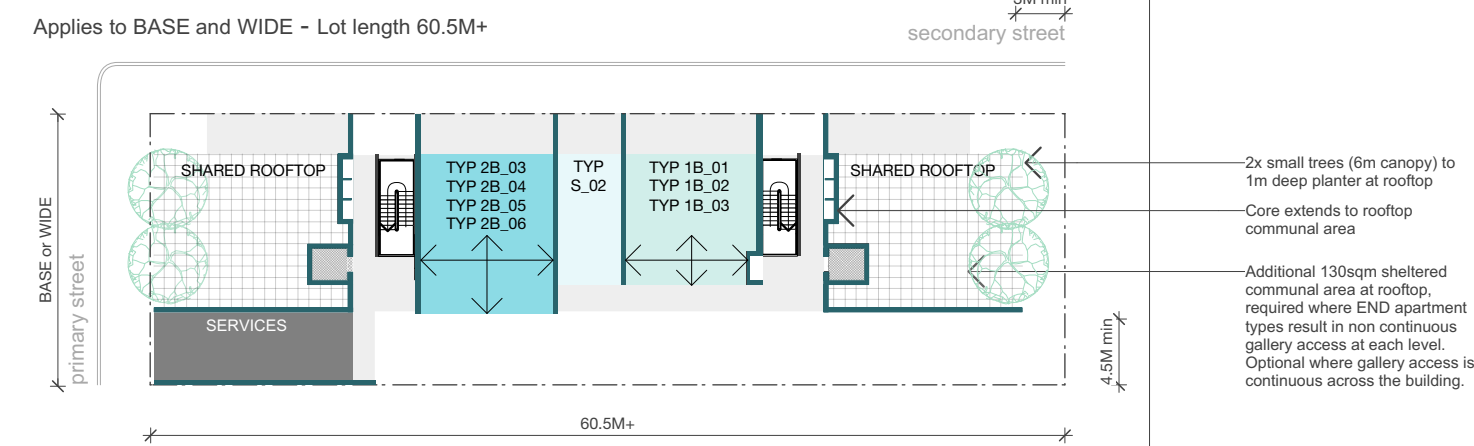
TYPICAL APARTMENT LEVEL | LONG | DUAL CORE



TYPICAL APARTMENT LEVEL | LONGEST | DUAL CORE



COMMUNAL TERRACE | LONG | DUAL CORE



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-6
Name LONG | DUAL CORE ADAPTATION
Scale 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

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.

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 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 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

STUDIO

1B

2B

3B

4B

PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES

↕

↔

▨

▴▴▴

←

Can use THROUGH LIVING apartment type

Can use WIDE LIVING apartment type

Widen or lengthen building NOTE: to match apartments above

STRETCH apartment type

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

BASE | MID | GROUND FLOOR RETAIL

Applies to all plan types Retail / Commercial use - Lot length 48.5M+

secondary street

laneway

primary street

BASE or WIDE

increase in 4.5M bays

4.5M min

Ground floor lengthens in structural bays to follow apartments over allowing for additional Retail space at ground.

3M setback reduces to zero setback. Pattern user to determine building tolerance.

Mirror ground floor corner plan according to use

Where required, electrical substation moves to laneway street frontage

BASE | MID | GROUND FLOOR RESIDENTIAL

Applies to all plan types Residential use - Lot length 48.5M+

secondary street

laneway

primary street

BASE or WIDE

increase in 4.5M bays

4.5M min

Ground floor lengthens in structural bays to follow apartments over allowing for additional Residential space at ground.

3M setback reduces to zero setback. Pattern user to determine building tolerance.

Where required, electrical substation moves to laneway street frontage

BASE | MID | TYPICAL APARTMENT LEVEL

Applies to BASE, WIDE, STRAIGHT - Lot length 48.5M+

secondary street

laneway

primary street

BASE or WIDE

increase in 4.5M bays

4.5M min

Building lengthens in 4.5M bays through adding WALK-PAST apartment types.

Exchange END type for END-OF-BLOCK type

Secondary egress stair moves with Studio apartment. Maintain 12M max distance from all front doors to fire stair/top step of an exit stair.

NSW HOUSING

PATTERN BOOK

GOVERNMENT

ARCHITECT

NEW SOUTH WALES

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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code

CLA02

Name

Corner Lot Apartments 02
by Spacecraft Architects

Pattern Code

CLA02

Name

Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.

A-211-7

Name

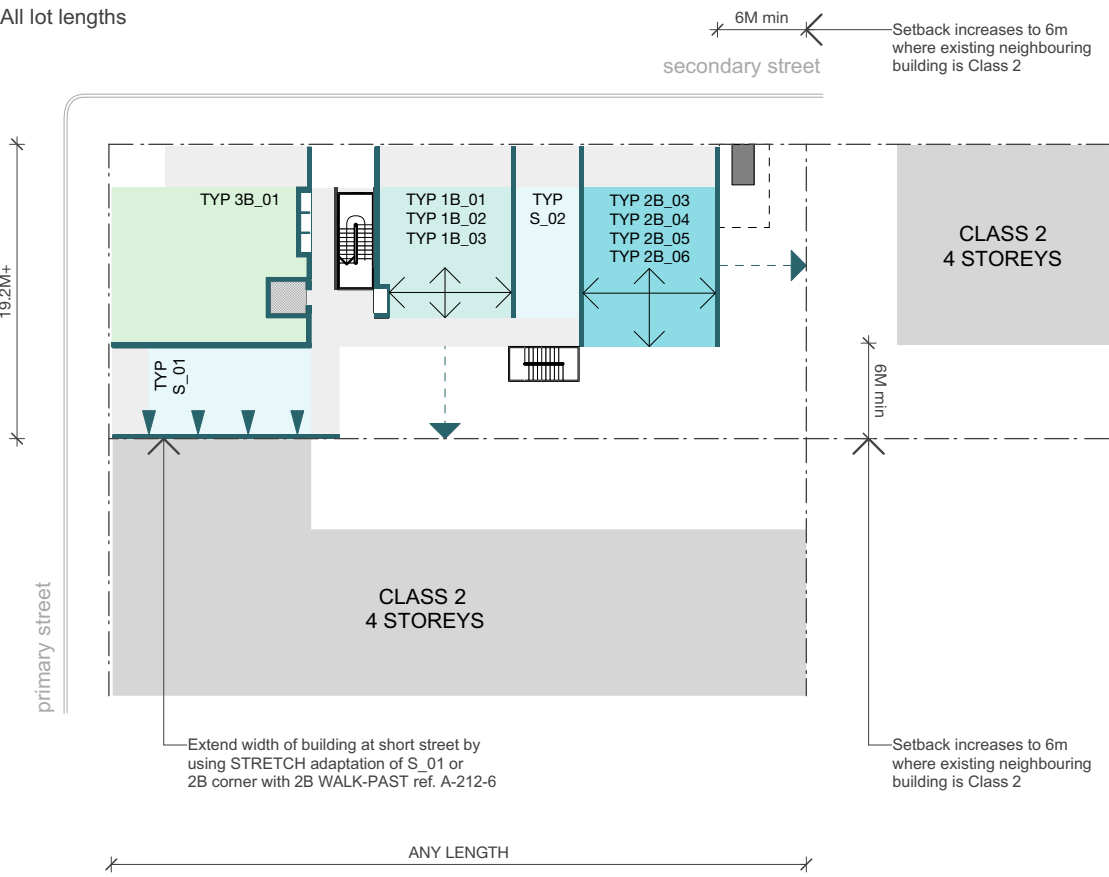
END OF BLOCK
ADAPTATION | PLANS

Scale

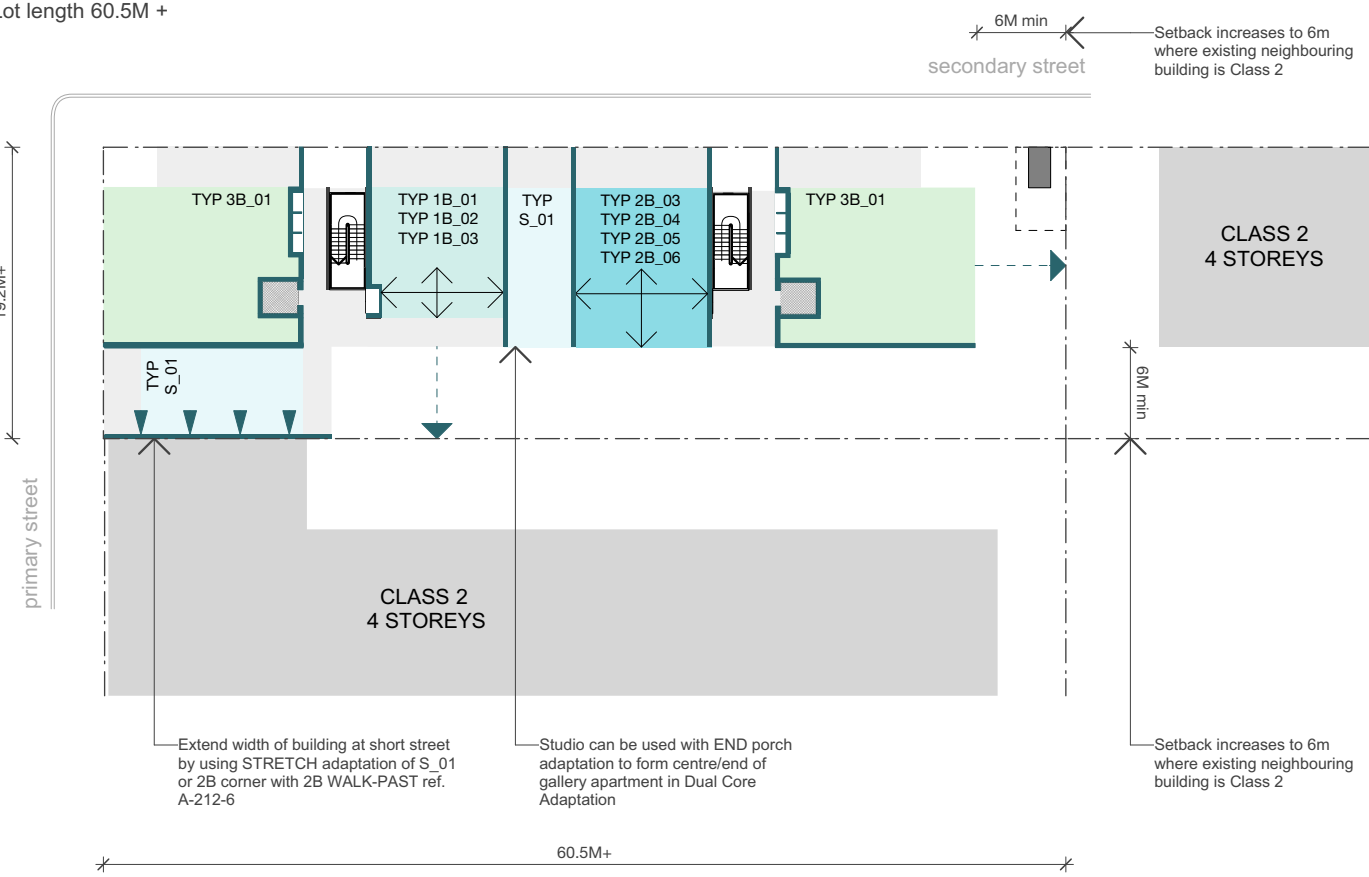
1:500@A3

INCREASE SETBACK ADAPTATION

SHORT-MID or END OF BLOCK | TYPICAL APARTMENT LEVEL



LONG | DUAL CORE | TYPICAL APARTMENT LEVEL



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*

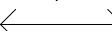
*applies to both 4 and 6 storey adaptations, with the exception of where long street frontage is south facing, or existing neighbouring building is Class 2. Use **INCREASE SETBACK** adaptation to increase setback to long neighbour boundary from 4.5m to 6m.

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 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 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

	STUDIO		PAVING
	1B		PAVING
	2B		ACCESS
	3B		RETAIL/ COMMERCIAL
	4B		SERVICES
		Can use THROUGH LIVING apartment type	
		Can use WIDE LIVING apartment type	
		Widen or lengthen building NOTE: to match apartments above	
		STRETCH apartment type	
		Setback increases to 6m min where existing neighbour is Class 2	

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02

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

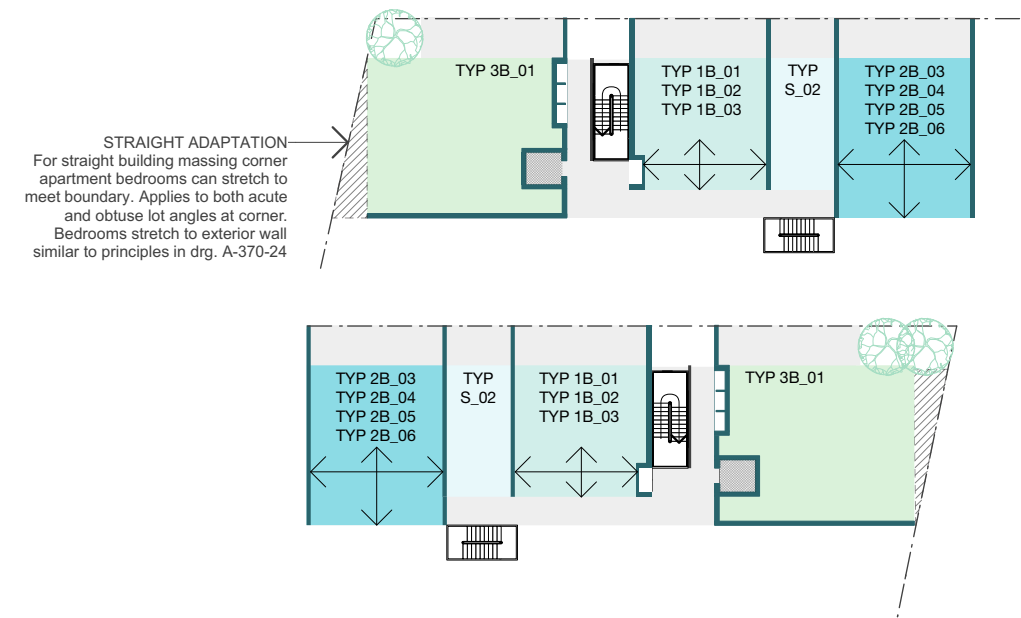
Drawing No.	A-211-8
Name	INCREASE SETBACK ADAPTATION PLANS
Scale	1:500@A3

FLEX TO LOT ADAPTATION

flex plan at structural bay to follow irregular lot boundaries

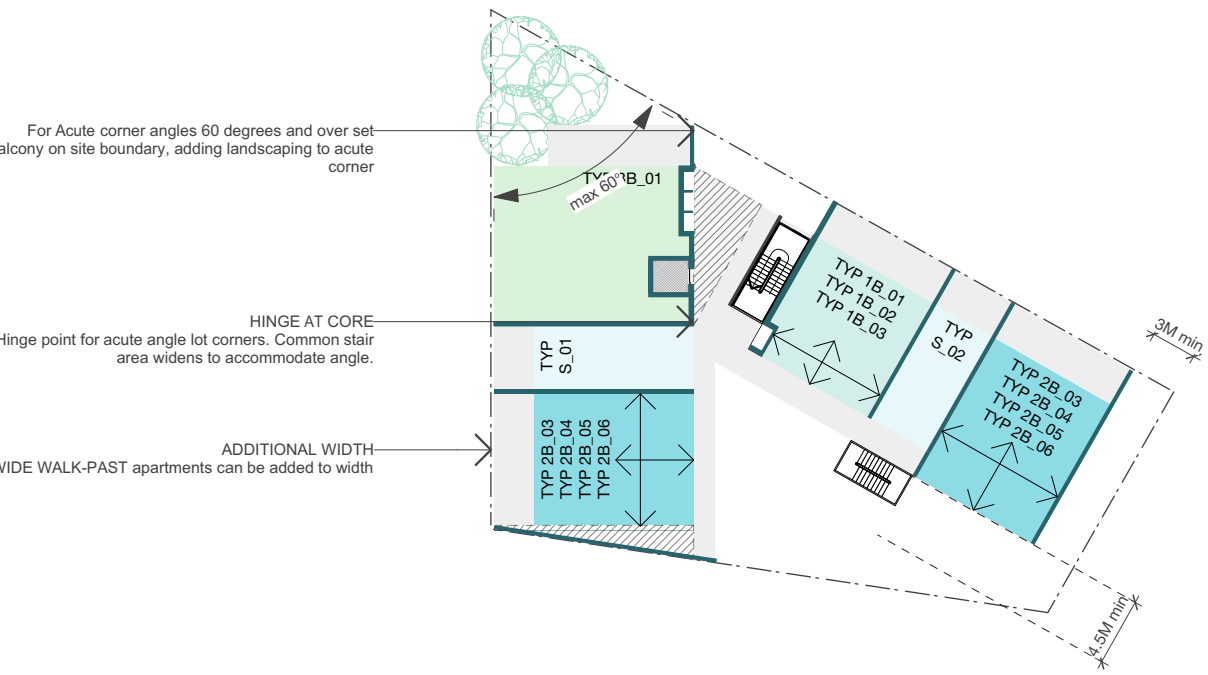
STRAIGHT ADAPTATION CORNER

Applies to BASE and WIDE Adaptations



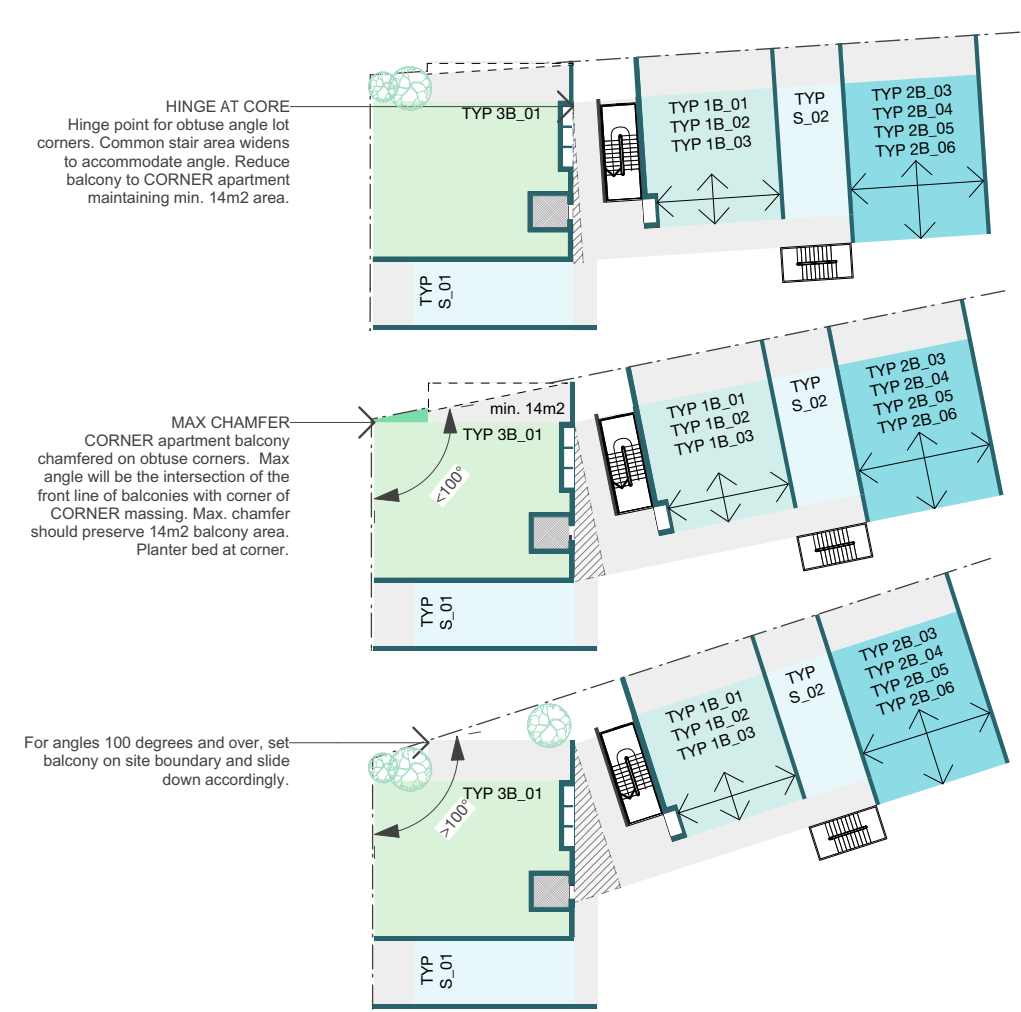
ACUTE ANGLE AT CORNER

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



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.

- 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 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 incremental 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 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

- STUDIO
 - 1B
 - 2B
 - 3B
 - 4B
 - PAVING
 - PAVING
 - ACCESS
 - RETAIL/ COMMERCIAL
 - SERVICES
- Can use THROUGH LIVING apartment type
- Can use WIDE LIVING apartment type
- Widen or lengthen building NOTE: to match apartments above
- STRETCH apartment type
- Setback increases to 6m min where existing neighbour is Class 2

NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



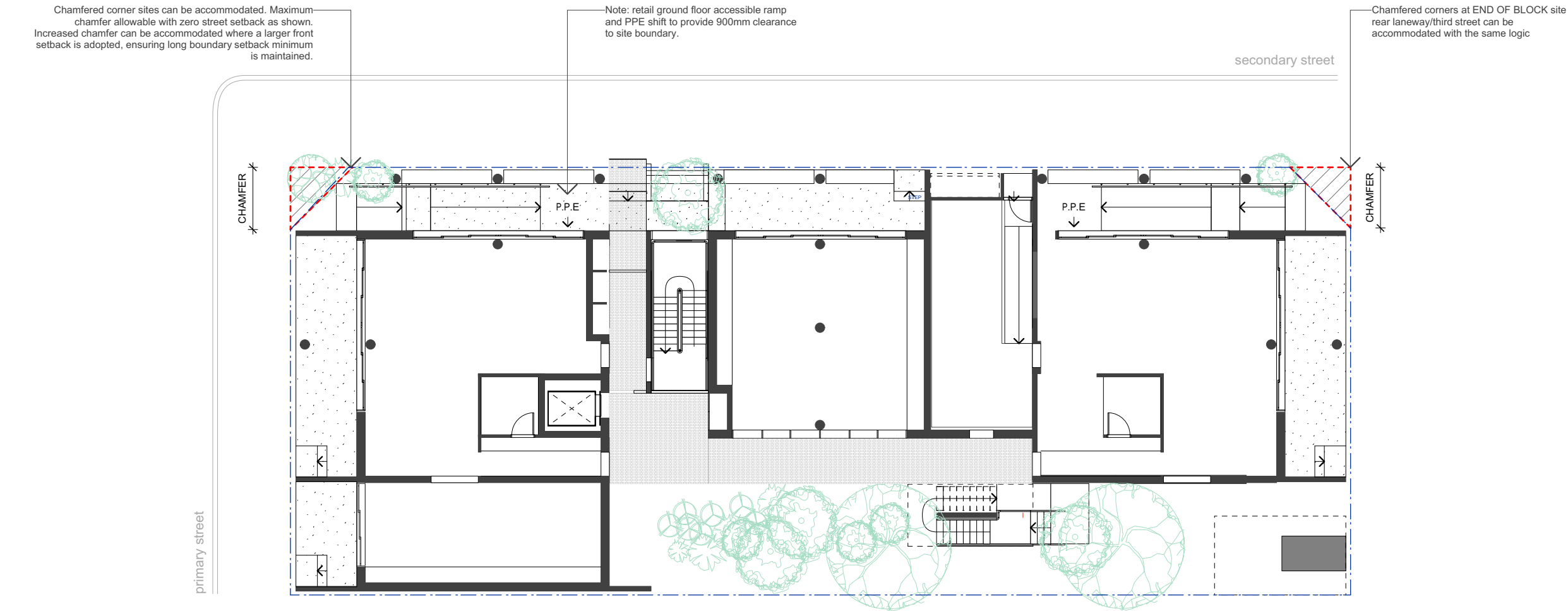
Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-9
Name **FLEX TO LOT ADAPTATION | PLANS**
Scale 1:500@A3

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*
+ 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 incremental 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 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

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

- Can use THROUGH LIVING apartment type
- Can use WIDE LIVING apartment type
- Widen or lengthen building
NOTE: to match apartments above
- STRETCH apartment type
- Setback increases to 6m min where existing neighbour is Class 2

NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-10
Name CHAMFER LOT
CORNER ADAPTATION
| 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+

STRAIGHT BUILDING | GROUND FLOOR RETAIL

Applies to all ground plans Retail or Residential use - Lot width 17.9m+

STRAIGHT BUILDING | GROUND FLOOR RESIDENTIAL

Applies to all apartment level plans - Lot width 17.9m+

STRAIGHT BUILDING | TYPICAL APARTMENT LEVEL

Applies to all apartment level plans - Lot width 17.9m+

STRAIGHT BUILDING | SOUTH* FACING FRONTAGE

Applies to all apartment level plans - Lot width 19.8m+

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.

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 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 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

STUDIO

1B

2B

3B

4B

PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES

↕

Can use THROUGH LIVING apartment type

↔

Can use WIDE LIVING apartment type

▨

Widen or lengthen building NOTE: to match apartments above

▴ ▴ ▴

STRETCH apartment type

← - - -

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

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

© State of New South Wales (Department of Planning, Housing and Infrastructure) 2025

Government Architect NSW for New South Wales Department of Planning, Housing and Infrastructure (GANSW) has approved this pattern for inclusion in the Housing Pattern Book.

This Pattern is an indicative design for planning application purposes and is not suitable for construction. GANSW accepts no responsibility or liability in relation to use of this Pattern or any resulting built outcome. It is the sole responsibility of each Pattern user to make their own enquiries and obtain professional advice in relation to approvals, compliance, and construction of this Pattern. Any use of this Pattern must be in accordance with the [Terms and Conditions](#), which may be retracted or amended by GANSW at any time. Any misuse may be prosecuted.

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code

CLA02

Name

Corner Lot Apartments 02 by Spacecraft Architects

Drawing No.

A-211-11

Name

STRAIGHT ADAPTATION | PLANS

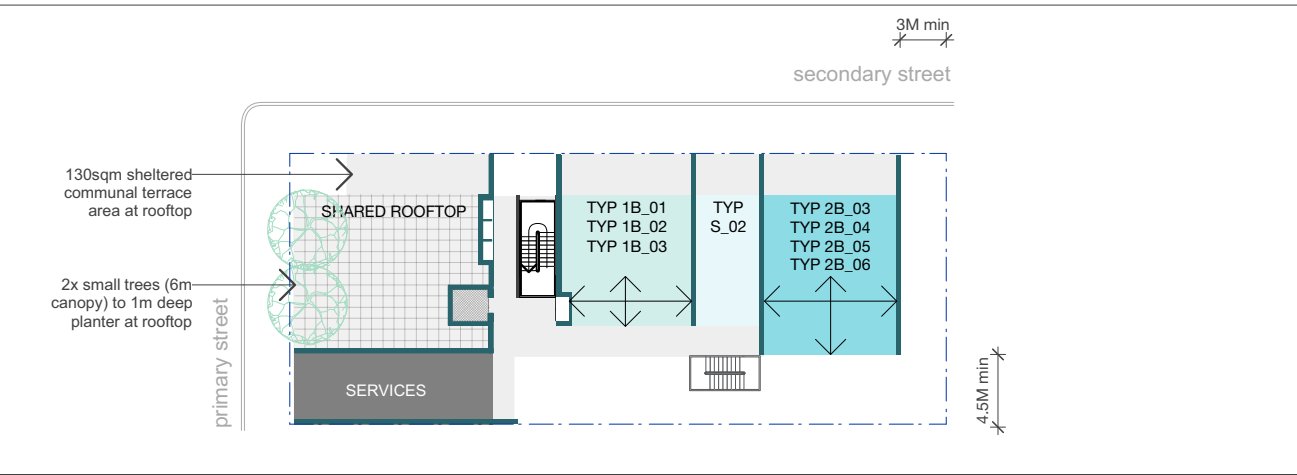
Scale

1:500@A3

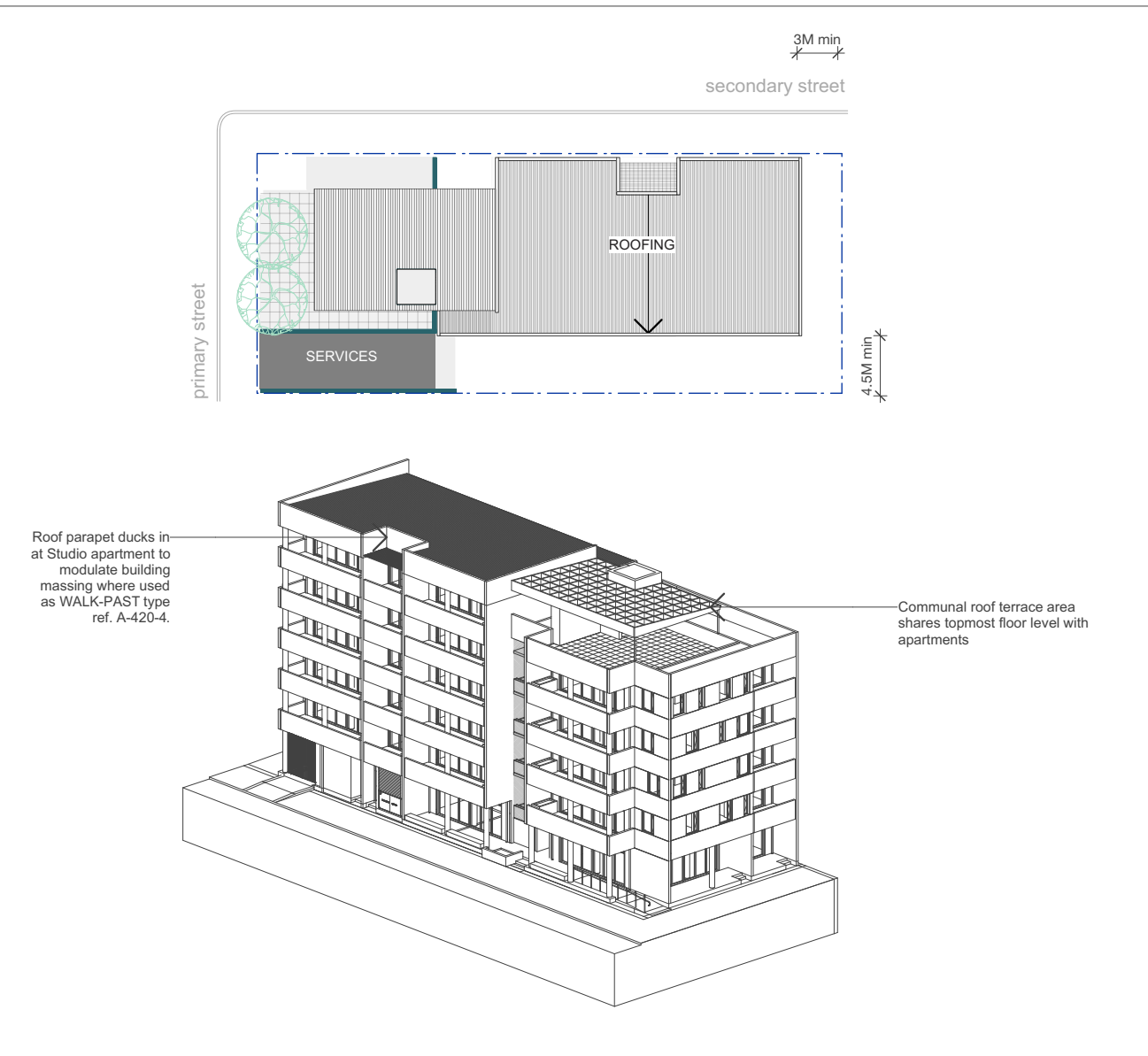
BUILDING HEIGHT ADAPTATION | PLANS

where building height lower, communal area can shift to form half level above roof

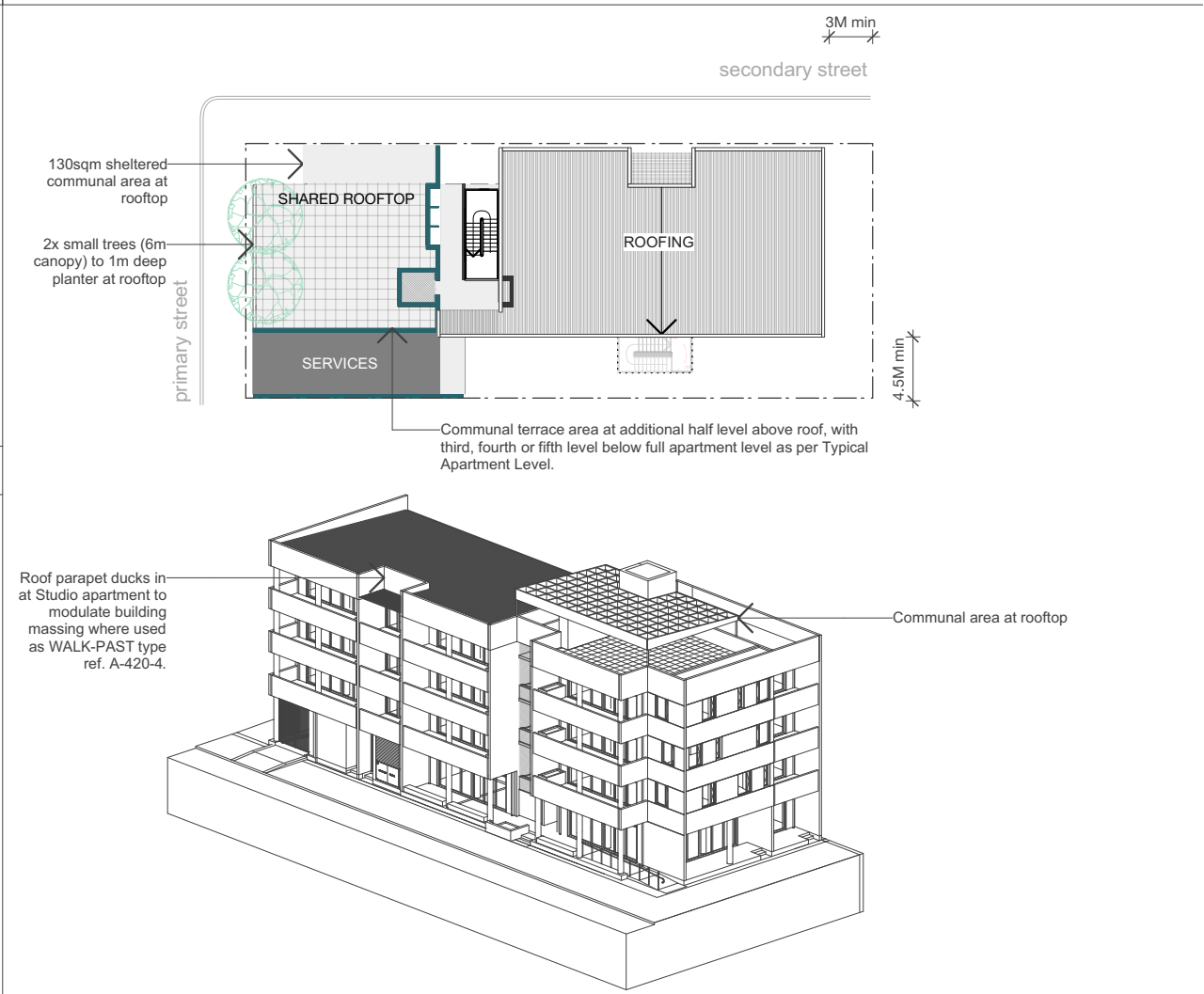
BASE PATTERN | FIFTH LEVEL INC. COMMUNAL ROOF



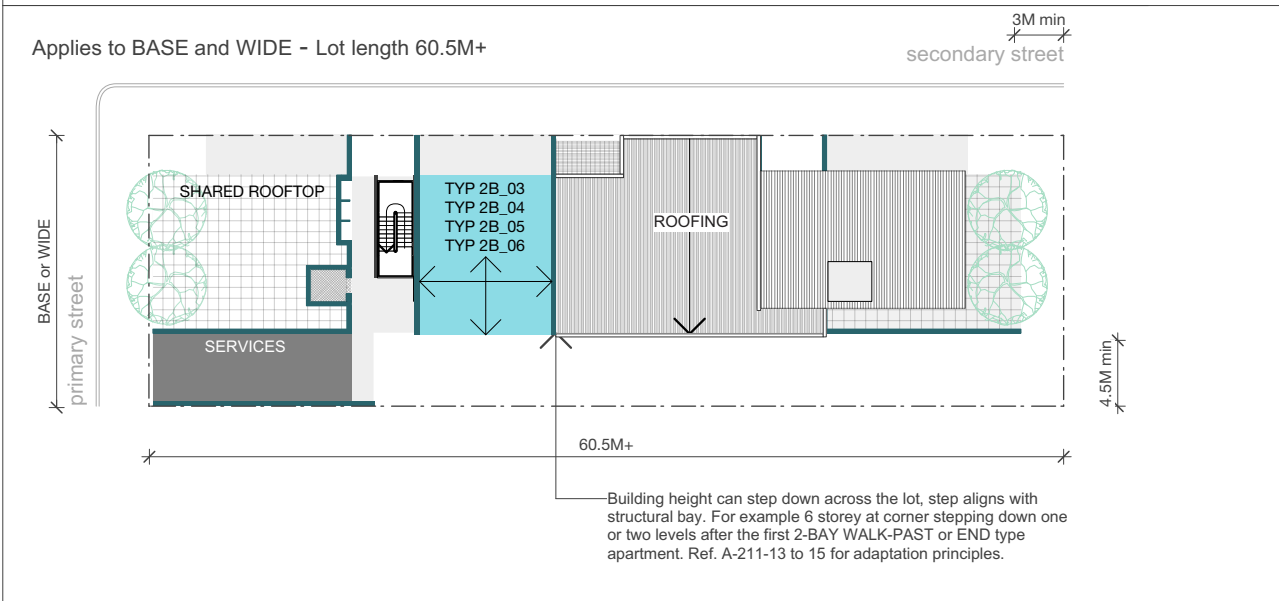
BASE PATTERN | ROOF LEVEL



COMMUNAL AT ROOF ADAPTATION



STEPPED ROOF ADAPTATION



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.

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 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 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

- STUDIO
 - 1B
 - 2B
 - 3B
 - 4B
 - PAVING
 - PAVING
 - ACCESS
 - RETAIL/ COMMERCIAL
 - SERVICES
- Can use THROUGH LIVING apartment type
- Can use WIDE LIVING apartment type
- Widen or lengthen building NOTE: to match apartments above
- STRETCH apartment type
- Setback increases to 6m min where existing neighbour is Class 2

NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

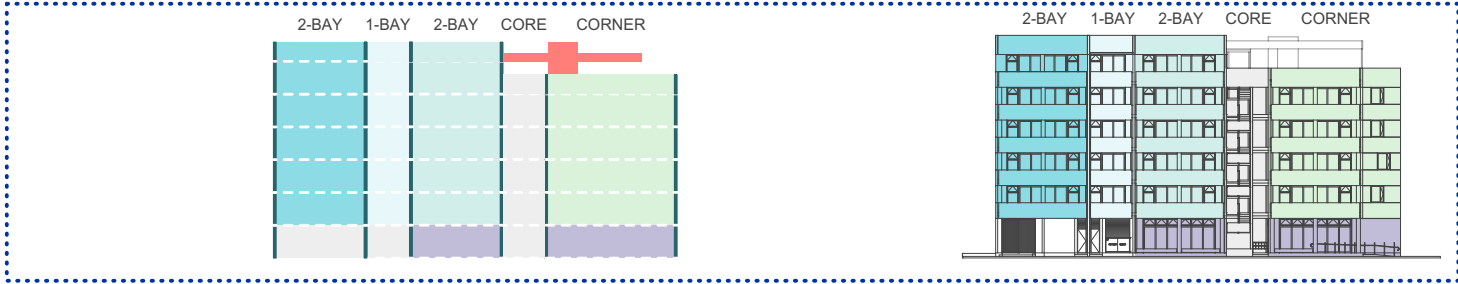
Drawing No. A-211-12
Name **BUILDING HEIGHT ADAPTATION | ROOFTOP PLANS**
Scale 1:500@A3

LENGTH EXPANSION PRINCIPLES | ELEVATION

MID

Sites longer than 40m require additional egress stairs into side yard for fire escape

base pattern



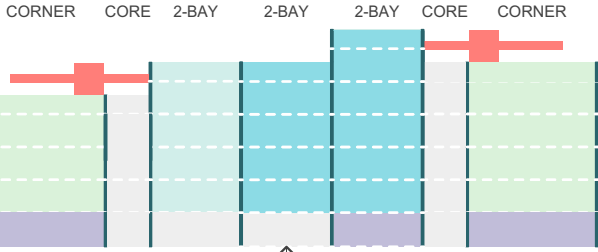
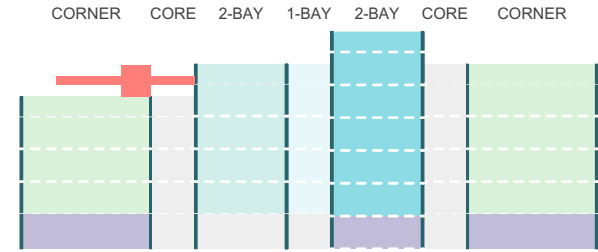
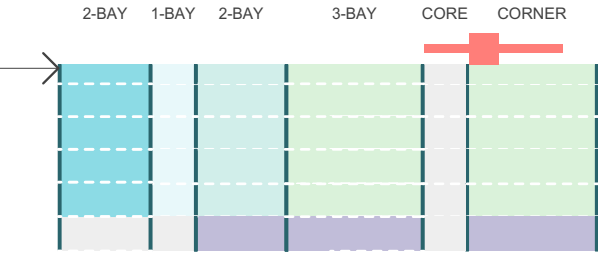
All MID Adaptations require Secondary egress stair to garden courtyard, which moves with 1 BAY/Studio apartment.

Retail / Commercial at ground for 6 storey BASE scheme results in 23 apartments. For residential at ground, use STRAIGHT or HEIGHT adaptation to keep total apartments to 24.

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.

LONG | DUAL CORE

Sites longer than 60.4m convert to dual core with mirrored apartment and core arrangement.
+maintain 3m setback to mirrored corner apartment to boundary unless at End of Block



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.

NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
 by Spacecraft Architects

Drawing No. A-211-13
Name LENGTH EXPANSION
 PRINCIPLES |
 ELEVATION
Scale 1:750@A3

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.

- 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 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.

- 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 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 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

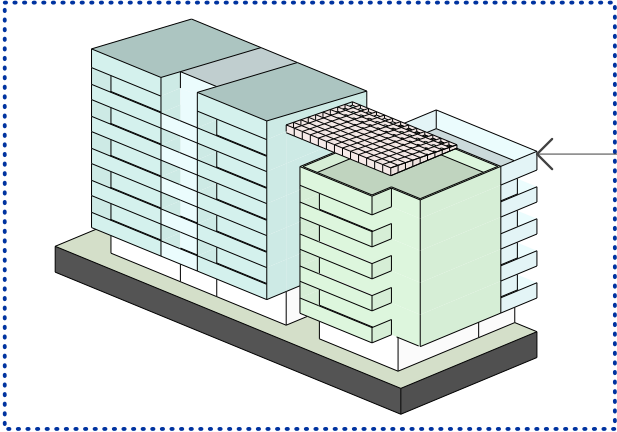
- Adaptation plan and elevation rules
Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations
BASE and **WIDE** Lot width
SHORT and **MID** Lot Length
LONG | DUAL CORE Lot Length 60.5m+
STRAIGHT Building 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

- | | | | |
|--|--------|--|-----------------------|
| | STUDIO | | PAVING |
| | 1B | | PAVING |
| | 2B | | ACCESS |
| | 3B | | RETAIL/
COMMERCIAL |
| | 4B | | SERVICES |
| | | | TERRACE/
CANOPY |

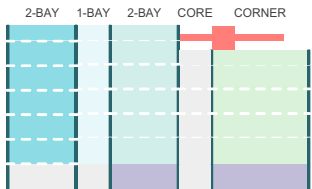
BUILDING HEIGHT ADAPTATION PRINCIPLES | ELEVATION

base pattern



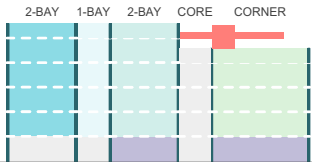
6-STOREY

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



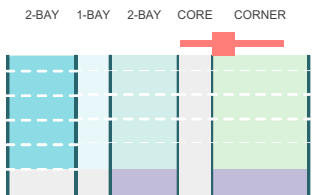
5-STOREY

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

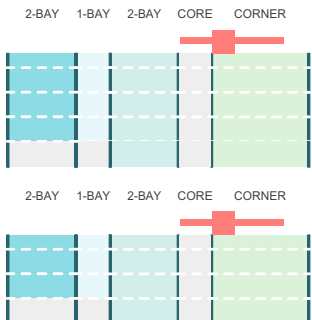


COMMUNAL AT ROOF ADAPTATION

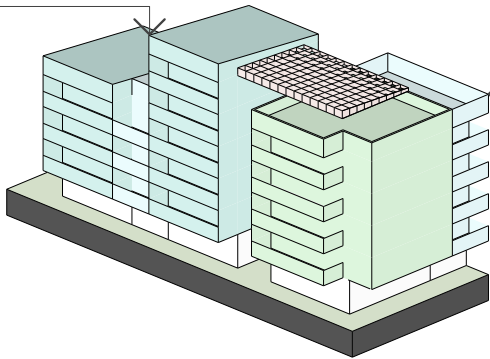
Five levels
Communal terrace at roof top over
Use Retail / Commercial at ground, HEIGHT or STRAIGHT adaptations to limit apartments to 24



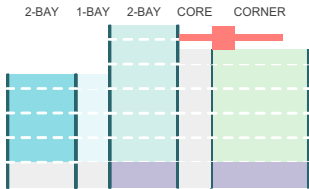
Three or Four levels
Communal terrace at roof top over



Align level changes with end of 2 or 3 BAY WALK-PAST apartments

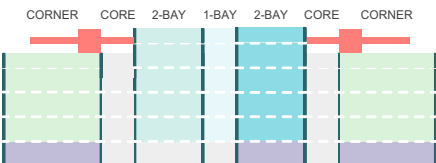
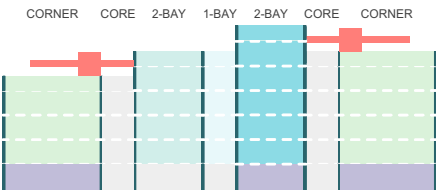


For example, six levels at CORNER, CORE and first 1x 2 BAY apartment, decrease to five or four stories along the building. Use Retail / Commercial at ground, HEIGHT or STRAIGHT adaptations to limit apartments to 24



LONG | DUAL CORE

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 to 24



Pattern Code

CLA02
Corner Lot Apartments 02
by Spacecraft Architects

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.

- 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 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 incremental 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 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

STUDIO

1B

2B

3B

4B

PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES

TERRACE/ CANOPY

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code
Name
CLA02
Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.
Name
Scale
A-211-14
HEIGHT ADAPTATION
PRINCIPLES |
ELEVATION
NTS

HEIGHT ADAPTATION PRINCIPLES | SECTION

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 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.

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 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 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

STUDIO

1B

2B

3B

4B

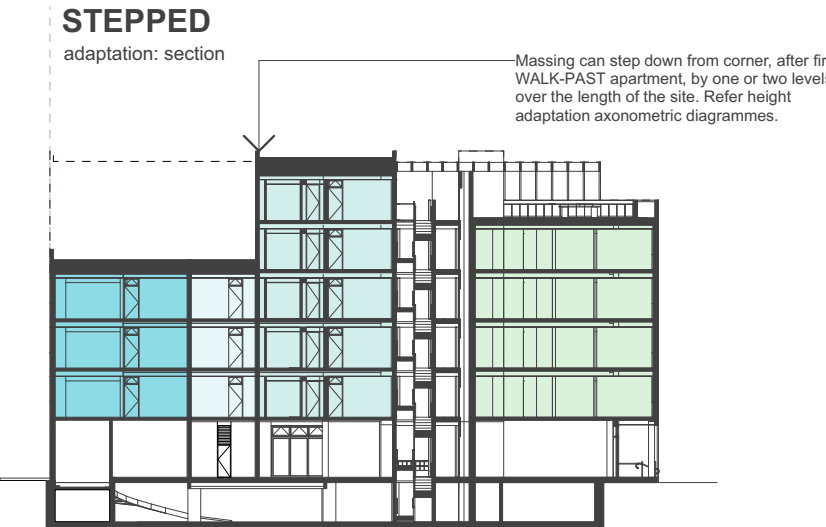
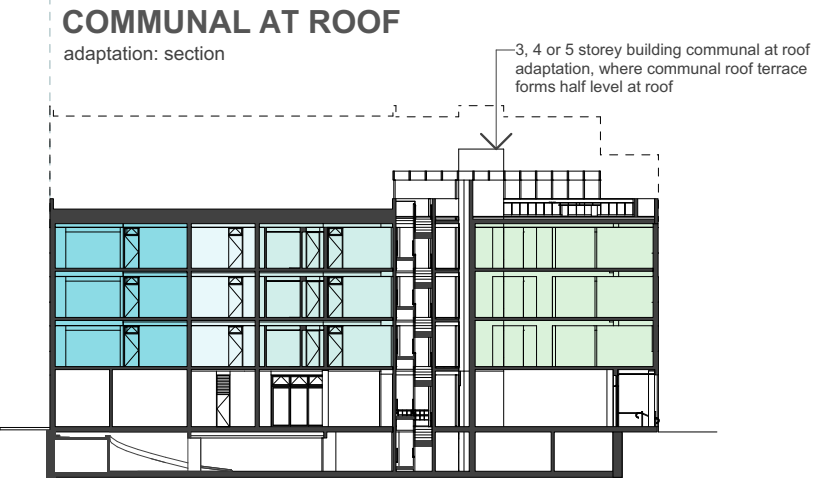
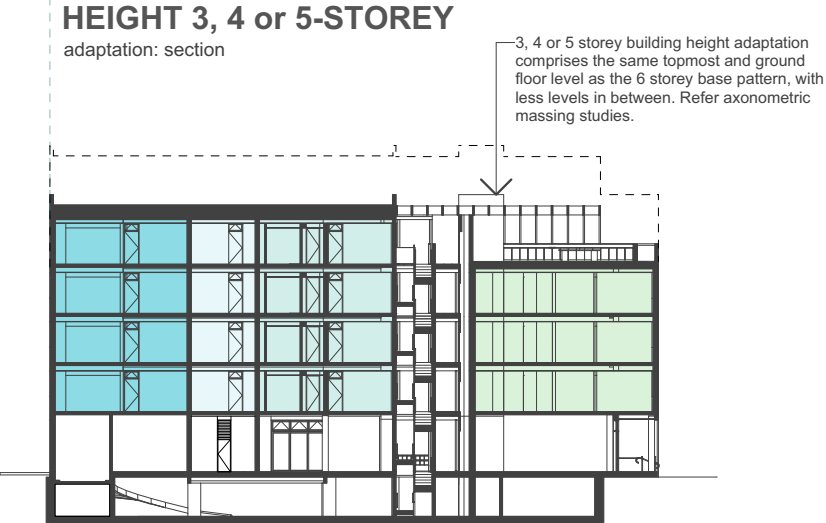
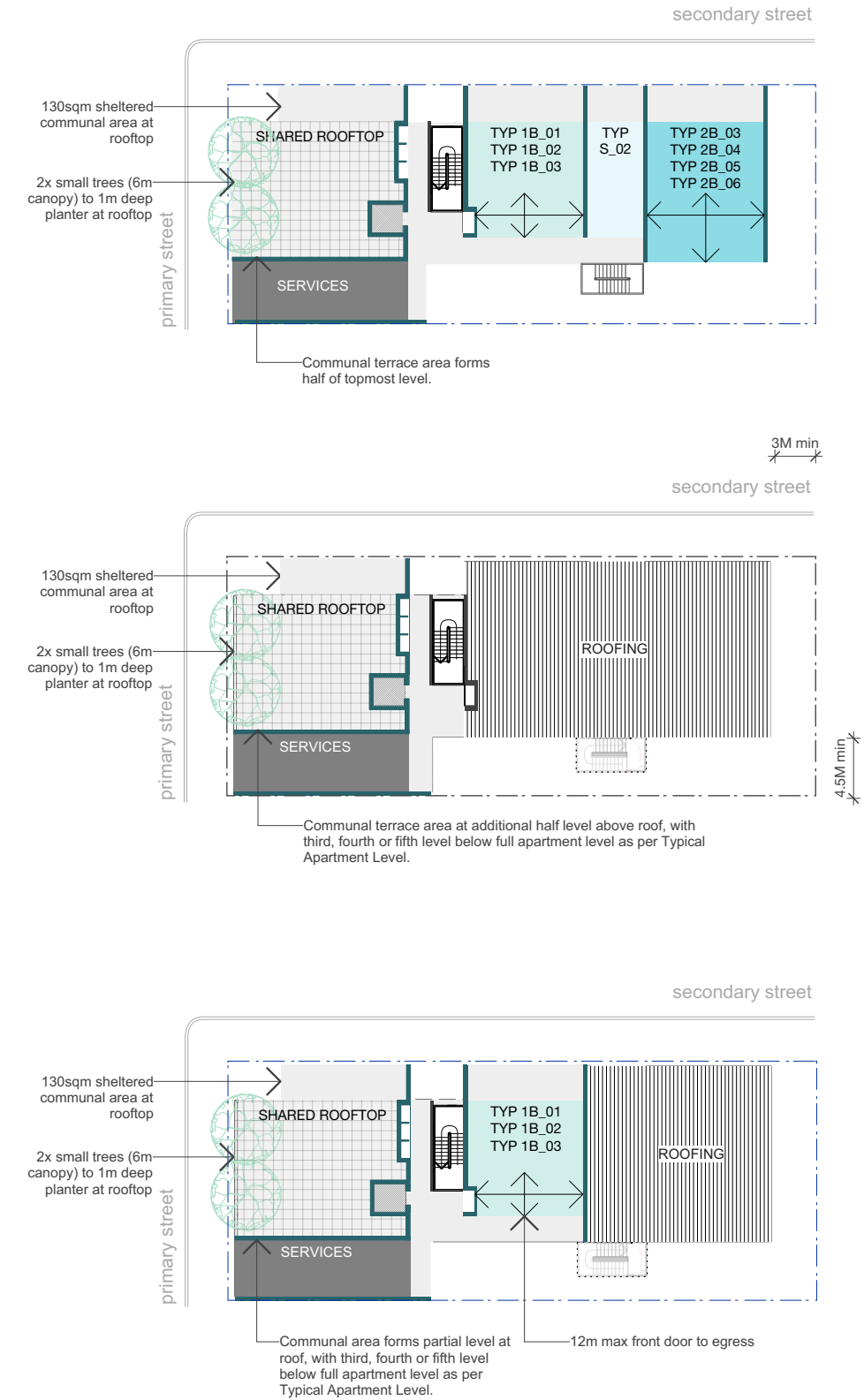
PAVING

PAVING

ACCESS

RETAIL/ COMMERCIAL

SERVICES



Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code

CLA02

Name

Corner Lot Apartments 02
by Spacecraft Architects

Pattern Code

CLA02

Name

Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.

A-211-15

Name

HEIGHT ADAPTATION
PRINCIPLES |
SECTION

Scale

NTS

SLOPE ADAPTATION PRINCIPLES | SECTION

For detail refer A-353 series

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.

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 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 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

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

SLOPE DOWN TO SHORT STREET

adaptation: section



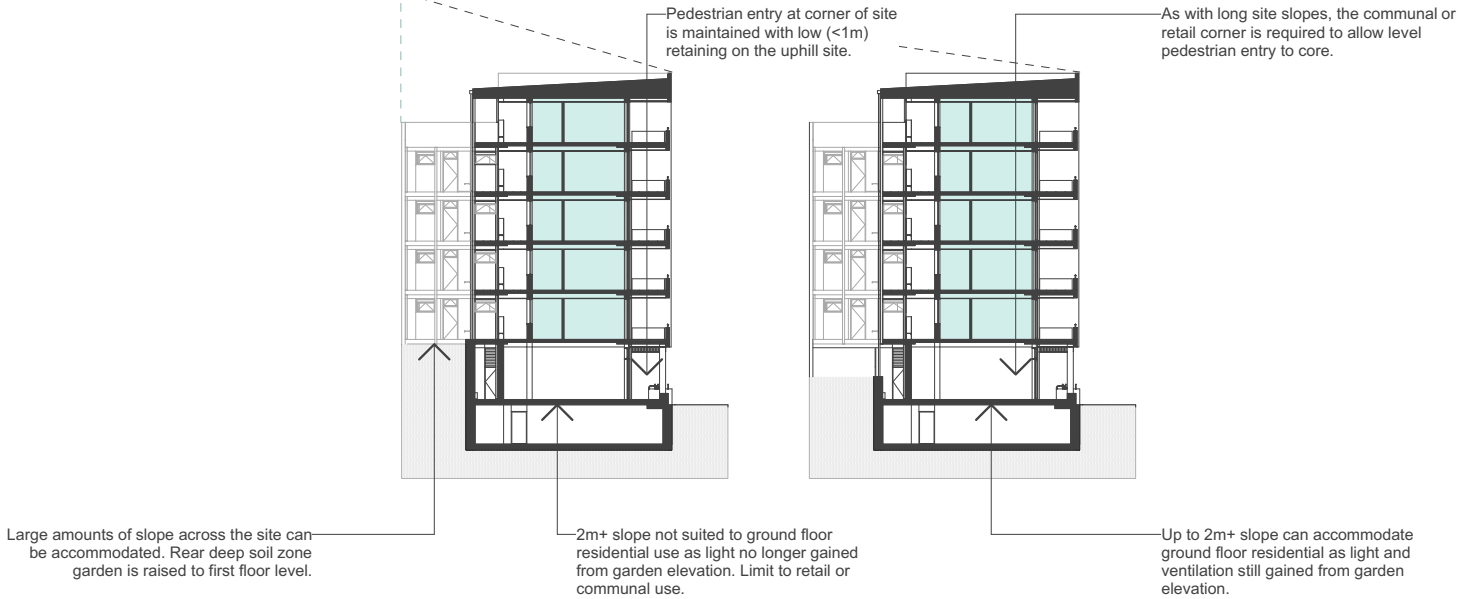
SLOPE UP TO SHORT STREET

adaptation: section



SLOPE DOWN TO LONG STREET

adaptation: section



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-16
Name SLOPE ADAPTATION
PRINCIPLES |
SECTION
Scale 1:750@A3

SLOPE ADAPTATION PRINCIPLES | ELEVATION

For detail refer A-353 series

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.

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 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 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.

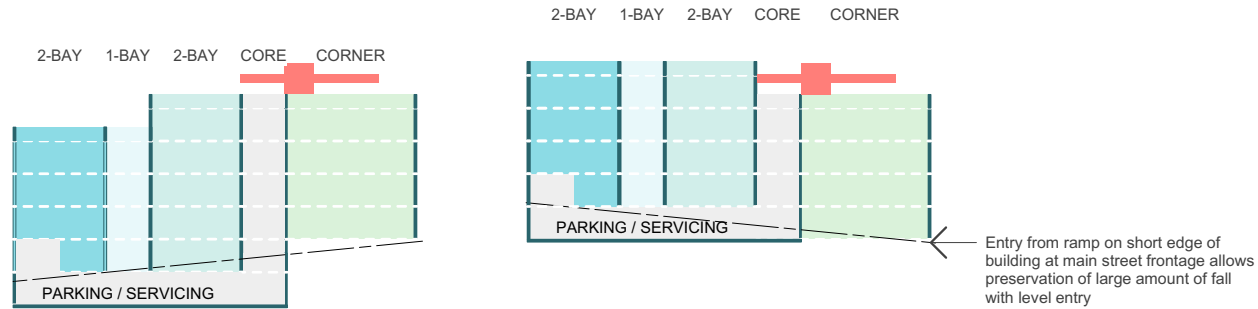
LEGEND

- | | |
|--------|--------------------|
| STUDIO | PAVING |
| 1B | PAVING |
| 2B | ACCESS |
| 3B | RETAIL/ COMMERCIAL |
| 4B | SERVICES |
| | TERRACE/ CANOPY |

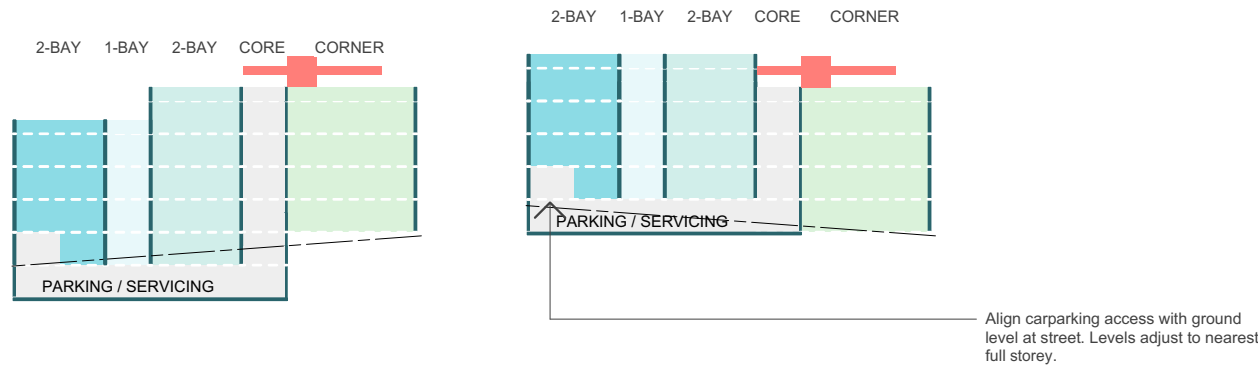
BASEMENT

DOWN FROM PRIMARY STREET UP FROM PRIMARY STREET

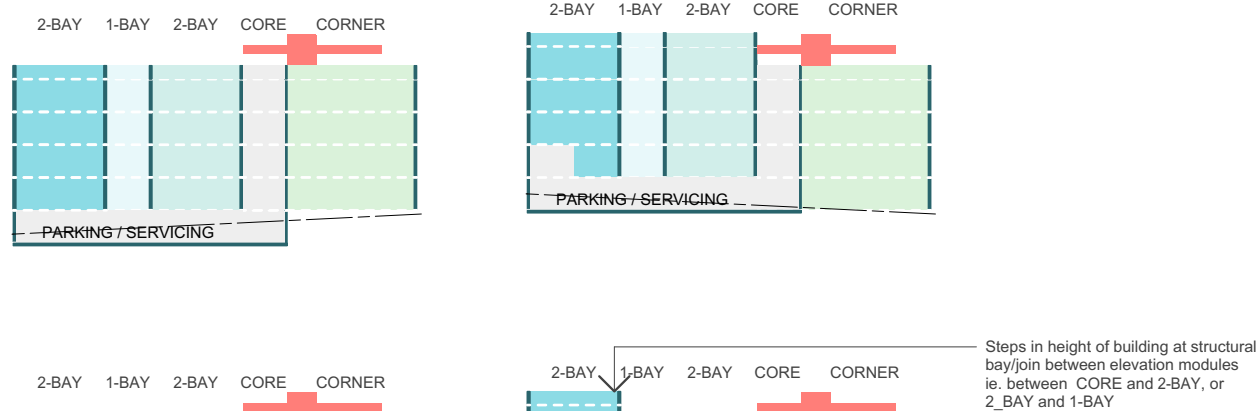
+ 4M



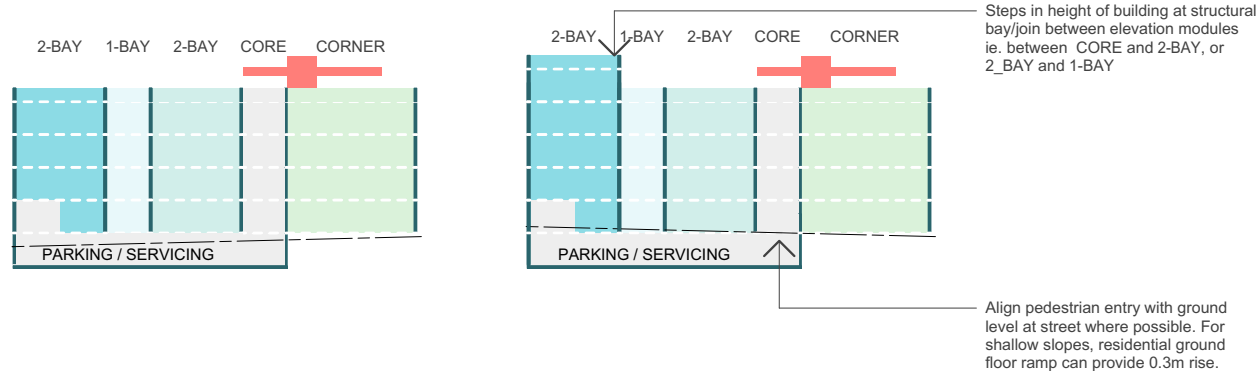
+ 3M



+ 2M



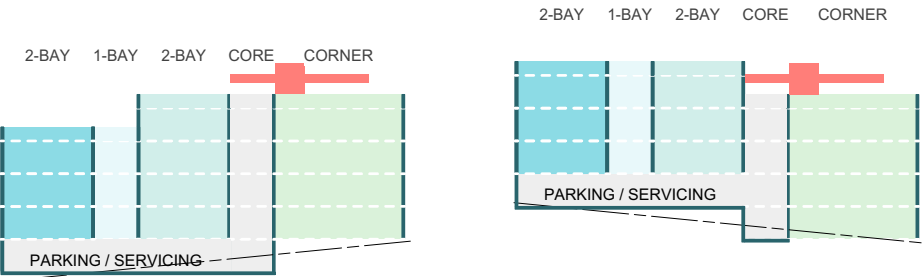
+ 1M



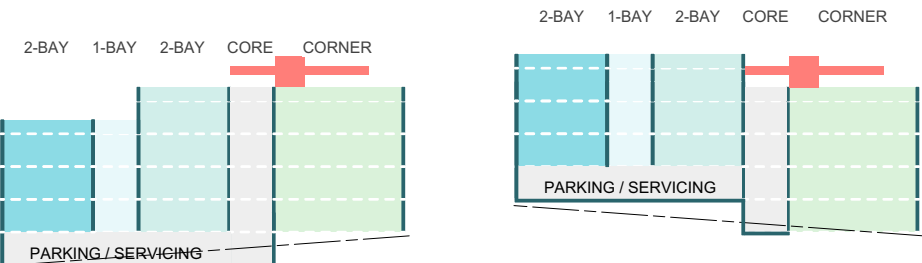
ON GRADE PARKING

DOWN FROM PRIMARY STREET UP FROM PRIMARY STREET

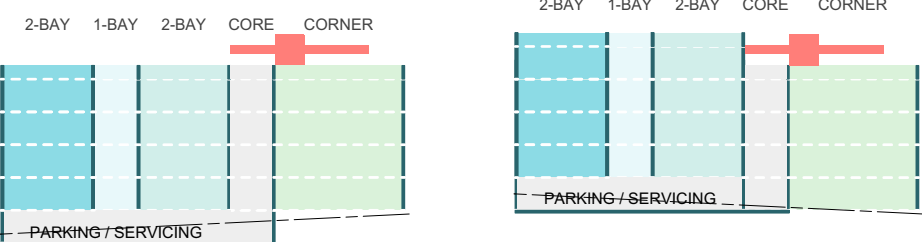
+ 4M



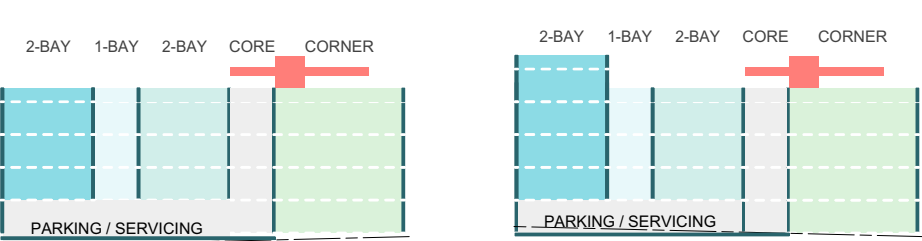
+ 3M



+ 2M



+ 1M



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-211-17
Name SLOPE ADAPTATION
PRINCIPLES |
ELEVATION
Scale 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 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.

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 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

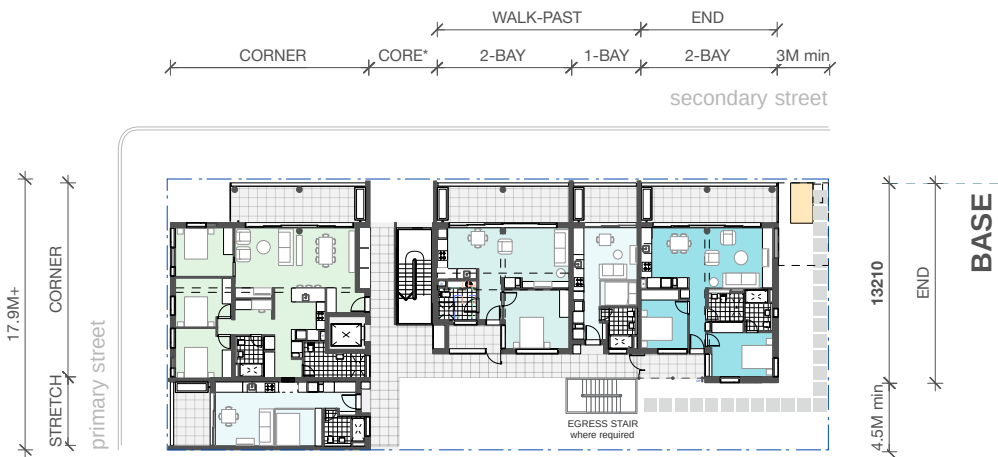
PAVING

ACCESS

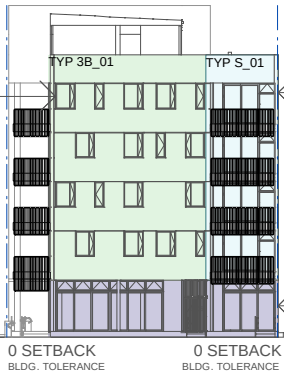
RETAIL/ COMMERCIAL

SERVICES

BASE PLAN ELEVATIONS



BASE short street



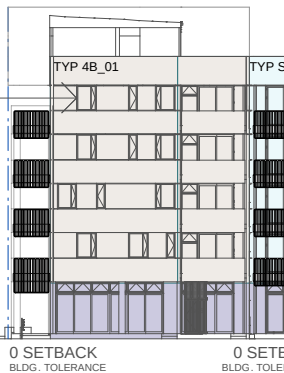
BASE short neighbour



WIDE PLAN ELEVATIONS



WIDE short street



WIDE short neighbour



Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code: CLA02
Name: **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No.: A-212-1
Name: LOT WIDTH ADAPTATION |
Scale: ELEVATION 1:500@A3

LOT LENGTH | MID 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 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.

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 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

PAVING

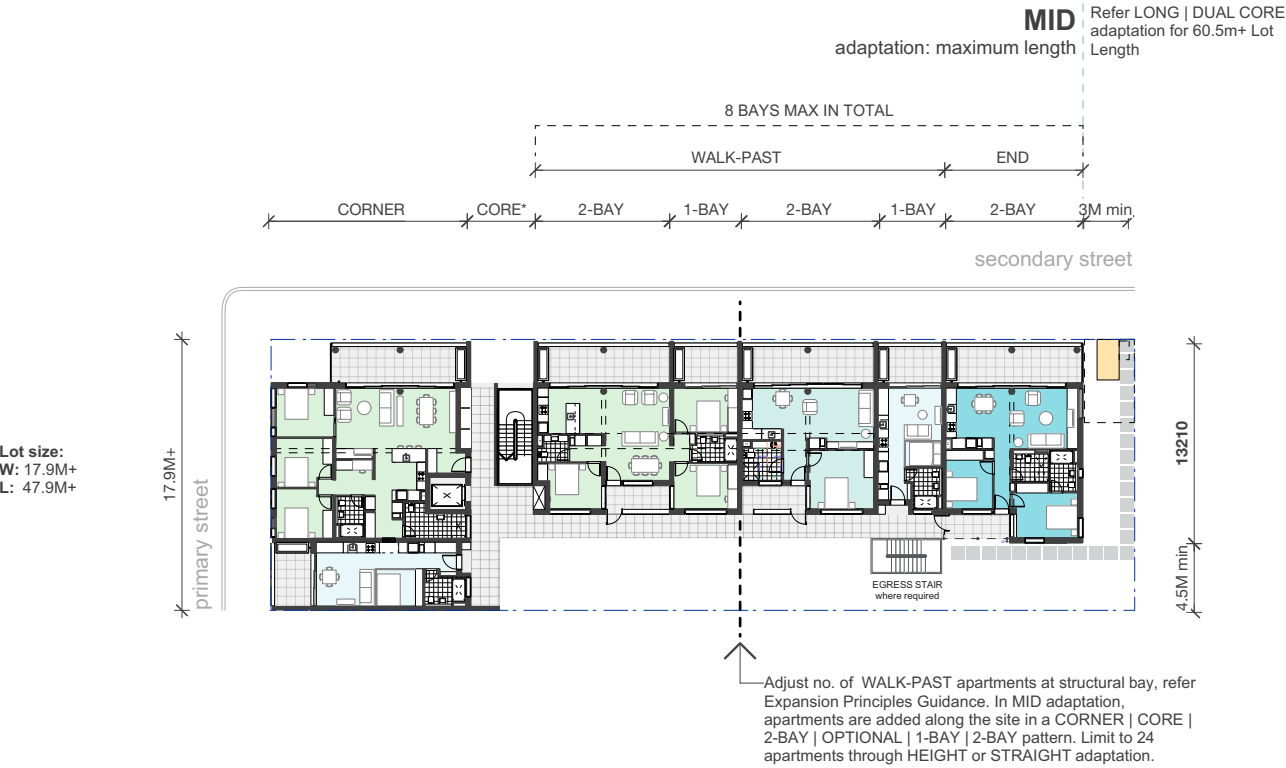
ACCESS

RETAIL/ COMMERCIAL

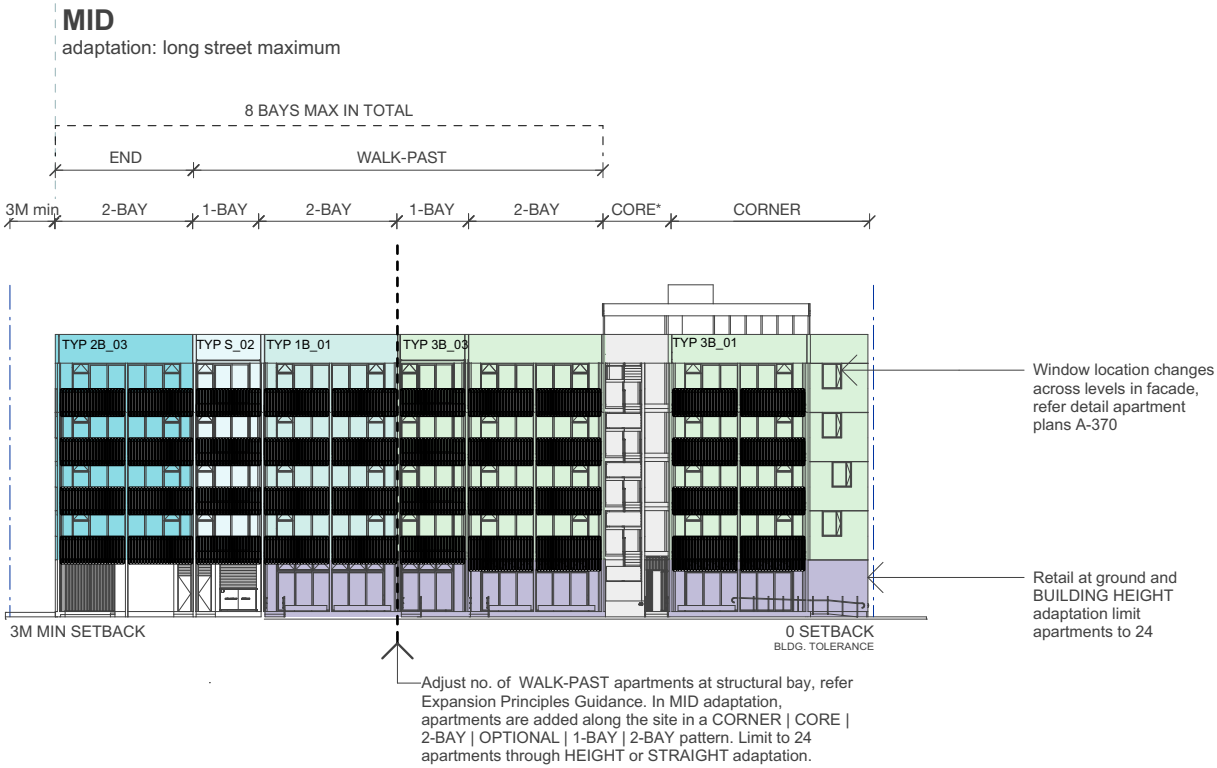
SERVICES

BASE

PLAN

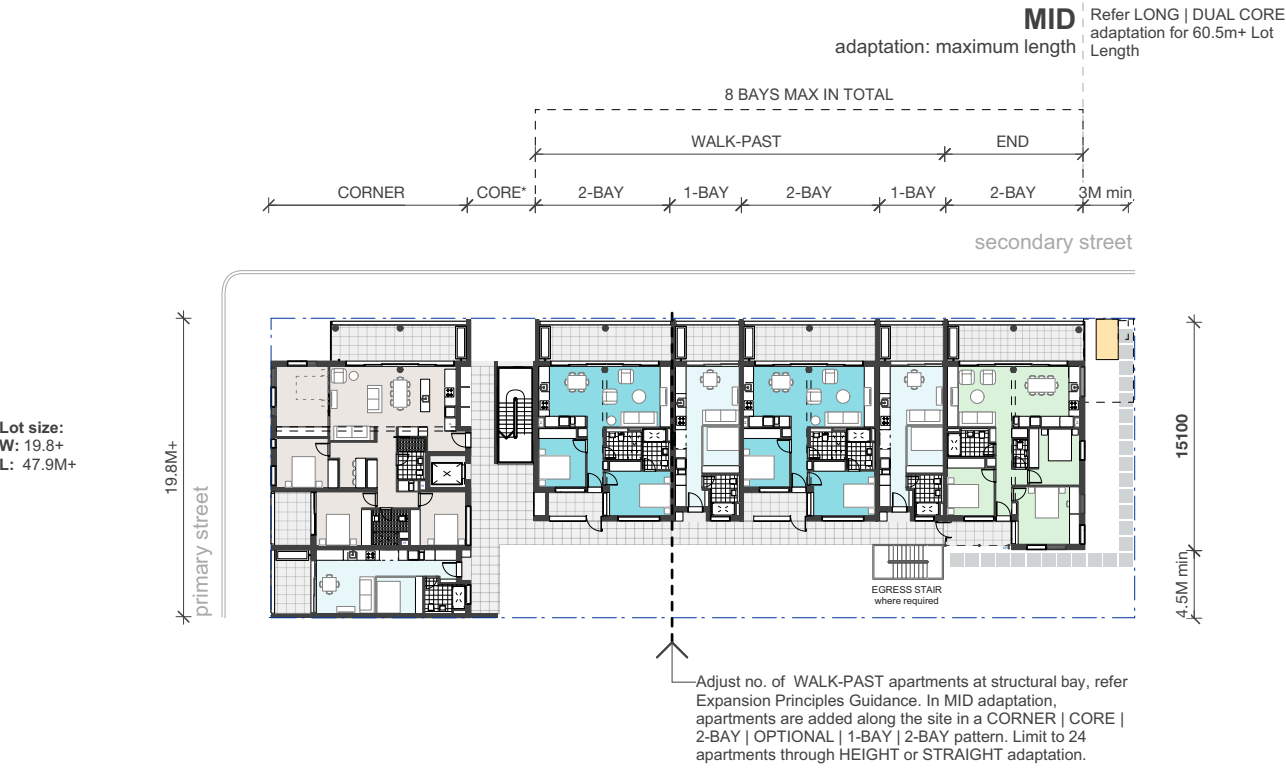


ELEVATION

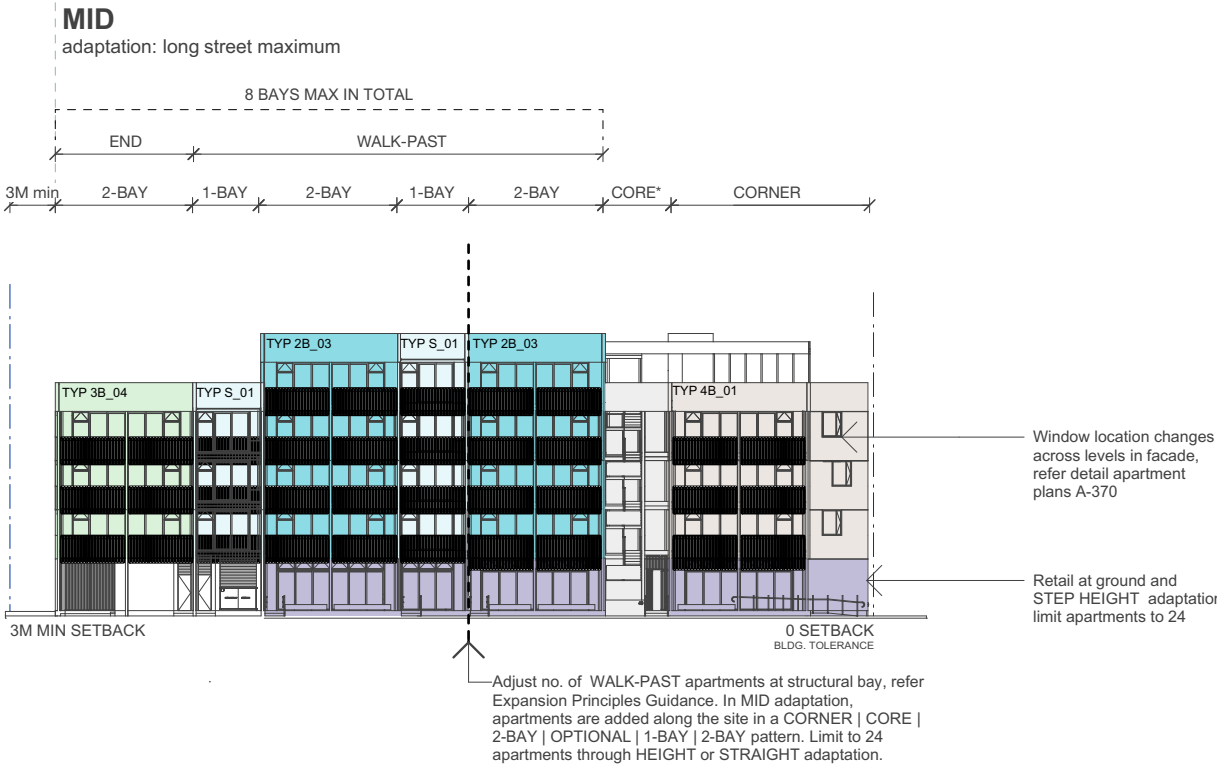


WIDE

PLAN



ELEVATION



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code
Name
CLA02
Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.
Name
Scale
A-212-3
MID ADAPTATION |
ELEVATION
1:500@A3

LOT LENGTH | LONG | DUAL CORE 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 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.

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 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

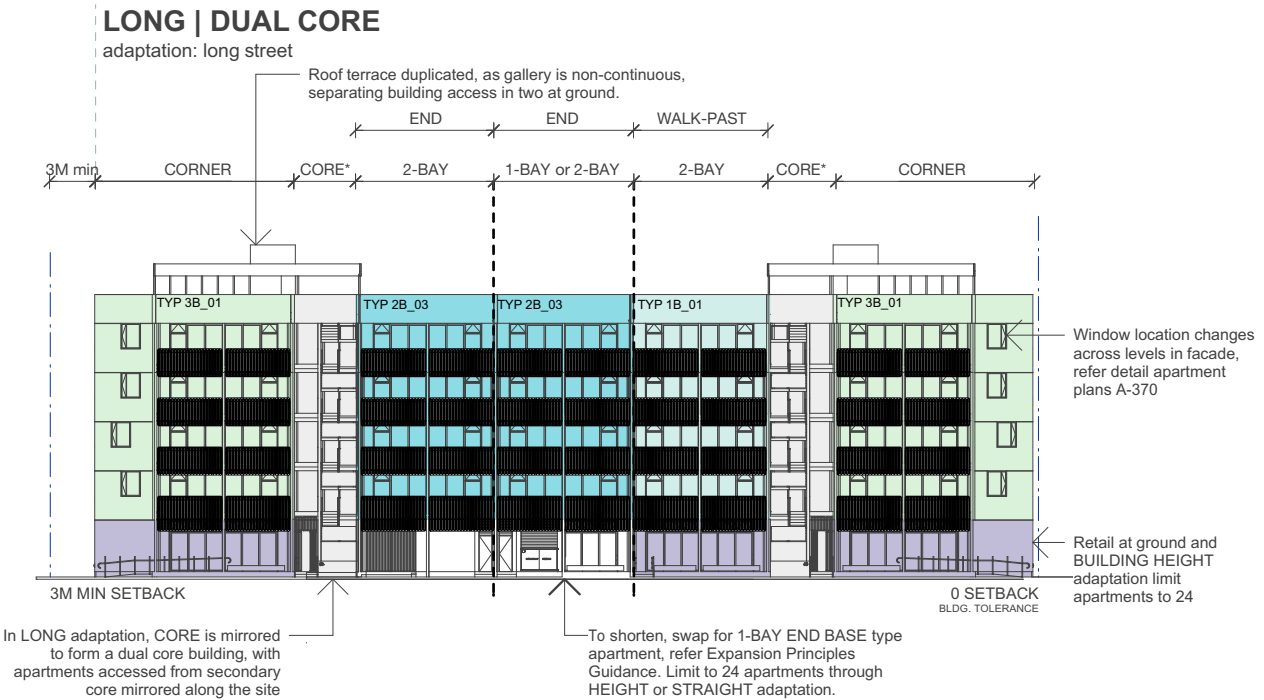
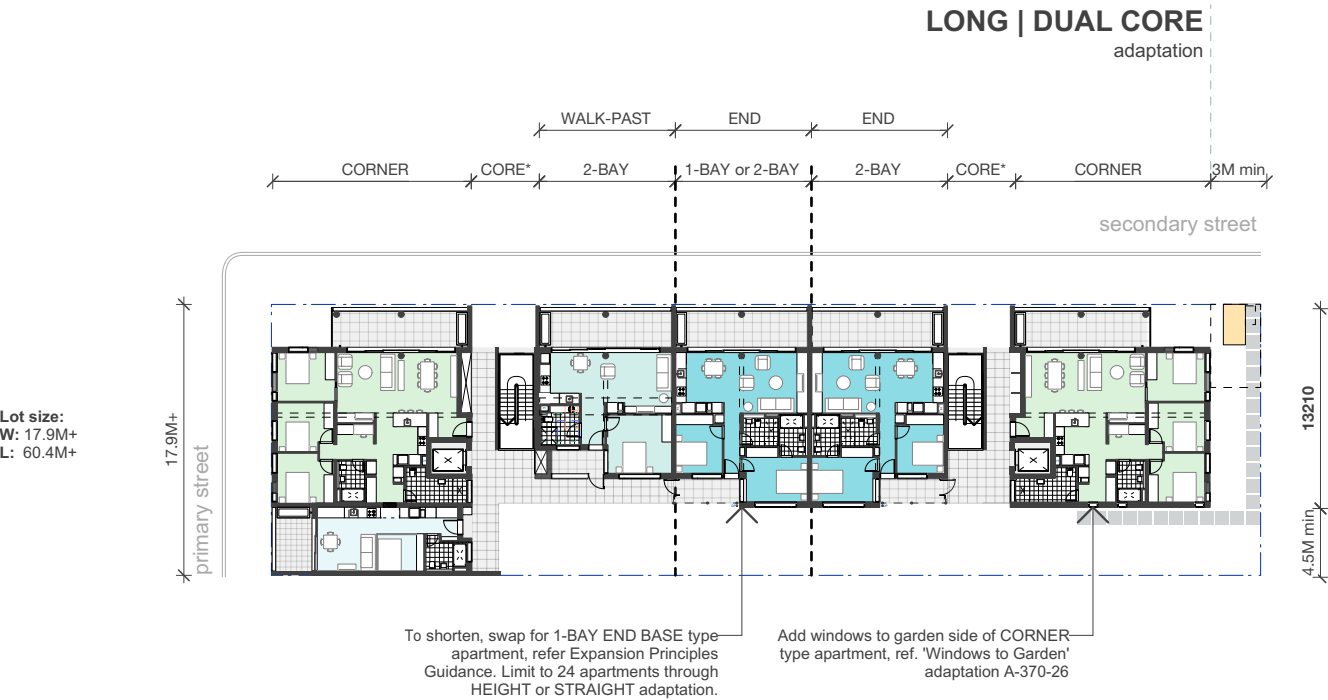
PAVING

ACCESS

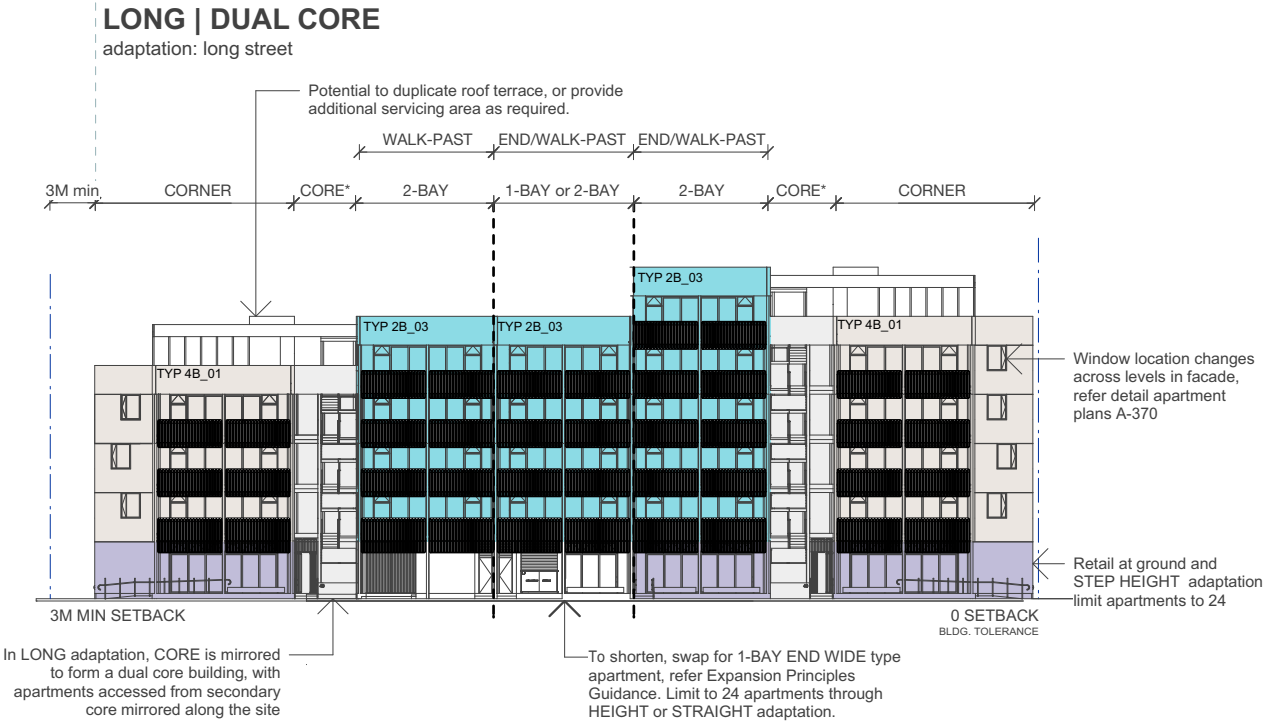
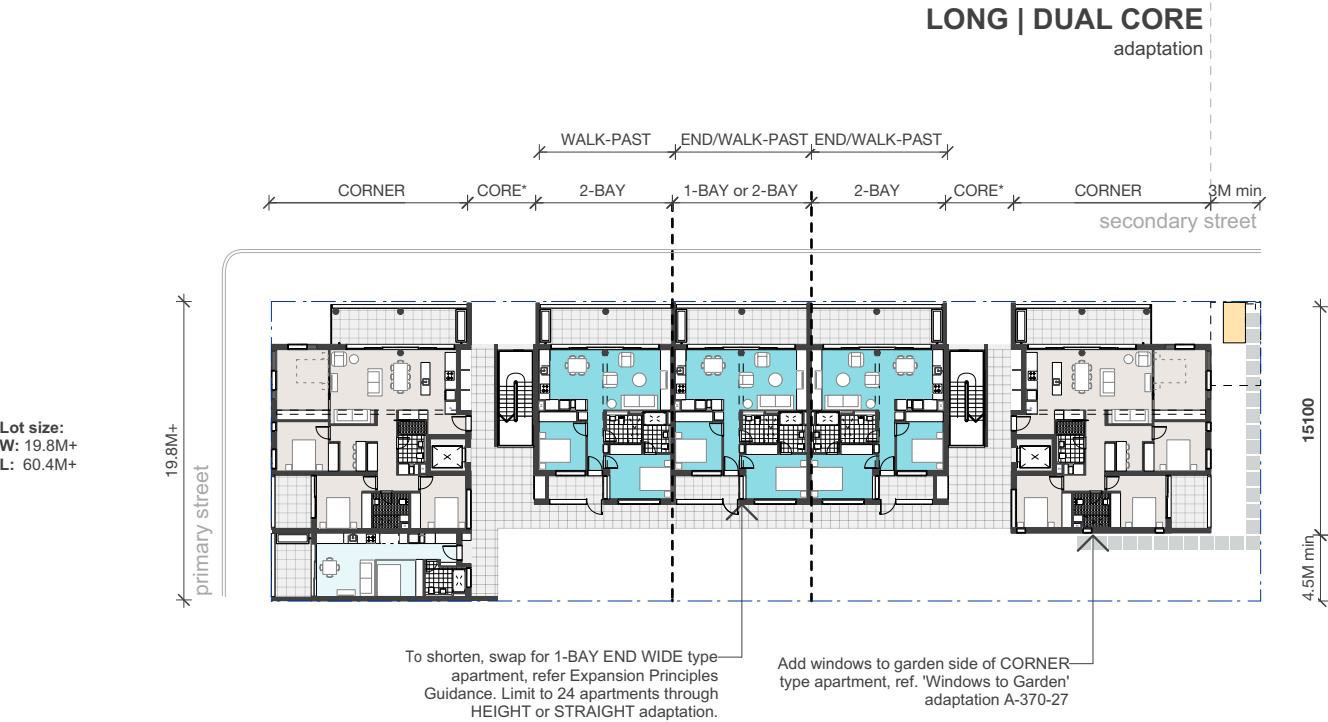
RETAIL/ COMMERCIAL

SERVICES

BASE PLAN ELEVATION



WIDE PLAN ELEVATION



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code
Name
CLA02
Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.
Name
Scale
A-212-4
LONG | DUAL CORE
ADAPTATION |
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

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.

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 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 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

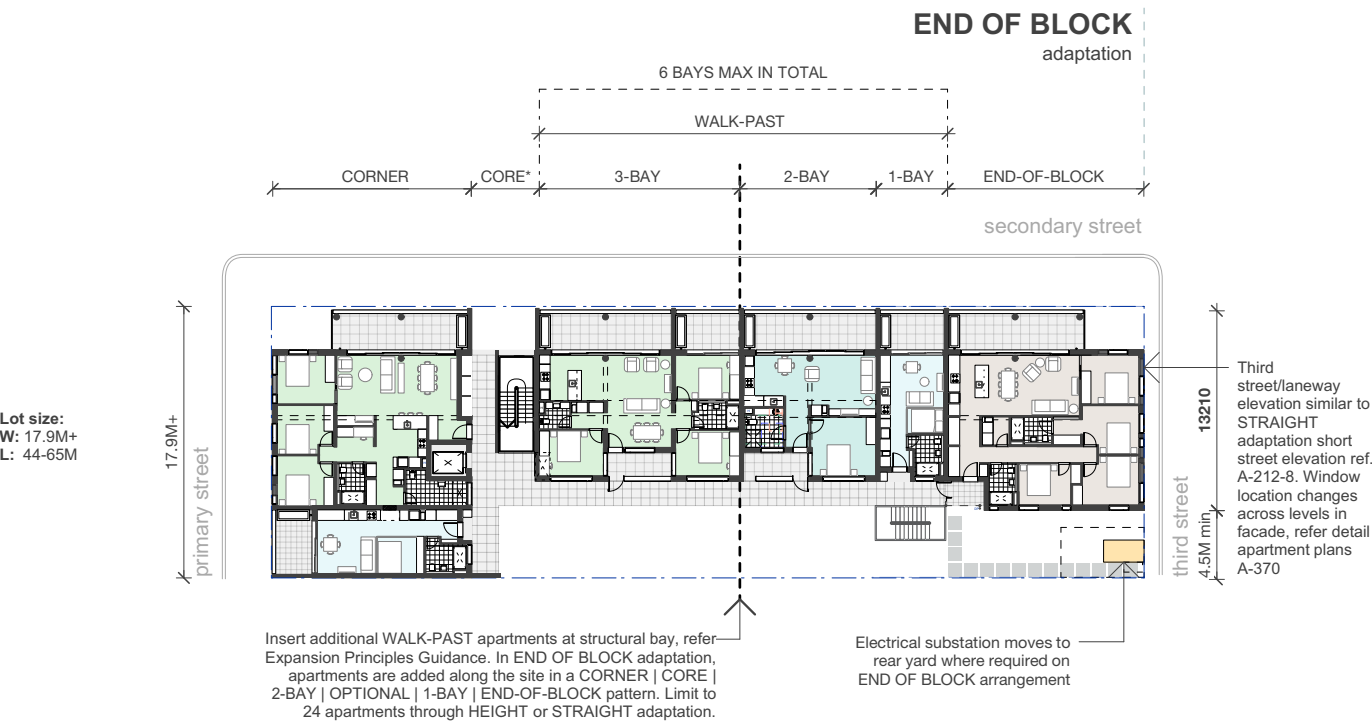
4. Adaptation plan and elevation rules
Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations
BASE and **WIDE** Lot width
SHORT and **MID** Lot Length
LONG | DUAL CORE Lot Length 60.5m+
STRAIGHT 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

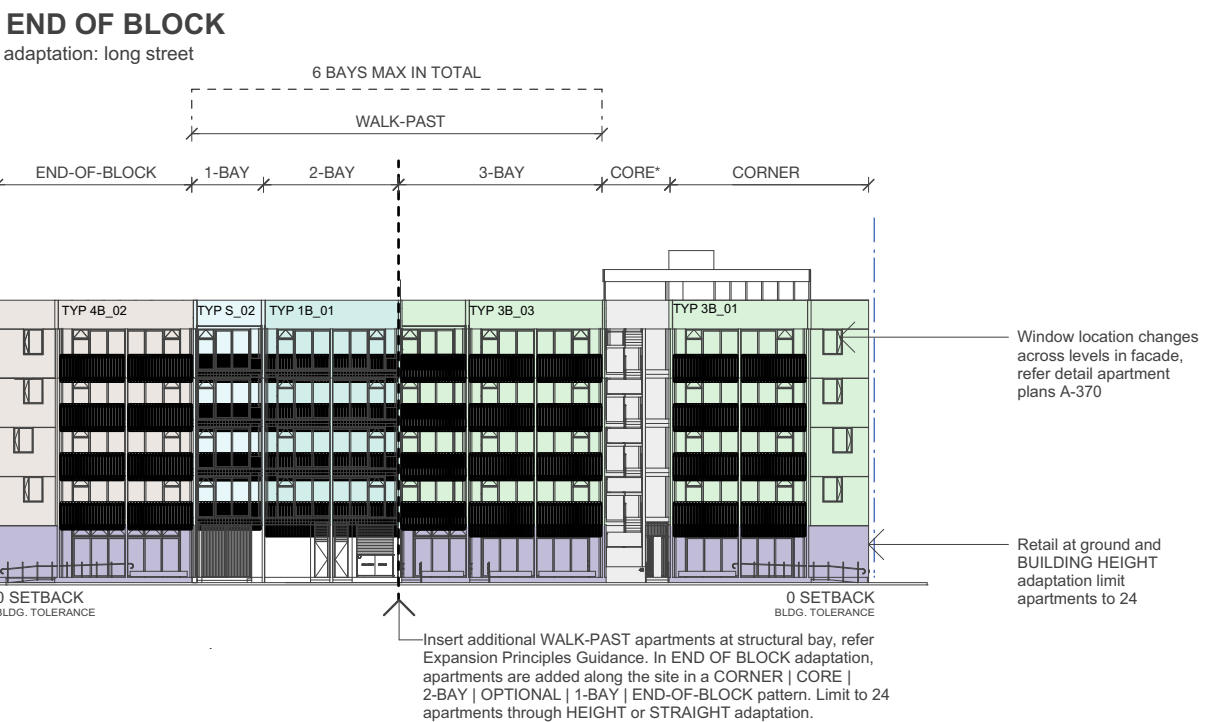
- STUDIO
1B
2B
3B
4B
- PAVING
PAVING
ACCESS
RETAIL/ COMMERCIAL
SERVICES

BASE

PLAN

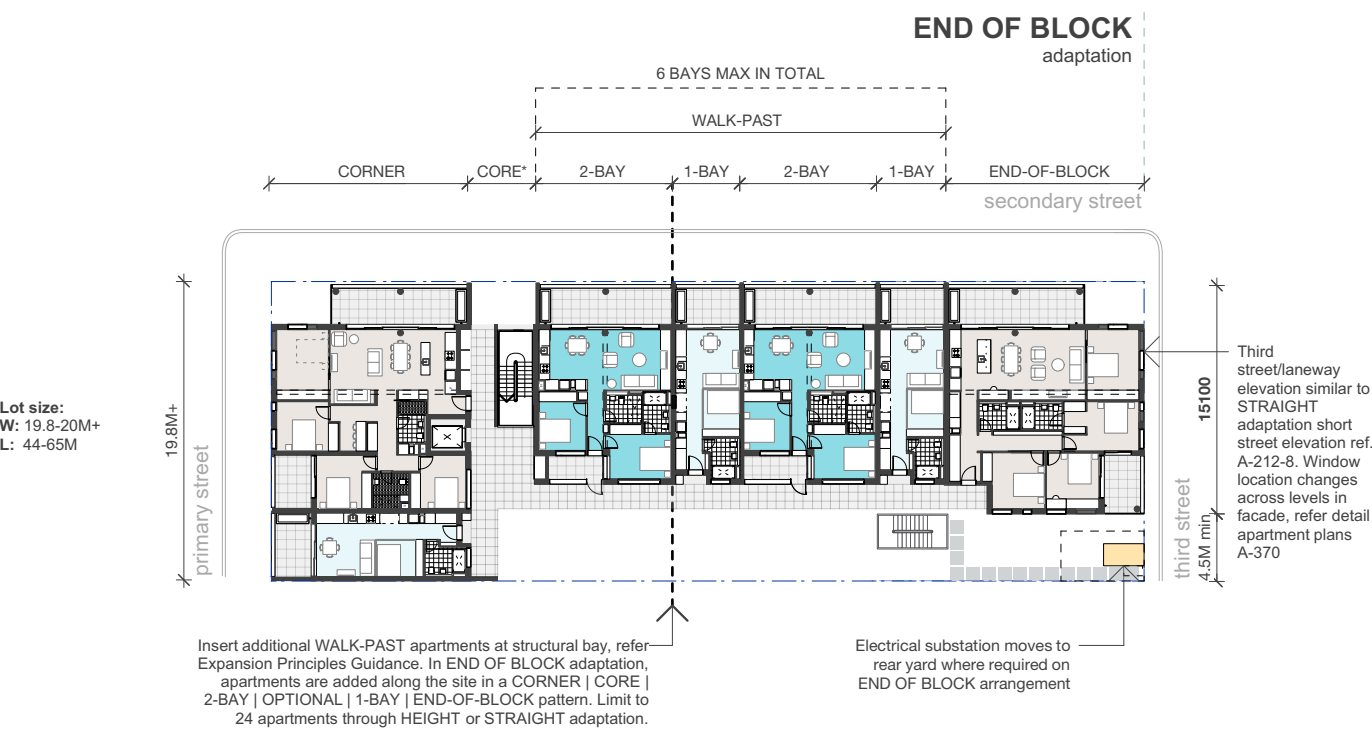


ELEVATION

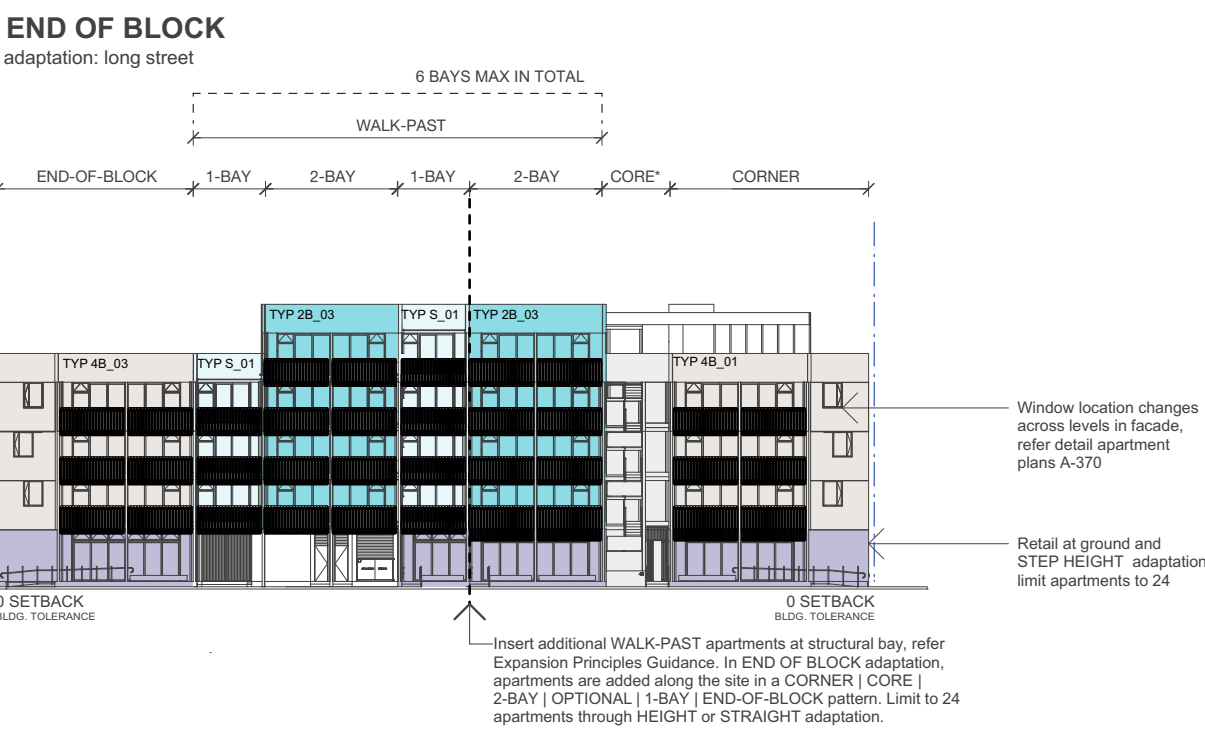


WIDE

PLAN



ELEVATION



NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-212-5
Name **END OF BLOCK
ADAPTATION | STREET
ELEVATION**
Scale 1:500@A3

END OF BLOCK ADAPTATION | GARDEN

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 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.

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 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 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

- STUDIO

1B

2B

3B

4B
- PAVING

PAVING

ACCESS

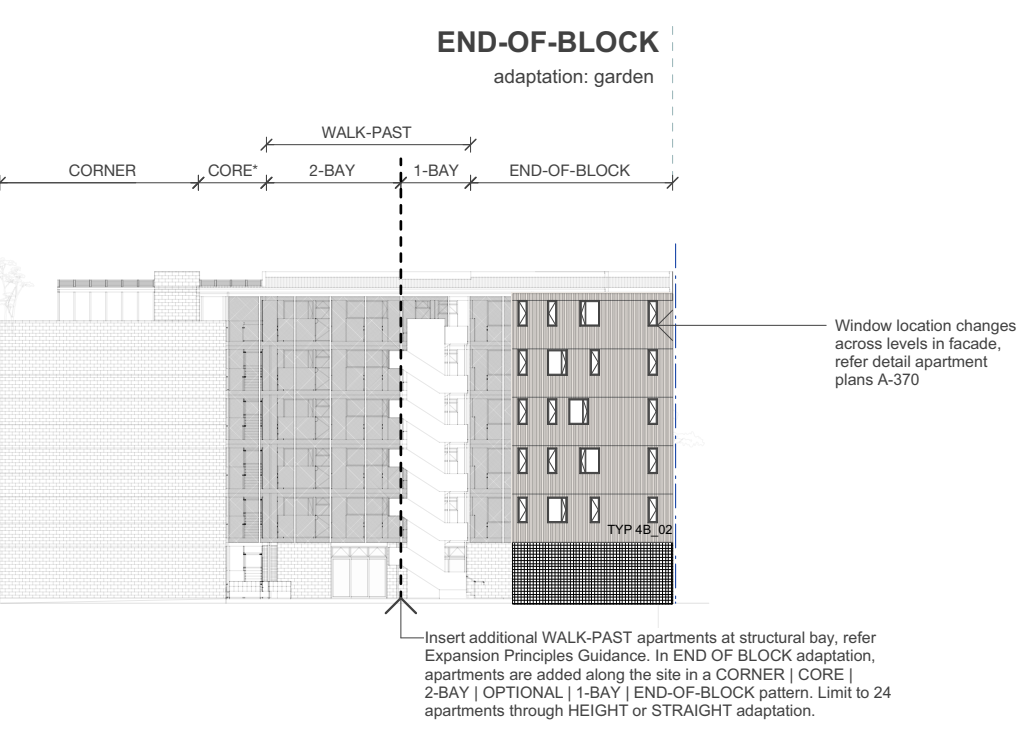
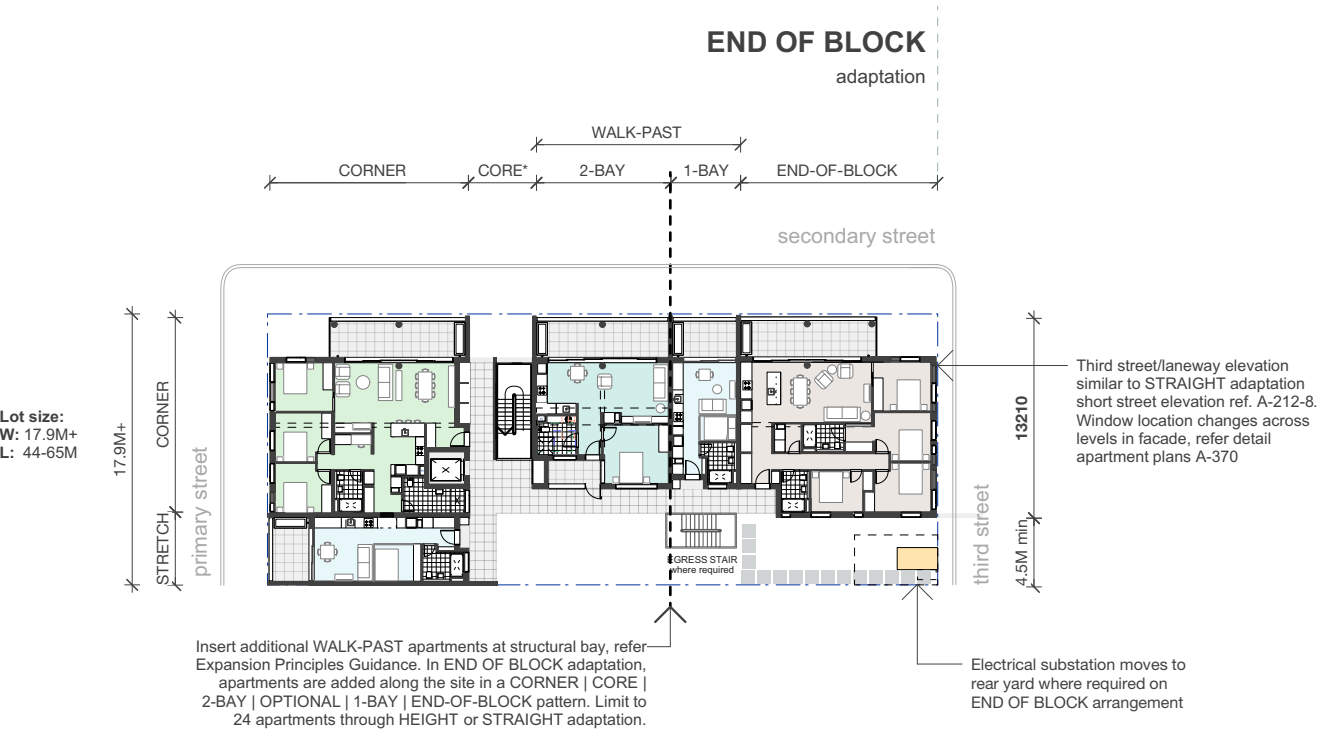
RETAIL/ COMMERCIAL

SERVICES

BASE

PLAN

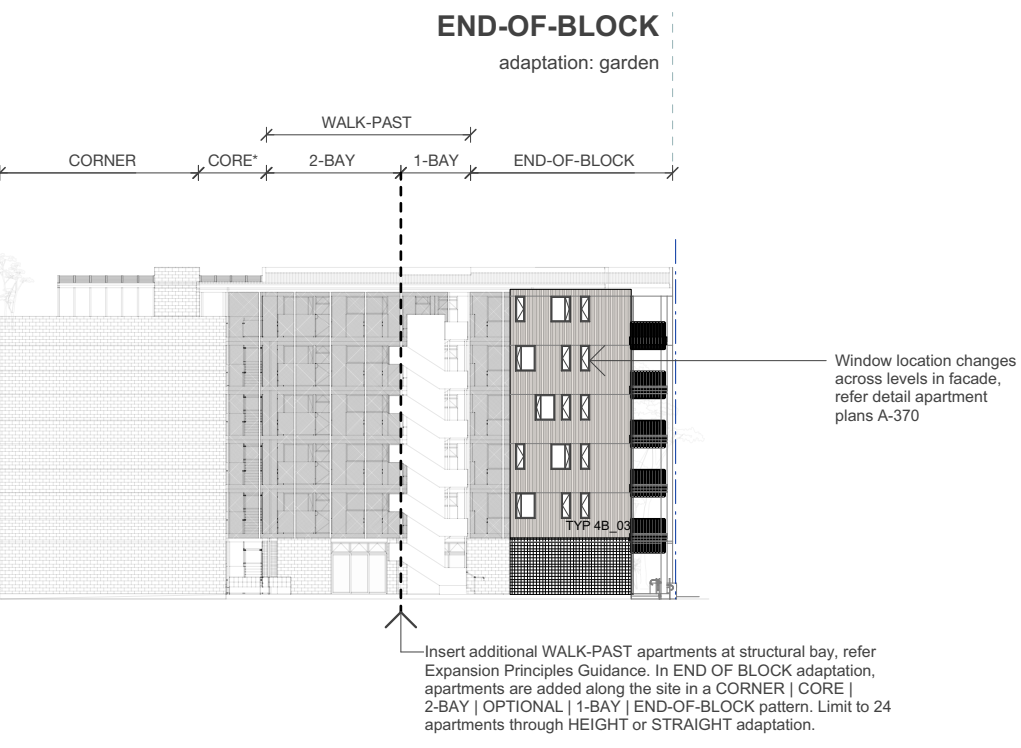
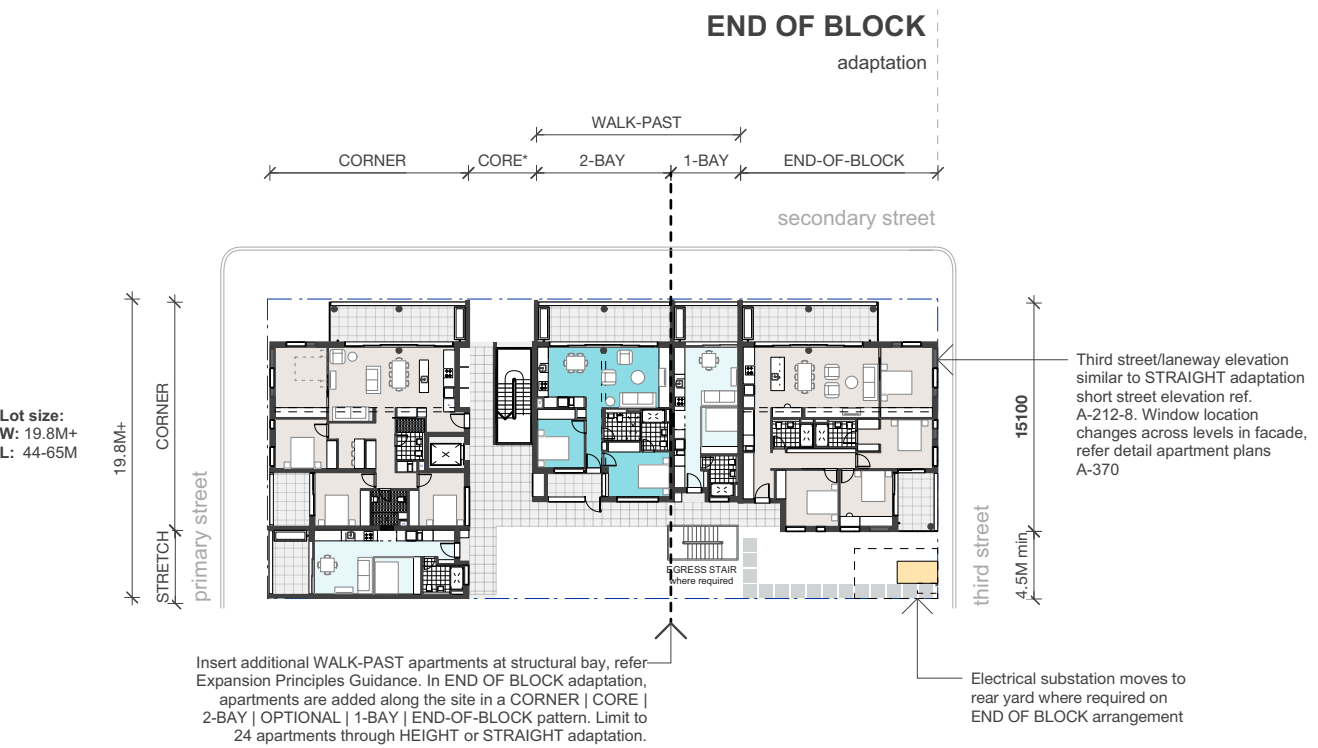
ELEVATION



WIDE

PLAN

ELEVATION



Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code
Name
CLA02
Corner Lot Apartments 02
by Spacecraft Architects

Drawing No.
Name
Scale
A-212-6
END OF BLOCK
ADAPTATION |
GARDEN ELEVATION
1:500@A3

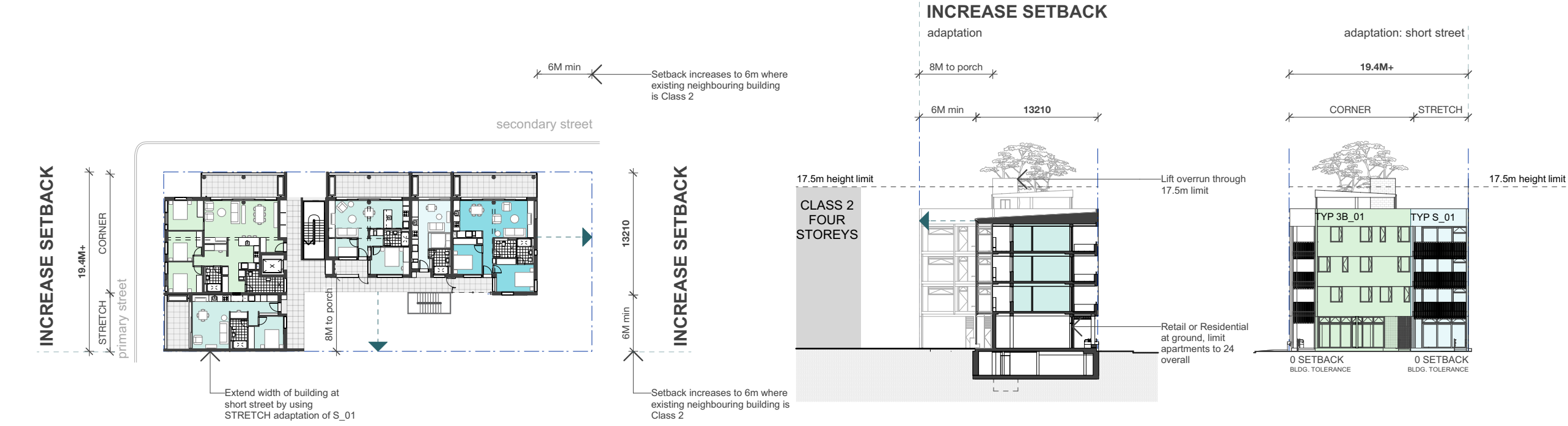
INCREASE SETBACK ADAPTATION

BASE

PLAN

SECTION

ELEVATION

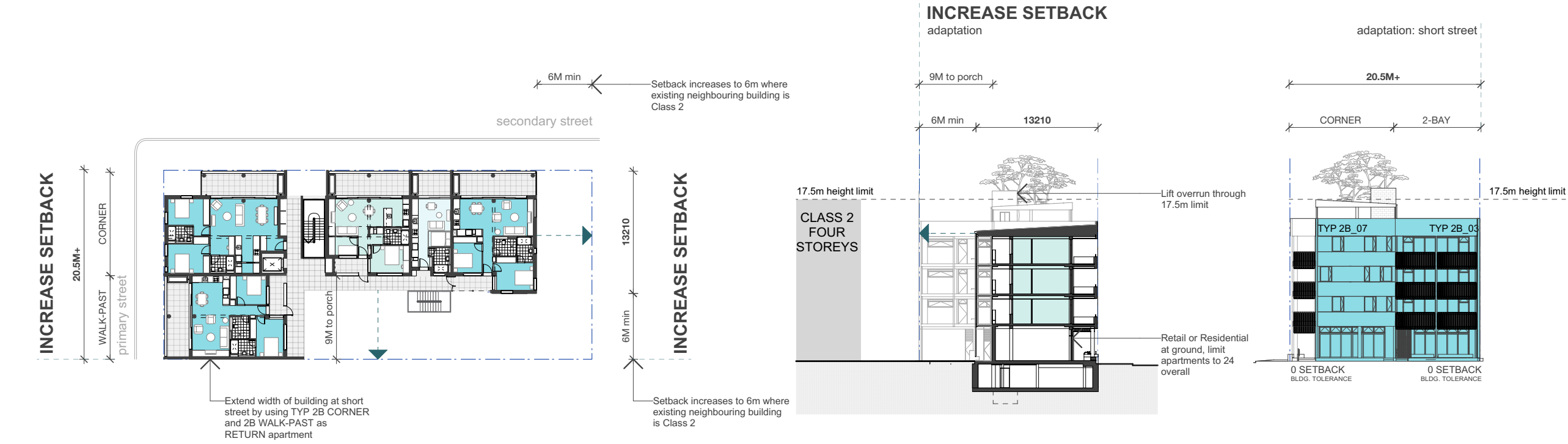


BASE

PLAN

SECTION

ELEVATION



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.

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 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 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

- STUDIO
1B
2B
3B
4B
- PAVING
PAVING
ACCESS
RETAIL/ COMMERCIAL
SERVICES
- Setback increases to 6m min where existing neighbour is Class 2

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



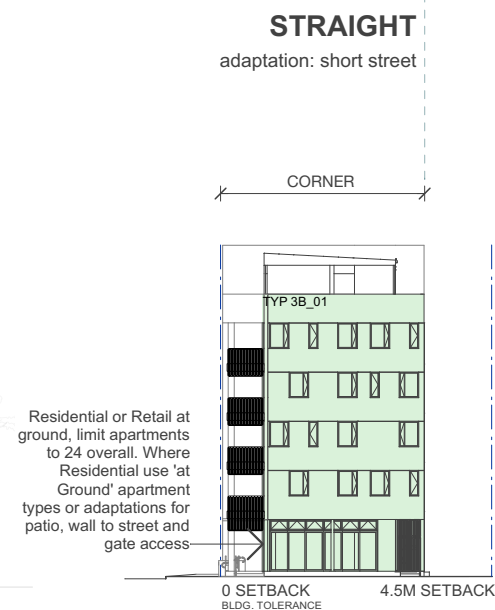
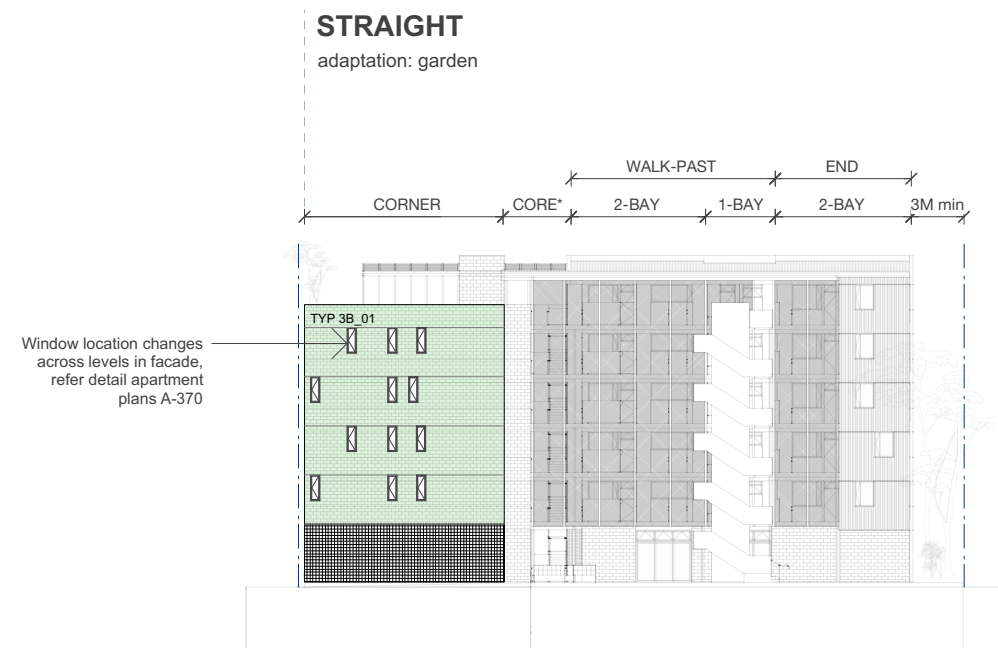
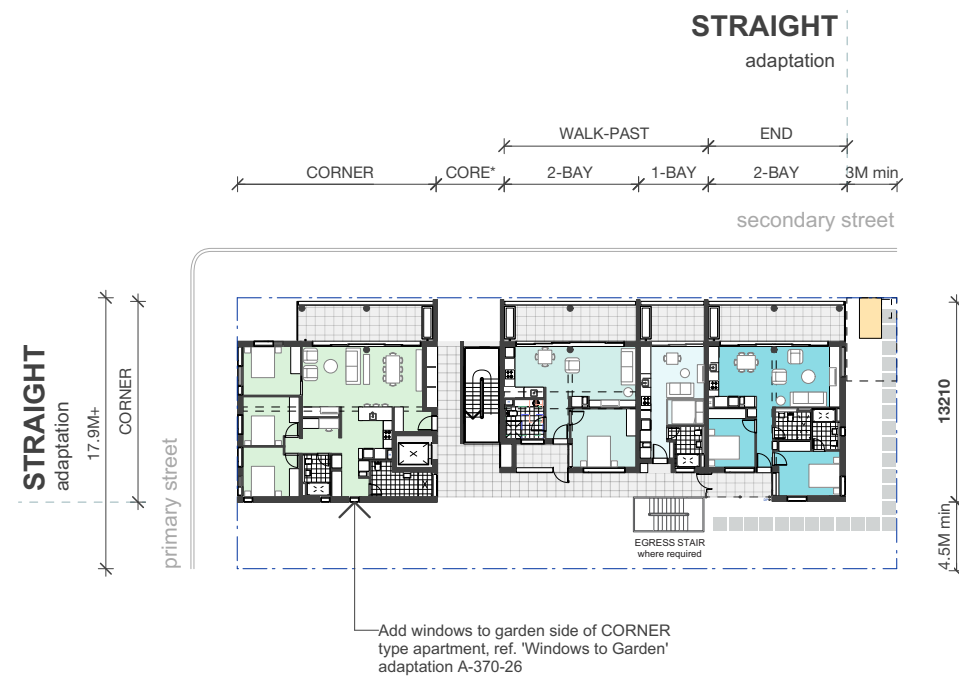
Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-212-7
Name INCREASE SETBACK
ADAPTATION |
ELEVATION
Scale 1:300@A3

NOTES

PLAN

ELEVATION



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.

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

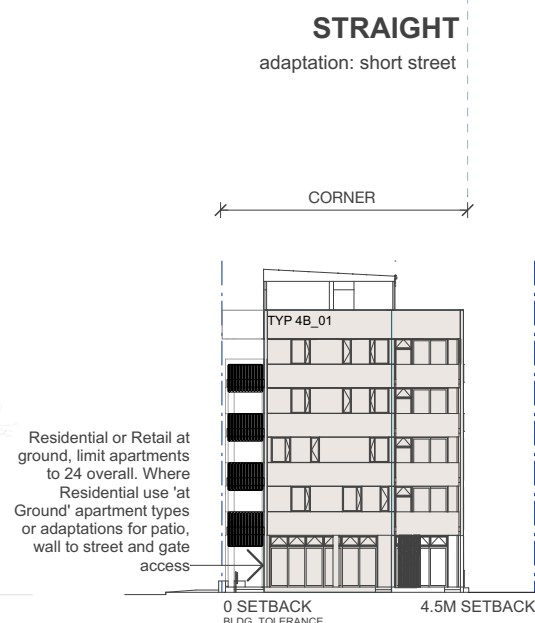
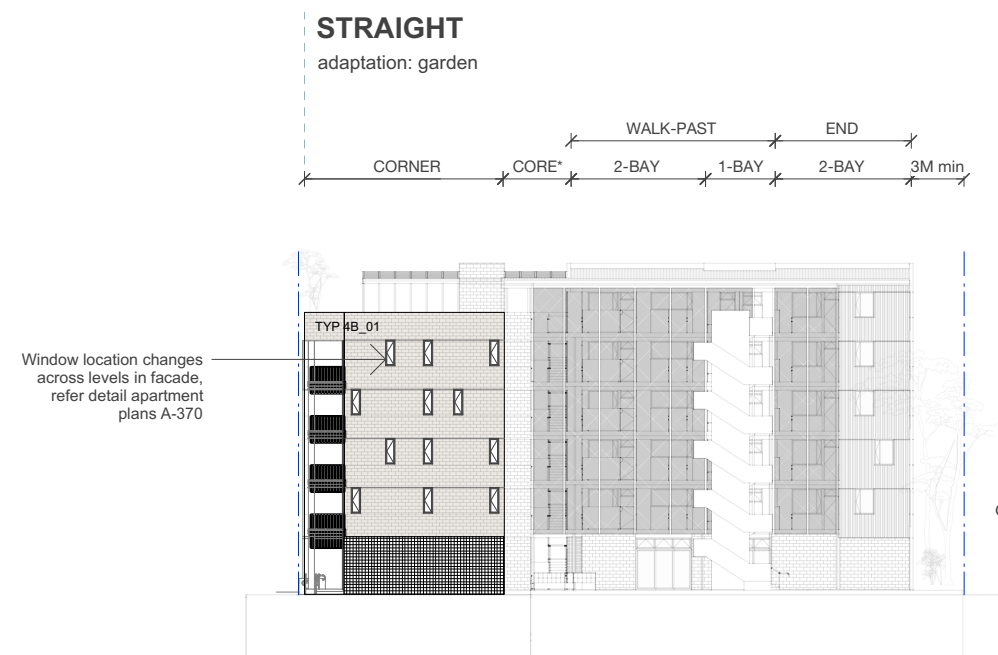
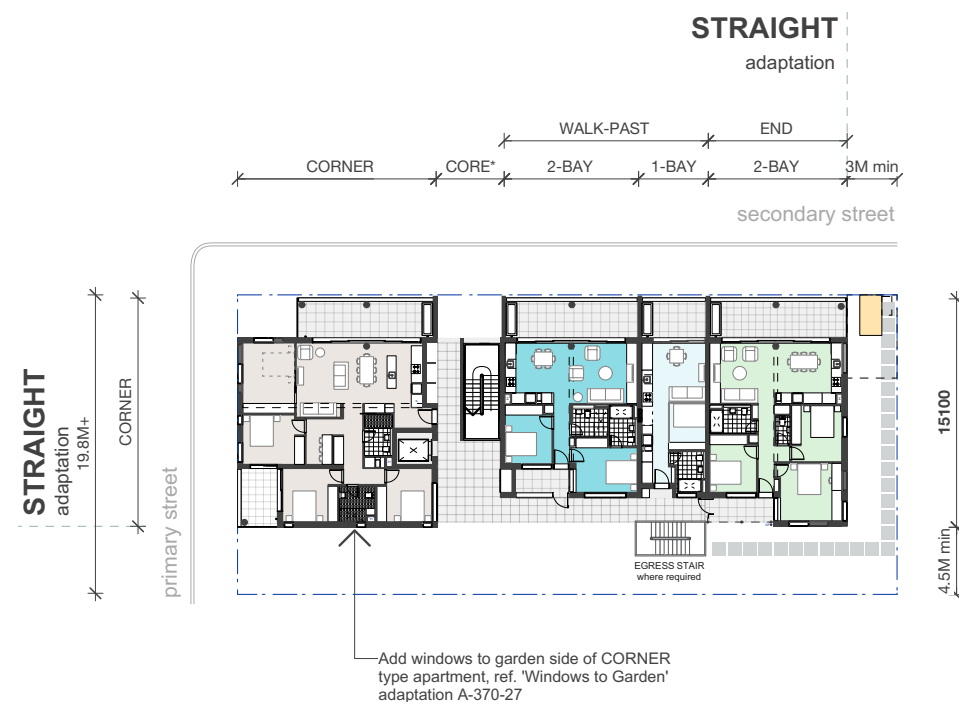
NOTE in all schemes:

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

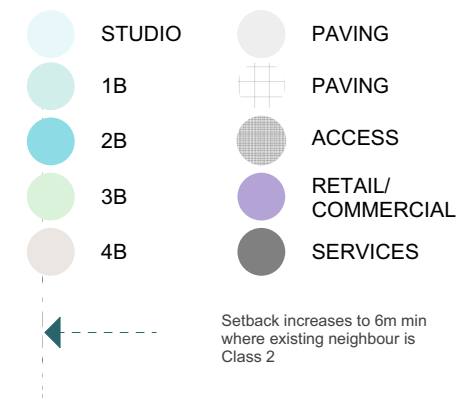
4. Adaptation plan and elevation rules
Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking
Lot dimension and Rear laneway adaptations
BASE and **WIDE** Lot width
SHORT and **MID** Lot Length
LONG | DUAL CORE Lot Length 60.5m+
STRAIGHT 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.

PLAN

ELEVATION



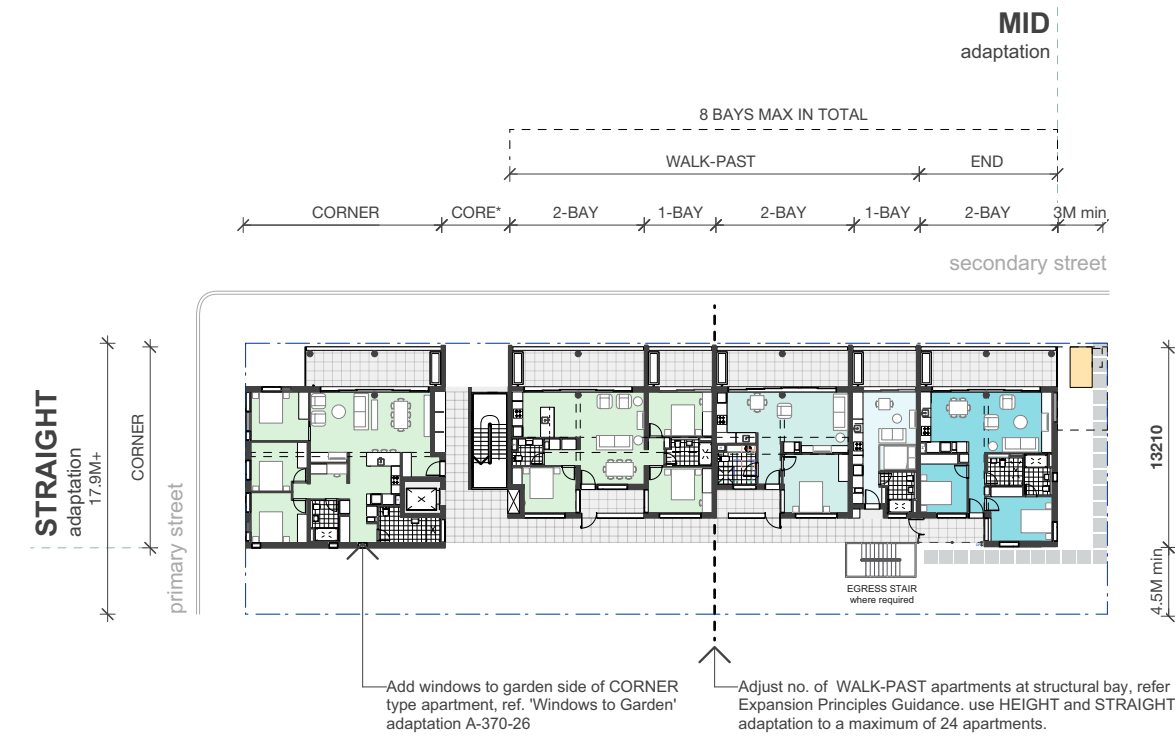
LEGEND



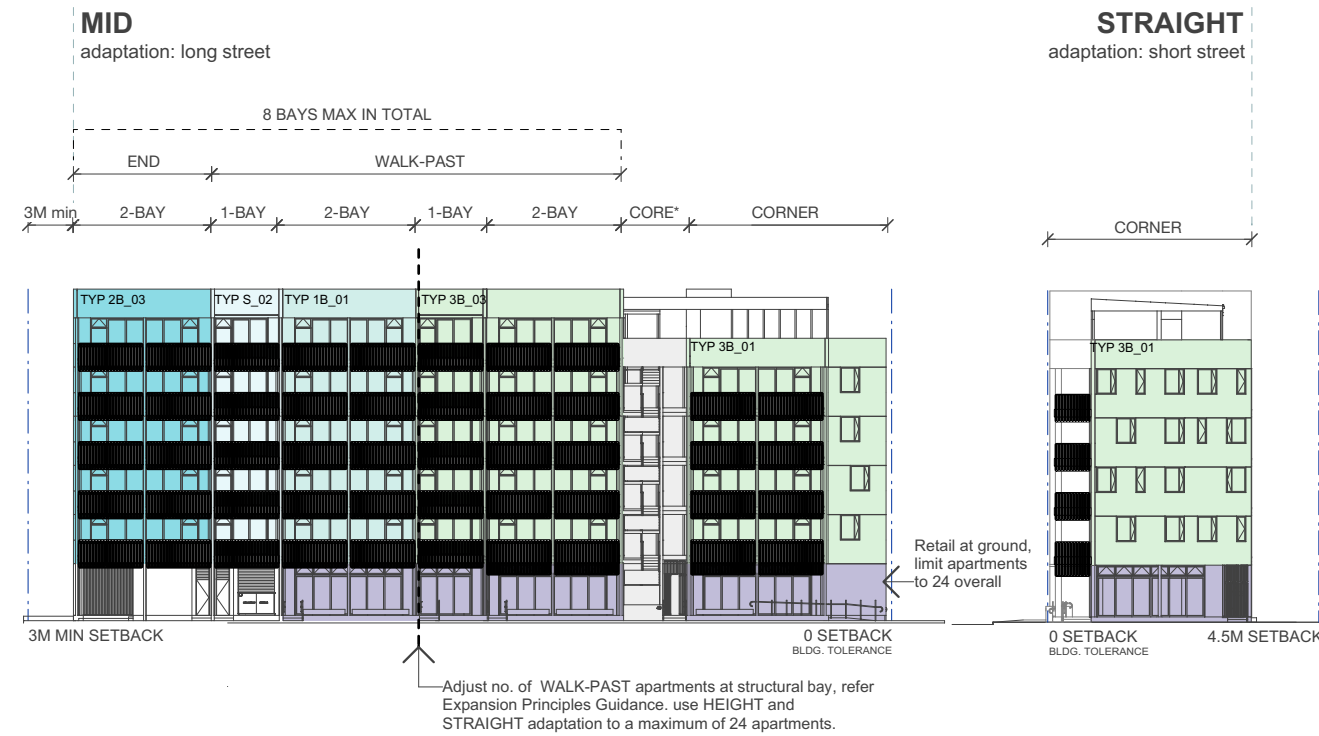
MID + STRAIGHT ADAPTATION

BASE

PLAN



ELEVATIONS



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.

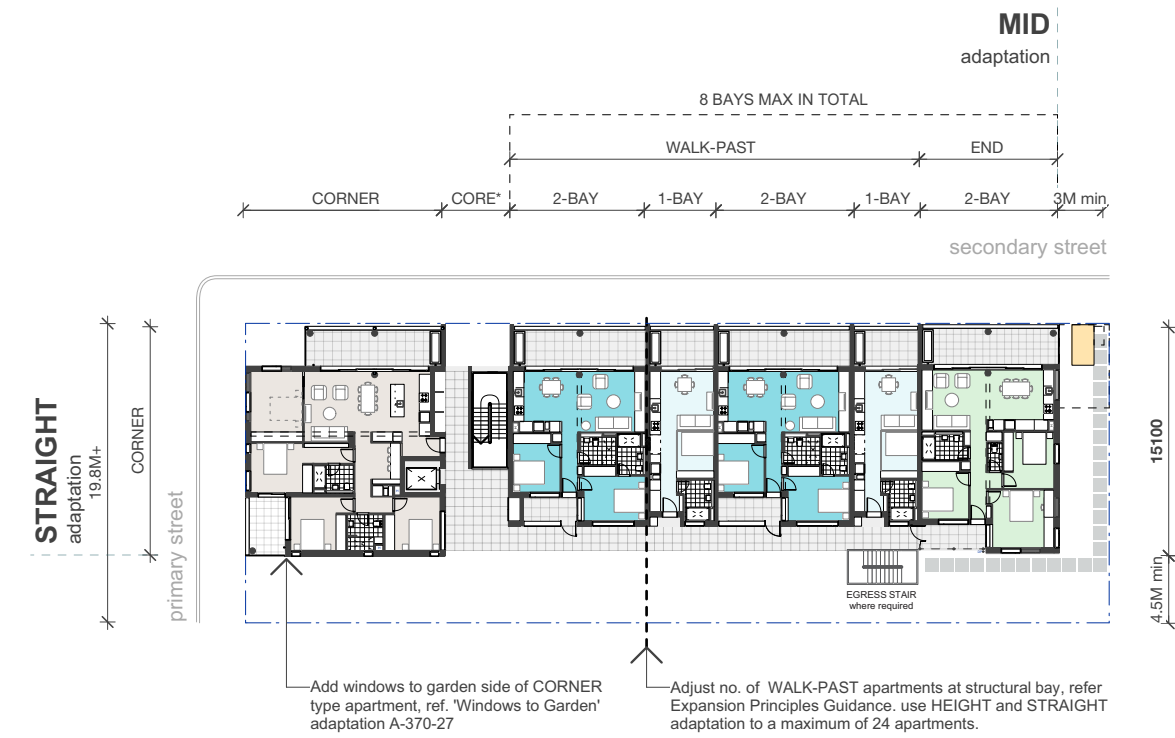
3. Building massing principles
Refer A-101 series for Expansion Principles
Refer A-211 series for Lot length, width and laneway, Building height, Site slope adaptations

NOTE in all schemes:
+ Max. 24 apartments in total
+ 1-BAY S_01 | S_02 STRETCH adaptation allows for incremental adjustment 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 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

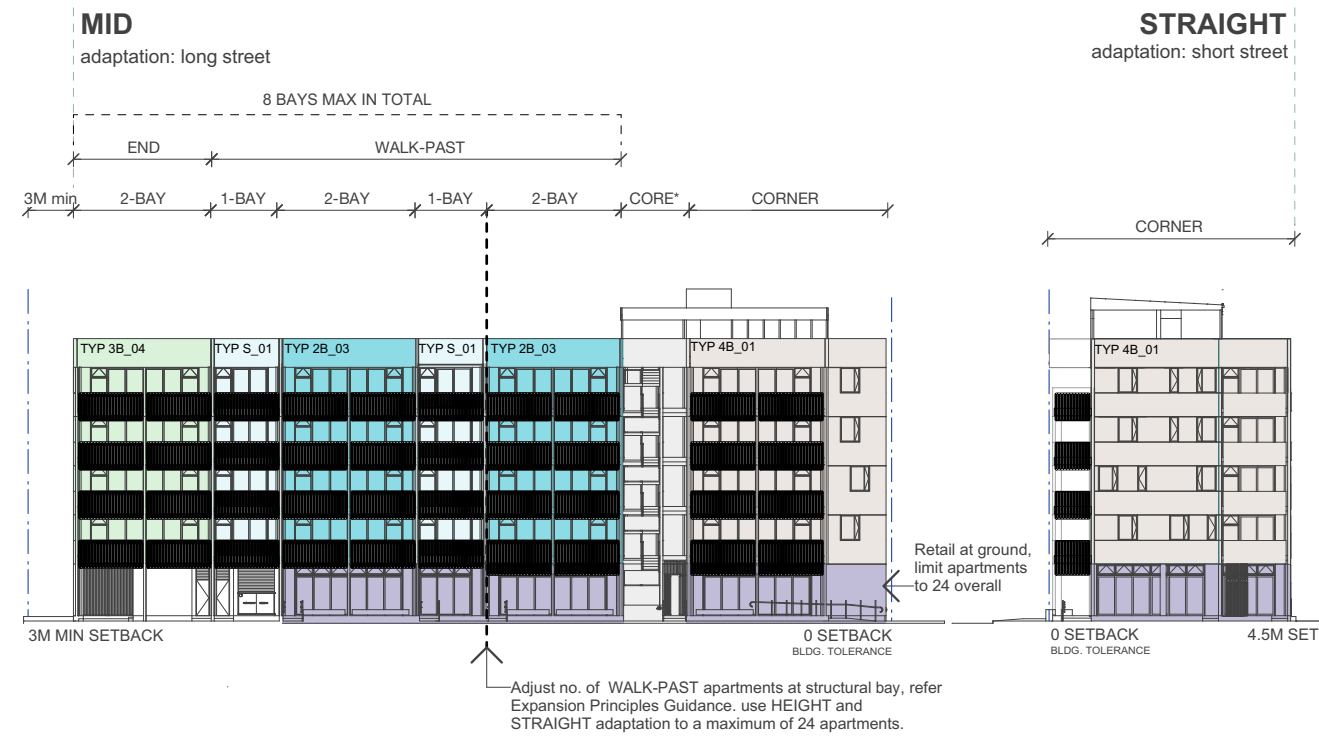
4. Adaptation plan and elevation rules
Refer A-212 series for Alternative floor plans for different uses and approaches to parking, including no car parking Lot dimension and Rear laneway adaptations
BASE and **WIDE** Lot width
SHORT and **MID** Lot Length
LONG | DUAL CORE Lot Length 60.5m+
STRAIGHT 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.

WIDE

PLAN



ELEVATIONS



LEGEND

- STUDIO
 - 1B
 - 2B
 - 3B
 - 4B
 - PAVING
 - PAVING
 - ACCESS
 - RETAIL/ COMMERCIAL
 - SERVICES
- Setback increases to 6m min where existing neighbour is Class 2

NSW HOUSING
PATTERN BOOK

GOVERNMENT
ARCHITECT
NEW SOUTH WALES



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

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Pattern Code CLA02
Name **Corner Lot Apartments 02**
by Spacecraft Architects

Drawing No. A-212-9
Name MID + STRAIGHT
ADAPTATION | STREET
ELEVATION
Scale 1:300@A3