NSW Housing Pattern Book

CORNER LOT APARTMENTS 02

by Spacecraft Architects

A competition-winning corner apartment design with rooftop garden, innovative material palette and relaxed homes that connect to generous balcony spaces

November 2025

About this document

This document explains the specific requirements for the pattern called **Corner Lot Apartments 02 by Spacecraft Architects**. This pattern is part of the NSW Housing Pattern Book as referred to in the State Environmental Planning Policy (Housing) Amendment (Mid-rise housing patterns) 2025.

The document provides an overview of what this pattern offers. It explains where housing based on this pattern can be located and how the design can be adjusted to suit user preferences and site requirements within the development standards defined for this pattern.

The technical drawings describe the pattern design in detail. Once you have selected a suitable pattern and paid the administrative fee, you can download the digital drawing package in DWG format for use by your architect or accredited designer to prepare your development application.

Using the pattern book

1. **You are here:**
   Explore patterns and engage a designer
   Explore the patterns available on the NSW Housing Pattern Book website and identify which ones might be suitable to your site and requirements. If you decide to proceed, engage an architect or building designer who will be able to support you through the pattern book development process.
2. **Select a pattern and adapt it to your site and preferences**
3. **Prepare drawings and information for a planning application**
4. **Understand the streamlined development application pathway**
5. **Lodge your application through the streamlined development application process**

Related documents and supporting information

NSW Housing Pattern Book website

- Website
- Legislation

Mid-rise pattern packs

- Mid-rise pattern packs
- Mid-rise pattern DWG drawings

Supporting documents

- Design verification statement
- NSW Housing Pattern Book Landscape design guide
- Terms and conditions
- Mid-rise pattern technical guide

Highlighted content is available after purchase

Contents

Note: When you pay the fee you will receive technical drawings in PDF and DWG formats, technical guidance, an editable design verification statement and your unique identification number.

**Drawing will be available in DWG format.*

CORNER LOT APARTMENTS 02

by Spacecraft Architects

The architects designed:

Competition-winning corner apartments with options for up to 2 commercial tenancies on the ground floor

A diverse mix of studios, 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom dwellings on each floor connected by an open walkway

Generous living spaces that seamlessly connect to wide private balconies that feel relaxed and accessible

Deep roof overhangs and a leafy courtyard that keep the building cool and weather protected

A communal rooftop that offers shared amenities and creates a sense of community

Integrated sustainability features including optional solar panels, good cross-ventilation and rainwater tanks

A flexible and innovative design that reflects and responds to the NSW Apartment Design Guide

Front view of the design from the street

About this pattern

Site suitability – Suits an infill corner site

Optimal orientation – Designed to adapt to a range of orientations

Development type – Residential flat building or shop top housing

Permissibility – Transport-oriented development areas and low and mid-rise housing areas

Ownership – Suitable for strata, company title or build to rent

No. of storeys – 4 to 6

No. of dwellings – 12 to 24

Mix of dwelling types – Studio up to 4-bedroom

Site width – Suits a minimum lot width between 17.9–19.8 m

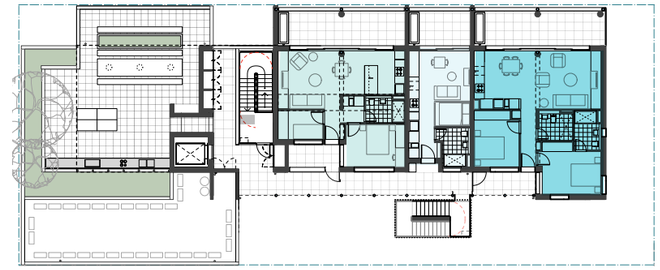
Site length – Suits a minimum lot length between 34.2–65 m

Site area – minimum lot area between 614 – 1,287 m²

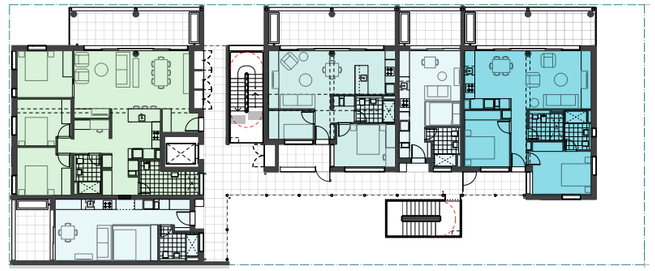
Studio
One bedroom
Two bedroom
Three bedroom
Four bedroom

Not to scale

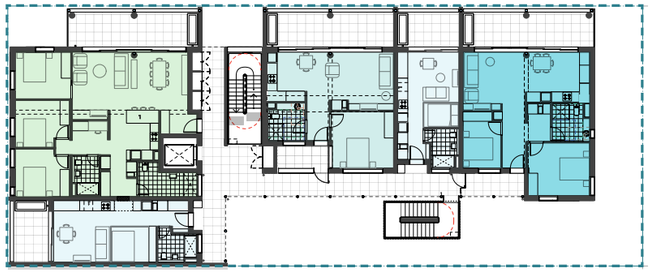
Fifth floor – shared roof deck



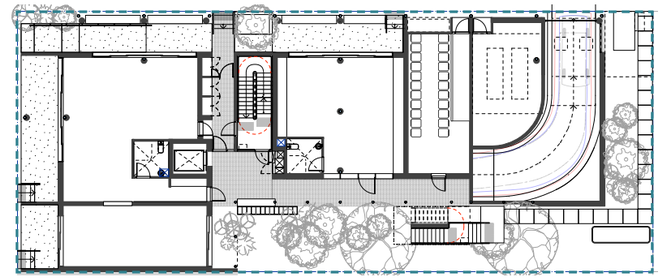
Second, third and fourth floors



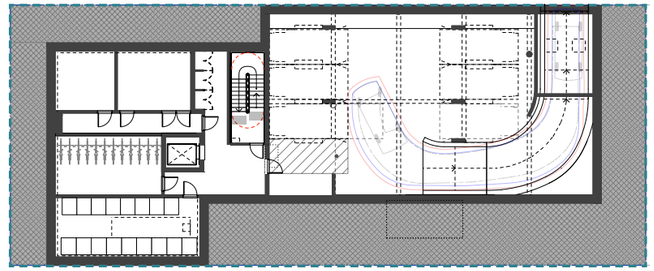
First floor



Ground floor with basement, commercial or communal



Basement



Interior view of the living room to full-width balcony

Easy to live in

The pattern is designed to suit different household types including:

Singles and couples – well-proportioned studios and 1-bedroom apartments

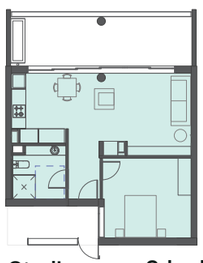
Co-living or share houses – separation between bedrooms in many of the dwellings

Families – well-designed 2-bedroom, 3-bedroom and 4-bedroom apartments with front porches and generous balconies

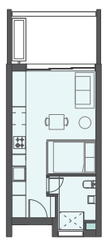
Downsizers looking to age in place – several apartments have been designed to allow for future adaptation

Base pattern mix	Studio	1-bed	2-bed	3-bed	4-bed
Number of dwellings	3	5	4	4	–
Bedrooms per dwelling	0	1	2	3	–
Bathrooms per dwelling	1	1	1–2	2	–
Floor area per dwelling	39 m²	53 m²	71–82 m²	110 m²	–

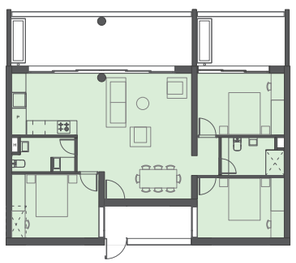
1-bed



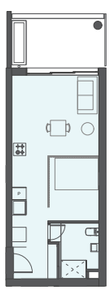
Studio



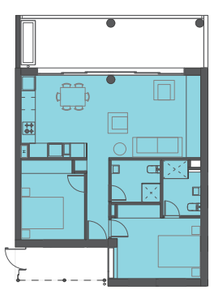
3-bed



Studio



2-bed

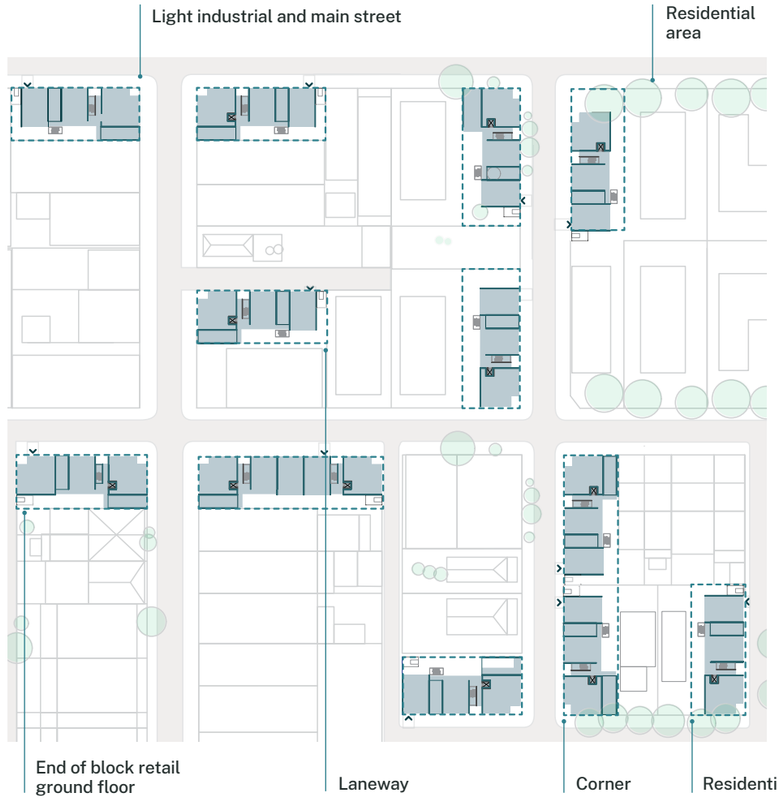


Not to scale

► *Refer to A-370 series for full range of apartment types*

For everyone and every place

Siting



This pattern would suit a town centre or existing residential area within walking distance to other shops

The corner design can be mirrored, widened and stretched to suit different lot conditions

The structural design has been optimised for mass timber construction

On-grade parking provided ideal for town centre locations

Interchangeable dwelling types and distinct structural bays make adapting to wider sites easy

Pre-cast concrete, lightweight metal cladding and brick material palettes are available

Lightweight metal cladding

Brick palette (top), precast palette (below)

Sustainable and energy efficient

Passive solar design ensures comfortable living spaces and lower energy bills

Daylight and cross-ventilation create healthy homes

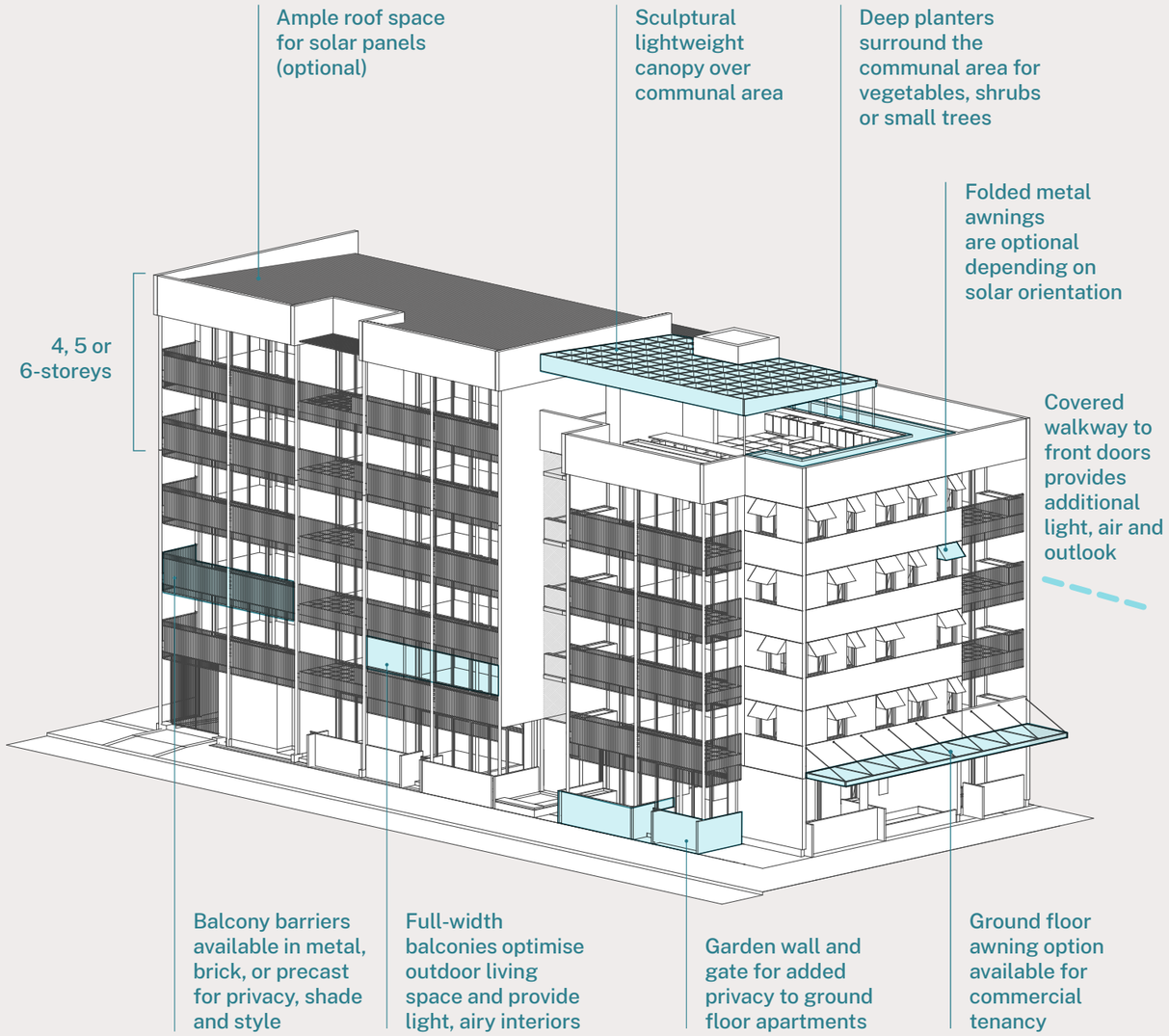
The large roof area provides ample space for solar panels

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

Rainwater tanks capture roof water for reuse in the building

Ceiling fans improve comfort and energy efficiency

All-electric dwellings provide healthier indoor environments, lower energy bills, and reduced carbon footprint



Indoor outdoor living

Smart and flexible

This pattern can be a 4-storey apartment building, 6-storey shop top housing or have stepped levels between 4, 5 or 6 storeys

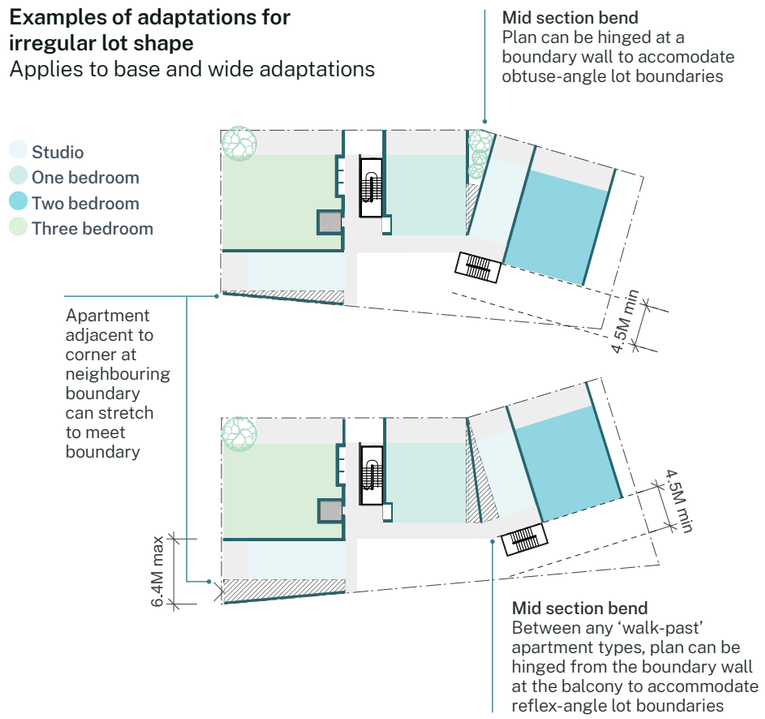
Three ground floor options include a full commercial tenancy or partial commercial tenancy with optional awning or a full residential design

Apartment layouts for corner, long, and short sides can be adapted for minimum lot widths between 17.9–19.8 m

Flexible points in the floor plan can adapt to irregularly shaped sites and slopes of 0–4 m upslope

Several apartments can be adapted to *Australian Standard 4299-1995 – Adaptable Housing* class C

Examples of adaptations for irregular lot shape
Applies to base and wide adaptations



Planning overview

Planning pathways for pattern book developments

Developments using the mid-rise housing patterns must be submitted under Chapter 7 Pattern book development in State Environmental Planning Policy (Housing) 2021 (the Housing SEPP). This chapter includes provisions for mid-rise housing pattern development to be eligible for a reduced assessment period for development application (DA).

Excluded land

The proposed SEPP does not apply to land affected by certain hazards and constraints that have been identified by the Department as unsuitable for the policy. This land includes: bushfire-prone and certain flood-prone land in high risk locations, State heritage items, local heritage items and heritage conservation areas. To understand the full list of exclusions refer to Chapter 7 Pattern book development in the Housing SEPP.

Design verification statement

Pattern book development applications must include a written statement known as the NSW Housing Pattern Book design verification statement mid-rise (DVS mid-rise) completed by a qualified designer (i.e. an architect) in accordance with *Environmental Planning and Assessment Regulation 2021*. A template of this statement can be found on the NSW Housing Pattern Book website and is included in the download package when purchasing a pattern.

The DVS mid-rise must confirm the proposed development will comply with the development standards, location requirements, technical drawing set and technical information specific to the proposed pattern. The architect must confirm that all fixed and adaptable design features required by the pattern are evident in the submitted development application.

The statement will help the consent authority to determine whether a proposed development complies with the original pattern design and is eligible to be considered pattern book development.

Qualified designer

The design verification statement (mid-rise housing patterns) must be completed by a qualified designer which is defined as an architect registered by the NSW Architects Registration Board under the *Architects Act 2003*. They must include their professional registration details in the statement.

Note to assessors

To be considered pattern book development, a development application using a mid-rise housing pattern must meet the required planning obligations. This includes complying with development standards, location requirements, and technical drawing set and technical information included in the pattern, as verified in the design verification statement (mid-rise housing patterns).

Design integrity

The design integrity of the pattern must be reflected in the submitted design. The submitted design should not be modified beyond the defined adaptations and parameters of the pattern.

Apartment Design Guide

This pattern design has been developed with reference to the Apartment Design Guide (ADG) and having undergone rigorous review has been endorsed as having considered the ADG. The development standards and pattern requirements in this document ensure that developments using this pattern can achieve the 9 design quality principles identified in Schedule 9 of the housing SEPP. Further assessment against Schedule 9 or the ADG is therefore not required for pattern developments.

Landscape and significant trees

As well as meeting landscape-related development standards set out below, pattern book developments must show how they have considered the NSW Housing Pattern Book *Landscape design guide* which provides advice on creating a landscape plan for the patterns and includes suggested planting lists. This includes consideration of tree canopy requirements.

Sites requiring change or removal or pruning of significant trees or vegetation must seek any necessary approvals from the relevant council in accordance with their requirements.

The NSW Housing Pattern Book Landscape design guide can be downloaded from the NSW Housing Pattern Book website for additional information.

Privacy

Privacy has been addressed within the pattern designs with solutions provided including fixed and optional screening and required setbacks to accommodate appropriate building separation.

Cross-ventilation

All apartments achieve cross-ventilation in accordance with guidance in the ADG.

Sustainability

Consistent with all residential developments in NSW, pattern book developments must demonstrate how they meet Building Sustainability Index (BASIX) and Nationwide House Energy Ratings Scheme (NatHERs) targets and compliance. Each pattern includes guidance on how to achieve these requirements, along with optional sustainability features such as solar panels and upgraded performance features.

► *Refer to the Mid-rise pattern book technical guide for details.*

Height and density bonuses under environmental planning instruments

Any application of height or density bonuses under an environmental planning instrument, such as the Affordable Housing Bonus (State Environmental Planning Policy (Housing) 2021), must be accommodated within the maximum height variation of this pattern.

Corner Lot Apartments 02 by Spacecraft Architects

Development standards and planning information for
Corner Lot Apartments 02 by Spacecraft Architects

Planning requirements

Developments applying this design from the pattern book must adhere to the planning requirements specified below to be eligible to be assessed as mid-rise housing pattern development under Chapter 7 Pattern Book development in the Housing SEPP. The development standards and location requirements for this pattern prevail in the case of any inconsistency with equivalent development standards in other relevant environmental planning instruments (i.e. a State Environmental Planning Policy [SEPP] or Local Environmental Plan [LEP]) or equivalent requirements in a Development Control Plan (DCP).

Development type

Residential flat building or shop top housing

Applicability

Permitted in low and mid-rise (LMR) housing areas under section 163 of the Housing SEPP and transport-oriented development (TOD) housing areas under Chapter 5 of the Housing SEPP where this type of development is permissible with consent.

Development standards

The below development standards are specific to Corner Lot Apartments 02 by Spacecraft Architects. They apply where this pattern is proposed as pattern book development under Chapter 7 Pattern Book Development in the Housing SEPP.

Location requirements (site response)

Solar access

All pattern book developments need to demonstrate that adequate solar access to 70% of residential apartments (2 hours of direct sunlight to living spaces between 8am to 4pm) can be achieved in response to site conditions. This pattern can achieve at least 70% solar access between 8am to 4pm and has been tested under a common set of conditions which are explained in siting and technical information sections of this document.

Overshadowing

All pattern book developments need to minimise overshadowing impacts to neighbouring sites. Neighbouring sites should receive a minimum 3 hours of sunlight to at least 50% of private open space areas between 9am and 3pm on 21 June. Overshadowing impacts must be evidenced in the DA submission through sun shadow diagrams.

Setbacks may need to be increased to maximise solar access and to minimise overshadowing from adjoining buildings.

Site type

This pattern can only be used in a corner site and is not adaptable to mid-block lots.

Development standards	
Maximum no of storeys	6
Maximum no of dwellings	24 no more than 50% of which to be a single type
Maximum building height (m) from natural ground	22 m See exclusions in notes (to right) Pattern development must also comply with maximum building height requirements of the relevant EPI See exclusions in notes (to right)
	4 – 6 storeys only in TOD or LMR areas where 0m setback is permissible
Minimum lot size	614 m^2
Minimum lot width	17.9 m
Minimum street setback (primary and secondary frontages)	0.0 m (including articulation zone for window hoods and balcony)
Minimum side setbacks (short side)	3.3 m (including substation where required)
Minimum side setbacks (long side)	0.0 m Only in TOD or LMR areas where 0 m setback is permissible)
Minimum floor to ceiling height in dwellings	2.7 m (habitable areas) 2.4 m (non-habitable)
Minimum deep soil area	7% = <650 m^2 site area 10% = 650 – 1,500 m^2 site area 15% = >1,500 m^2 site area
Waste collection (minimum requirement)	Mode: kerbside Frequency: weekly

Notes on development standards for this pattern	
Storeys	The maximum number of storeys for this pattern refers to habitable storeys and does not include rooftop facilities. While a 5-storey adaptation is not provided in the drawings it is permissible for this pattern.
Height	The maximum building height for the pattern development standards includes allowance for adaptation to slope on the subject site.
Lot requirements and adaptations	The pattern adaptations in the technical drawings section provide guidance on adapting the base plan for different site sizes, positions (mid-block, laneway), orientations and inclusions.
Irregular lot adaptations	Patterns can be adapted to irregular shaped sites, excluding battle-axe lots, subject to meeting the minimum setback requirements.
Minimum lot width	The minimum lot width is measured at the front of the building line.
Side setbacks	While the long side of the pattern allows for 0m setback this is variable as follows: — 0 m where blank wall faces the boundary for part of the side of building, and — 4.5 m where there are windows facing the side boundary (includes fire stair encroachment where relevant)
Waste	The pattern requires weekly kerbside collection with wheel-out wheel-in by building management to collection area as shown in the technical drawings section. The base pattern accommodates bin and bulky waste room areas in accordance with the calculation rates provided in this document. Commercial waste storage is incorporated if using this option. Collection of commercial waste will require separate arrangement to residential waste.

Concept design

Generous relationship to outdoors
The relationship between indoor and outdoor living spaces will make the apartments a pleasure to live in. Overhangs provide shelter from rain and heat.

Sociability and privacy gradient
The front entry is a social space with letterboxes, seating and a view to the garden. Entry porches provide semi-private transitional spaces, while the private balcony is a place to retreat to.

Comfortable apartments
Apartments are easy to access with good cross ventilation and natural light. There is a diverse mix of apartment types on each floor to suit many household types.

Courtyard garden: a small patch of bushland
Deep soil in the rear courtyard allows for densely planted native species to provide shared habitat, shade for residents and a sensory barrier to the access gallery.

Common spaces
Depending on development priorities, shared space can be provided in the garden, on the rooftop, or at ground level in an enclosed room.

Open access galleries
Sheltered access galleries adjoin the courtyard garden, bringing residents into contact with the natural environment.

Ground floor use tailored to context
The ground floor can be tailored as commercial, residential or both commercial and residential tenancies to suit different contexts.

Co-housing potential
Ground floor spaces adjacent to the entries would be well suited to communal areas such as shared living rooms or workspaces.

This page provides an overview of the design concepts that underpin this pattern design and reflects the design intention of the architects.

Flexible height
The building can step up or down at structural bays between 4, 5 and 6 stories across its length to relate to different streetscapes.

Incremental adjustments to sites
The design has flex points that allow for adjustments to differing site lengths and irregular site shapes.

Structure
Structural design is optimised for mass timber construction. Cladding options from lightweight to precast allow for a range of construction types.

Flexible: window hoods
In warmer climates, there is potential for additional shading through using window hoods.

Flexible: street canopy
Where local planning and context allows, a shade canopy can project over the street.

Design features

This page shows key features of the pattern including form and structure, services, communal space, sustainable features and any other matters highlighted by the architects.

The features on this page are coloured to show the following:

- **Fixed features** – these must be strictly retained in the planning application.
- **Flexible features** – these items can be modified within the agreed parameters shown in the drawings.

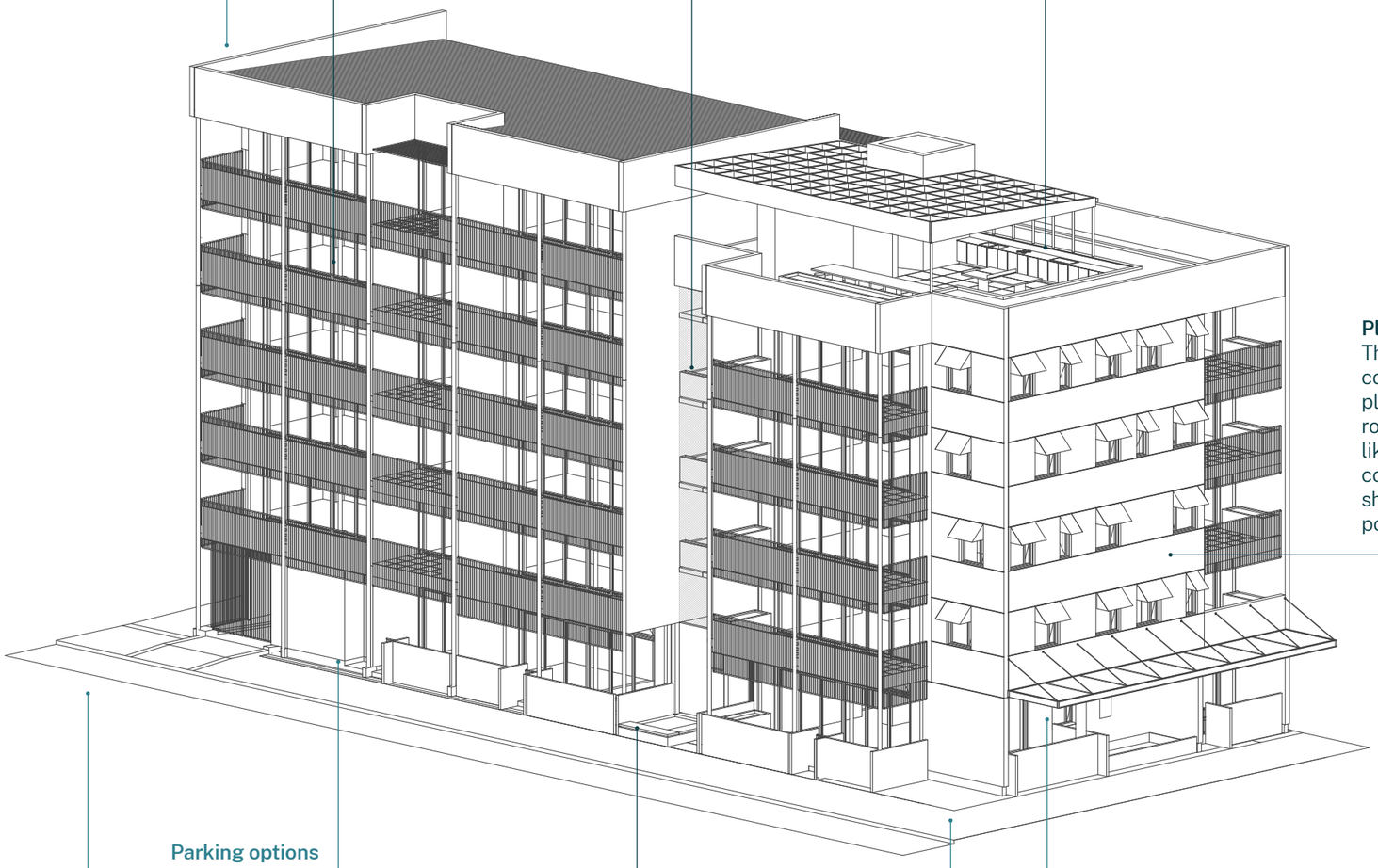
Any changes to the pattern design, including flexible features, must be declared in the design verification statement as part of the planning application.

Height and building type
This pattern can be a 4-storey apartment building, 6-storey shop top housing or have stepped levels between 4, 5 or 6 stories

Comfortable interiors
Spacious living spaces flow onto wide private verandahs to create comfortable, healthy homes that are easy to live in

Gallery access to dwellings
The open gallery circulation with individual front porches provides a sense of arrival and visually connects residents to the natural environment

Rooftop communal open space
The shaded communal open space on the rooftop (or upper level if the building is stepped) provides a sociable space for residents



Playful materials
The facade is contemporary and playful, combining a robust, neutral material like brick, precast concrete or metal sheeting, with bright pops of colour

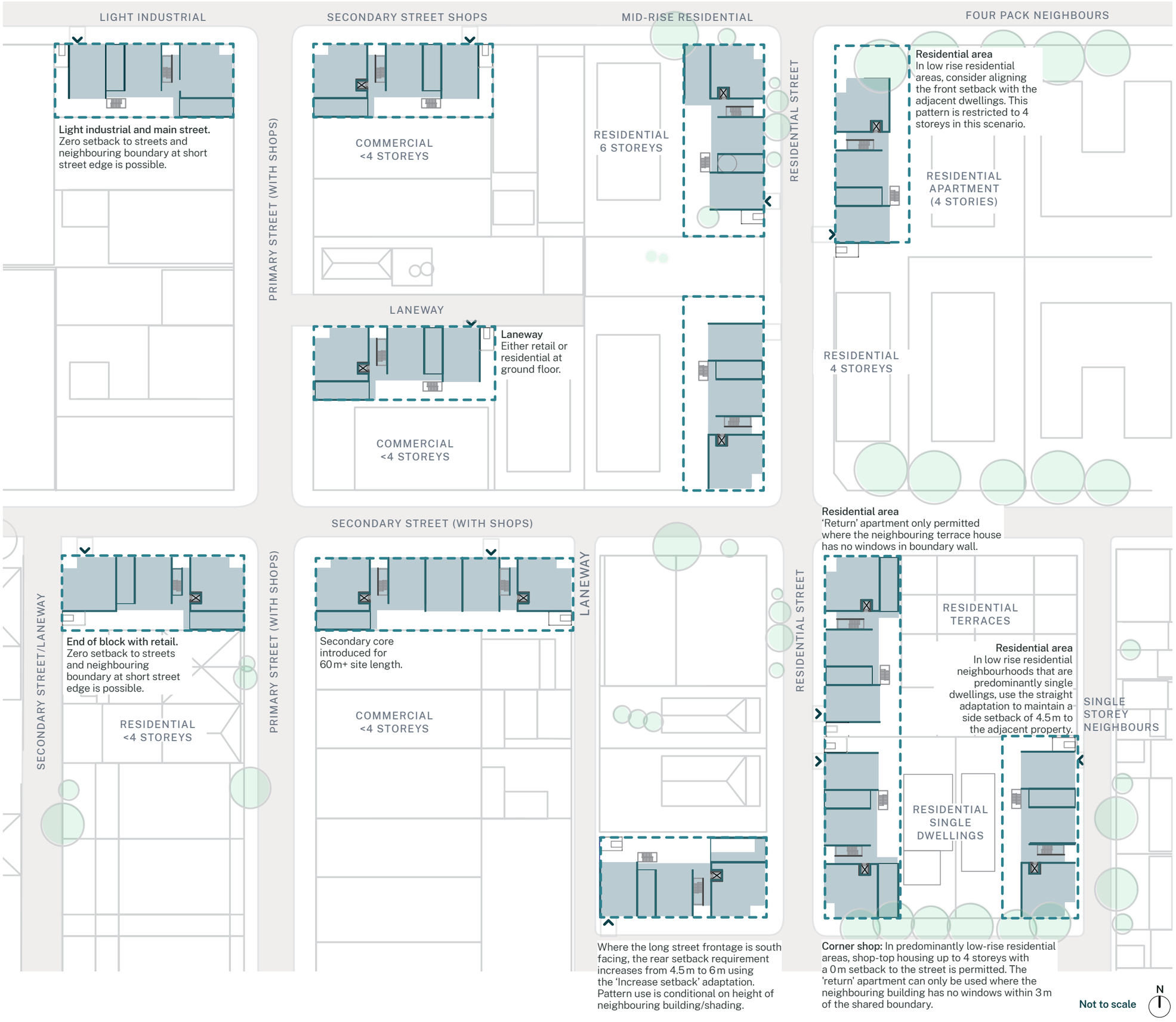
Lot size and width options
Specific apartment types associated with the corner, long and short sides of the building are readily adapted to 17.9 to 19.8 m wide and 34.2 to 65 m long sites

Parking options
Two parking options are available –on-grade or basement parking. The parking provision suits the walkable, town centre location likely for this typology

Relaxed and permeable front entry
Low walls for seating, letterboxes and a clear view to the biodiverse courtyard garden create a relaxed and permeable entry

Corner angle
While the base pattern is a rectilinear plan, key flex points in the plan mean the building can be angled to fit on irregularly shaped sites

Commercial ground floor
3 ground floor variants include a full commercial tenancy or partial commercial tenancy (with optional awning) or a full residential layout (4 storeys only)



Siting

This drawing demonstrates the various urban arrangements that are available for this pattern. Pattern sites must:

— meet suitable lot type requirements (e.g. mid-block, corner, rear lane)
— meet suitable solar orientation requirements.

Refer to the planning pages of this document for further detail on the development standards of this pattern.

Find the urban arrangement that is most relevant to your site and select a suitable pattern adaptation for the site size and solar orientation.

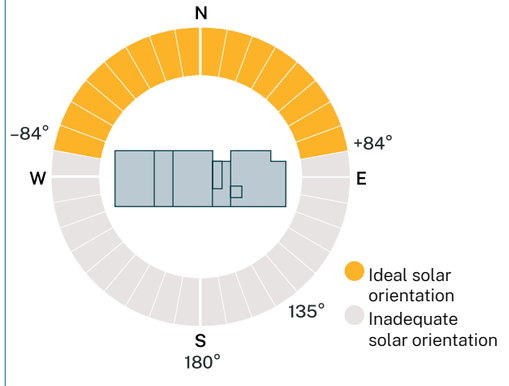
► *Refer to A-200 series for siting variants*

Urban arrangements and orientation

This drawing shows the orientations and block types that can use the pattern. It also indicates what a replicated pattern would look like across an urban block.

Solar orientation

Orientations where the pattern will achieve appropriate solar compliance:



Building configurations

Base
Use base apartment types, ref. elevation adaptation for apartment adjacency guidance

Lot width **17.9 m+**

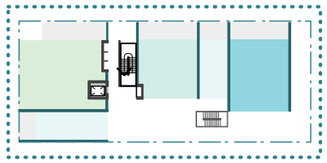
Wide
Use wide apartment types, ref. elevation adaptation for apartment adjacency guidance

Lot width **19.8 m+**

Base

Lot length
43.3 m

Levels 1–5



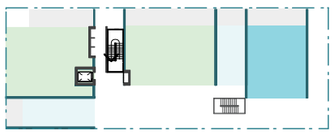
Base pattern

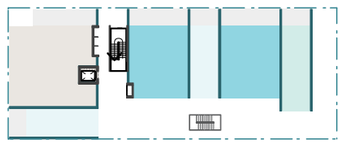
Levels 1–5

Mid

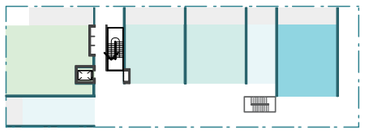
Lot length
43.4 m+

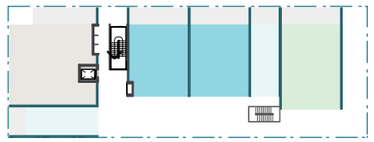
Lot length
47.9 m+





Lot length
52.4 m+

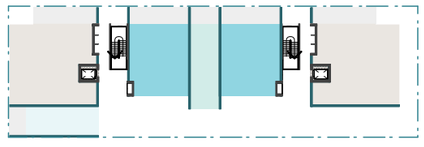




Lot length
56.9 m+

Long

Lot length
60.5 m+

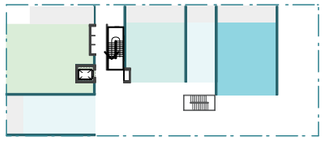


Lot length
65 m+

Siting adaptations

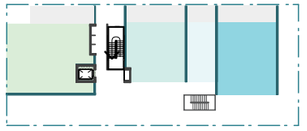
Increase setback

Increase setback to 6 m where neighbour is Class 2 or frontage south facing



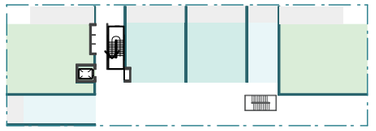
Straight

Remove 'return' apartment
Applies to all width, length and 'end-of-block' adaptations



End of block

Exchange 'end' type of apartment for 'end-of-block' type where laneway to rear of site
Applies to all width, length, straight and 'increase setback' adaptations



Alternative mix

Replace 2-bay and 1-bay 'walk-past' type for 3-bay

Replace 1x 2-bay walk-past type with 2x 1-bay 'end' type back to back

Pattern adaptations

Lot size and minimum setbacks

These plans demonstrate the various lot size adaptations that are available for this pattern. Pattern sites must:
— meet minimum lot width, lot depth and total minimum lot area
— meet minimum setbacks (e.g. front, side, rear).

Refer to the planning pages of this document for further detail on the development standards of this pattern.

Analyse the drawing to find the most relevant example for your site, which shows required lot sizes and setbacks. Using this guidance, refer to the site plan to begin adaptation to your site.

► *Refer to A-200 series for pattern adaptations*

- Studio
- One bedroom
- Two bedroom
- Three bedroom
- Four bedroom

Not to scale

Material palette 1:
Lightweight metal cladding

Material palette 2:
Brickwork

Material palette 3:
Precast concrete cladding

Shared elements
Handrails, letterboxes, planters, canopy

Paint or powdercoat

Upper levels
Cladding

Trapezoidal profiled longrun metal

Brick natural, any brick

Precast concrete textured finish or coloured finish

Private elements
Balustrade
Window hoods
Planters

Paint or powdercoat

Balcony posts

Steel CHS paint or powdercoat bright

Ground level
Cladding

Matt finish tile 100x100

Concrete natural

Ground floor joinery

Aluminium powdercoated

Aluminium anodised silver

Aluminium powdercoated

Material summary

Material selections

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

► *Refer to A-380 series for material palette information*

This pattern also includes distinctive colour palettes for the apartment entries and porch. These can match on every floor, have a unique colour per floor, or have a mix of colours throughout the building to suit user preference.

A steel balustrade structure alternative is also offered.

Painted porches

Pattern selection

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

Use this page to:

— Confirm the site meets the lot type, minimum frontage and area requirements of this pattern.
— Consider the parking adaptations and ground floor layouts.
— Consider the height adaptations.
— Review the lot features such as orientation and slope to inform which pattern adaptations need to be used.
— Consider the dwelling mix.
— Consider the material palette and character options available.

Siting location

Location

- ☐ LMR housing areas
- ☐ TOD precincts
- ☐ Regional town centres
- ☐ Adjacent to commercial areas

Site specific adaptations

Adaptations

- ☐ Long / dual core
- ☐ End of block
- ☐ Increased setback
- ☐ Non-parallel street
- ☐ Straight
- ☐ Amalgamted lot
- ☐ Roof level

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

Lot size

Lot width

- ☐ 17.9 m (base)
- ☐ 19.8 (wide)

Lot depth

- ☐ 34.3–65 m

Minimum setbacks

- ☐ 0.0 m street: short and long (subject to local DCP)
- ☐ 3.3 m (short) side: (including substation as required)

To understand the extent of options available, refer to the technical drawings section and review the base pattern plans and available adaptations.

Adapt for suitability

Height

- ☐ 4 storeys
- ☐ 5 storeys

Ground floor

- ☐ Commercial
- ☐ Residential (4 storey adaptation only)

Apartment yield and mix

- ☐ Studio
- ☐ 1 bedroom
- ☐ 2 bedroom
- ☐ 3 bedroom
- ☐ 4 bedroom

Parking

- ☐ Basement
- ☐ On-grade
- ☐ *Existing site slope allows for basement

Substation

- ☐ Chamber substation required
- ☐ No substation required

To understand the how to adapt the patterns height, apartment yield and mix, parking and substation requirements, refer to in the technical drawings.

Lot features

Lot type select one

- ☐ Infill corner sites
- ☐ End block
- ☐ Corner site with laneway

Frontage orientation

- ☐ North
- ☐ North-east
- ☐ North-west

Site slope select one

- ☐ 0 – 4 m upslope
- ☐ 0 – 4 m cross fall

Lot adaptations to suit different lot types, orientations and are described on pattern adaptations-location requirements pages and in the technical drawings.

Building character

Material palette select one

- ☐ Material palette 1 – lightweight cladding
- ☐ Material palette 2 – brickwork
- ☐ Material palette 3 – precast concrete panels

Porch and gallery palette

- ☐ Same colour all floors
- ☐ One colour per floor
- ☐ Mixed colour throughout

Character details

- ☐ Folded metal hoods

Additional features

- ☐ Solar panels
- ☐ EV charging

*ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum adapted from 'Gold Level' Livable Housing Design Guidelines, ABCB Livable Housing Design Standard adapted from 'Silver Level' Livable Housing De-sign Guidelines

Refer to the material palette guidance pages and included illustrative images for further information.

Technical considerations

Engaging a design team

To prepare a mid-rise pattern for a site-specific planning application, the user must engage a design team to adapt the pattern drawings and prepare information required for the application. The team may include architects, engineers, quantity surveyors and other specialists.

It is the responsibility of the developer to investigate and understand the legal, financial, environmental and planning matters and risks of undertaking pattern book development on a chosen site.

Units and measurement

The pattern designs have been drafted to standard drawing scales. Site measurements are generally identified as a minimum, allowing users to make site specific adjustments. Should discrepancies exist, refer to the development standards table. Measurements for sites have been rounded to the nearest 0.1 m. Areas have been rounded up or down to the nearest 5 m^2.

NCC compliance

The mid-rise patterns are capable of compliance with the National Construction Code (NCC) 2022 subject to final technical specifications and details. Additional compliance measures and reporting are required for Class 2 under the *Design and Building Practitioners Act 2020*. For Class 2 development, the proponent is required to engage a practitioner registered with the NSW Design and Building Practitioners (DBP) Scheme.

Universal design

Mid-rise pattern book dwellings must comply with the Australian Building Codes Board (ABCB) Livable Housing Design Standard, which has been adapted from the 'silver' level requirements of the Livable Housing Association (LHA) Livable Housing Design Guidelines.

Several of the patterns include options of adapting one of all of the dwellings in the development to achieve the ABCB 'voluntary standard' ('beyond minimum') set out in the ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum. The ABCB voluntary standard has been adapted from the LHA 'gold' level requirements.

Site slope

The pattern designs can be modified to suit gently sloping sites. The scope for this is documented in Requirements and Adaptations > Siting and Pattern adaptations.

As patterns are adjusted to meet specific site conditions, design considerations include:

- maintaining paths of travel to front doors according to the ABCB Livable Housing Design Standard
- potential for and locations of retaining walls
- stormwater management and drainage systems.

► *Refer to A-200 series for site slope adaptations*

Driveways and crossings

The location of the driveway and driveway crossing is shown on the plans. Proponents must ensure the design meets the requirements of relevant Australian Standards.

Driveways should not be affected by existing structures such as street trees, earth mounds, bus shelters, power poles or other physical features. Removal of such features may be permitted subject to council approval.

A description of parking and traffic approach and assumptions for the development of pattern designs is included in the technical guide to support the further design development of your pattern project for a specific site.

Construction and materials

The construction system for pattern designs provides efficient and coordinated planning, aligning load paths, wet areas and service risers where practical. Specific materials have been selected for the external elevations and character as shown on the materials pages.

Structural design

The pattern designs have been developed with input from structural engineers. A description of their assumptions and advice for the further development of a pattern for a specific site is included in Technical summary.

Facade design

The facade design of the mid-rise patterns designs have been developed with input from specialist consultants. A description of their assumptions and advice for the further development of a pattern for a specific site is included in the technical guide.

Entries

The location of entries into the building, into individual apartments and onto balconies, roof terraces and the like are all set by the pattern and cannot be changed.

Interior layouts

Any changes to apartment interiors must be declared in the design verification statement and cannot exceed the flexibility listed above. The position of all rooms must be in accordance with the apartment layouts provided in the pattern, this can include mirrored layouts where the pattern provides for this.

Fixture and fittings may be selected and positioned at the discretion of the applicant, except for robes and storage sizes and bathroom dimensions and clearances, as these are set by the pattern. Specification of bathroom fixtures (toilets, baths, sinks) are at discretion of the applicant provided that there is no reduction in clearances, including but not limited to those associated with liveability and adaptable apartments.

Services provision

The pattern designs have been developed with input from specialist consultants. A description for each of these disciplines and their assumptions is included in the technical guide to support the development of your pattern project for a specific site.

Fire performance

Fire risks have been discussed with Fire and Rescue NSW (FRNSW). Examples of typical fire performance solutions have been developed to assist project teams in completing fire performance documentation for their development. To ensure the safety and compliance of the development, seek expert advice from a fire consultant and consult with FRNSW as required by relevant legislation.

Services assumptions

Mechanical	1 condenser/apartment; exhausts avoid fire compartments
Electrical	Load <1000 kVA; photovoltaics (PV) roof allocation 20–100%; switchroom 20 m^2
Hydraulic	2000 L grease traps; dual pump sets; risers near fixtures
Fire	1–2 hydrants based on area; 215 m^2 tank room; full smoke detection
Civil	On-site stormwater detention (OSD) 0–470 m^3/ha; 10 kL rainwater tanks; 3.5 mm/m^2/day irrigation
Rooftop condensers and risers	Per apartment
Substations	External kiosk
Kitchen / bathroom	Risers stacked for efficiency All electric appliances Clearances retained
Fire systems	Coordinated with spatial layouts
Rainwater tanks	Upstream or combined with OSD

► *Refer to Mid-rise pattern book technical guide > Services for details.*

Corner Lot Apartments 02 by Spacecraft Architects

Waste

A consistent approach to waste management has been applied to the pattern to support practical and adaptable waste solutions across NSW. The approach has been derived from the NSW Environment Protection Authority (EPA) *Better practice guide for resource recovery in residential developments* and relevant legislation. It has also been informed by a review of 30 council waste guidelines, and spatial assessment of kerbside, wheel-in wheel-out (WIWO) and on-site collection options across all patterns.

Program objectives

The pattern approach to waste management aims to:

— enable consistent, affordable and practical waste management solutions that can suit unknown future sites
— align with the NSW EPA Better practice guide and relevant legislation
— provide a clear planning pathway for waste collection and storage planning in the patterns that can be applied statewide to address variability in council requirements.

Assumptions

The waste design for patterns assumes that:

— Waste collection is council-managed (not private) and there is a weekly pick-up for all streams.
— Low-tech solutions and manual manoeuvring are allowed for as building managers may not be available to operate complex equipment. If equipment (for example bin lifts, compactors) is needed for large lots, this is shown on the drawings.
— Allowance has been made for general, recycling and organic waste streams, as waste consolidation may be impractical for small-scale developments due to spatial and operational constraints. Bulky waste storage has also been provided.
— Basement waste collection has been limited, due to spatial constraints on small lot sites.
— Waste generation estimates and bin room sizing are designed to accommodate weekly and fortnightly collection.

Collection method

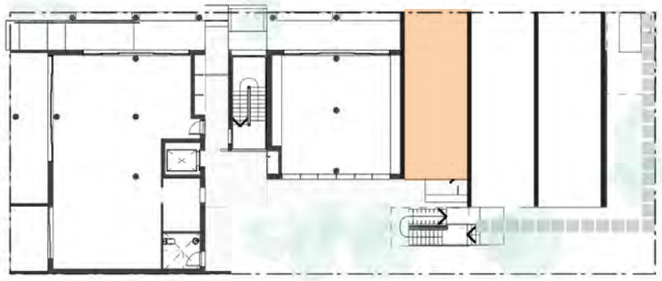
— Kerbside: all streams weekly

Seek advice

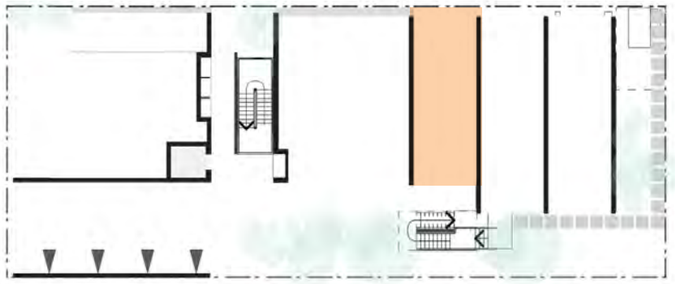
Refer to the NSW EPA Better practice guide early, with advice from a waste consultant as required.

Basement

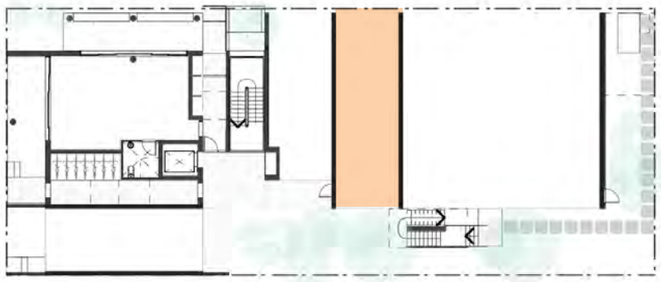
Ground floor – basement parking retail



At grade parking retail



Ground floor – basement parking residential



Waste

Metrics (assumptions)

Waste generation rates per unit	
Studio/1-bed	80 L general 80 L recycling 25 L organics/week
2-bed	100 L general 100 L recycling 25 L organics/week
3-bed	120 L general 120 L recycling 50 L organics/week
Bulky waste	
Up to 40 dwellings	10 m^2
Per 10 additional dwellings	+2 m^2
Problem/ textile waste	Optional 1 m^2
Waste generation rates for the base pattern	
Type 3 (18 units)	1,740 L general 1,740 L recycling 575 L organics/week
Nominal bin room sizing	24 m^2

Kerbside collection requirements

Weekly collection of all streams

Sizing for the base pattern	
Maximum number of 240-L bins to be presented at kerbside every week	8

Parking and traffic

Approach

There are different options available for off-street parking. This includes different arrangements resulting in varied total parking numbers provided. The user may choose to use the base parking option or an alternative. It considers both at-grade and basement parking to comply with Australian Standards. Basements can be replanned as required but must not alter other pattern requirements outlined in this document.

Objectives

- Ensure compliance with Australian Standards (AS2890 series).
- Provide spatial planning guidance for residential and service vehicle parking.
- Address site-specific constraints and public domain interfaces.
- Recommend technical solutions for restricted access scenarios.

Assumptions

- Site interfaces with public roads vary across NSW and influence design.
- Residential parking is primarily Class 1A.
- Heavy vehicle access must be forward in/forward out.
- Ramp designs assume a typical 3 m level difference.
- Heavy vehicle parking is ideally placed on ground level, outside building structures.

Brief

- Mid-rise pattern book schemes vary in topography and planning context.
- Basement and at-grade parking options are considered.
- Designs for residential off-street parking consider:
  - space dimensions
  - ramp grades
  - driveway access.
- Recommendations for heavy vehicle parking and service bay dimensions are shown.
- Technical solutions are provided for narrow or restricted access corridors.
- Emphasis on compliance and practical implementation across diverse site conditions.

Seek advice

Further design refinement should consider:

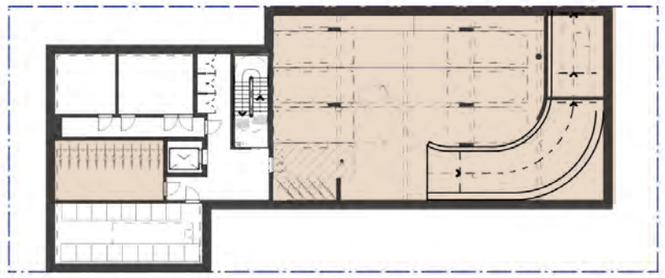
- updated AS2890.1 standards (pending renewal)
- integration with public domain and pedestrian pathways
- operational feasibility of vehicle priority systems.

These diagrams demonstrate pattern adaptations available for parking configurations.

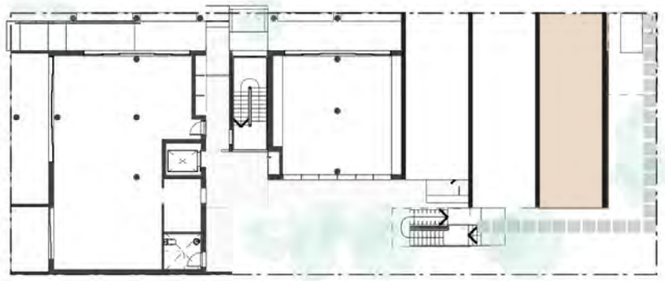
Analyse the diagrams and user requirements to find the most suitable adaptations for your development.

▶ *Refer to A210, A311 and A-350 series for ground floor and basemen plans and sections*

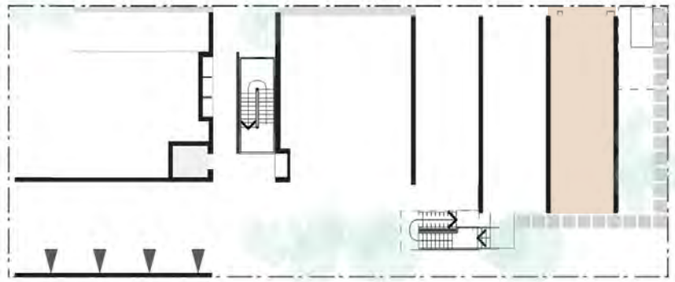
Basement



Ground floor – basement parking retail



At grade parking retail



Ground floor – basement parking residential

Parking and bike storage

Metrics (assumptions)

Residential parking dimensions	90° angled: 5.4 m x 2.4 m (aisle: 5.8 m or 6.1 m with obstruction)
Parallel	2.1 m width (2.4 m with obstruction), 5.9–6.3 m length
Ramp grades	2 m @ 12.5%, 11 m @ 25%, 2 m @ 12.5%
Driveway access	6 m section at 1:20 slope for waiting and pedestrian access
Service bay	Max gradient: 1:25 (4%) 4.5 m clear height required
Access ramps accomodated by designs	Single-width Two-way
Vehicle priority systems recommended for safe access	Small sites: traffic lights and convex mirror
	Larger sites: traffic lights and access control and waiting area

NSW Housing Pattern Book

CORNER LOT APARTMENTS 02

by Spacecraft Architects

Technical drawings

November 2025

NSW GOVERNMENT

GOVERNMENT ARCHITECT NEW SOUTH WALES

Drawing list

Drawing no.	Drawing title	Scale @A3	Rev
Requirements and adaptations			
A-100-1	Pattern description	NTS	01
A-101-0	Building configuration | apartment types	1:300	01
A-101-1	Base building | wide adaptation	1:300	01
A-101-2	Adaptation options	1:300	01
A-101-3	Length adaptation | expansion principles	1:1000	01
A-101-4	Siting | applicable lot sizes	1:1000	01
A-101-5	Siting | context	1:1000	01
A-101-6	Siting | flip and mirror	1:1000	01
A-101-7	Siting | solar access	1:1000	01
A-101-8	Siting | solar access mirrored	1:1000	01
A-200-1	Base pattern | plans	1:500	01
A-211-1	Alternative use | ground floor plans	1:500	01
A-211-2	Length adaptation | basement plans	1:500	01
A-211-3	Length adaptation | retail ground floor plans	1:500	01
A-211-4	Length adaptation | residential ground floor	1:500	01
A-211-5	Length adaptation | apartment level plans	1:500	01
A-211-6	Long | dual core adaptation	1:500	01
A-211-7	End of block adaptation | plans	1:500	01
A-211-8	Increase setback adaptation | plans	1:500	01
A-211-9	Flex to lot adaptation | plans	1:500	01
A-211-10	Chamfer lot corner adaptation | plans	1:200	01
A-211-11	Straight adaptation | plans	1:500	01
A-211-12	Building height adaptation | rooftop plans	1:500	01
A-211-13	Length expansion principles | elevation	1:750	01
A-211-14	Height adaptation principles | elevation	NTS	01
A-211-15	Height adaptation principles | section	NTS	01
A-211-16	Slope adaptation principles | section	1:750	01
A-211-17	Slope adaptation principles | elevation	1:750	01
A-212-1	Lot width adaptation | elevation	1:500	01
A-212-3	Mid adaptation | elevation	1:500	01
A-212-4	Long dual core adaptation | elevation	1:500	01
A-212-5	End of block adaptation | street elevation	1:500	01
A-212-6	End of block adaptation | garden elevation	1:500	01
A-212-7	Increase setback adaptation | elevation	1:300	01
A-212-8	Straight adaptation | garden elevation	1:300	01
A-212-9	Mid + straight adaptation | street elevation	1:300	01
Technical drawings			
A-310-1	Basement plan	1:200	01
A-310-1	Basement plan	1:200	01
A-310-1	Basement plan	1:200	01
A-311-1	Ground floor - basement | retail	1:200	01
A-312-1	First floor plan	1:200	01

Drawing no.	Drawing title	Scale @A3	Rev
A-313-1	Second floor plan	1:200	01
A-314-1	Third floor plan	1:200	01
A-314-2	Fourth floor plan	1:200	01
A-316-1	Fifth floor plan	1:200	01
A-317-2	Roof plan - 6 storey	1:200	01
A-340-1	Adapt. Basement long	1:200	01
A-340-2	Adapt. Steel structure	1:200	01
A-341-1	Alt. Ground floor - residential w/ basement	1:200	01
A-341-2	Alt. Ground floor - on-grade	1:200	01
A-342-1	Adapt. Fourth floor plan - (4 storey)	1:200	01
A-342-2	Adapt. Roof plan - communal at roof	1:200	01
Sections			
A-350-1	Section a - 6 storey	1:200	01
A-350-2	Section b - 6 storey	1:200	01
A-350-3	Section c - 6 storey	1:200	01
A-350-4	Section d - 6 storey	1:200	01
A-350-5	Section e - 6 storey	1:200	01
A-350-6	Section f - 6 storey	1:200	01
A-350-7	Section g - 6 storey	1:200	01
A-350-8	Section h - 6 storey	1:200	01
A-350-9	Section i - 6 storey	1:200	01
A-351-1	Adapt. Section a - 4 storey	1:200	01
A-351-2	Adapt. Section b - 4 storey	1:200	01
A-351-3	Adapt. Section c - 4 storey	1:200	01
A-351-4	Adapt. Section d - 4 storey	1:200	01
A-351-5	Adapt. Section e - 4 storey	1:200	01
A-351-6	Adapt. Section f - 4 storey	1:200	01
A-351-7	Adapt. Section g - 4 storey	1:200	01
A-351-8	Adapt. Section h - 4 storey	1:200	01
A-351-9	Adapt. Section i - 4 storey	1:200	01
A-352-1	Adapt. Section 4 storey with 6 storey corner	1:200	01
A-352-2	Adapt. Section 5 storey	1:200	01
A-353-1	Adapt. Section slope down to short st	1:200	01
A-353-2	Adapt. Section slope up to short st	1:200	01
A-353-3	Adapt. Section slope down to long st basement	1:200	01
A-353-4	Adapt. Section slope down to long st at grade	1:200	01
Elevations			
A-360-1	Elevation long street 6 storey	1:200	01
A-360-2	Elevation short street 6 storey	1:200	01
A-360-3	Elevation garden 6 storey	1:200	01
A-360-4	Elevation short side 6 storey	1:200	01
A-361-1	Adapt. Elevation long street 4 storey	1:200	01
A-361-2	Adapt. Elevation short street 4 storey	1:200	01
A-361-3	Adapt. Elevation garden 4 storey	1:200	01

Drawing no.	Drawing title	Scale @A3	Rev
A-361-4	Adapt. Elevation short side 4 storey	1:200	01
A-362-1	Adapt. Elevation brick balustrades	1:200	01
A-362-2	Adapt. Elevation brick + metal	1:200	01
A-362-3	Adapt. Elevation precast	1:200	01
A-362-4	Adapt. Elevation brick balustrade - 4 storey	1:200	01
A-362-5	Adapt. Elevation brick+metal - 4 storey	1:200	01
A-362-6	Adapt. Elevation precast - 4 storey	1:200	01
Typical apartments			
A-370-1	Apartment plan corner 3b_01	1:100	01
A-370-2	Apartment plan corner 2b_01 ground	1:100	01
A-370-3	Apartment plan corner 2b_02 ground	1:100	01
A-370-4	Apartment plan corner 4b_01	1:100	01
A-370-5	Apartment plan corner 3b_02 ground	1:100	01
A-370-6	Apartment plan corner 2b_07	1:100	01
A-370-7	Apartment plan walk-past s_01	1:100	01
A-370-8	Apartment plan walk-past 1b_01	1:100	01
A-370-9	Apartment plan as4299 1b_02	1:100	01
A-370-10	Apartment plan walk-past 1b_03	1:100	01
A-370-11	Apartment plan walk-past s_02	1:100	01
A-370-12	Apartment plan walk-past 3b_03	1:100	01
A-370-13	Apartment plan walk-past 2b_03	1:100	01
A-370-14	Apartment plan as4299 2b_04	1:100	01
A-370-15	Apartment plan walk-past 2b_05	1:100	01
A-370-16	Apartment plan as4299 2b_06	1:100	01
A-370-18	Apartment plan end s_01	1:100	01
A-370-19	Apartment plan end 2b_03,04,05,06	1:100	01
A-370-20	Apartment plan end 1b_04	1:100	01
A-370-21	Apartment plan end 3b_04	1:100	01
A-370-22	Apartment plan end of block 4b_02	1:100	01
A-370-23	Apartment plan end of block 4b_03	1:100	01
A-370-24	Adapt. Apartment plan flex to lot	1:100	01
A-370-25	Adapt. Apartment plan 'at ground'	1:100	01
A-370-26	Adapt. Apartment 3b_01 'windows to garden'	1:100	01
A-370-27	Adapt. Apartment 4b_01 'windows to garden'	1:100	01

Drawing list

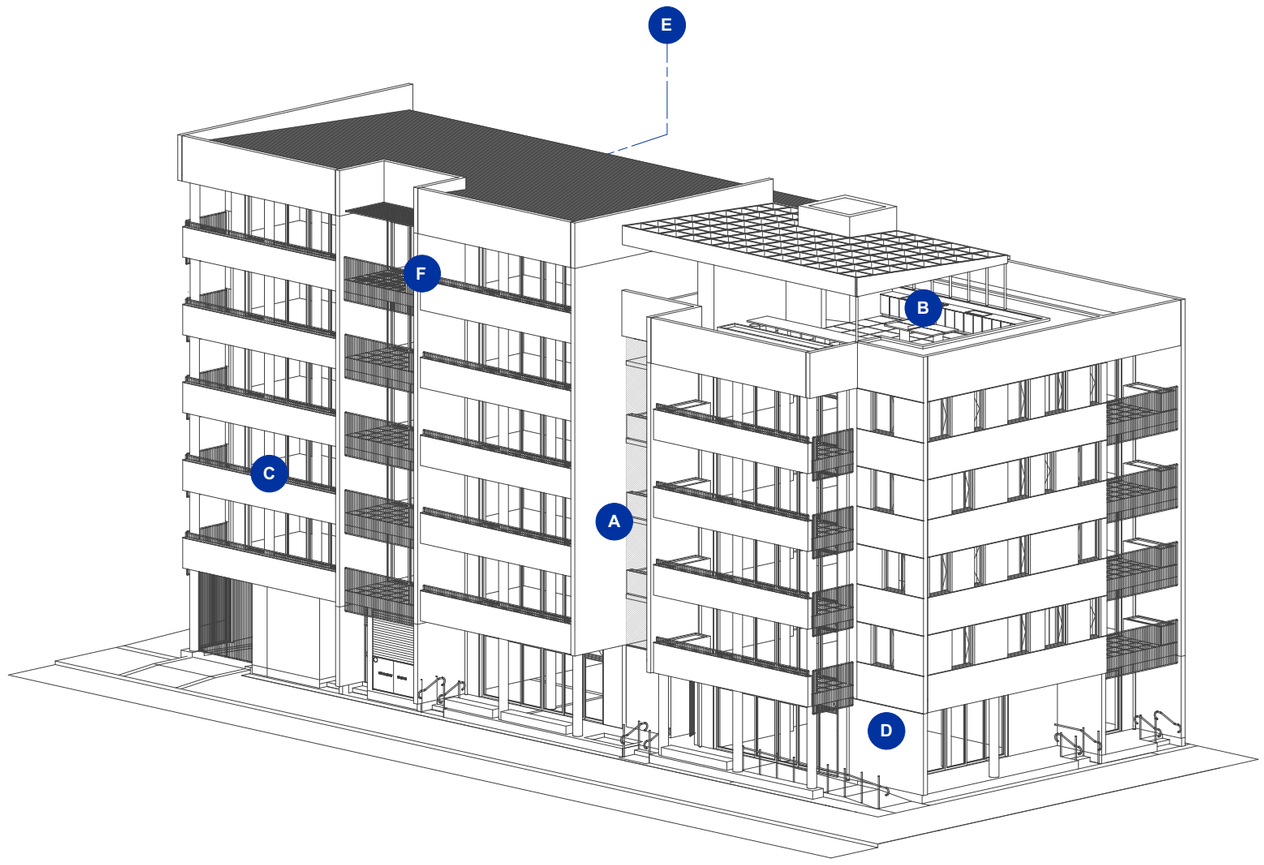
Drawing no.	Drawing title	Scale @A3	Rev
Material and renders			
A-380-1	Material palettes - street	NTS	01
A-380-7	Material palettes - in common	NTS	01
A-380-2	Material palettes - porch	NTS	01
A-381-1	Material palettes - steel	NTS	01
A-381-2	Material palettes - steel	NTS	01
A-382-1	Material palettes - brick w brick balustrade	NTS	01
A-382-2	Material palettes - brick w brick balustrade	NTS	01
A-383-1	Material palettes - brick w metal balustrade	NTS	01
A-384-1	Material palettes - precast	NTS	01
A-384-2	Material palettes - precast	NTS	01
A-390-1	Character 1	NTS	01
A-391-5	Blank axonometric street corner	NTS	01
A-391-6	Blank axonometric courtyard garden	NTS	01
A-391-7	Blank axonometric street corner adapt. Elements	NTS	01
A-391-8	Blank axonometric street corner 4 storey	NTS	01
A-390-1	Secondary street view	NTS	01
A-390-2	Primary street view	NTS	01
A-390-3	Entry ramp	NTS	01
A-390-4	Entry gate	NTS	01
A-390-5	Letterboxes	NTS	01
A-390-6	Gallery access	NTS	01
A-390-7	Typical balcony	NTS	01
A-390-8	Communal rooftop	NTS	01
A-390-9	Ground floor residential adaptation	NTS	01
A-390-10	4 Storey adaptation secondary street	NTS	01
A-390-11	4 Storey adaptation primary street	NTS	01
A-390-12	Sunshade street canopy adaptation	NTS	01
A-390-13	Brick character secondary street	NTS	01
A-390-14	Brick character primary street	NTS	01
A-390-15	Brick character entry	NTS	01
A-390-16	Precast character secondary street	NTS	01
A-390-17	Precast character primary street	NTS	01
A-390-18	Precast character entry	NTS	01
Services			
A-400	Structural diagram	1:200	01
A-401	Services diagram - basement	1:200	01
A-402	Services diagram - ground floor w/ basement	NTS	01
A-403	Services diagram - ground floor on grade parking	1:200	01
A-405	Services diagram - common area + roof	1:200	01
A-406	Services diagram - fifth floor	1:200	01
A-407	Landscape principles	1:500	01

Drawing no.	Drawing title	Scale @A3	Rev
Window and door schedule			
A-410-1	Window and door schedule	1:100	01
A-410-2	Metalwork gate schedule	1:100	01
Details			
A-411-1	Letterboxes	1:20	01
A-411-2	Balustrade bl1 - metal character	1:20	01
A-411-3	Balustrade bl1 - brick character	1:20	01
A-411-4	Balustrade bl3/bl4 - brick/precast	1:20	01
A-411-5	Porch gate	1:20	01
A-420-0	Entry elevation	As noted	01
A-420-1	Porch detail	As noted	01
A-420-2	Typical balcony section	As noted	01
A-420-3	Top floor balcony	As noted	01
A-420-4	Studio canopy	As noted	01
A-420-5	Rooftop canopy	As noted	01
A-421-1	Adapt. Residential at ground patio plan	1:20	01
A-421-2	Adapt. Residential ground patio section	1:20	01
A-421-3	Adapt. Window hood	1:20	01
Supplementary drawings			
A-430	Area calculations	1:1000	01

Technical drawings

Adaptations

Corner Lot Apartments 02 by Spacecraft Architects



KEY FEATURES

A **MESH WALL MAIN STAIR**
Light and airy main stair facing the street adjacent to the main pedestrian entry. Planter boxes allow vines to be established on mesh wall.

B **ROOFTOP COMMUNAL OUTDOOR**
Shared outdoor space on rooftop at the corner of the site. Deep planter beds provide space for shade and shelter trees and for productive gardens. Large communal table and in-built BBQ and sink area with storage below. Wide roof structure provides shelter from sun and rain.

C **GENEROUS BALCONIES**
All apartments have full-width balconies providing ample space for outdoor living. Balconies also provide shelter from rain and sun in summer and facilitate natural ventilation of apartments.

D **MIXED-USE POSSIBILITIES**
Ground floor of the building is configured to allow for communal or commercial uses.

E **GALLERY ACCESS**
No stuffy hallways! All apartments are accessed via a sheltered external gallery adjacent to the deep soil planting zone. Apartments have porch spaces which open off the gallery allowing space for the clutter of daily life

F **APARTMENT MIX**
Every floor has a mix of apartment types and sizes. Large family apartments and small studios along with 1-bedroom and 2-bedroom apartments, which can be adaptable as required.

NSW HOUSING PATTERN BOOK

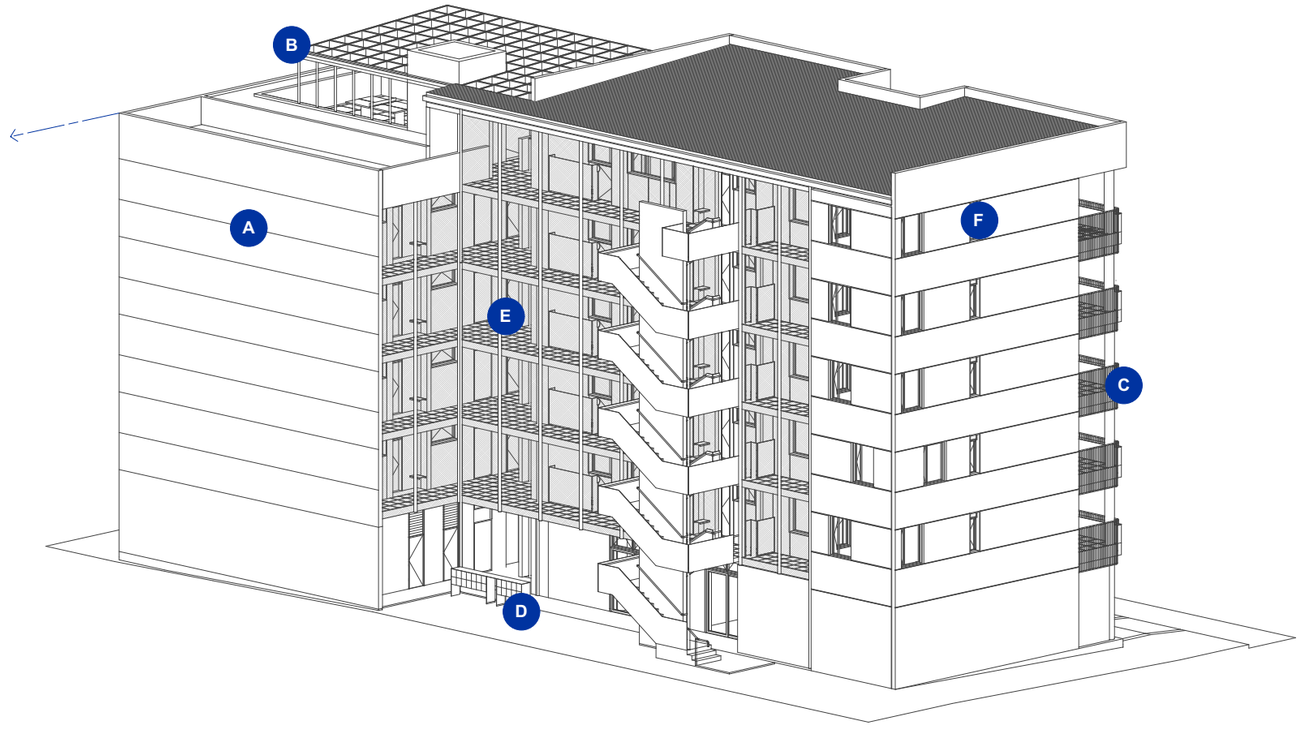
GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

Drawing No.	A-100-2
Name	AXONOMETRIC STREET CORNER KEY FEATURES
Scale	NTS



KEY FEATURES

A **BUILD TO BOUNDARY**
Some apartments turn the corner to enable the building to extend to the boundary. These apartments can expand in width to accommodate a variety of dimensions.

B **ROOFTOP COMMUNAL OUTDOOR**
Shared outdoor space on rooftop at the corner of the site. Deep planter beds provide space for shade and shelter trees and for productive gardens. Large communal table and in-built BBQ and sink area with storage below. Wide roof structure provides shelter from sun and rain.

C **GENEROUS BALCONIES**
All apartments have full-width balconies providing ample space for outdoor living. Balconies also provide shelter from rain and sun in summer and facilitates natural ventilation of apartments.

D **MAIN ENTRY LETTERBOXES**
Letterboxes and seating are grouped alongside the garden adjacent to the main entry.

E **GALLERY ACCESS**
No stuffy hallways! All apartments are accessed via a sheltered external gallery adjacent to the deep soil planting zone. Apartments have porch spaces which open off the gallery allowing space for the clutter of daily life

F **APARTMENT MIX**
Every floor has a mix of apartment types and sizes. Large family apartments and small studios along with 1-bedroom and 2-bedroom adaptable apartments.

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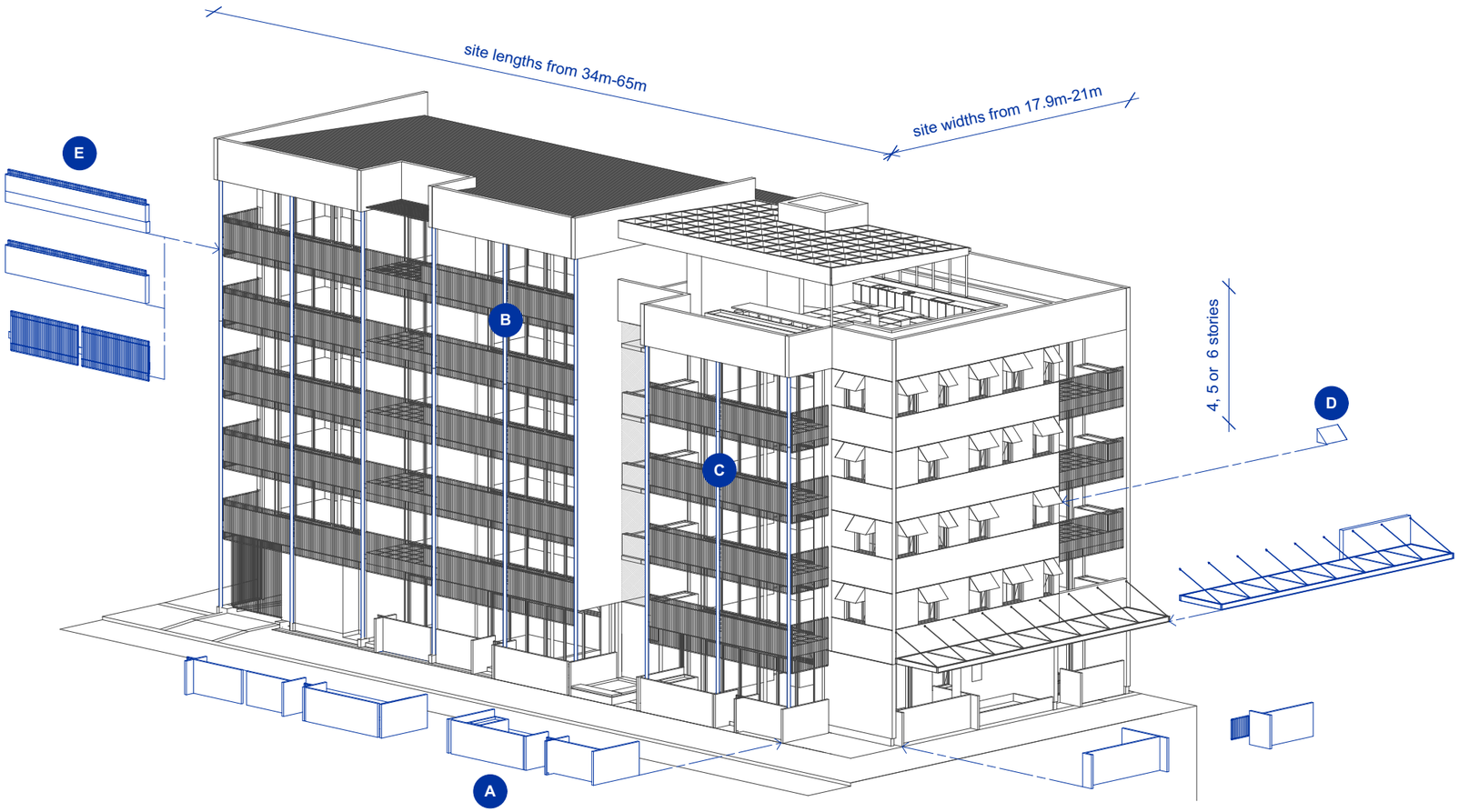
NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

Drawing No.	A-100-3
Name	AXONOMETRIC COURTYARD GARDEN KEY FEATURES
Scale	NTS



ADAPTABLE ELEMENTS

A **MIXED-USE POSSIBILITIES**
Building is designed so that ground floor apartments can be accommodated where communal or retail uses at the ground floor are not desired. Residential ground floor terraces are screened with low brick walls and planters.

B **STRUCTURE / CHARACTER**
The structural grid of the building is kept to 4.5m which enables a variety of construction systems to be adopted (from concrete to mass timber). Claddings can change to reflect the construction system chosen.

C **MODULAR DESIGN**
Apartments are designed to allow the building to expand in both width or length and can flex in plan to non-parallel lot boundaries to make best use of the site in question, always safeguarding the design principles.

D **WINDOW SHROUDS**
Folded metal window shrouds can be added if required for increased sun shading depending on orientation.

E **BALUSTRADE STYLE**
Bespoke metal, brick or precast balustrades with metal upper railing to match selected character. Choose to best match context, need for privacy or desired solar access.

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

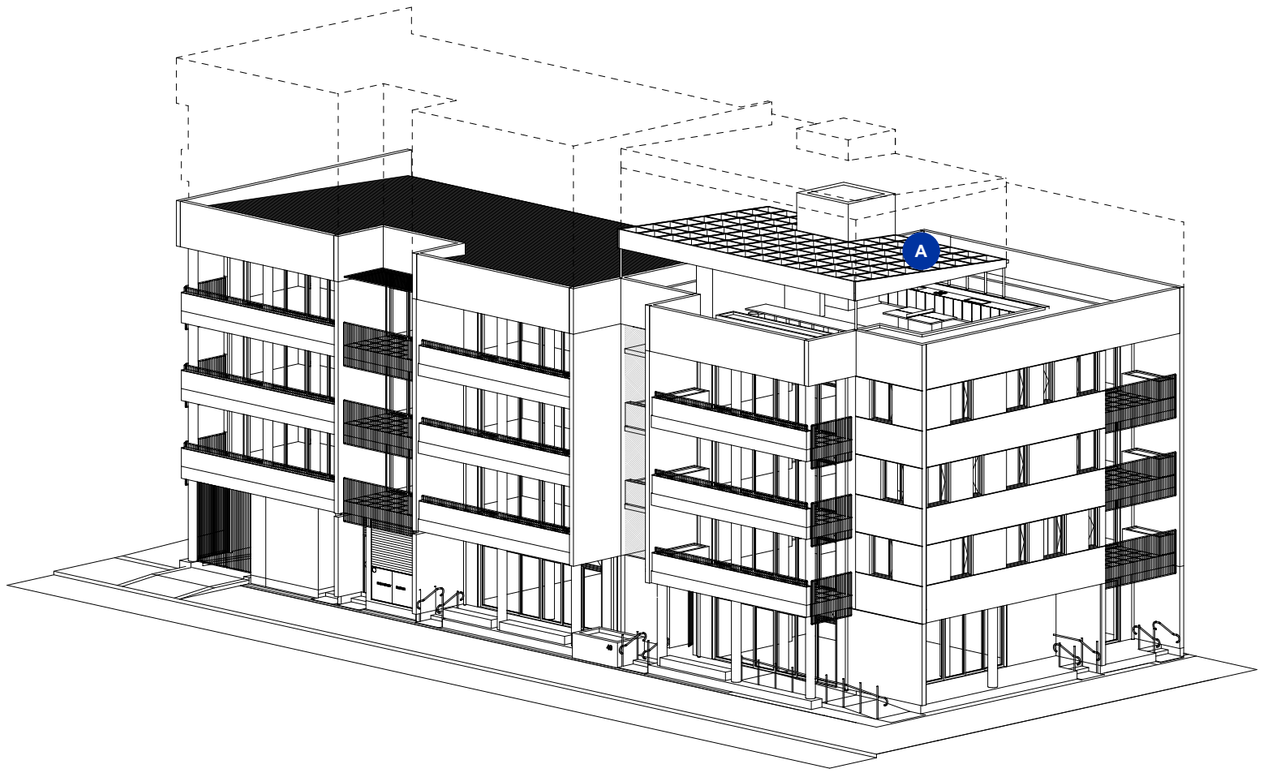
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-100-4
Name	AXONOMETRIC STREET CORNER ADAPT. ELEMENTS
Scale	NTS

ADAPTABLE ELEMENTS

A **FLEXIBLE HEIGHT**
Building is designed to accommodate various heights, from 4 storeys of apartments with a communal terrace at roof level, through to 6 storeys with the communal terrace at the fifth level.

Height can shift between storeys across the length of the building aligned with structural bays.



NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

Drawing No.	A-100-5
Name	AXONOMETRIC STREET CORNER 4 STOREY
Scale	NTS

BUILDING CONFIGURATION | APARTMENT TYPES

BASE

BASE apartment types make up building:
RETURN and CORNER
+CORE
+2-BAY
+1-BAY with egress stair
+END

RETURN apartment STRETCH Adaptation allows for incremental adjustment to S_01 from 4.5-6.4M width to bring apartment to boundary. Pattern user to determine building tolerance to boundary.

ADAPTATION ref A-211 series

LONG | DUAL CORE building
60.5M+ lot add mirrored CORE
ref. A-211-6
END OF BLOCK building
Exchange END apartment for END-OF-BLOCK
ref. A-211-7
FLEX TO LOT and **BUILDING HEIGHT**
ref. A-211-9 and 12
STRAIGHT building
Remove RETURN apartment at short street
ref. A-211-11

ADAPTATION

INCREASE SETBACK adaptation for use where existing neighbour is Class 2, requiring additional building separation, or on amalgamated/21M+ width lots - Additional WALK-PAST type WIDE apartment can extend building width to short street and/or 1B_04 as END apartment at boundary. Where S_01 adjacent to 1B_04 apply STRETCH Adaptation to S_01 and END apartment evenly.

WIDE

ADAPTATION ref. A-211 series

WIDE apartment types make up building:
RETURN and CORNER
+CORE
+2-BAY
+1-BAY with egress stair
+END

RETURN apartment STRETCH Adaptation allows for incremental adjustment to S_01 from 4.5-6.4M width to bring apartment to boundary. Pattern user to determine building tolerance to boundary.

LONG | DUAL CORE building
60.5M+ lot add mirrored CORE
ref. A-211-6
END OF BLOCK building
Exchange END apartment for END-OF-BLOCK
ref. A-211-7
FLEX TO LOT and **BUILDING HEIGHT**
ref. A-211-9 and 12
STRAIGHT building
Remove RETURN apartment at short street
ref. A-211-11

CORNER required

13210 CORNER | 4500 CORE*

13210

TYP 3B_01

RETURN

TYP S_01

INCREASE SETBACK

TYP 2B_03
TYP 2B_04
TYP 2B_05
TYP 2B_06

END

TYP 1B_04

15100

TYP 4B_01

RETURN

TYP S_01

WALK PAST select from and/or

*TYP S_02 never located adjacent to CORE or another TYP S_02

9000 2-BAY | 4500 1-BAY* | 13500 3-BAY

TYP 1B_01
TYP 1B_02
TYP 1B_03

TYP S_02

\+
EGRESS STAIR
where required

TYP 3B_03

TYP 2B_03
TYP 2B_04
TYP 2B_05
TYP 2B_06

TYP S_01

\+
EGRESS STAIR
where required

*TYP S_01 never located adjacent to CORE or another TYP S_01

END either/or

4500 1-BAY | 9000 2-BAY

TYP S_01

TYP 2B_03
TYP 2B_04
TYP 2B_05
TYP 2B_06

long neighbour boundary

ADAPTATION

END OF BLOCK adaptation for use where rear boundary at third street or laneway. Swap out END type apartment for END-OF-BLOCK type and reduce setback

BASE or WIDE

TYP 4B_02 for BASE
TYP 4B_03 for WIDE

TYP 1B_04

TYP 3B_04

long neighbour boundary

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

NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

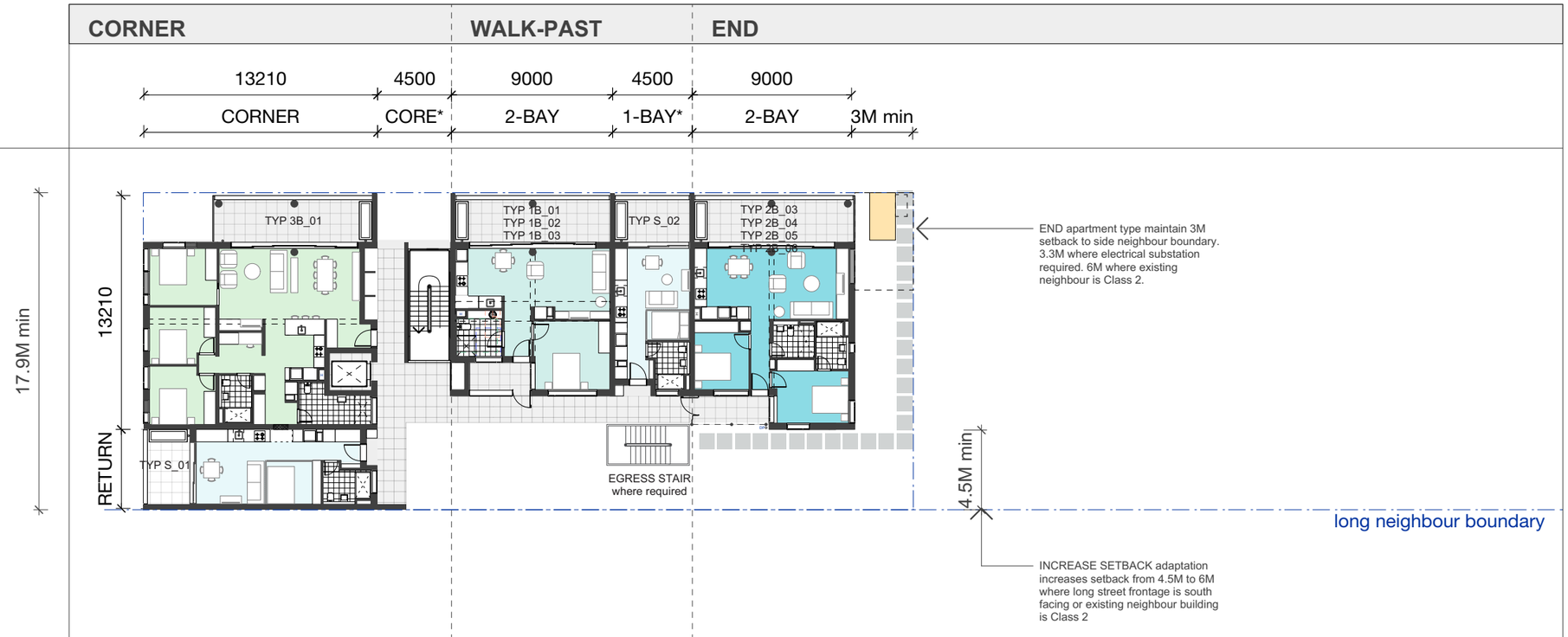
Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-101-0
Name	BUILDING CONFIGURATION | APARTMENT TYPES
Scale	1:300@A3

BASE BUILDING | WIDE ADAPTATION

BASE

Lot size:
W: 17.9M+
L: 34.3-65M

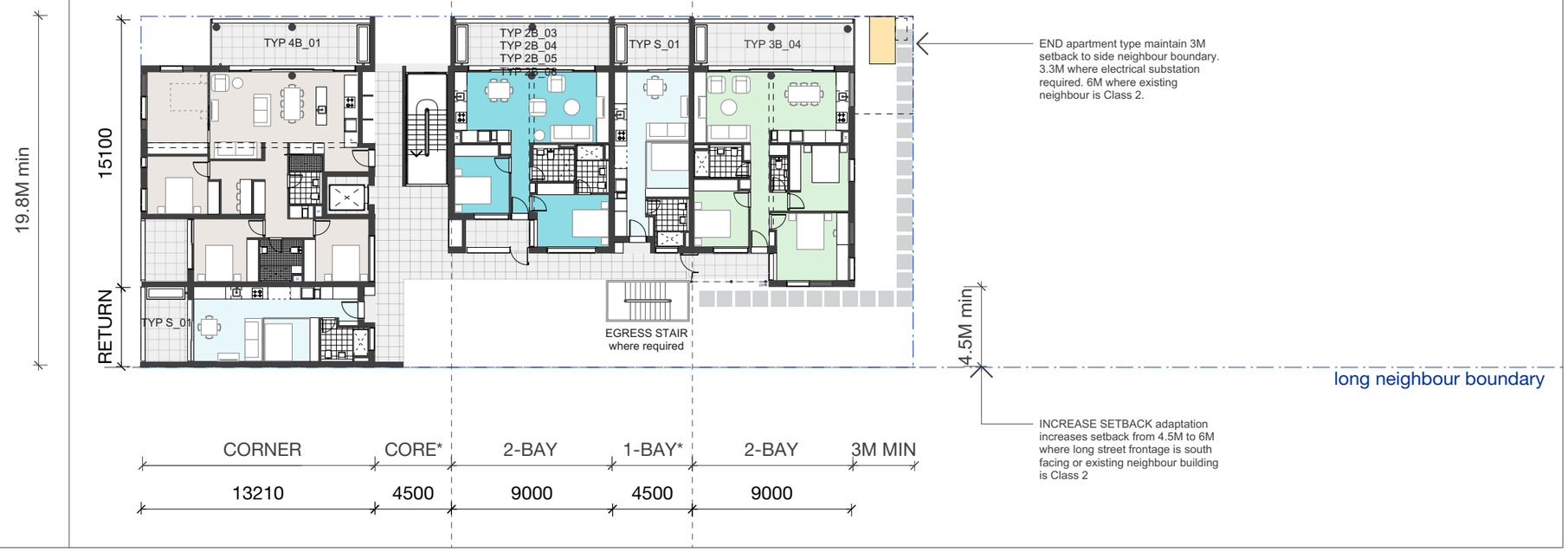
RETURN apartment STRETCH Adaptation allows for incremental adjustment to S_01 from 4.5-6.4M width to bring apartment to boundary. Pattern user to determine building tolerance to boundary.



WIDE

Lot size:
W: 19.8-20M+
L: 34.3-65M

RETURN apartment STRETCH Adaptation allows for incremental adjustment to S_01 from 4.5-6.4M width to bring apartment to boundary. Pattern user to determine building tolerance to boundary.



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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
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NSW HOUSING PATTERN BOOK

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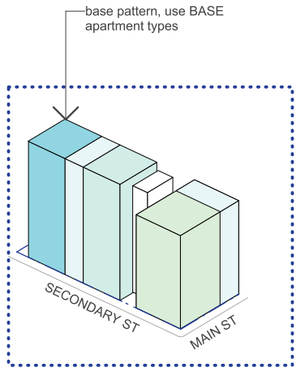
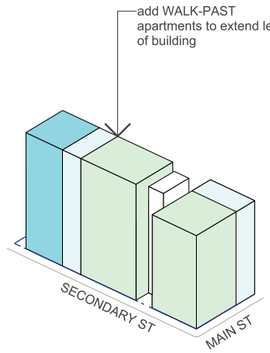
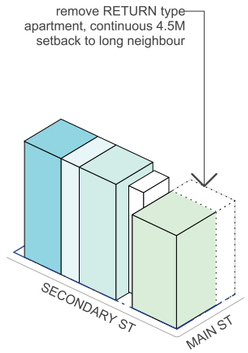
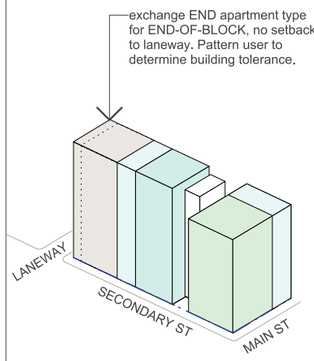
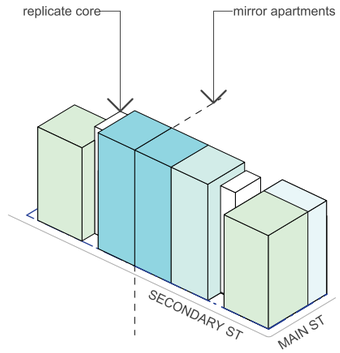
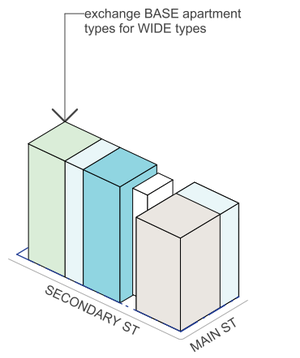
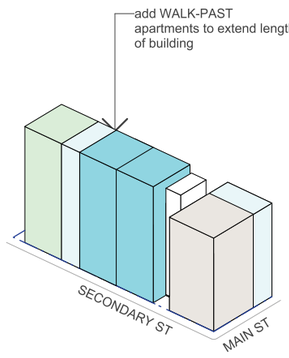
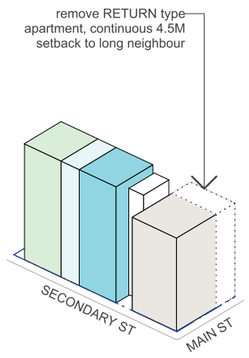
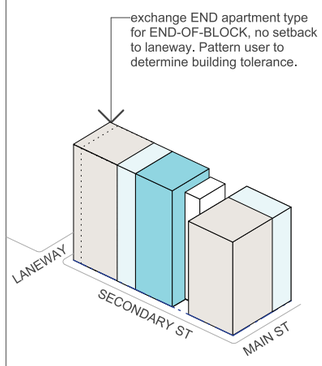
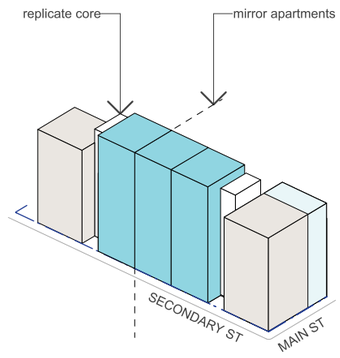
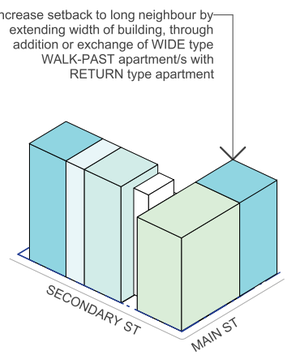
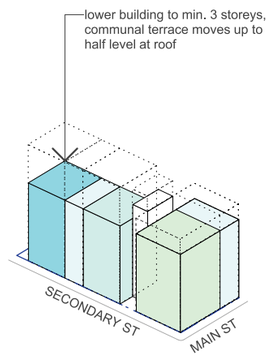
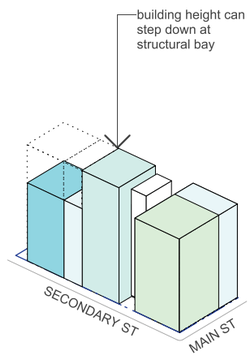
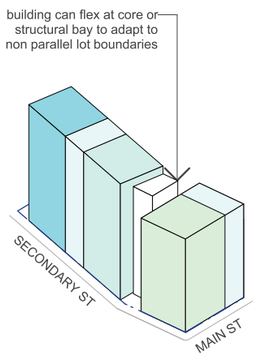
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-101-1
Name	BASE BUILDING | WIDE ADAPTATION
Scale	1:300@A3

ADAPTATION VARIATIONS

	BASE	MID	STRAIGHT	END OF BLOCK	LONG | DUAL CORE
BASE **Lot size:** **W:** 17.9M+ **L:** 34.3-65M	 **base pattern**				
WIDE **Lot size:** **W:** 19.8-20M+ **L:** 34.3-65M					

INCREASE SETBACK	BUILDING HEIGHT	STEP HEIGHT	FLEX TO LOT
			

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- STUDIO
- 1B
- 2B
- 3B
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- PAVING
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NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

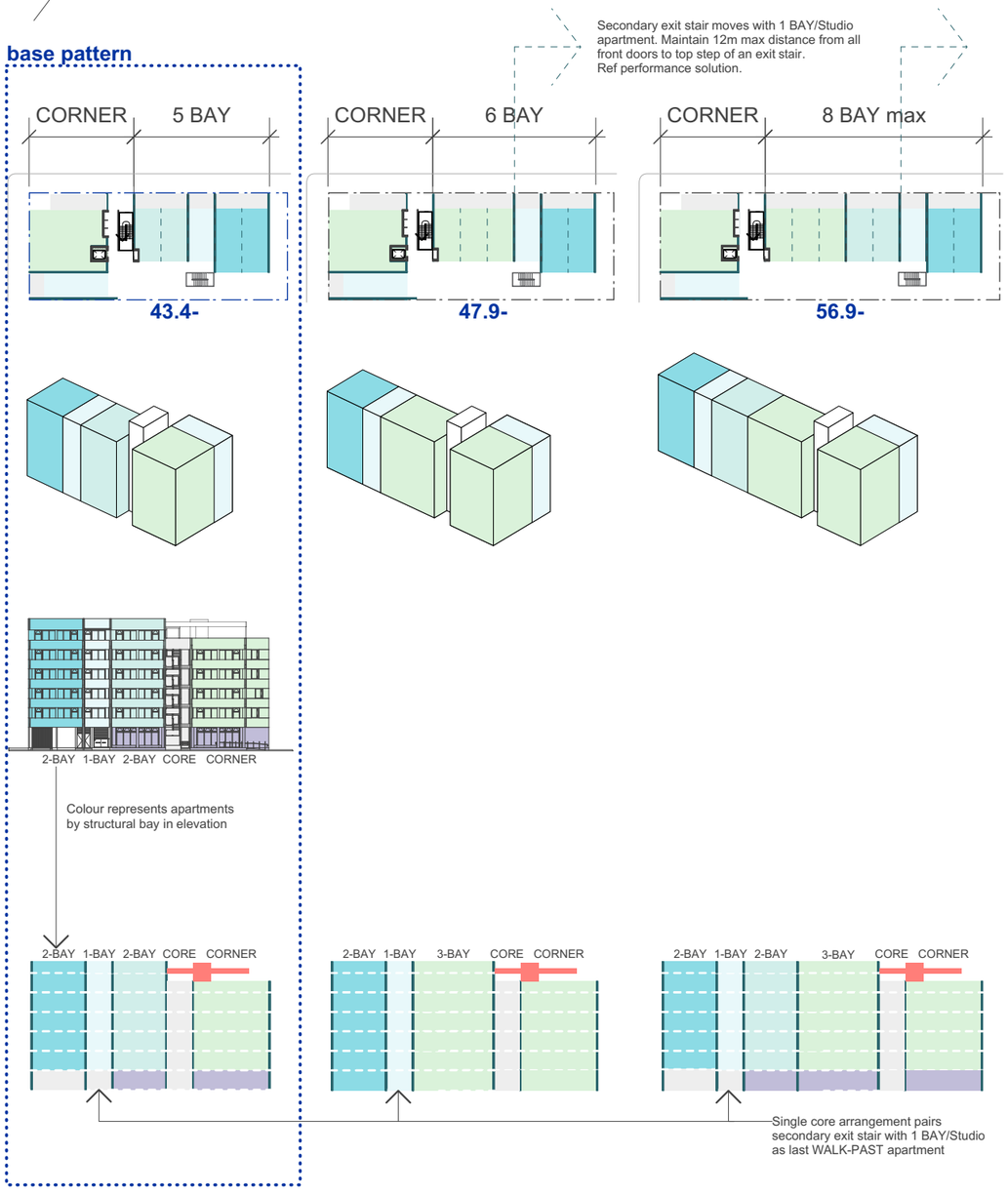
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-101-2
Name	ADAPTATION OPTIONS
Scale	1:300@A3

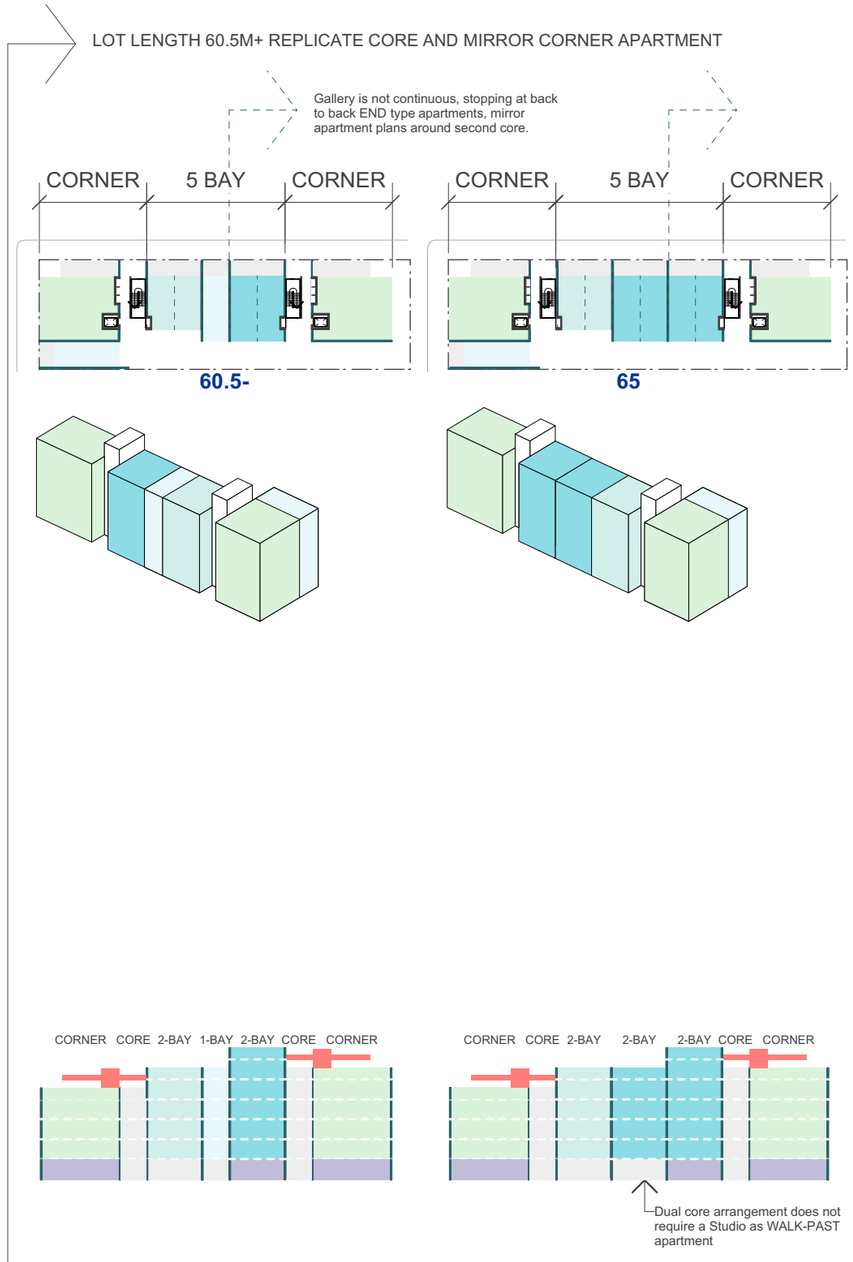
LENGTH ADAPTATION | EXPANSION PRINCIPLES

BASE + MID
SINGLE CORE PLUS SECONDARY EXIT STAIR

base pattern



LONG | DUAL CORE
REPLICATE CORE



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
- TERRACE/ CANOPY

NSW HOUSING PATTERN BOOK

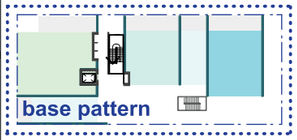
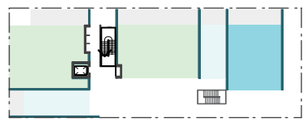
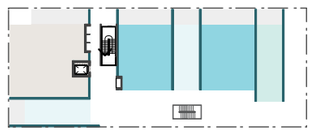
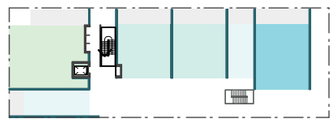
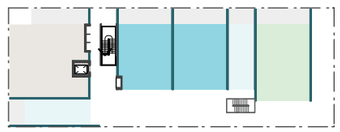
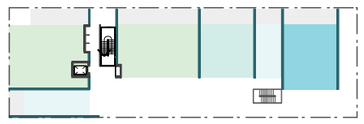
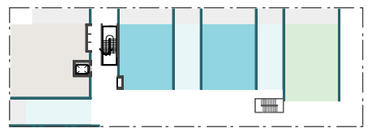
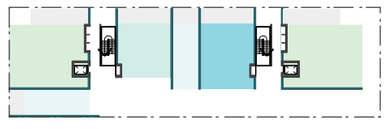
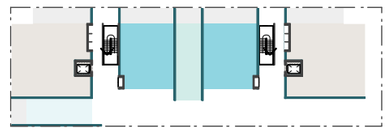
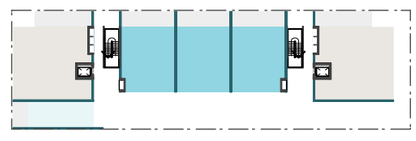
GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-101-3
Name	LENGTH ADAPTATION | EXPANSION PRINCIPLES
Scale	1:1000@A3

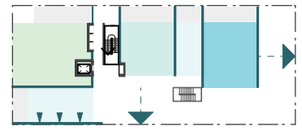
SITING | APPLICABLE LOT SIZES

		BASE Use BASE apartment types, ref. elevation adaptation for apartment adjacency guidance	**WIDE** Use WIDE apartment types, ref. elevation adaptation for apartment adjacency guidance	
		LOT WIDTH 17.9M+	LOT WIDTH 19.8M+	
BASE	GROUND FLOOR	LEVELS 1-5	LEVELS 1-5	BASEMENT
LOT LENGTH 43.4M+	Ground Floor variants +Retail / Commercial w/ basement +Retail / Commercial on grade parking +Residential w/ basement			Basement Base Pattern
MID				
LOT LENGTH 47.9M+	Ground Floor variants +Retail / Commercial w/ basement +Retail / Commercial on grade parking +Residential w/ basement Adaptations to all of the above +MID +WIDE +WIDE+MID +End of Block/Rear Laneway			Basement Adaptation Lengthened +Lengthen in 4.5m increments to match apartments over No basement or services only basement
LOT LENGTH 52.4M+				
LOT LENGTH 56.9M+	NOTE: max. 24 apartments For lots 52m and above, limit apartments to 24 by using either: 1. HEIGHT adaptations 2. STRAIGHT adaptation 3. Retail at ground			
LONG				
LOT LENGTH 60.5M+	Add mirrored core Ground Floor variants +Retail / Commercial w/ basement +Retail / Commercial on grade parking +Retail / Commercial no parking +Residential w/ basement +Residential no parking			Basement Adaptation Lengthened +Lengthen in 4.5m increments to match apartments over +Basement stops at second core
LOT LENGTH 65M	Adaptations to all of the above +MID +WIDE +WIDE+MID +End of Block/Rear Laneway NOTE: max. 24 apartments For lots 52m and above, limit apartments to 24 by using either: 1. HEIGHT adaptations 2. STRAIGHT adaptation 3. Retail at ground			

SITING ADAPTATIONS

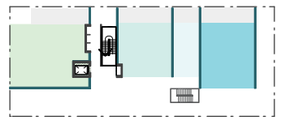
INCREASE SETBACK

Increase setback to 6M
where neighbour is Class 2 or frontage south facing



STRAIGHT

Remove 'RETURN' apartment
Applies to all width, length and End of Block variants

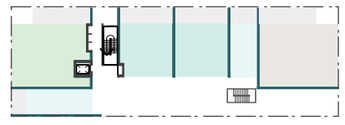


END OF BLOCK

LOT LENGTH
30.4M+

Exchange 'END' type apartment for 'END-OF-BLOCK' type
where third street frontage or laneway to rear of site

Applies to all width, length, Straight and Increase setback variants



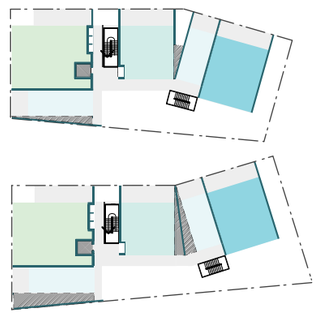
CHAMFER CORNER

Chamfer lot corner

Applies to all lots/adaptations
Both corners where lot is at block end with three frontages

FLEX TO LOT

Flex at CORE or structural bay to reflect lot boundaries



NOTES

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+ 4.5m beyond RETURN apartment*
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3. Building massing principles
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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.
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LONG | DUAL CORE Lot Length 60.5m+
STRAIGHT Building for full length side yard
END OF BLOCK where Rear laneway or third street
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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

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

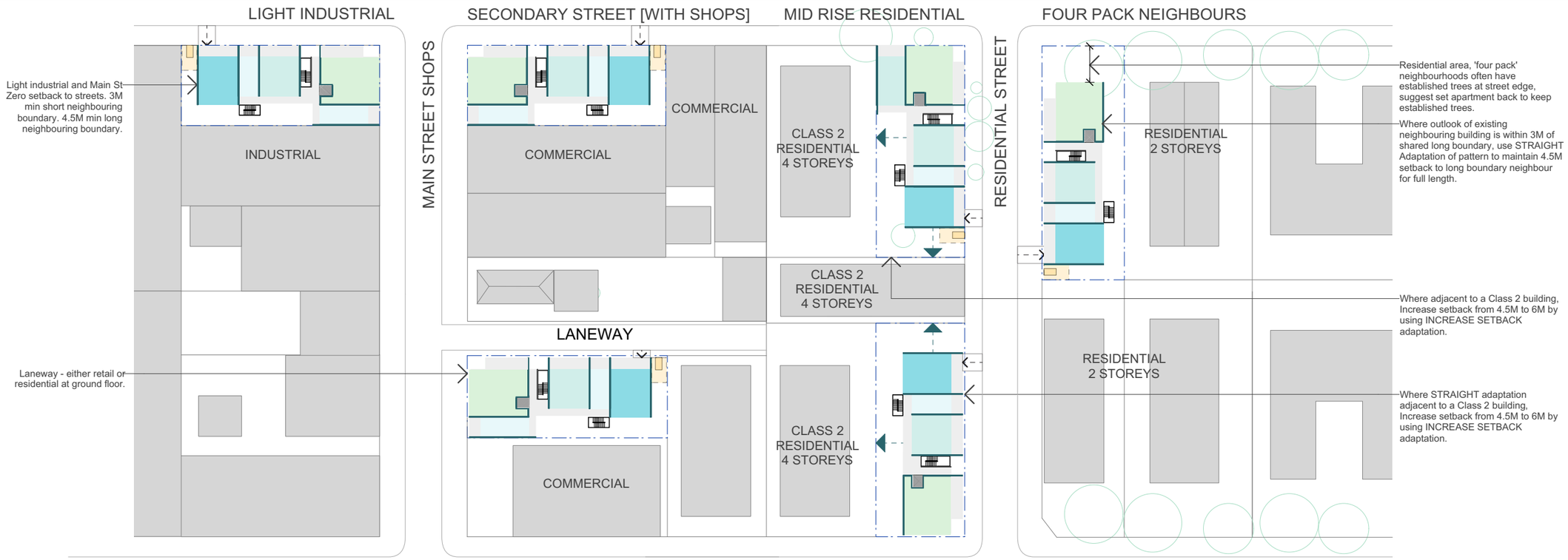
Pattern Code CLA02
Name **Corner Lot Apartments 02** by Spacecraft Architects

Drawing No. A-101-4
Name SITING | APPLICABLE LOT SIZES
Scale 1:1000@A3

SITING | CONTEXT

COMMERCIAL AREAS: Zero street setbacks

RESIDENTIAL: Landscaped margin to streets



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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

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code CLA02

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

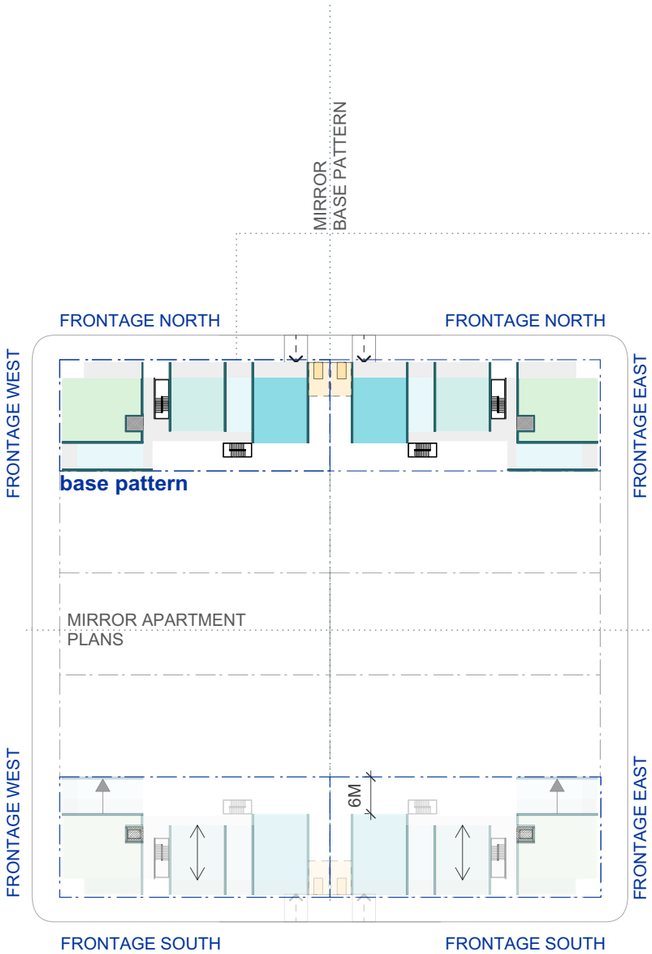
Drawing No. A-101-5

Name SITING | CONTEXT

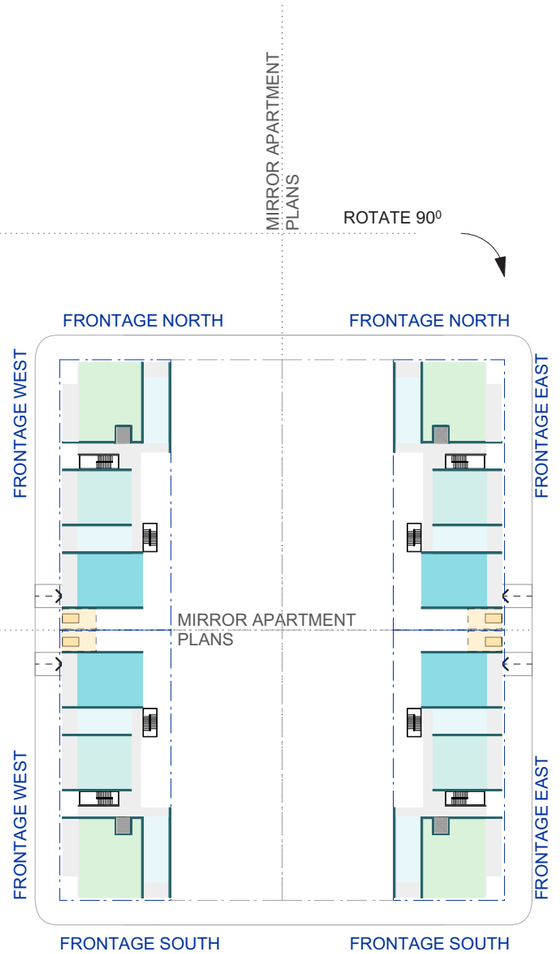
Scale 1:1000@A3

SITING | ORIENTATING APARTMENTS TO STREETS

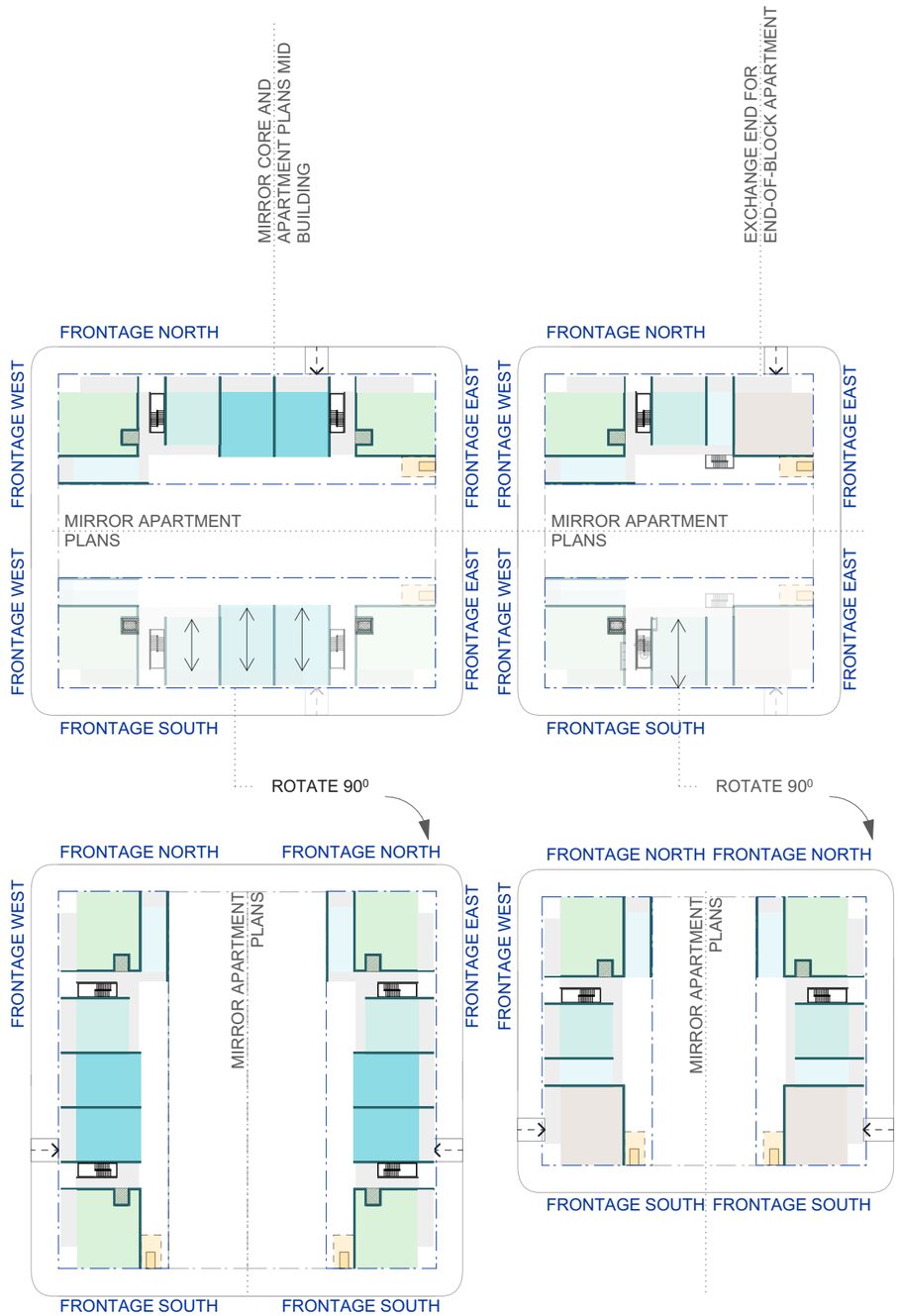
CORNER



LONG | DUAL CORE



END OF BLOCK



*Grey scaled apartments where long street frontage is South facing: Balconies face street with TYP 1B_03 and 2B_05 or 2B_06 THROUGH LIVING planning adaptation, and additional window to END apartment elevation adaptation.
Refer A-370-10, 17, 18, 19 and 21.
NOTE: Where long street frontage is South facing, rear setback requirement increases from 4.5M to 6M using INCREASE SETBACK adaptation. Pattern use conditional on height of neighbouring building/shading.

NOTES

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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

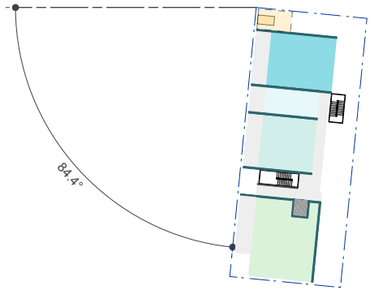
NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

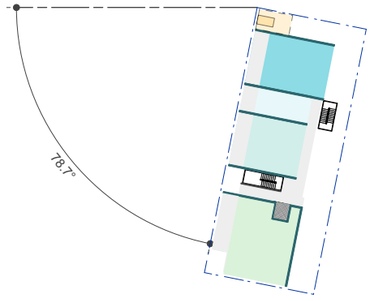
Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-101-6
Name	SITING | FLIP AND MIRROR
Scale	1:1000@A3

SITING | SOLAR ACCESS

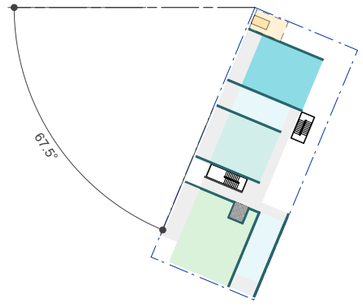
84.4 WEST:
73% apartments
meet suitable solar access
(straight adaptation only)



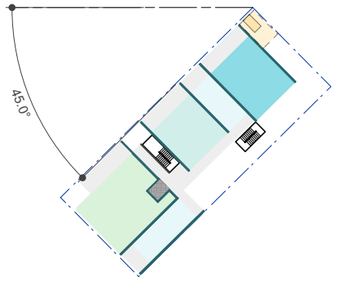
78.7 WEST:
73% apartments
meet suitable solar access
(straight adaptation only)



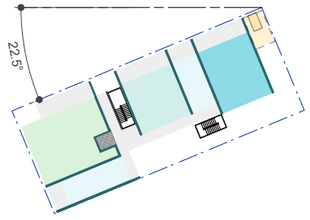
67.5 WEST:
82% apartments
meet suitable solar access



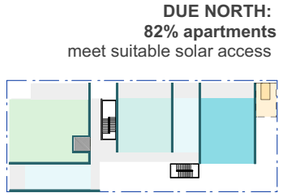
45 WEST:
82% apartments
meet suitable solar access



22.5 WEST:
82% apartments
meet suitable solar access

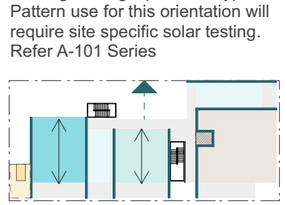


DUE NORTH:
82% apartments
meet suitable solar access

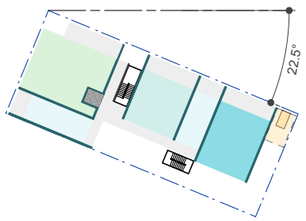


DUE SOUTH
82% apartments
meet suitable solar access
(requires 'Through Living' apt type)

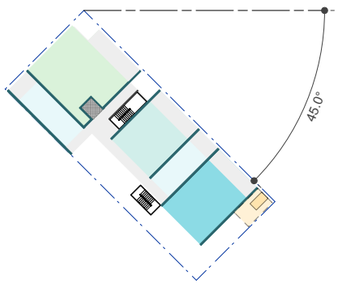
Note:
Tested with equal height neighbouring building and 'Through Living' apartment type. Pattern use for this orientation will require site specific solar testing. Refer A-101 Series



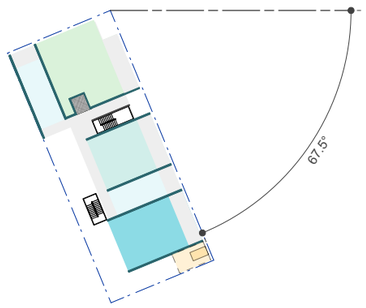
22.5 EAST:
100% apartments
meet suitable solar access



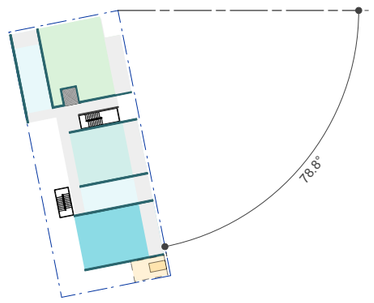
45 EAST:
100% apartments
meet suitable solar access



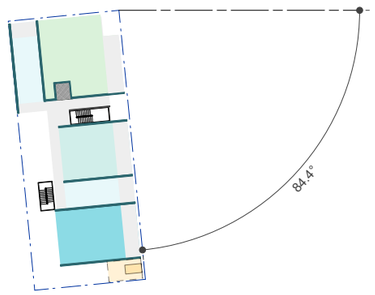
67.5 EAST:
100% apartments
meet suitable solar access



78.7 EAST:
100% apartments
meet suitable solar access



84.4 EAST:
78% apartments
meet suitable solar access



NOTES

SITING RULES
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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

NSW GOVERNMENT

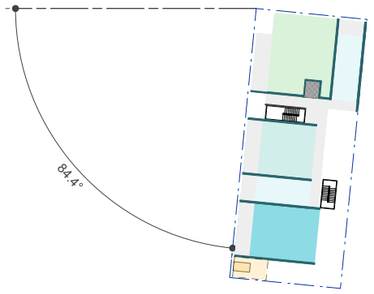
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

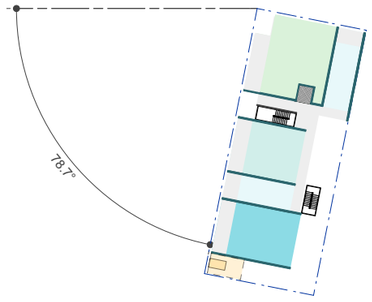
Drawing No. A-101-7
Name SITING | SOLAR ACCESS
Scale 1:1000@A3

SITING | SOLAR ACCESS - MIRRORED PLAN

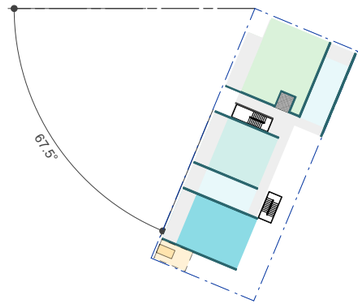
84.4 WEST:
78% apartments
meet suitable solar access



78.7 WEST:
100% apartments
meet suitable solar access

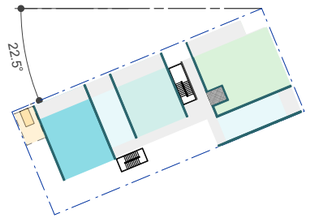


67.5 WEST:
100% apartments
meet suitable solar access

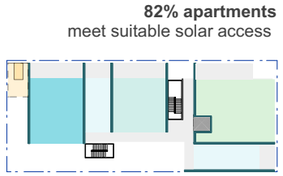


45 WEST:
100% apartments
meet suitable solar access

22.5 WEST:
100% apartments
meet suitable solar access

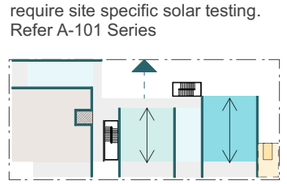


DUE NORTH:
82% apartments
meet suitable solar access

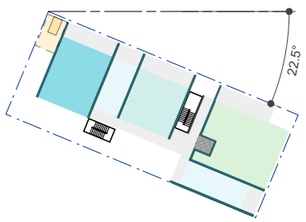


DUE SOUTH
82% apartments
meet suitable solar access
(requires 'Through Living' apt type)

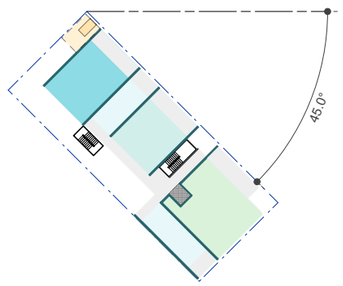
Note:
Tested with equal height neighbouring building and 'Through Living' apartment type. Pattern use for this orientation will require site specific solar testing. Refer A-101 Series



22.5 EAST:
82% apartments
meet suitable solar access

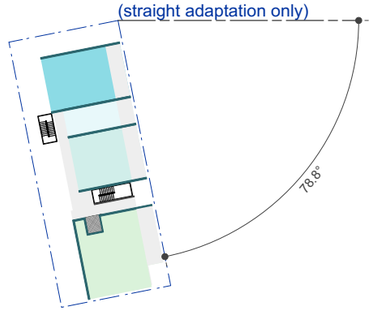


45 EAST:
82% apartments
meet suitable solar access

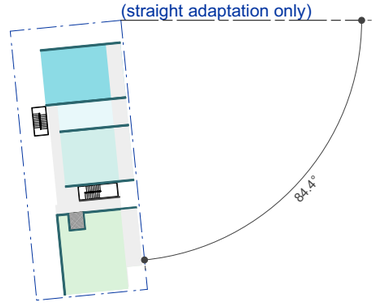


67.5 EAST:
82% apartments
meet suitable solar access

78.7 EAST:
73% apartments
meet suitable solar access
(straight adaptation only)



84.4 EAST:
73% apartments
meet suitable solar access
(straight adaptation only)



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PAVING
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NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

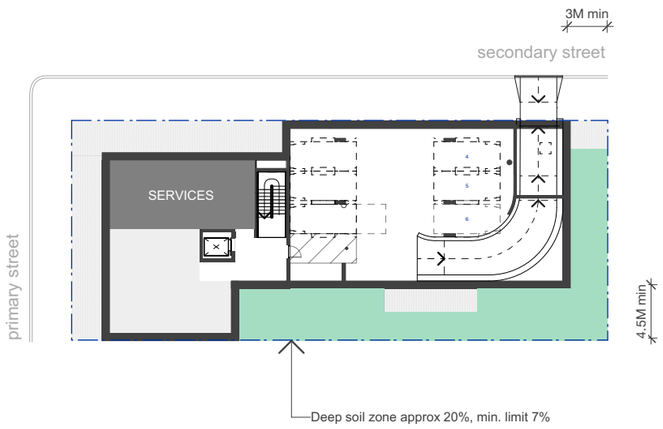
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

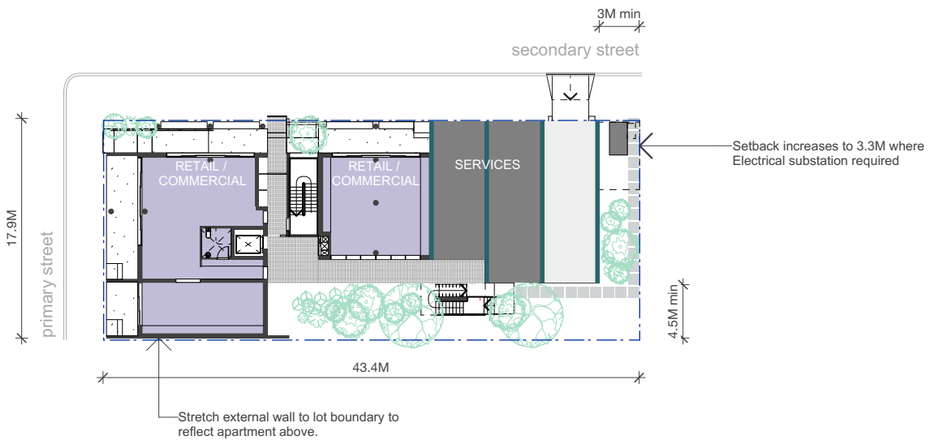
Drawing No. A-101-8
Name SITING | SOLAR ACCESS MIRRORED
Scale 1:1000@A3

BASE PATTERN | PLANS

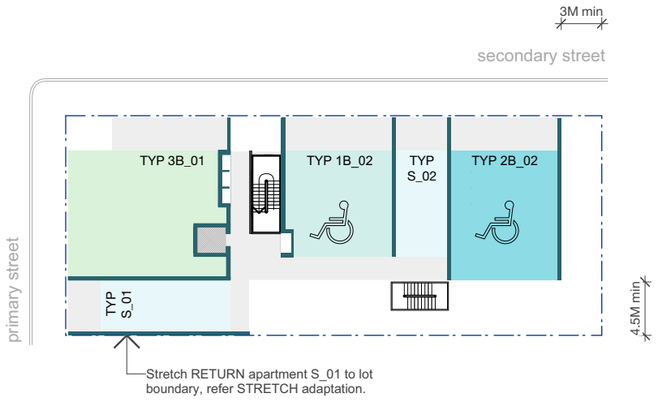
BASEMENT



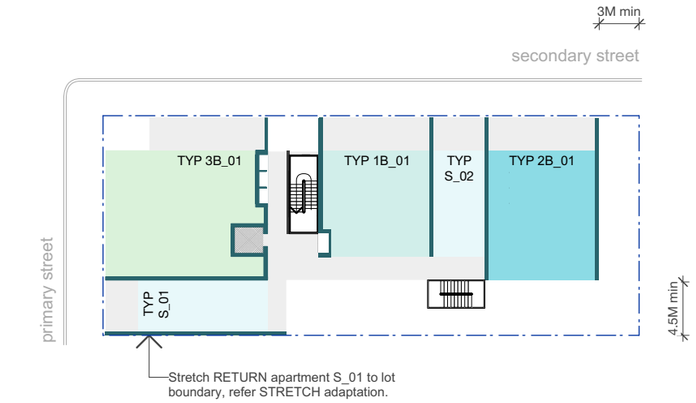
GROUND FLOOR



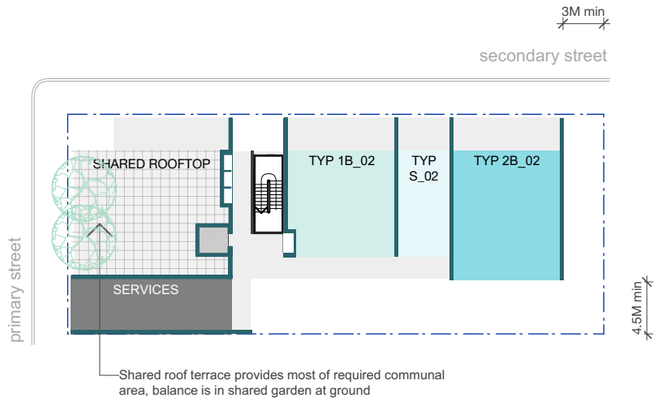
FIRST LEVEL



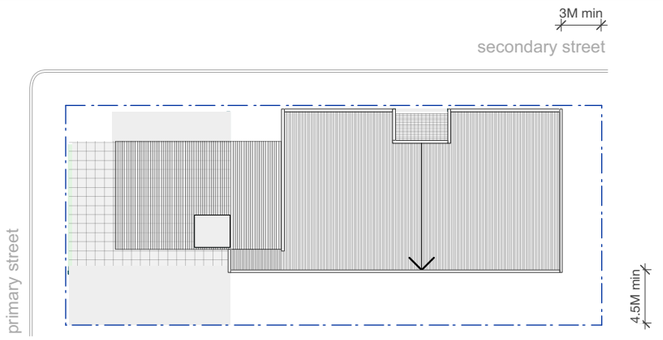
SECOND | THIRD | FOURTH LEVELS



FIFTH LEVEL/SHARED ROOF DECK



ROOF



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- 2B
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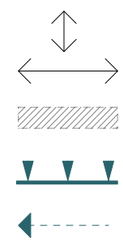

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NSW HOUSING PATTERN BOOK

GOVERNMENT ARCHITECT NEW SOUTH WALES

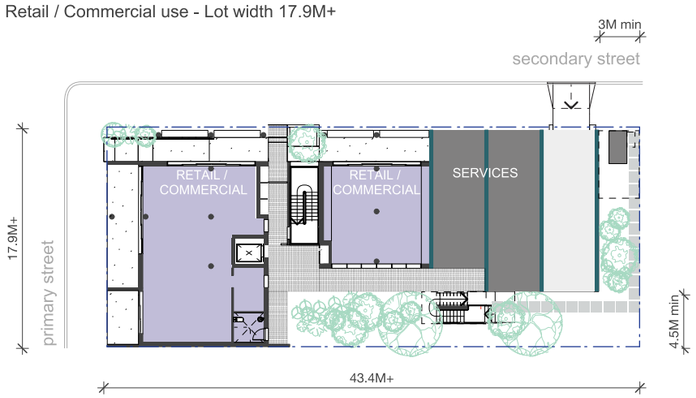
Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-200-1
Name	BASE PATTERN | PLANS
Scale	1:500@A3

GROUND FLOOR | ALTERNATIVE USE AND PARKING VARIANT

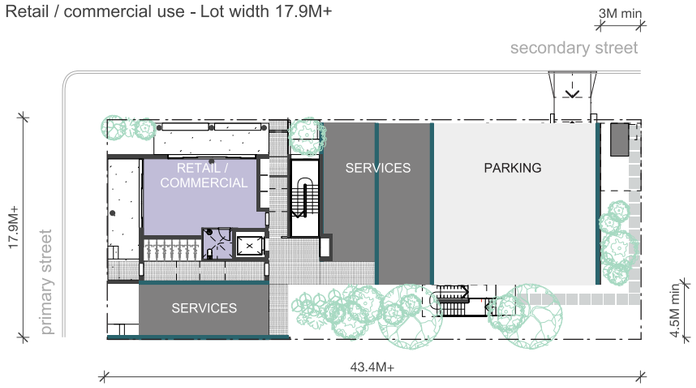
BASEMENT PARKING | RETAIL

Retail / Commercial use - Lot width 17.9M+



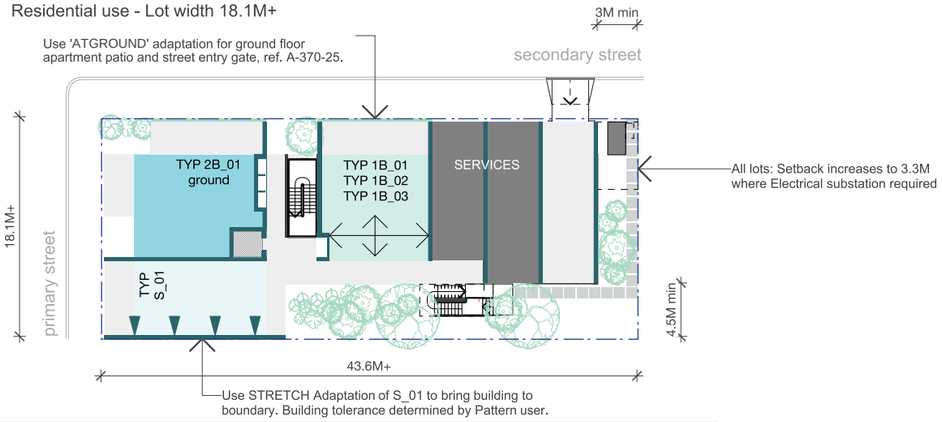
AT GRADE PARKING | RETAIL

Retail / commercial use - Lot width 17.9M+



BASEMENT PARKING | RESIDENTIAL

Residential use - Lot width 18.1M+



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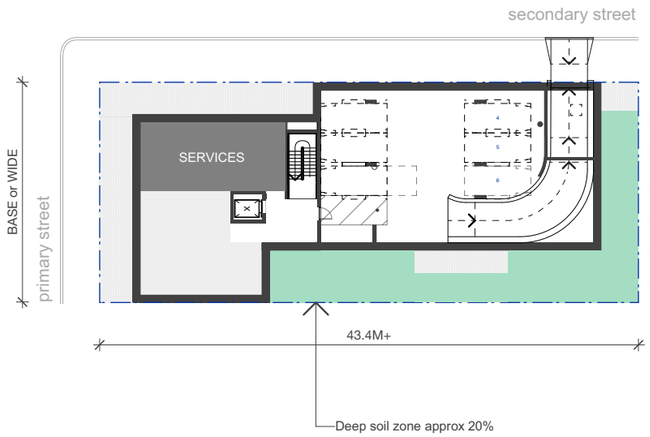
Pattern Code	CLA02
Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-211-1
Name	ALTERNATIVE USE | GROUND FLOOR PLANS
Scale	1:500@A3

LENGTH ADAPTATION | BASEMENT PLANS

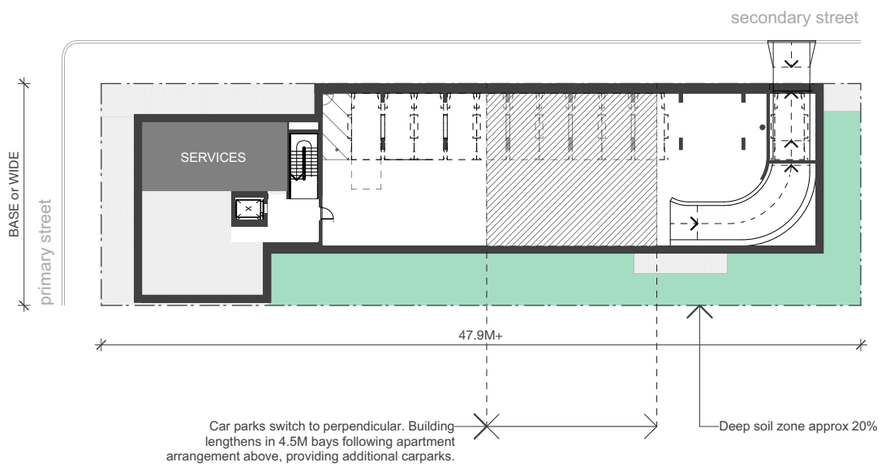
BASE PATTERN

Applies to BASE, WIDE, END OF BLOCK - Lot length 43.4M



MID | LONG

Applies to BASE, WIDE, END OF BLOCK - Lot length 47.9M+



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Name	**Corner Lot Apartments 02** by Spacecraft Architects
Drawing No.	A-211-2
Name	LENGTH ADAPTATION | BASEMENT PLANS
Scale	1:500@A3

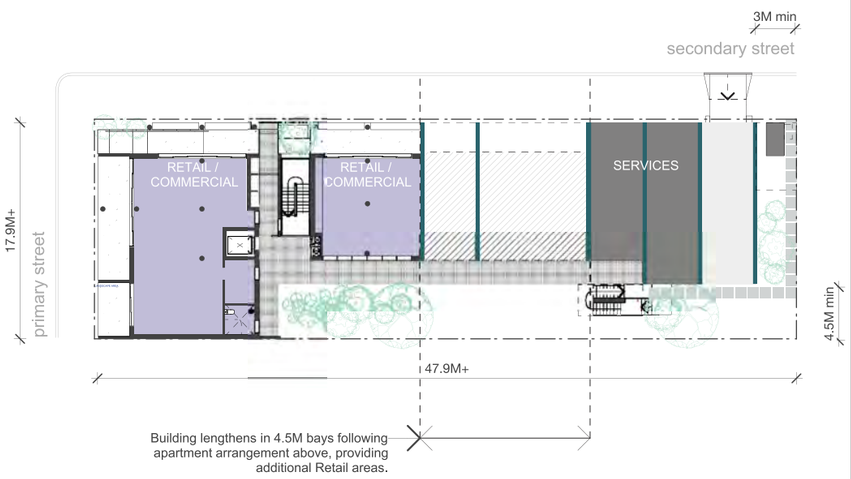
LENGTH ADAPTATION | RETAIL / COMMERCIAL | GROUND FLOOR PLANS

BASE PATTERN

Retail / Commercial use - Lot width 17.9M+

MID

Applies to all Retail / Commercial ground plans - Lot width 17.9M+

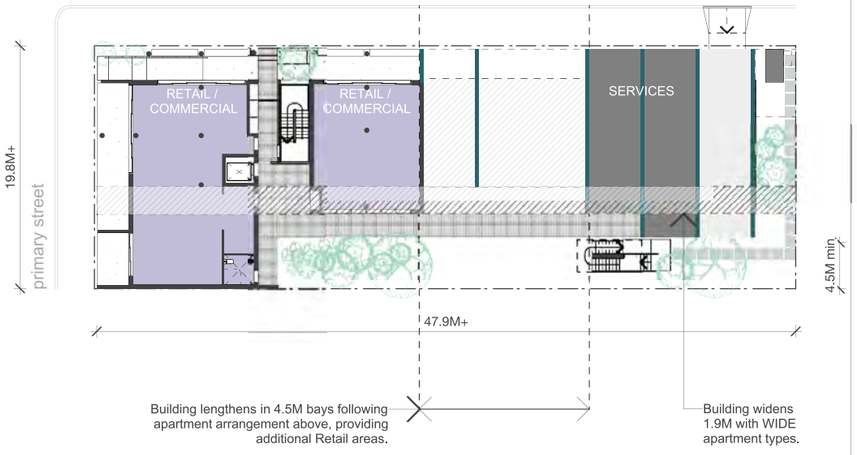


WIDE

Applies to all Retail / Commercial ground plans - Lot width 19.8M+

WIDE + MID

Applies to all Retail / Commercial ground plans - Lot width 19.8M+



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- 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

NSW GOVERNMENT

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue

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

Drawing No.	A-211-3
Name	LENGTH ADAPTATION | RETAIL GROUND FLOOR PLANS
Scale	1:500@A3