



Decoding the NSW Pattern Book

24 July 2025

What is the NSW Pattern Book?

- NSW Govt-sponsored standard designs for residential projects
- Low rise: 2-storey buildings with multiple dwellings on parent lot
- Mid rise: 3-6 storey apartment buildings (Nov 2025)
- Intended to speed up approval and construction through simplified designs and special approval pathway
- Aim is for manufacturers/builders to become familiar with these designs to leverage volume for efficiency

The patterns

[Click Here to See Patterns](#)

“Semis” - dual occupancy



“Row House” -
multi dwelling housing



“Manor Homes” -
manor house



“Terraces” - multi dwelling housing (terraces)



Approval pathways for Pattern Book

- The patterns can be approved by DA or CDC
- No special benefit for DA pathway; if you use a pattern design, it must follow the Council LEP/DCP rules for that project type
- There is a special new CDC Code to enable these patterns to be approved by CDC, but only with limited customisation
- The patterns could also potentially be approved by CDC within the existing Low Rise Housing Diversity Code
- The NSW Government has promised 10-day approval by CDC

Basic requirements for approval

- The development type must be permissible on the property
- Must meet certain minimum lot size(s)
- If doing DA:
 - design can be fully customised, but the final version must meet all LEP and DCP rules
- If doing CDC:
 - design must stay within the scope written into the pattern
 - a long list of other CDC eligibility requirements must be met

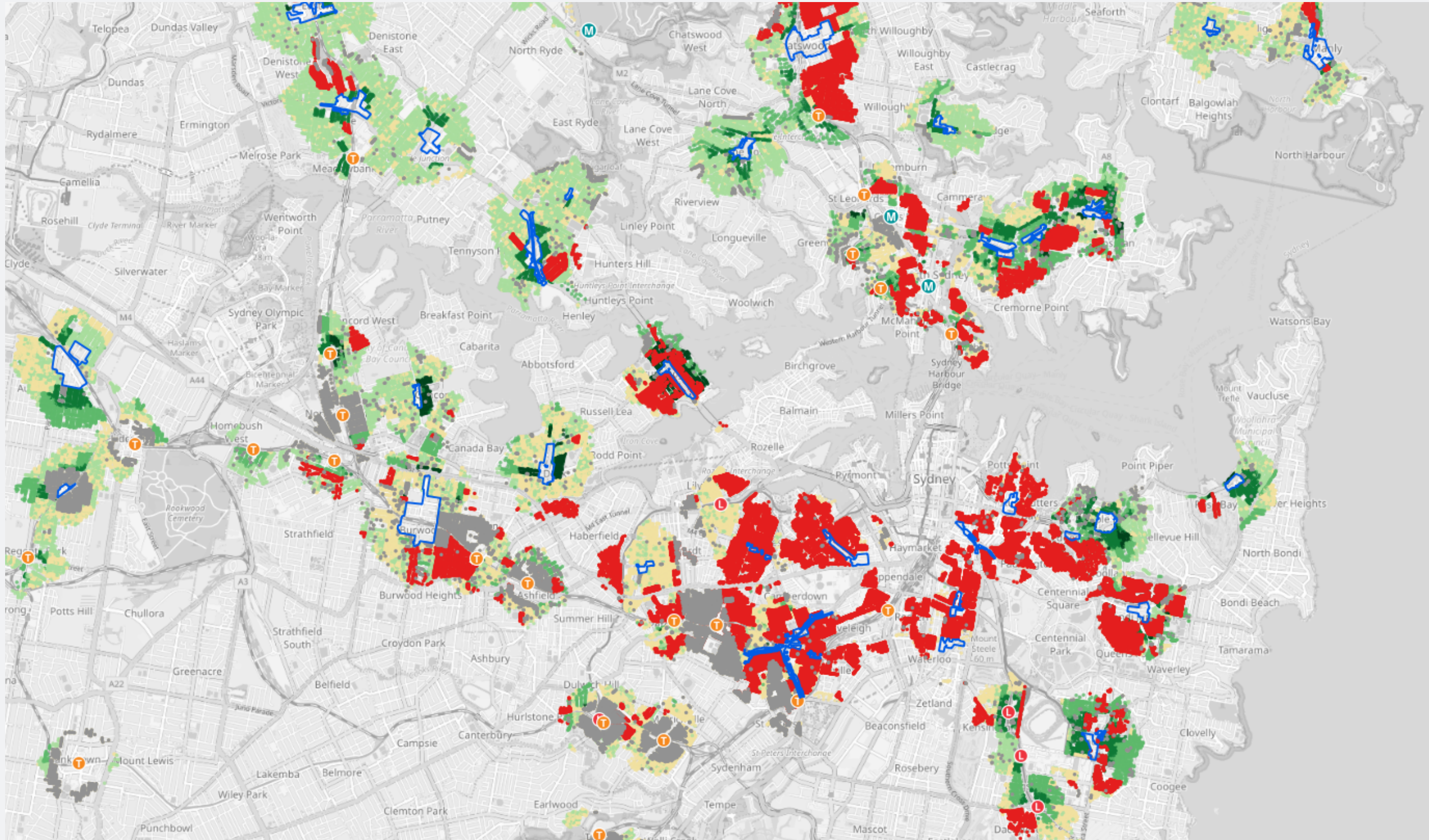
What is permissibility?

- Usually based on zone; overridden by Low and Mid Rise
- All LEPs are based on Standard LEP which imposes some consistency

Land use	R1	R2	R3
Dual occupancy	? LEP	✓ LMR statewide* ? LEP	? LEP
Multi dwelling housing (incl terraces)	✓ Std	✓ LMR area ? LEP	✓ Std
Manor house	✓ Std	✓ LMR area ? LEP	✓ Std
Residential flat building	✓ Std	✓ LMR area ? LEP	✓ LMR area ? LEP

**Dual occupancy is permissible in R2 statewide, but cannot be eligible for any CDC if prohibited in LEP*

Low and Mid Rise areas



Pattern Book CDC eligibility

Codes SEPP Part 1 + Pattern Book Development Code + The pattern itself

Part 1 General

Division 2 Exempt and complying development

1.19 Land on which complying development may not be carried out

To be complying development specified for the Housing Code, the Inland Code, the Low Rise Housing Diversity Code, the Pattern Book Development Code, the Rural Housing Code, the Agritourism and Farm Stay Accommodation Code or the Greenfield Housing Code, the development must not be carried out on—

- (a) land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool, or
- (b) land that is reserved for a public purpose by an environmental planning instrument, or
- (c) land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2, or
- (c1) significantly contaminated land, or
- (d) land that is subject to a biobanking agreement under Part 7A of the *Threatened Species*

3BA Pattern Book Development Code

Division 2 Requirements for complying development under this code

3BA.6 Development that is not complying development under this code

The following development is not complying development under this code—

- (a) development on bush fire prone land,
- (b) development on a flood control lot,
- (c) development that is complying development under the Housing Alterations Code,
- (d) development on a battle-axe lot,
- (e) development on any lot on which there is a secondary dwelling or group home, whether or not the development is attached to the dwelling or home,
- (f) the erection of a building over a registered easement,
- (g) development to which *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 applies, unless it is development that is being carried out by or on behalf of the New South Wales Land and Housing Corporation constituted by the *Housing Act*

Development standards

These development standards are specific to Semis 01 by Anthony Gill Architects. They apply where this pattern is proposed as pattern book complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

	LMR housing areas	Non-LMR housing areas
Minimum lot size	As defined by LMR reforms (450 m ² min)	565 m ² min (must also meet relevant LEP minimum lot size for this development type)
Minimum lot width	As defined by LMR reforms (12 m min)	15 m min
Maximum building height	As defined by LMR reforms (9.5 m max)	8.5 m max
Maximum floor space ratio	0.75:1 max	0.65:1 max
Minimum front setback	6 m min Except where site has rear-lane access for car parking, then min front setback is 4.5 m	6 m minimum setback Or, not less than the average setback from the primary road of the nearest 2 dwelling houses within 40 m of the lot and on the same side of the primary road, whichever is greater
Minimum side setbacks	1.2 m min	1.5 m min
Minimum rear setback	8.4 m min	8.4 m min
Minimum secondary street setback	2.0 m min	2.0 m min
Minimum landscaped area	25%	25%
Minimum off-street parking spaces per dwelling	As defined by LMR reforms (A minimum of 1 car parking space per dwelling)	A minimum of 1 car parking space per dwelling

Pattern Book CDC exclusions

- Outside LMR and less than LEP minimum lot area
- Bush fire prone land; flood control lot; battle-axe lot; landslide
- Heritage item or conservation area in LEP; State Register
- Easement; unsewered; existing secondary dwelling
- If infill affordable housing bonus is applicable (10%+ affordable)

Can a pattern be approved here?

Narrow down your answer by tracing from top to bottom

LEP	Is building type permissible in LEP zone?	NO	YES	NO
	Meets LEP minimum area for building type?	NO	YES (or none applicable)	NO
LMR	Is spatially inside LMR area? *LMR must fully apply If not permissible in LEP	NO	YES	YES (and LMR applies)
	Meets LMR minimum area for building type?	NO	YES	NO
	ELIGIBLE FOR DA ✓	NO	YES	NO
Codes SEPP	Is in R1/R2/R3 zone?	NO	YES	NO
	Passes all CDC requirements in Parts 1 and 3BA?	NO	YES	
	Meets pattern minimum lot size?	NO	YES (non-LMR)	YES (LMR)
	ELIGIBLE FOR CDC ✓	NO	YES	NO

CDC approval timeframe

- Normally 20 days maximum, but reduced to 10 for Pattern Book
- Neighbour notification required in Greater Sydney & Wingecarribee LGA when project is in residential zone
- Neighbour notification normally must be done 14 days before determination, but 7 days for Pattern Book
- Neighbour notification is handled by certifier and does not offer any objection opportunity

Subdivision of a pattern

- Subdivision can be approved by either DA or CDC, either concurrently or separately, for Torrens or strata
- For both DA and CDC, **must** follow all LEP (or LMR) rules, including minimum lot area/width
- Differs from the Low Rise Housing Diversity Code:
 - min 200 sqm (or LEP) child lot size for Torrens
 - min 180 sqm ground area per lot for strata
- Prohibitions in LEPs still have effect, e.g. The Hills LEP 4.1C (note this is also true despite LMR rules)

Subdivision of a pattern

For example, minimum child lot area for subdivision of a dual occupancy in R2 zone:

If LMR applies - 225 sqm

Explicit child lot minimum area

Bayside 4.1(3B) - 350 sqm
Blacktown 4.1C - parent is corner lot - 300 sqm [detached]
Blacktown 4.1C - explicit Lot Size Map [detached]
Blayney 4.1C - 300 sqm [Area B]
Burwood 4.1B - explicit Lot Size Map
Campbelltown 4.1B - 300 sqm
Campbelltown 4.1I - 250 sqm [Mount Gilead R3]
Canterbury-Bankstown 4.1A - 350 sqm [detached Area 1], 250 sqm [attached Area 1]
Canterbury-Bankstown 4.1A - 300 sqm [Area 2]
Cessnock 4.1C - 300 sqm
Fairfield 4.1B - 300 sqm
Georges River 4.1A - 300 sqm
Griffith 4.1A - 400 sqm [detached R1], 300 sqm [attached R1]
Gunnedah 4.1(4A) - 450 sqm
Inverell 4.1D - 300 sqm [R1]
Kiama 4.1D - 50% of Lot Size Map

Ku-ring-gai 4.1(3A) - R2 child lot must be 18m width
Ku-ring-gai 4.1(3C) - if APU for dual occ detached, 550 sqm
Lake Macq 4.1A - 250 sqm
Lake Macq 7.26 - North Wallarah 310 sqm
Mid-Western 4.1B - 400 sqm [detached R1, R3], 300 sqm [attached R1, R3]
Orange 4.1C - 600 sqm [detached] 650 [attached]
Port Stephens 4.1C - 250 sqm
Randwick 4.1A - 275 sqm
Richmond Valley 4.1C - 350 sqm [RU5, R1]
Ryde 4.1A - 290 sqm
SEPP Western App1 Pt2 sec17 - 500 sqm
Tamworth 4.1A - 450 sqm [R1, RU5]
Upper Hunter 4.1B - 300 sqm [R1, MU1]
Willoughby 4.1C - 350 sqm
Willoughby 4.1C - explicit Lot Size Map
Wingecaribee 4.2F - parent is not corner lot - greater of 600 sqm or 50% of Lot Size Map

Explicit no minimum area

Central Coast 4.1C
Nambucca 4.1(4A)
Parramatta 4.1(3B)
Shellharbour 4.1(4A)
Sutherland 4.1(3C)
Wingecaribee 4.2F - if parent is 1000 sqm corner lot
Wollongong 4.1(4B/4C)

Prohibited for new developments

Lane Cove 4.1A
The Hills 4.1C
Woollahra 6.5 [excl strata]

How to check any property for CDC

- PropCode CDC already has the Pattern Book Development Code
- See instantly which patterns are eligible for CDC (if any)
- Considers almost all CDC rules, but a few must be checked separately: flood, easement, sewerage

<https://app.propcode.com.au/cdc>

 PropCode	
Pattern Book Development Code	
	<u>Semis 01</u> dual occupancy (attached)
	<u>Semis 02</u> dual occupancy (attached)
	<u>Manor Homes 01</u> manor house
	<u>Row Homes 01</u> multi dwelling housing
	<u>Terraces 01</u> multi dwelling housing (terraces)

Questions?