



ACTIVITY DETERMINATION

Determined by the Minister administering the Housing Act 2001

Project No. BH3KL

Conflict of Interest¹

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Head of Housing Portfolio, Homes NSW.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Head of Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

Signed.....

Dated.....3/10/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I, as a delegate of the Minister administering the Housing act 2001, determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1**.

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

150-152 and 34

Street or property name

The Boulevarde and Dudley Street

Suburb, town or locality

Punchbowl

Postcode

2196

Local Government Area(s)

Canterbury-Bankstown

Real property description (Lot and DP)

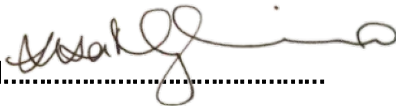
Lot 34 Section 4 in DP 5701 & Lot 1 in DP 735045

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "close relative of a person" as defined in section 49(6) of the Property and Stock Agents Act 2002.

ACTIVITY DESCRIPTION

Provide a description of the activity

Proposed demolition of 2 residential flat buildings and ancillary structures, and removal of trees.

Signed.....

Dated 3/10/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard identified requirements

THE DEVELOPMENT

The following identified requirements are to ensure that the residential activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021.

1. The development shall be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Demolition Plan				
Coversheet	368_A_140	02	13 June 2025	Collins and Turner
Location Plan	368_A_141	01	13 June 2025	Collins and Turner
Site Photos	368_A_142	02	13 June 2025	Collins and Turner
Demolition Plan	368_A_143	03	13 June 2025	Collins and Turner
Demolition Works - Site layout	-	-	-	MOITS Down to Earth
Contour and Detail Survey				
Detail and Level Survey	52075 – Sheets 1-5	S	09 April 2025	Norton Survey Partners
Soil Erosion and Sediment Control				
Erosion and sediment control Plan	103419- MMD-PUN-	02	10 June 2025	Mott Macdonald

	XX-DR-C-0011			
Erosion and sediment control Details	103419-MMD-PUN-XX-DR-C-0015	02	10 June 2025	Mott Macdonald
Demolition Work Plan				
Demolition Work Plan	-	-	-	MOITS
Demolition Works – site layout	-	-	-	MOITS
Demolition Waste Management Plan (WMP)				
Waste management Plan	-	C	12 June 2025	Elephants Foot Consulting
Demolition Traffic and Pedestrian Management Plan				
Demolition Traffic and Pedestrian Management Plan	25087	V02	04 June 2025	The Transport Planning Partnership
Arboricultural Impact Assessment Report				
Arboricultural impact assessment report – demolition	AIA-01	A	23 May 2025	Arterra Design

- All demolition is to be undertaken in accordance with the relevant Australian Standards.

OPERATIONAL MATTERS

The following identified requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

- Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.

Site Works

- All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition works shall be maintained during the entire period of the works until all the disturbed areas are stabilised. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004); and the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

A copy of the erosion and sediment control measures is to be submitted to the Minister administering the *Housing Act 2001* by the building contractor prior to the commencement of demolition.

Site Soil Contamination

- If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present and appropriately treated and contained to ensure no offsite impacts occur, until the site is deemed suitable for residential purposes. The site shall be deemed either suitable for residential purposes or be appropriately contained to prevent public access until any required remediation works are undertaken.

Remediation works must be undertaken in accordance with the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

Tree Removal

6. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arborist report and no other trees shall be removed without further approval(s).

Public Liability Insurance

7. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site, including demolition.

Disconnection of Services

8. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
9. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

10. The demolition contractor shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of five (5) working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.
11. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Minister administering the Housing Act 2001. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
12. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

13. The demolition plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:

If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Council Notification

14. The City of Canterbury Bankstown Council shall be advised in writing, of the date it is intended to commence demolition work. A minimum period of **five (5)** working days notification shall be given.

Site Safety

15. A sign shall be erected in a prominent position on any site on which demolition or building work is being carried out:
- (a) showing the name, address and telephone number of the responsible officer for the Minister administering the Housing Act 2001 officer for the work, and
 - (b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

16. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition work is not in progress, or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

17. No building or demolition materials are to be stored on the footpath or roadway.

Site Facilities

18. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by City of Canterbury Bankstown Council or if this is not practicable to some other council approved management facility.

- (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.
19. Access to the site shall only be provided via an all weather driveway on the property and is not to be provided from any other site.

Protection of Trees

20. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the demolition period in accordance with the details provided in the arborist report.

Waste Management

21. All building demolition waste, including any asbestos waste, must be disposed of safely and in accordance with the recommendations outlined in the *Demolition Waste Management Plan* prepared by Elephant Foot Consulting, dated 12 June 2025.

A final Waste Management Plan shall be prepared and submitted to the Minister administering the *Housing Act 2001* by the demolition contractor prior to the commencement of demolition. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

Demolition Traffic and Pedestrian Management Plan

22. Prior to the commencement of demolition works, a final Demolition Traffic and Pedestrian Management Plan must be prepared and submitted to the Minister Administering the Housing Act, 2001. The final Plan must be implemented in full prior to the commencement of demolition works. All traffic control measures, access arrangements, and safety protocols outlined in the plan are to be adhered to throughout the demolition period to ensure public safety and minimise disruption to surrounding road networks.

DURING DEMOLITION WORKS

The following identified requirements are to be complied with whilst demolition works are occurring on the site.

Heritage

23. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical items have been uncovered, the Department of Climate Change, Energy, The Environment and Water must be contacted.
24. All workers / contractors on the site shall be informed of their obligations, under the *Heritage Act* and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the Department of Climate Change, Energy, The Environment and Water.

Demolition

25. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
26. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.
27. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].
28. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Planning and Environment.
29. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Minister administering the Housing Act 2001 demonstrating the appropriate disposal of the asbestos waste.
30. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
31. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.
32. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Hours of Demolition

33. Demolition work shall only occur on the site between the hours of 7am to 5pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

34. All excavations and backfilling associated with the demolition shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

35. Any noise generated during the demolition of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.
36. No fires shall be lit or waste materials burnt on the site.

37. No washing of concrete forms or trucks shall occur on the site.
38. Any contamination / spills on the site during demolition works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
39. Dust generation during demolition shall be controlled using regular control measures such as on site watering or damp cloth fences.
40. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.
41. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Demolition Works

42. The Minister administering the Housing Act 2001 shall bear the cost of any necessary adjustments to utility mains and services.
43. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition works, damage is caused to such adjoining property.

PRIOR TO COMPLETION OF WORKS

The following Identified Requirements are to be complied with prior to the completion of works.

Council Infrastructure Damage

44. The cost of repairing any damage caused to the City of Canterbury-Bankstown Council's assets in the vicinity of the site as a result of demolition works shall be met in full by the building contractor.

POST DEMOLITION WORKS

Site Safety & Security

45. Following the completion of the demolition of the buildings, the site shall be secured and made safe with appropriate security measures and fencing to prevent unauthorised access to the site. Fencing will remain in place until future redevelopment of the site occurs, or the site is deemed safe to traverse with disturbed areas being restored.

Erosion and Sediment Control

46. Erosion and sediment control works proposed shall be maintained until the future redevelopment of the site occurs.

PART B – Additional identified requirements

Site Specific Requirements

47. Prior to the commencement of demolition works, the Demolition Traffic Management Plan prepared by The Transport Planning Partnership must be implemented in full. All traffic control measures, access arrangements, and safety protocols outlined in the plan are to be adhered to throughout the demolition period to ensure public safety and minimize disruption to surrounding road networks.

Requirements resulting from council comments

48. Prior to the commencement of works, a dilapidation report must, prepared by a qualified engineer, detailing the structural condition of all buildings, structures, and public land within 20m of the site.
Where access to adjoining properties is denied, the report must be based on external observations and include written evidence of reasonable attempts to gain access. Affected property owners must be provided with a copy of the report at least 14 days before site works commence, and the report must be made available to Council upon request.

ADVISORY NOTES

- i. An intrusive Detailed Site Investigation, including groundwater quality assessment, is to be carried out prior to any future development of the land for residential use. Any required remediation measures are to be undertaken in accordance with the recommendations of the Detailed Site Investigation report.
- ii. Approval of this development activity does not imply or infer compliance with Section 23 of the *Disability Discrimination Act 1992*. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- iii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialing 1100.

DECISION STATEMENT – The Minister administering the Housing Act 2001

Project No. BH3KL

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

150-152 and 34

Street or property name

The Boulevarde and Dudley Street

Suburb, town or locality

Punchbowl

Postcode

2196

Local Government Area(s)

Canterbury-Bankstown

Real property description (Lot and DP)

Lot 34 Section 4 in DP 5701 & Lot 1 in DP 735045

ACTIVITY DESCRIPTION

Provide a description of the activity

Proposed demolition of 2 residential flat buildings and ancillary structures, and removal of trees.

Part of the land the subject of this Review of Environmental Factors (REF) (Lot 1 in DP 735045) was transferred to the Minister administering the Housing Act 2001 (the Minister) pursuant to an order made by the Minister on 12 May 2025 under section 35G of the Housing Act 2001 with an effective transfer date of 9 June 2025. In addition, any act, matter or thing done or omitted to be done in relation to assets (including land) owned by NSW Land and Housing Corporation (NSW LAHC) is taken to have been done or omitted by, to or in relation to, the Minister (section 2(e) of Schedule 2A of the Housing Act 2001).

Under section 35F of the Housing Act 2001, the Minister has the same functions as the NSW LAHC under relevant legislation, which includes the Environmental Planning and Assessment Act 1979 (EP&A Act), and any regulations or subordinate instruments made under that Act.

The remainder of the site, being Lot 34, Section 4 in DP 5701, will be transferred to the Minister and a Deed of Transfer has been signed by the Head of Housing Portfolio, as a delegate of the NSW LAHC, and the Executive Director of Portfolio Development, as a delegate of the Minister on 17 September 2025 to give effect to this.

The Minister administering the Housing Act 2001 has proposed the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Decision Statement relates to the Review of Environmental Factors (REF) for the above activity prepared under Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021*.

Based on the REF document and supporting documentation, including advice from the City of Canterbury Bankstown Council, a decision to proceed with the proposed activity has been made. This decision included consideration of the following:

Significant Impact on the Environment

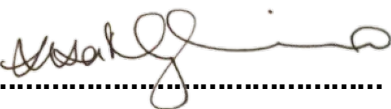
- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required.

Reasons for the Decision

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed development will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.
- The proposed development will allow for the future redevelopment of land and will ultimately facilitate the provision of much needed social and affordable housing in the local government area.

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically within Section 8. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Additional mitigation measures, detailed in the Activity Determination have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and to ensure legislative compliance.

Signed.....

Dated.....3/10/2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW
As a Delegate of the Minister Administering the Housing Act 2001

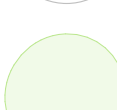
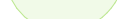
Project

Location	150 The Boulevard and 34 Dudley Street Punchbowl NSW 2196 Australia Lot 1 DP 735045 & Lot 34 DP 5701
Proposed Work	Demolition works at 150 The Boulevard & 34 Dudley Street sites in accordance with the Demolition Work Plan, prepared by Moits

Drawings

ID	Drawing	REV
140	Title Sheet	02
141	Location Plan	01
142	Site Photos	02
143	Demolition Plan	03

Legend

-  Tree to be removed
-  Tree to be retained and protected
-  Tree canopy
-  Site Boundary
-  Existing pavement to be demolished
-  Existing building to be demolished
-  Arborist tree number, refer to arborist plan for TPZ, SRZ, and tree protection requirements
-  Construction period tree protection area

Demolition Notes

All work to be carried out in accordance with relevant Australian Standards, including AS2601 (2001+ as amended), the demolition of structures, codes and local authority requirements.

All existing services on and adjacent to the site must be verified on-site before work commences. Confirm the existing location of services with 'dial before you dig'.

Install construction temporary fence (wired chain) around the full perimeter of the site, including required mesh, signage, and lockable access gate, for the full duration of construction work until handover. The fence specification must be in accordance with Council and WHS standards.
Provide signage to comply with council requirements.

Demolish and remove from site structures as noted, materials on site, including all building structures underground and any underground inspection and pits and their associated services lines. Make safe all services.

Allow for the removal of all asbestos and any hazardous materials on site. Dispose of hazardous materials in accordance with the EPA and local council's requirements. Pay for fees associated with the removal and disposal of waste.

Demolish and remove fences as noted, including, but not limited to, water tanks, septic tanks, clothes lines, BBQS and associated areas, landscaping, decks, stairs, antennas, ponds, and associated services and equipment.

Terminate, cap off, or divert all existing services where required and/or necessary to carry out new works. Perform all works in a tradesman-like manner and to the satisfaction of relevant authorities.

All existing stormwater & sewerage drain connections to existing mains to be capped.

The whole site is to be secured with a temporary fence (wired chain) around the full perimeter of the site, including required mesh to prevent any unauthorised access. Site security and safety to be undertaken by building contractor.

Remove all spoil & demolished material from the site.

Disconnect all existing on-site services to the site boundaries, clear of works.
Make safe to authorities requirements.

Unless shown as demolished, all existing trees are to be protected during construction work in accordance with arborist and council's recommendation.

Clear the site of all vegetation and topsoil, left behind materials, spoil, etc.

Obtain all council approvals and pay all authorities' fees/bonds.

All dimensions shown in metres.

Client

Homes NSW
4 Parramatta Square Parramatta NSW 2150 Australia



North

Scale

150 THE BOULEVARDE
AND 34 DUDLEY STREET
PUNCHBOWL
PART 5 DEMOLITION
COLLINS AND TURNER
JUNE 2025

Drawing title Scale Date Drawn by Drawing Number+ Revision	Title Sheet NTS @ A1 06.06.2025 AC 368_A_140	02
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Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 3 October 2025
Project No.: BH3KL



Determined by the Minister Administering the Housing Act 2001

Architect

COLLINS AND TURNER

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010
+612 9356 3217
info@collinsandturner.com
collinsandturner.com

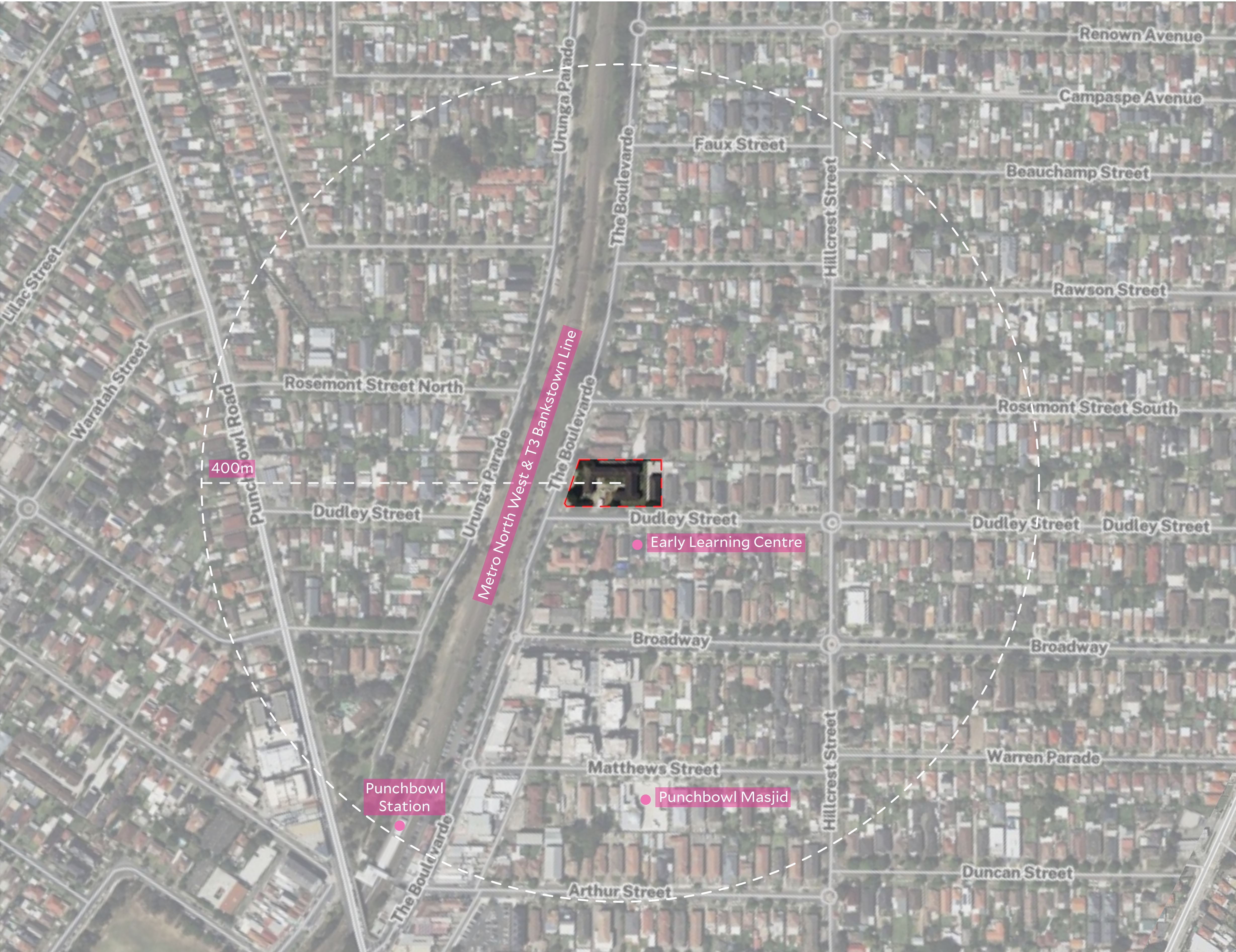
Registered Architect in NSW
Penelope Collins ARB 7342

Notes

01 Do not scale; dimensions govern
02 All dimensions are in millimeters
03 All dimensions to be verified on site
04 Collins and Turner is to be notified of any discrepancies

No	Date	By	Note
01	6/6/2025	AC	Part 5 - For Review
02	13/6/2025	AC	Part 5 - For Review

COLLINS AND TURNER



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 3 October 2025
Project No.: BH3KL

Determined by the Minister Administering the Housing Act 2001



COLLINS AND TURNER

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info@collinsandturner.com
collinsandturner.com

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No

01

Date

13/6/2025

By

AC

Note

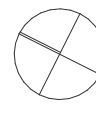
Part 5 - For Review

Client

Homes NSW
4 Parramatta Square Parramatta NSW 2150 Australia



North



Scale

Project

HAFF PUNCHBOWL
150 The Boulevarde and
34 Dudley Street
Punchbowl, NSW 2196

Copyright: Collins and Turner 2025

Drawing

title

Location Plan

Scale

Date

Drawn by

NTS @ A1

13/06/2025

AC

Drawing

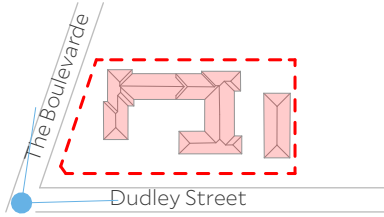
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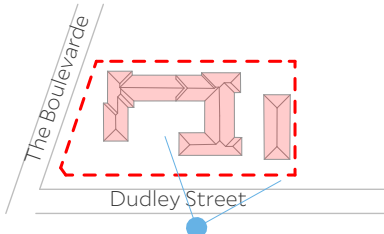
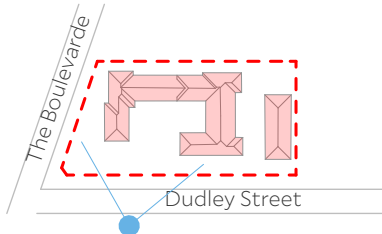
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01

150 The Boulevard, Punchbowl,
building to be demolished



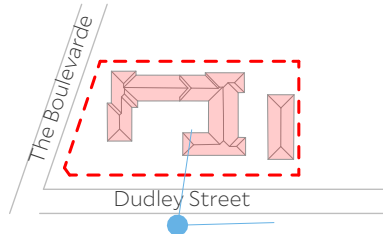
150 The Boulevard, Punchbowl,
building to be demolished



150 The Boulevard, Punchbowl,
building to be demolished



34 Dudley Street, Punchbowl,
building to be demolished



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 3 October 2025
Project No.: BH3KL



Determined by the Minister Administering the Housing Act 2001

COLLINS AND TURNER

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COLLINS AND TURNER
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02	13/6/2025	AC	Part 5 - For Review

Client
Homes NSW
4 Parramatta Square Parramatta NSW 2150 Australia



North

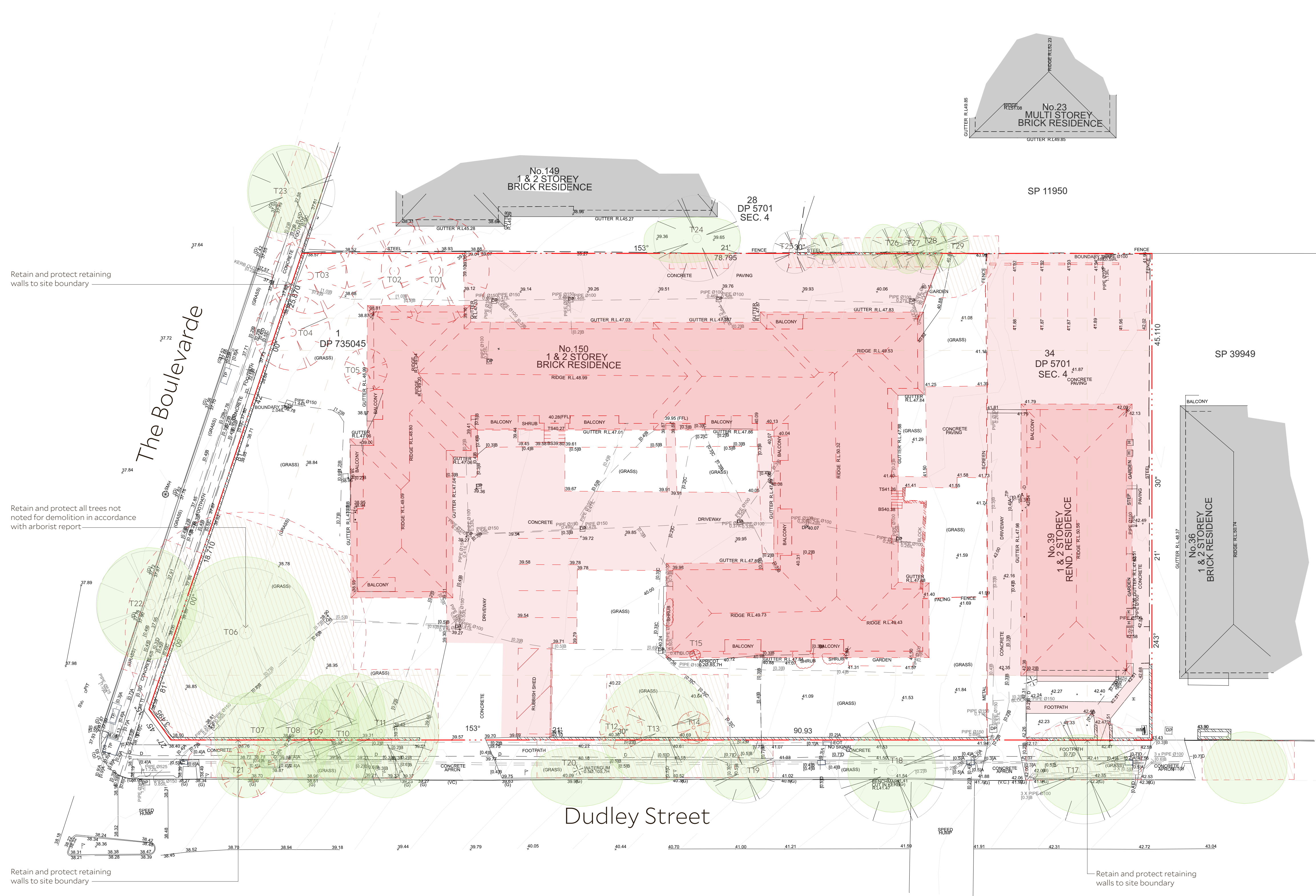
Scale

Project
HAFF PUNCHBOWL
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW 2196

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Drawing title Site Photos

Scale NTS @ A1
Date 06.06.2025
Drawn by AC
Drawing Number+ Revision 368_A_142



Legend

- Tree to be removed
- Tree to be retained and protected
- Canopy
- Site Boundary
- Existing pavement to be demolished
- Existing building to be demolished
- Arborist tree number, refer to arborist plan for TPZ, SRZ, and tree protection requirements
- Construction Period Tree Protection Area

Demolition Notes

All work to be carried out in accordance with relevant Australian Standards, including AS2601 (2001 + as amended), the demolition of structures, codes and local authority requirements.

All existing services on and adjacent to the site must be verified on-site before work commences. Confirm the existing location of services with 'dial before you dig'.

Install construction temporary fence (wired chain) around the full perimeter of the site, including required mesh, signage, and lockable access gate, for the full duration of construction work until handover. The fence specification must be in accordance with Council and WHS standards. Provide signage to comply with council requirements.

Demolish and remove from site structures as noted, materials on site, including all building structures underground and any underground inspection and pits and their associated services lines. Make safe all services.

Allow for the removal of all asbestos and any hazardous materials on site. Dispose of hazardous materials in accordance with the EPA and local council's requirements. Pay for fees associated with the removal and disposal of waste.

Demolish and remove fences as noted, including, but not limited to, water tanks, septic tanks, clothes lines, BBQS and associated areas, landscaping, decks, stairs, antennas, ponds, and associated services and equipment.

Terminate, cap off, or divert all existing services where required and/or necessary to carry out new works. Perform all works in a tradesman-like manner and to the satisfaction of relevant authorities.

All existing stormwater & sewerage drain connections to existing mains to be capped.

The whole site is to be secured with a temporary fence (wired chain) around the full perimeter of the site, including required mesh to prevent any unauthorised access. Site security and safety to be undertaken by building contractor.

Remove all spoil & demolished material from the site.

Disconnect all existing on-site services to the site boundaries, clear of works. Make safe to authorities requirements.

Unless shown as demolished, all existing trees are to be protected during construction work in accordance with arborist and council's recommendation.

Clear the site of all vegetation and topsoil, left behind materials, spoil, etc.

Obtain all council approvals and pay all authorities' fees / bonds.

All dimensions shown in metres.

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 3 October 2025
Project No.: BH3KL



Determined by the Minister Administering the Housing Act 2001

COLLINS AND TURNER

Architect

COLLINS AND TURNER

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010
+612 9356 3217
info@collinsandturner.com
collinsandturner.com

Registered Architect in NSW
Penelope Collins ARB 7342

Notes

- 01 Do not scale; dimensions govern
- 02 All dimensions are in millimeters
- 03 All dimensions to be verified on site
- 04 Collins and Turner is to be notified of any discrepancies

No

01 30/5/2025 AC
02 6/6/2025 AC
03 13/6/2025 AC

By

AC
AC
AC

Note

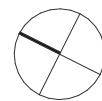
Part 5 - For Review
Part 5 - For Review
Part 5 - For Review

Client

Homes NSW
4 Parramatta Square Parramatta NSW 2150 Australia



North



Scale

5 10m 15

Project

HAFF PUNCHBOWL
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW 2196

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Drawing title

Demolition Plan

Scale

1:200 @ A1

Date

28.05.2025

Drawn by

AC

Drawing Number+

368__143

Revision

03



MOITS
DOWN TO EARTH

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 3 October 2025
Project No.: BH3KL

Determined by the Minister Administering the Housing Act 2001



Demolition Works - site layout

Client: NSW Homes

Address: 150 The Boulevard & 34 Dudley St, Punchbowl,
NSW 2196

