

Location Plan



Location 150 The Boulevard and 34 Dudley Street
Punchbowl NSW 2196 Australia
Lot 1 DP 735045 & Lot 34 DP 5701

AFFORDABLE HOUSING
DEVELOPMENT SSD-83256463
ARCHITECTURAL DRAWINGS
THE BOULEVARDE
PUNCHBOWL
COLLINS AND TURNER
SEPTEMBER 2025

Drawings

General	A010	Title Sheet	NTS
Site Plans	A111	Site Analysis	1:250
	A112	Site Plan	1:250
GA Plans	A121	Basement Plan	1:200
	A122	Ground Floor and Level 1 Plan	1:200
	A123	Level 2 and 3 Plan	1:200
	A124	Level 4 and 5 Plan	1:200
	A125	Level 6 and 7 Plan	1:200
	A126	Roof Plan	1:200
Elevations	A201	North and West Elevation	1:200
	A202	South and East Elevation	1:200
	A203	Internal Building A and B Elevation	1:200
Sections	A301	Section 1 and 2	1:200
	A302	Section 3 and 4	1:200
Supplementary Drawings	A401	Facade Details	1:20
	A402	Sightline Analysis	1:50
	A402	Sightline Analysis	1:50
	A411	Apartment Detail Plans	1:50
	A412	Apartment Detail Plans	1:50
	A413	Apartment Detail Plans	1:50
	A414	Apartment Detail Plans	1:50
	A415	Apartment Detail Plans	1:50
Diagrams	A501	GFA Diagrams	1:500
	A511	Solar Access Diagrams	1:500
	A512	Cross Ventilation Diagrams	1:500
	A513	Sun Eye Diagrams	NTS
	A514	Shadow Diagrams	1:1000
	A521	Communal Open Space and Landscape Area	1:200
	A522	Tree Canopy and Deep Soil Diagrams	1:200
	A531	Storage Schedule	NTS
Materials	A601	Materials Board	NTS
	A602	Materials Board	NTS
	A603	Materials Board	NTS
Visualisations	A701	Visualisations	NTS
	A702	Visualisations	NTS
	A703	Visualisations	NTS
Landscape	L000	Cover Sheet	NTS
	L101	GA Plan	1:150
	L400	Planting Schedule	NTS
	L401	Softworks Plan	1:150
	L601	Softwork Details	1:20
	L701	Landscape Specification Notes	NTS
Legend	AC	Air Conditioning	M Mechanical services
	ACC	Accessible	MC Meter cupboards
	AL	Aluminium	MSR Main switch room
	BAL-#	Balustrade #	NTS Not to scale
	BK#	Brick work, type #	NTS Not to scale
	BOH	Back of house	OSD On-site stormwater detention
	C	Communications services	P Pantry
	CFC#	Compressed fibre cement board #	PC Precast concrete
	CONC#	Concrete, type #	R Refrigerant
	COS	Communal open space	REFRIG Refrigerator
	CPD	Cupboard	REN Render
	CPE	Carpark exhaust	RL Relative level (in relation to the AHD)
	DDC	Double Detector	RWT Rainwater tank
		Check Valve	SP Sprinkler control valve
		Assembly	SCR# Screen, type #
	DR	Double brickslot drain	SC Storage cage
			SHWR Shower
			SKY-GL Skylight, glass
			SRS Supplementary recycling service
	E	Electrical	STL Steel
	EX	Existing	SW PIT Stormwater pit with infill cover
	FC	Fibre cement board	
	FCC	Fire control centre	
	FH	Fire hydrant and pipe riser	T# Tree #
	FHB	Fire hydrant booster	TOW Top of wall
	FHR	Fire hose reel	TPZ Tree Protection Zone
	FSR	Floor space ratio	W-# Glazing (window or door)-#
			WC Toilet
	GFA	Gross floor area	WMR Water meter
			WR Wardrobe
	HRV	Heavy rigid vehicle	WM Washing machine

BASIX

Table 4: BASIX Energy Requirements	
Design Element	Compliance Criteria
Domestic hot water systems	Centralised electric heat pump (air sourced) with a 3.0 < COP <= 3.5 and minimum R1.0 (38 mm) insulation to internal and external pipework
Cooking	Induction cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units' living areas. (Bedrooms are excluded) Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof– Manual on/off Kitchen range hood: individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: NA Clothes Dryers: NA
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	Calculated 42 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor with regenerative drive (1001<=But<= 1500)
Indoor Swimming Pool	NA
Sauna	NA

Common area Ventilation & artificial lighting				
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Lift Bank No.1	NA	NA	N/A	LED Connect to Lift Call Button
Lift Bank No.2	NA	NA	N/A	LED Connect to Lift Call Button
Car park	1907.06 ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan	LED	Zoned switching with motion sensor
Building A Lift Room	16.69 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Building B Lift Room	16.70 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Building A_Water Heat Pump	34.45 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Building B_Main Switch Room	14.93 ventilation (supply + exhaust)	Thermostatically controlled	LED	Motion sensors
Building B_Waste Chute	25.10 ventilation exhaust only	N/A	LED	Motion sensors
Building B_Waste Collection	114.26 ventilation exhaust only	N/A	LED	Motion sensors
Building A_Waste Room	6.40 ventilation exhaust only	N/A	LED	Motion sensors
Building A_Waste Chute	25.94 ventilation exhaust only	N/A	LED	Motion sensors
Building B_Bulky Waste	15.05 ventilation exhaust only	N/A	LED	Motion sensors
Building B_Communal Room	48.85 air conditioning system	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building B_Meeting Room	8.34 air conditioning system	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building A_Services	9.10 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Building B_Sprinkler Riser Sys.	14.83 ventilation exhaust only	Thermostatically controlled	LED	Motion sensors
Building B_Pump Room	38.68 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Building B_Water Heat Pump	33.42 ventilation supply only	Thermostatically controlled	LED	Motion sensors
Bike Storage	21.13 no mechanical ventilation	N/A	LED	Zoned switching with motion sensor
Building A_Stair	197.76 no mechanical ventilation	N/A	LED	Zoned switching with motion sensor
Building B_BOH	20.1 ventilation supply only	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building B_Storage	73.16 no mechanical ventilation	N/A	LED	Zoned switching with motion sensor
Building B_WC	7.20 ventilation (supply + exhaust)	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Stair	10.10 no mechanical ventilation	N/A	LED	Zoned switching with motion sensor
Building B_Lobby	55.78 ventilation supply only	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building A_Corridor	592.63 ventilation supply only	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building A_Lobby	85.82 ventilation supply only	Time clock or BMS controlled	LED	Zoned switching with motion sensor
Building B_Corridor	414.61 ventilation supply only	Time clock or BMS controlled	LED	Zoned switching with motion sensor

Table 5: BASIX Thermal Comfort Requirements	
Design Element	Compliance Criteria
Glazed Elements	The following glazed elements are used throughout the development: Fixed and Sliding Windows/Doors Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.52 (+/- 5%)
Awning and Casement Windows/Doors	Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.47 (+/- 5%)
Glazed Doors / Windows	Only unit A-704, A-705, A-706, B-705, B-706 & B707 are required the following glazed specification: Fixed and Sliding Windows/Doors Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.49 (+/- 5%)
Awning and Casement Windows/Doors	Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.39 (+/- 5%)
External Solid Walls	Operability – max available while meeting window safety device requirements defined in theBCA. Note – all glazing systems are whole of system, including glazing and frame systems. Added R2.5 bulk insulation for all apartment external walls without thermal break. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour
Walls to Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones without thermal break. Refer to Appendix C insulation markups for locations of insulation and additional details.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R5.0 soffit slab insulation to high-risk apartment concrete slab roofs (Unit B.705) and R4.0 soffit slab insulation to rest of units with exposed ceiling to outside. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs. Refer to Appendix C insulation markups for locations of insulation and additional details.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as "Sealed" and 1 per bathroom, 1 per laundry if available and 1 per kitchen. As a lighting plan/RCP is not yet available, downlights have been modelled as "Sealed" at a scale of 1 downlight/ 5m2. Ceiling fans with 1200mm diameter have been modelled in all bedrooms.
Table 6: BASIX Water Requirements	
Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (>= 6 but <= 7.5 L/min) WELS Rated; Toilets: Minimum 4 Star WELS Rated; Bathroom Taps: Minimum 6 Star WELS Rated; Kitchen Sink Taps: Minimum 6 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (>= 6.0 but <= 7.5 L/min) WELS Rated; Toilets: Minimum 4 Star WELS Rated; All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not specified; Dishwasher: Not specified
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Indoor Swimming Pool	NA
Alternative Water	10,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 1,760 m ² . The rainwater collected shall be reused for ground common landscape and lawn area irrigation not less than 1260 m ² .
Landscape	Common lawn area: 346 m ² ; Common Garden area: 1,344 m ² ; Indigenous species area: 1,344 m ²

COLLINS AND TURNER

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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
Copyright Collins and Turner 2025	

Scale

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

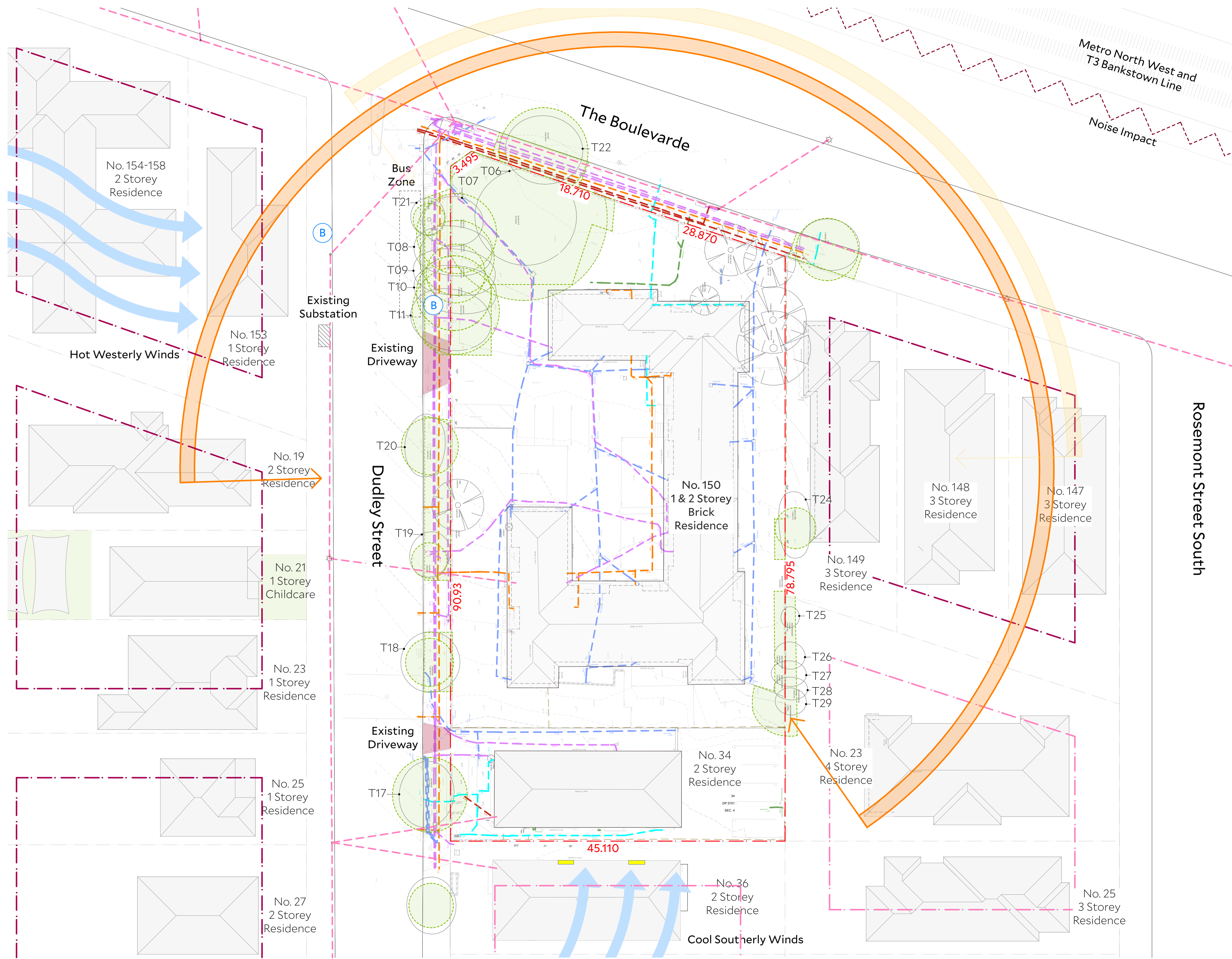
Client	
Homes NSW	4 Parramatta Square Parramatta NSW 2150

Key Plan	North
	⊕

Project	
Affordable Housing Development SSD-83256463 150 The Boulevard and 34 Dudley Street Punchbowl, NSW	

Drawing Title	
Title Sheet	

Drawing number+ revision	
A_SSDA_010	B



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:250 @ A1
 0 5m 10 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



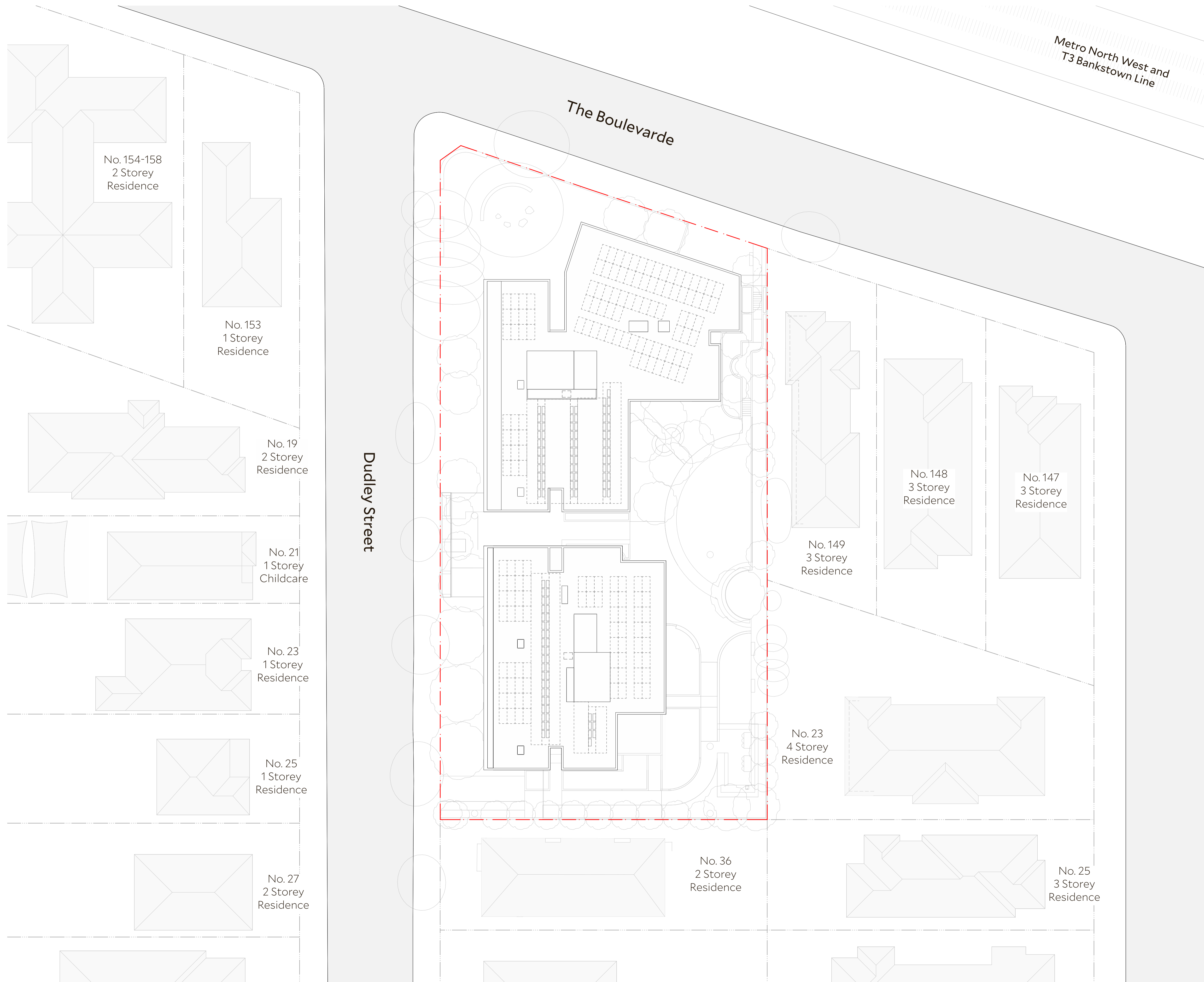
Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Site Analysis Plan

Drawing number+ revision	A_SSDA_111	B
--------------------------	------------	---

Legend

- Stormwater
- Water
- Sewer
- Electricity O/H
- Noise
- Electricity U/G
- Telecom
- Gas
- Potential Future Extent HOB: 33m
- Potential Future Extent HOB: 23m
- Solar Acc. to be Retained
- TPZ
- Bus Stop



Architect Collins and Turner Pty Ltd
 Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:250 @ A1
 0 5m 10 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

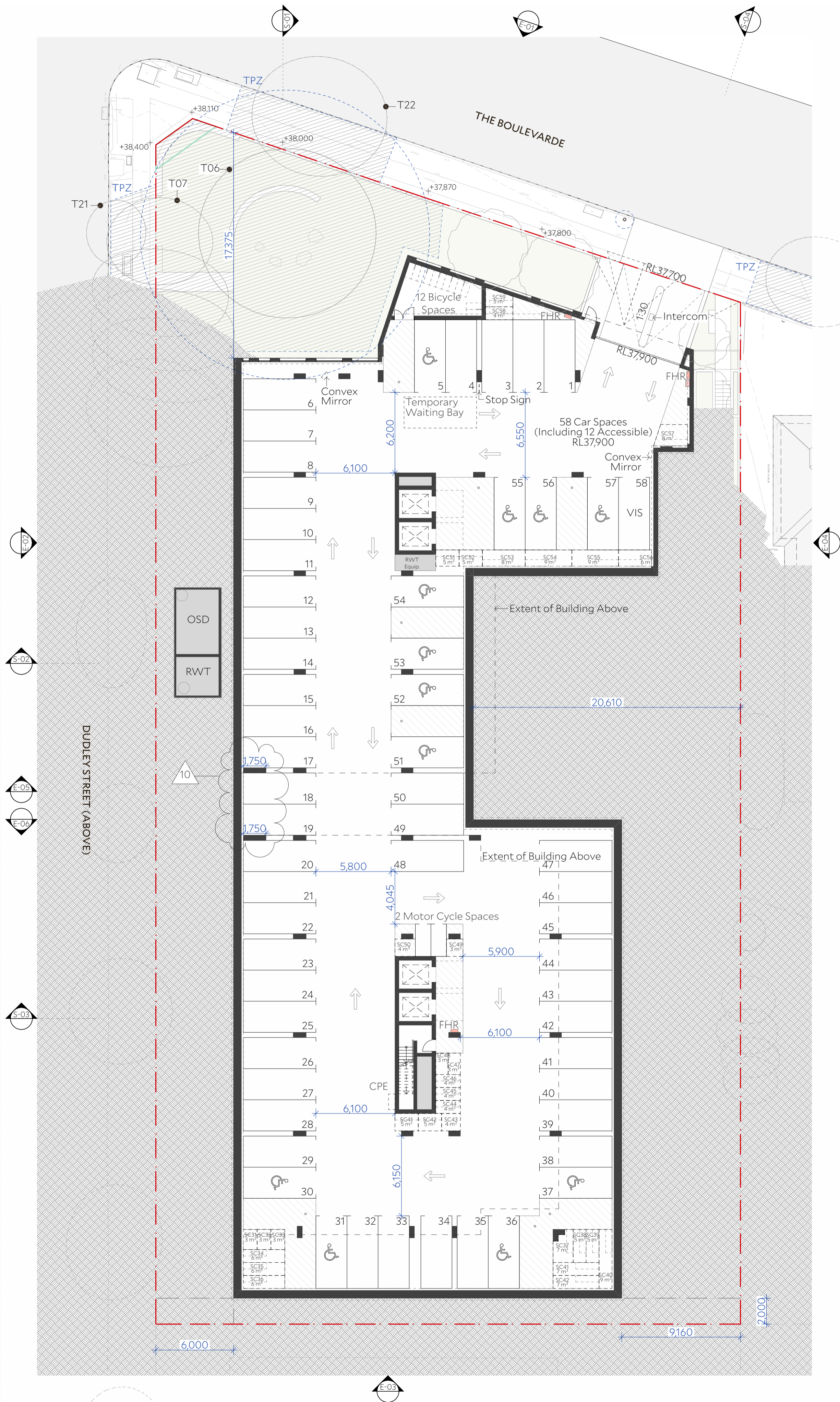
Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Site Plan

Drawing number+ revision	A_SSDA_112	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1

0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
10	Column size adjusted Refer to RTS Item CB-E 1.3

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Basement Plan

Drawing number+ revision	A_SSDA_121	B
--------------------------	------------	---

1 Basement
 1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1
 0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
05	Privacy screens added and pathway repositioned Refer to RTS Item DPHI 7
06	Landscape privacy screen added Refer to RTS Item DPHI 8
08	Landscape and planting revised Refer to RTS Item DPHI 10, CB-UD.4.2
11	Bin carting route updated via COS Refer to RTS Item CB-W1.1, CB-UD.2.7
12	Bin carting route width increased Refer to RTS Item CB-W1.2
13	Waste room door width increased Refer to RTS Item CB-W1.4
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Ground Floor and Level 1
 Plan

Drawing number+ revision A_SSDA_122 B



1 Ground Floor
 1:200



2 Level 1
 1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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
 Copyright Collins and Turner 2025

Scale 1:200 @ A1
 0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Level 2 and 3 Plan

Drawing number+ revision A_SSDA_123

B



1 Level 2
 1:200



2 Level 3
 1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1
 0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Level 4 and 5 Plan

Drawing number+ revision A_SSDA_124

B



1 Level 4
 1:200



2 Level 5
 1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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
 Copyright Collins and Turner 2025

Scale 1:200 @ A1
 0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Level 6 and 7 Plan

Drawing number+ revision A_SSDA_125

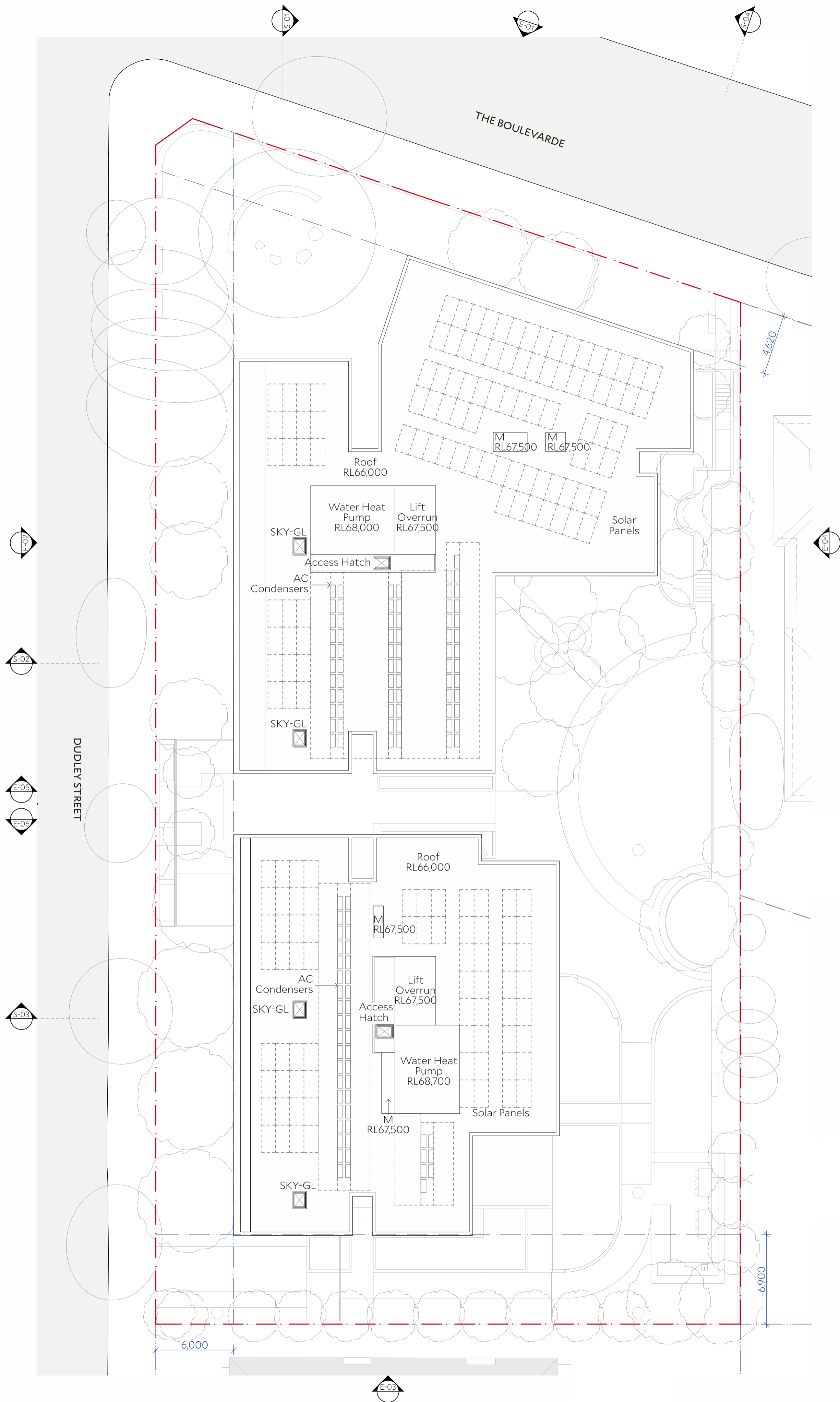
B



1 Level 6
 1:200



2 Level 7
 1:200



1 Roof
1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1
0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

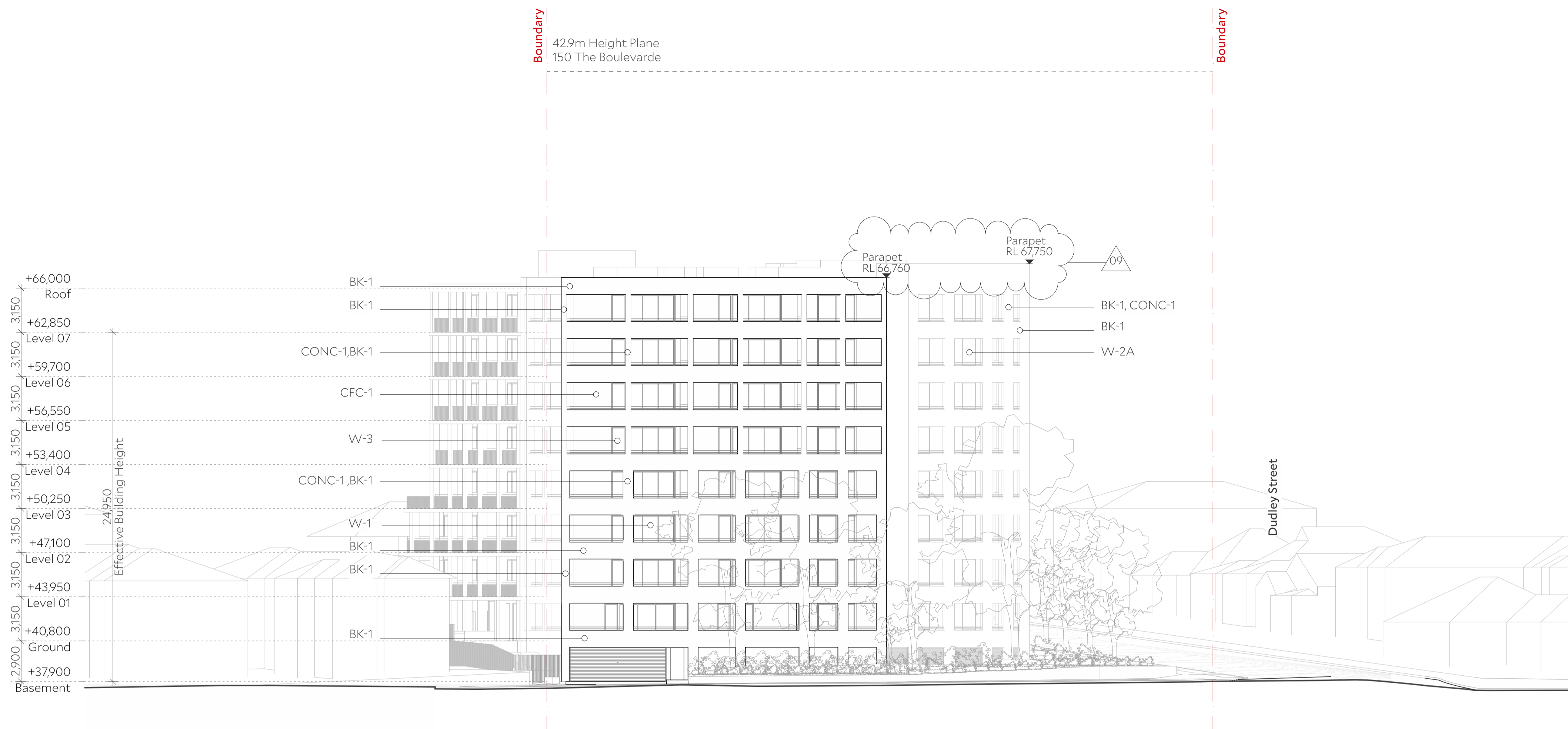
Key Plan North



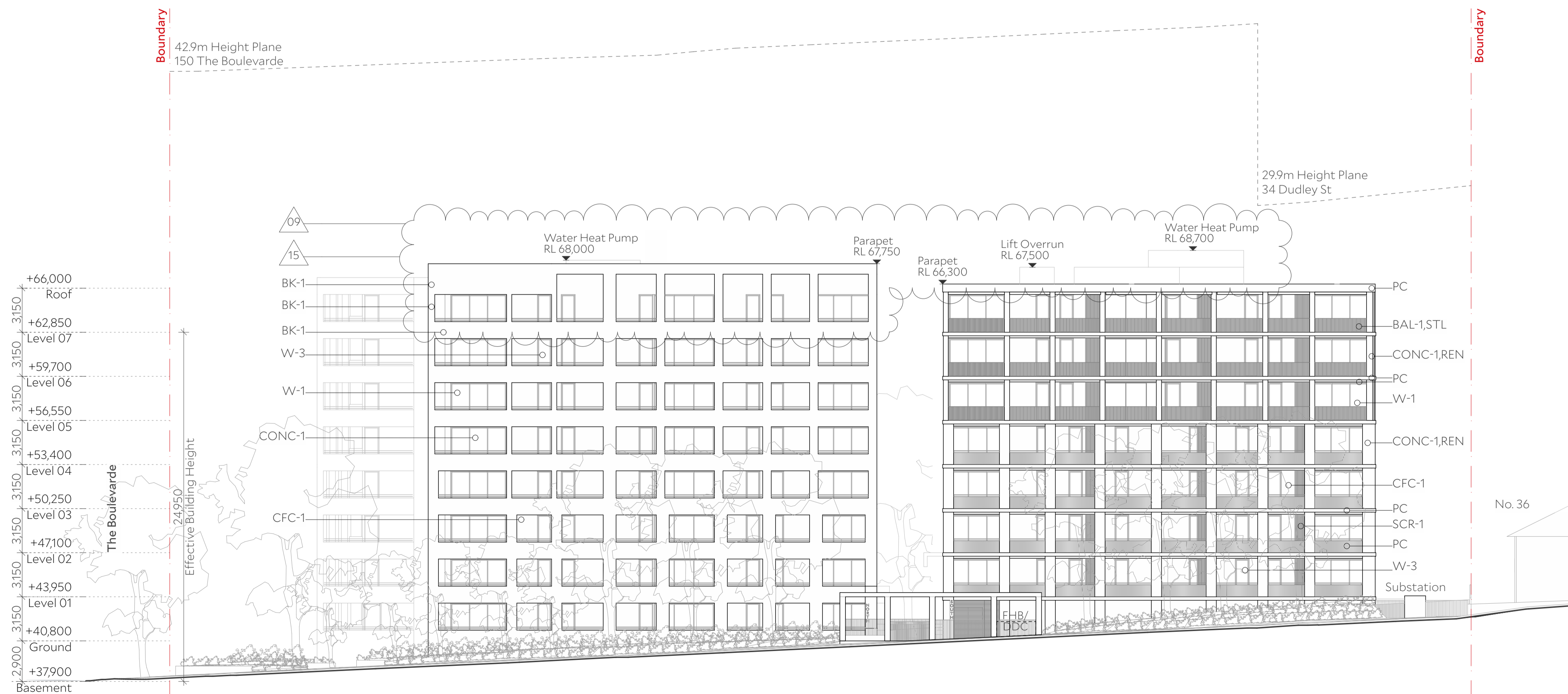
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Roof Plan

Drawing number+ revision	A_SSDA_126	B
--------------------------	------------	---



1 North Elevation
1:200



2 West Elevation
1:200

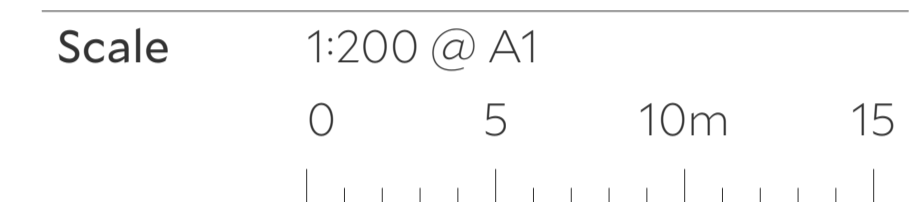
Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025



Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
09	Reduced levels added Refer to RTS Item DPHI 14
15	Facade adjusted Refer to RTS Item CB-UD3.1

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

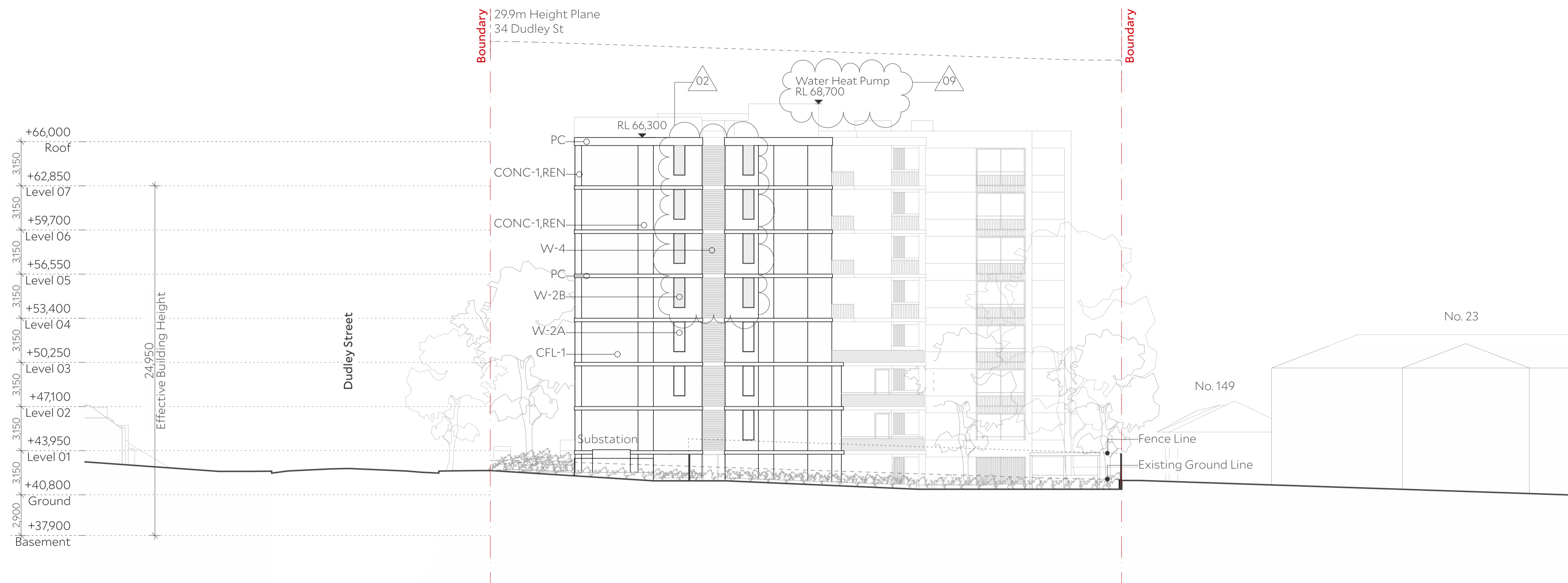
Key Plan North



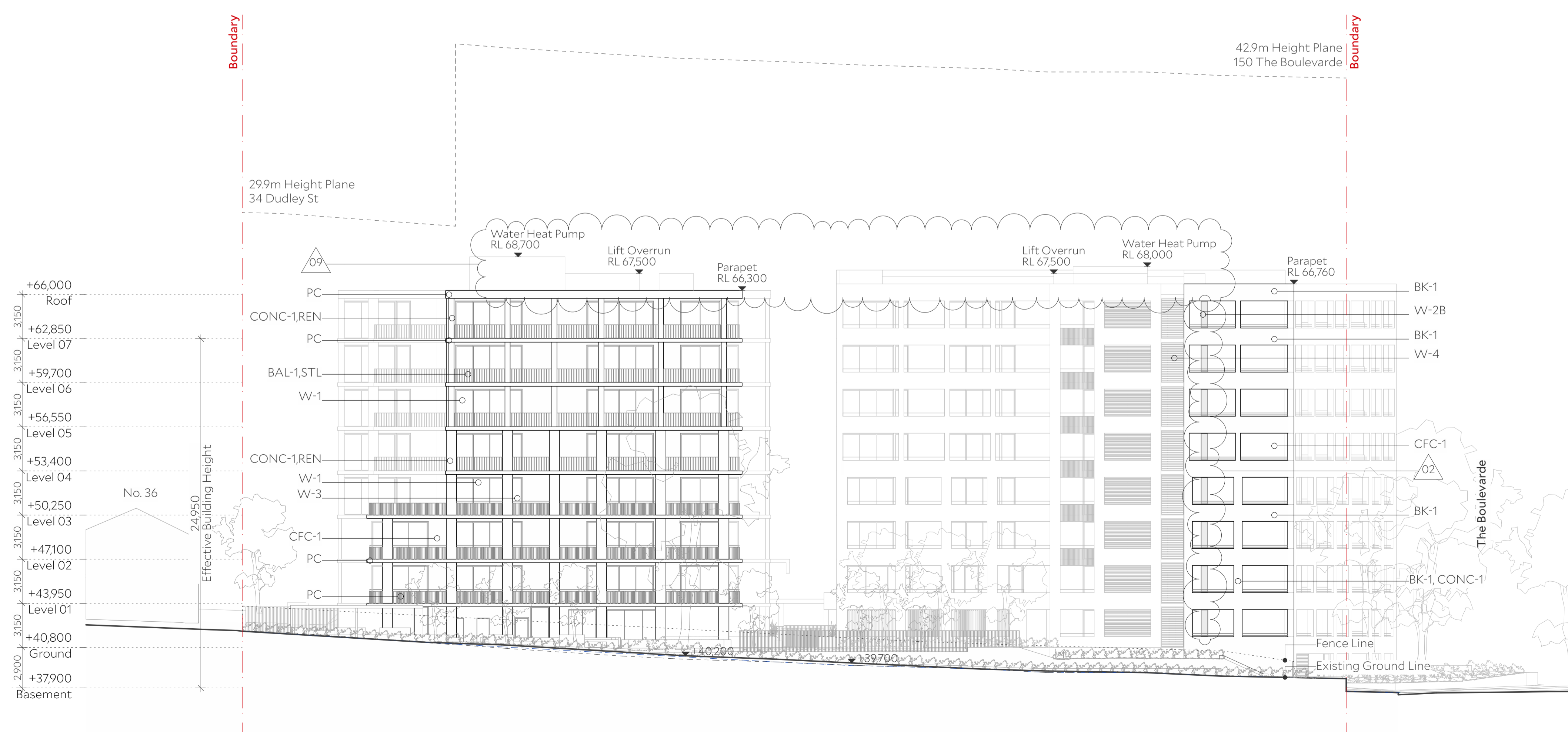
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title North and West Elevation

Drawing number+ revision	A_SSDA_201	B
--------------------------	------------	---



1 South Elevation
1:200



2 East Elevation
1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1

0 5 10m 15

Legend

- - - - - Neighbouring terrain elevation
- Existing terrain elevation

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
02	Glazing finish adjusted Refer to RTS Item DPHI 3-4, CB-UD21
09	Reduced levels added Refer to RTS Item DPHI 14

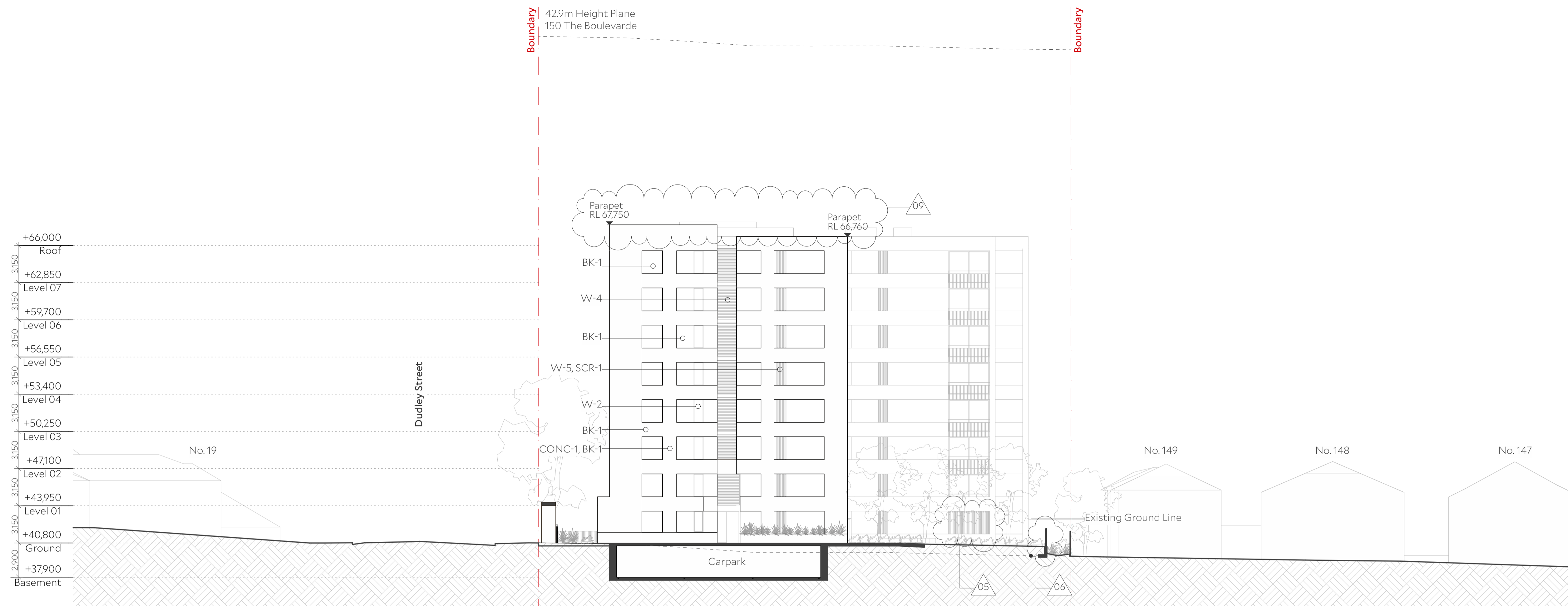
Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

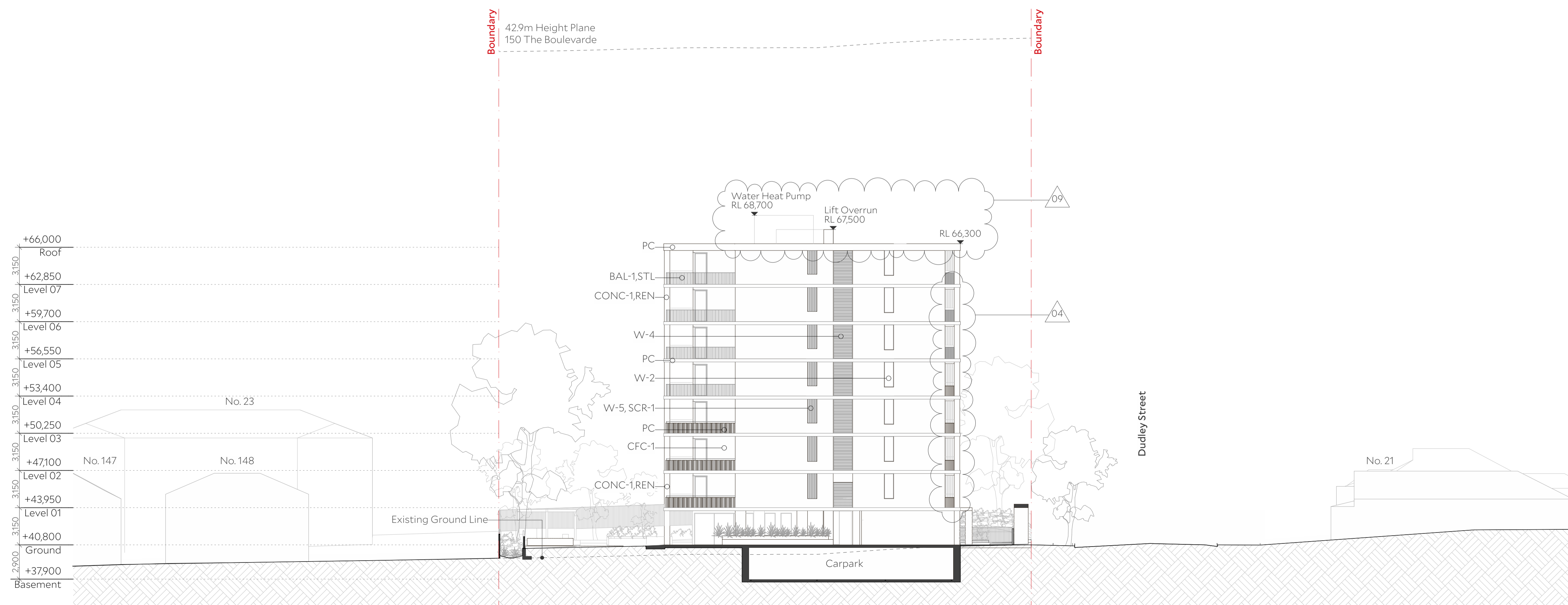
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title South and East Elevation

Drawing number+ revision	A_SSDA_202	B
--------------------------	------------	---



1 Building A Internal Elevation
1:200



2 Building B Internal Elevation
1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1

0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
05	Privacy screens added and pathway repositioned Refer to RTS Item DPHI 7
06	Landscape privacy screen added Refer to RTS Item DPHI 8
09	Reduced levels added Refer to RTS Item DPHI 14

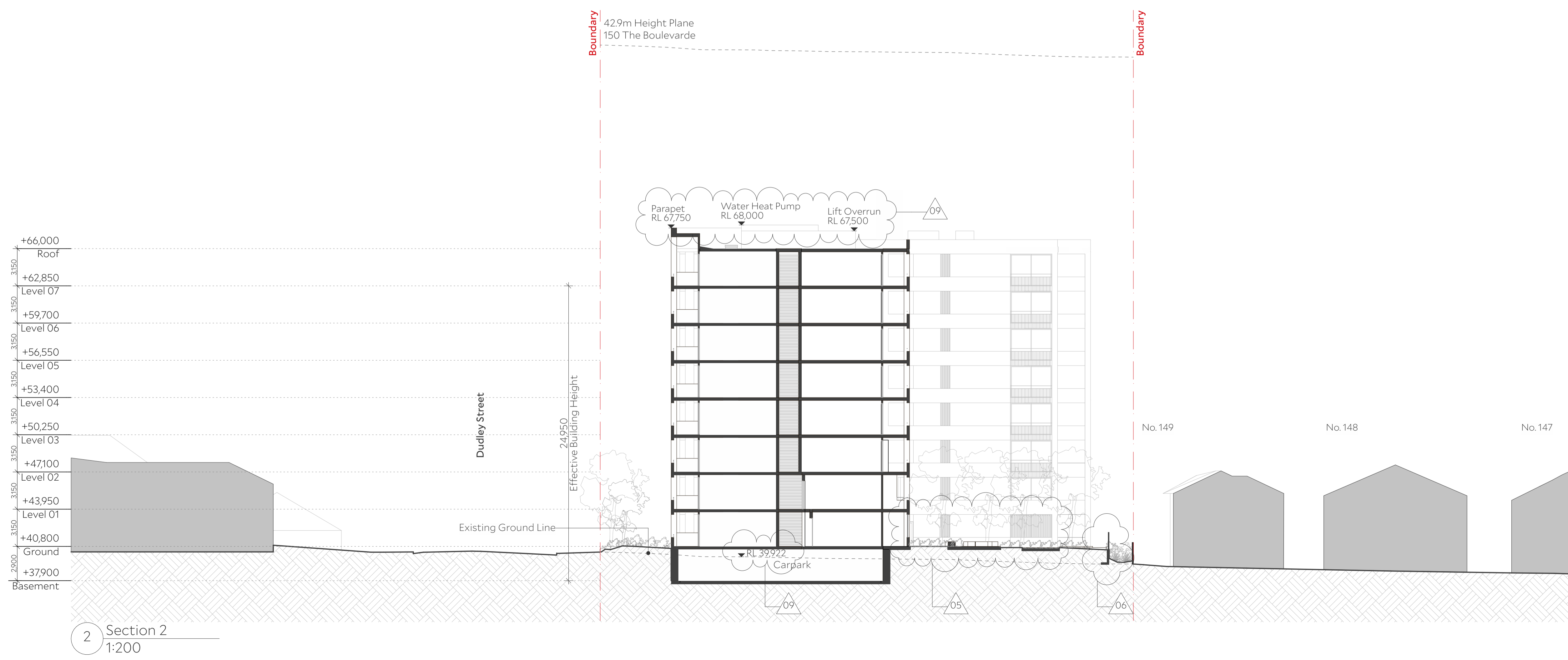
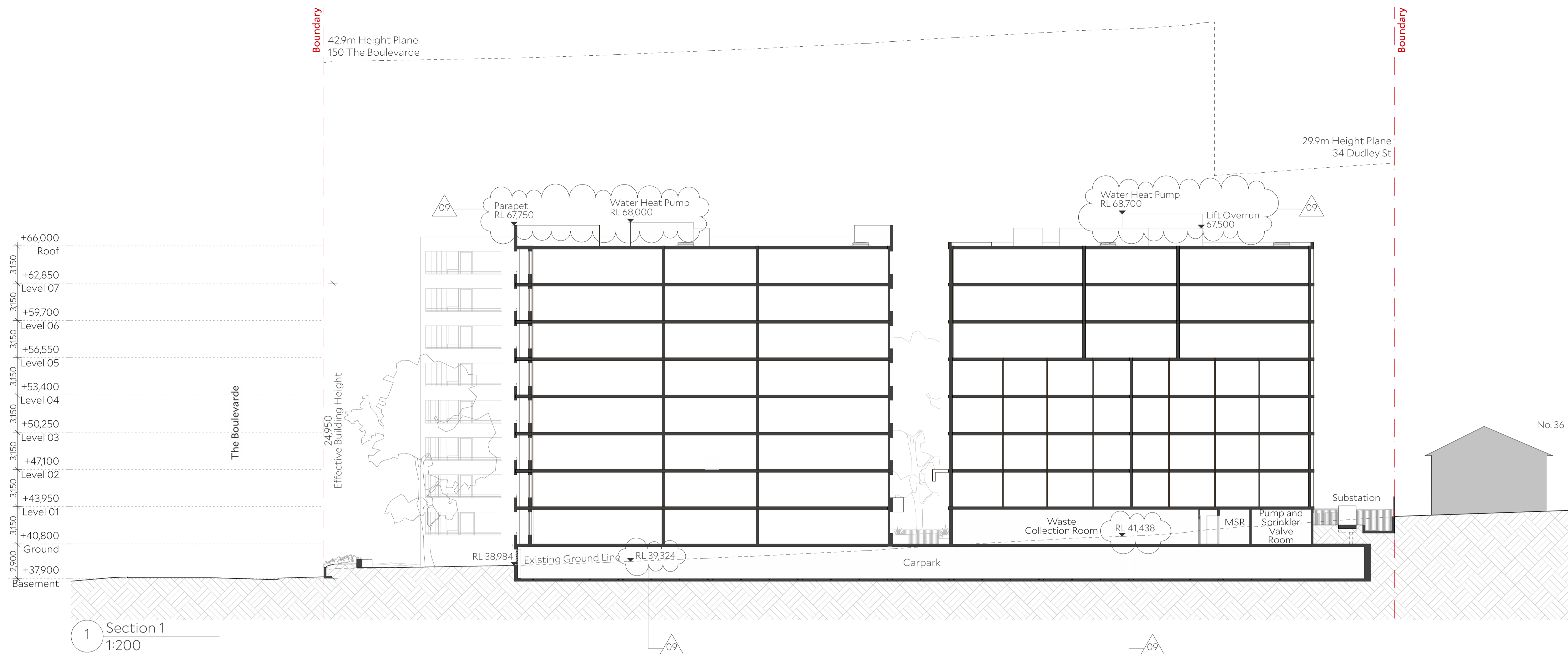
Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

Project Affordable Housing
Development
SSD-83256463
150 The Boulevardde and
34 Dudley Street
Punchbowl, NSW

Drawing Title Internal Building A and B
Elevation

Drawing number+ revision	A_SSDA_203	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1

0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
05	Privacy screens added and pathway repositioned Refer to RTS Item DPHI 7
06	Landscape privacy screen added Refer to RTS Item DPHI 8
09	Reduced levels added Refer to RTS Item DPHI 14

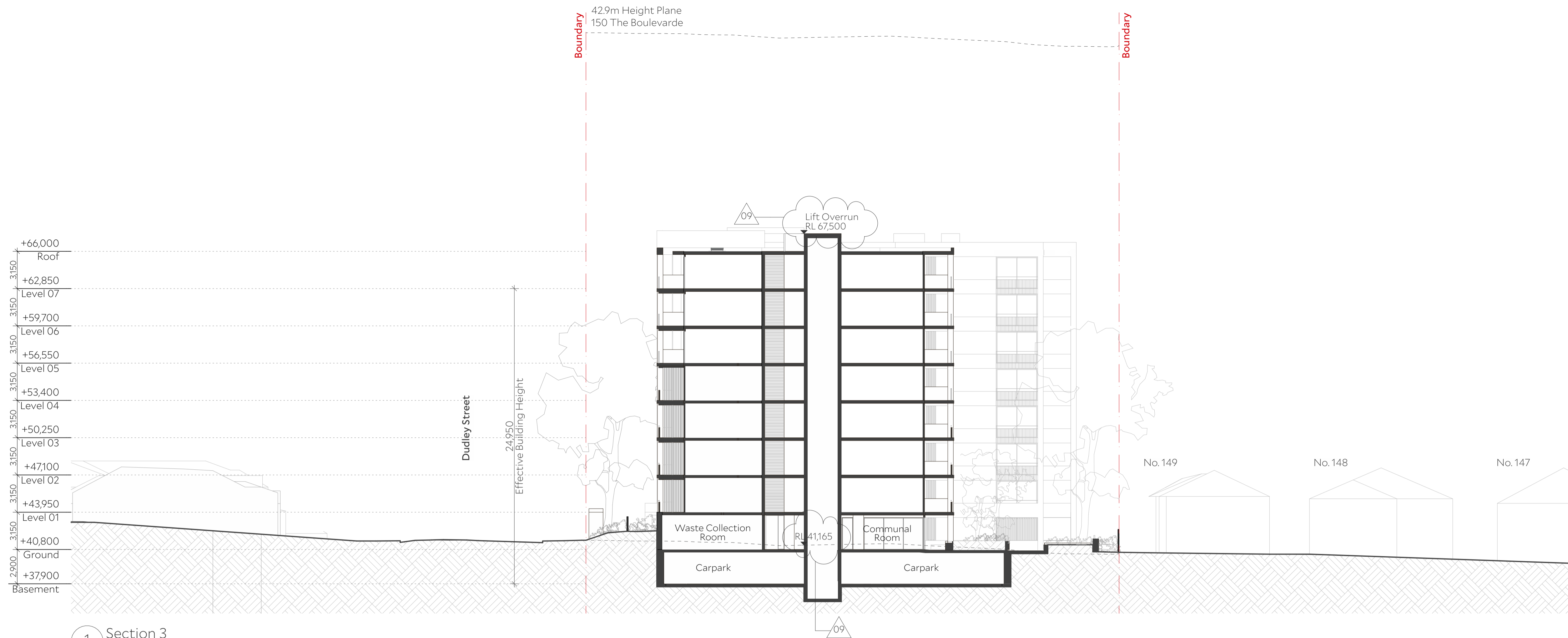
Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

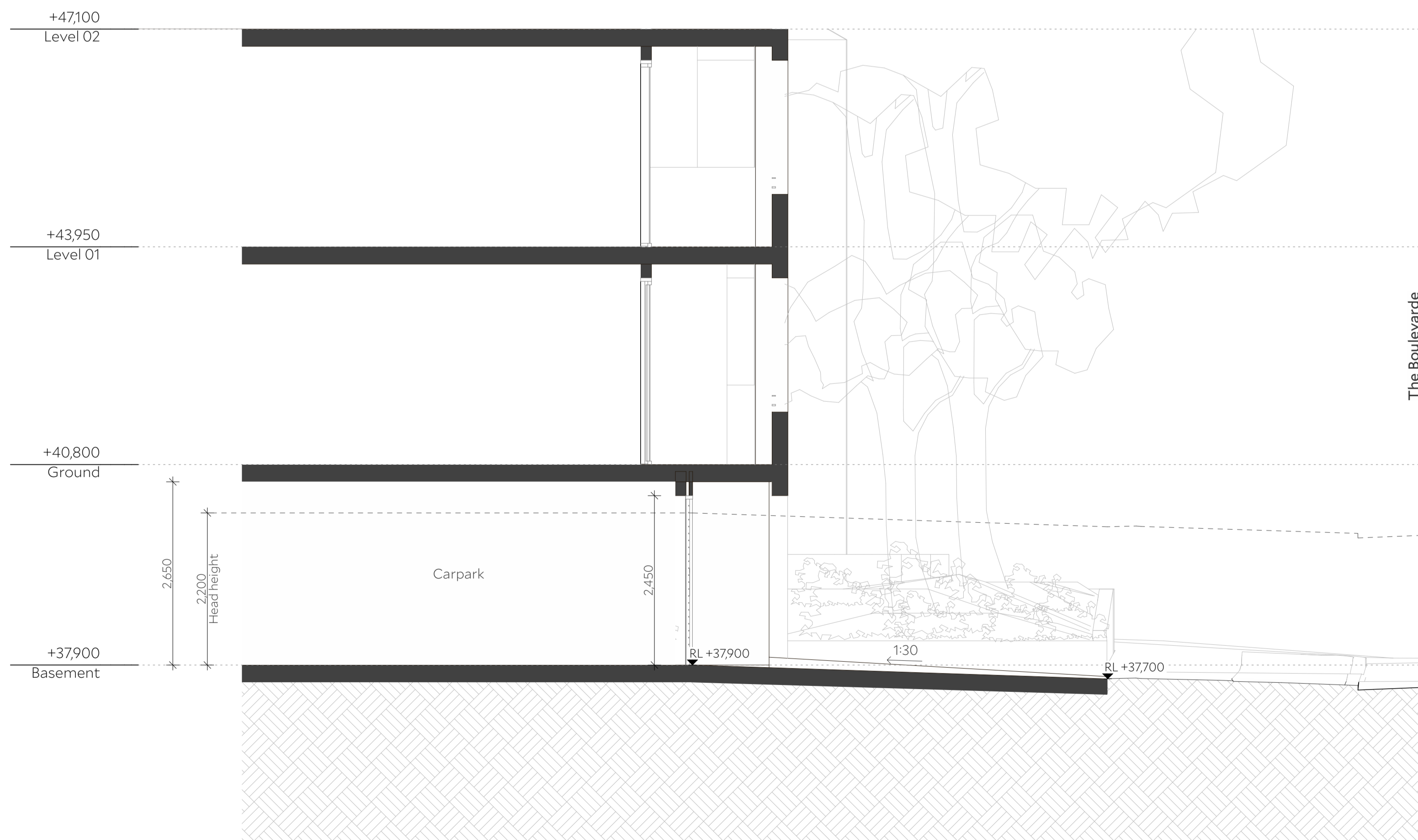
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Section 1 and 2

Drawing number+ revision	A_SSDA_301	B
--------------------------	------------	---



1 Section 3
1:200



2 Section 4 - Driveway
1:50

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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
- Copyright Collins and Turner 2025

Scale 1:200, 1:50 @ A1
0 5 10m 15

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
09	Reduced levels added Refer to RTS Item DPHI 14

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

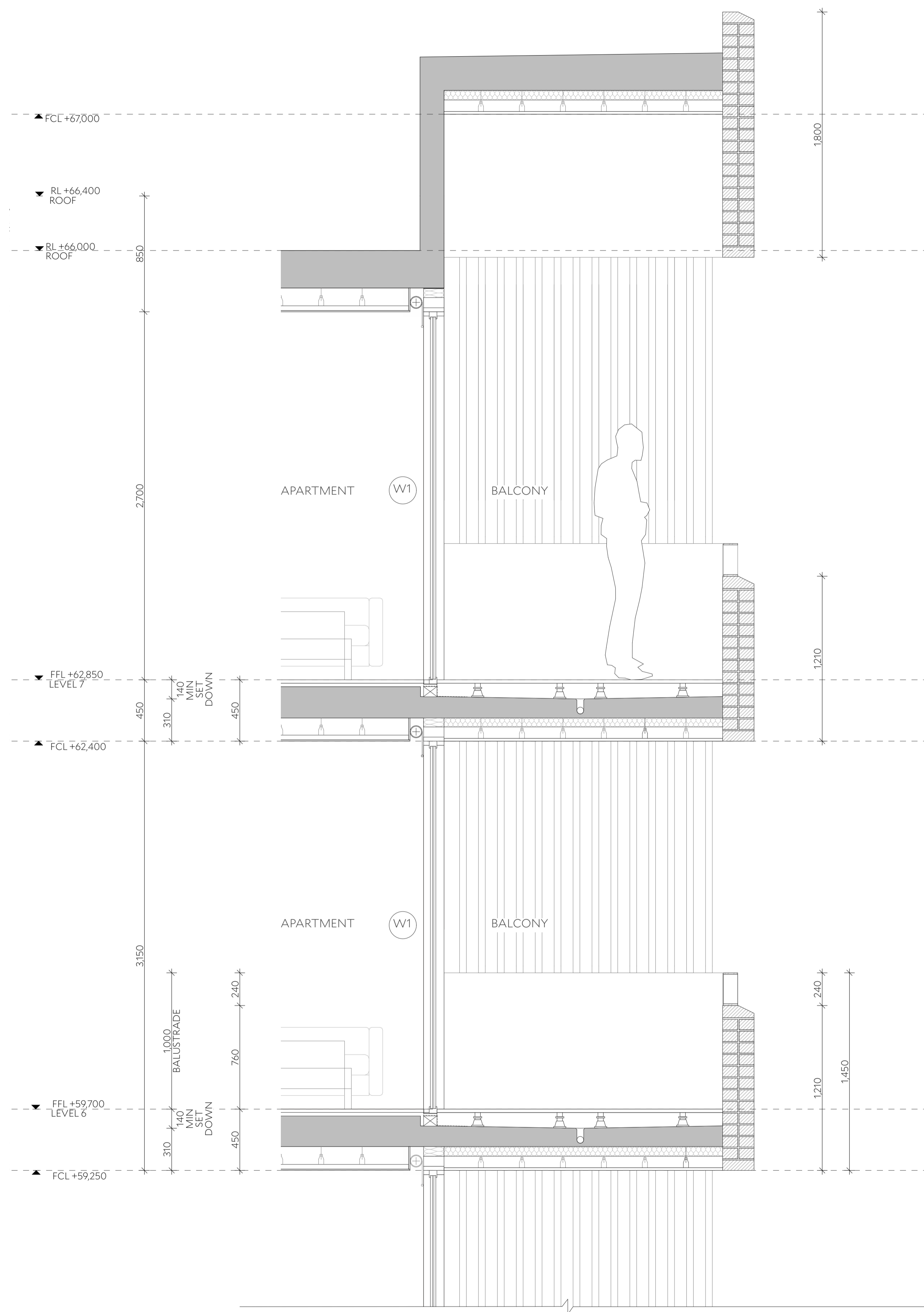
Key Plan North



Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Section 3 and 4

Drawing number+ revision	A_SSDA_302	B
--------------------------	------------	---



1 Facade Section
1:20

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:20 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

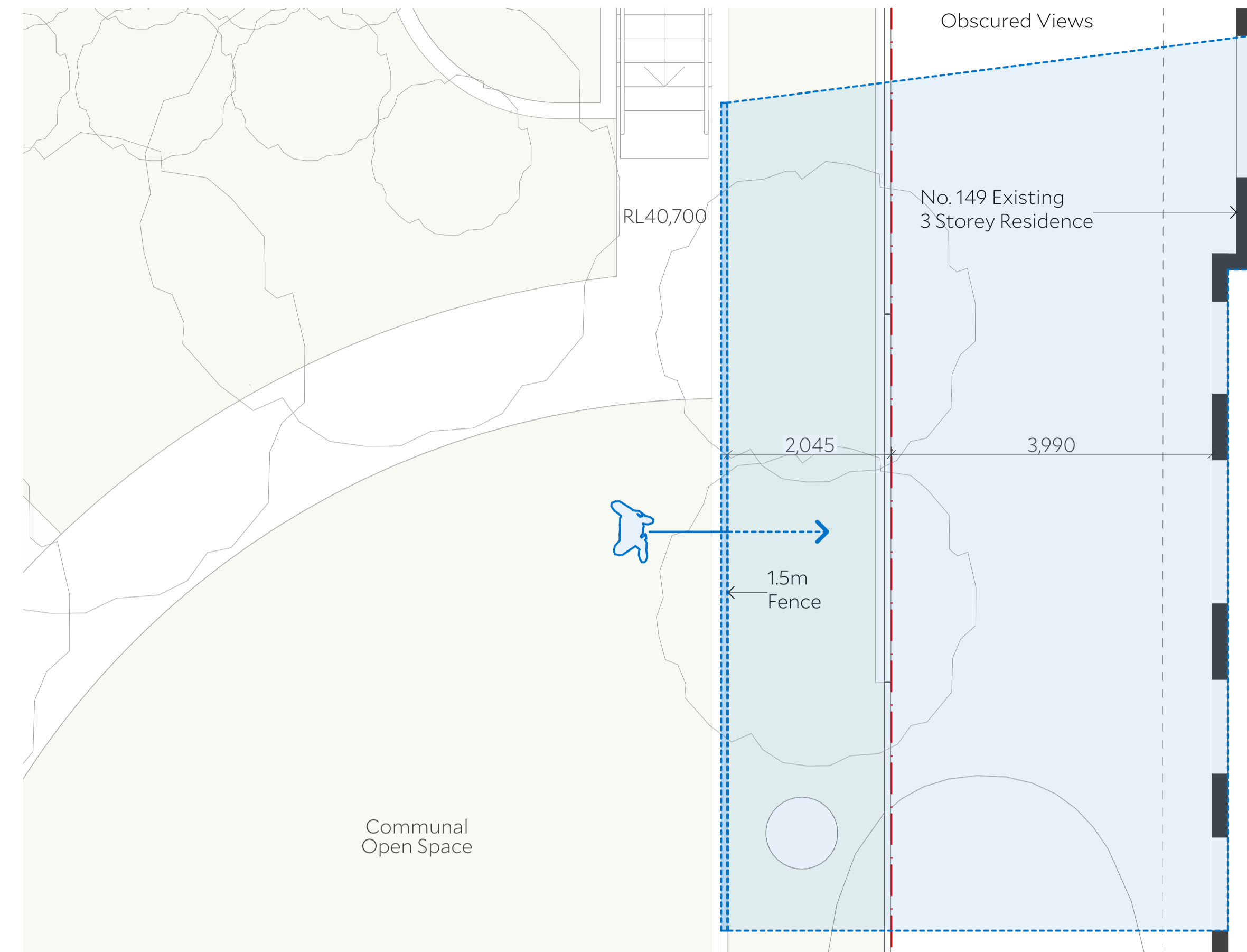
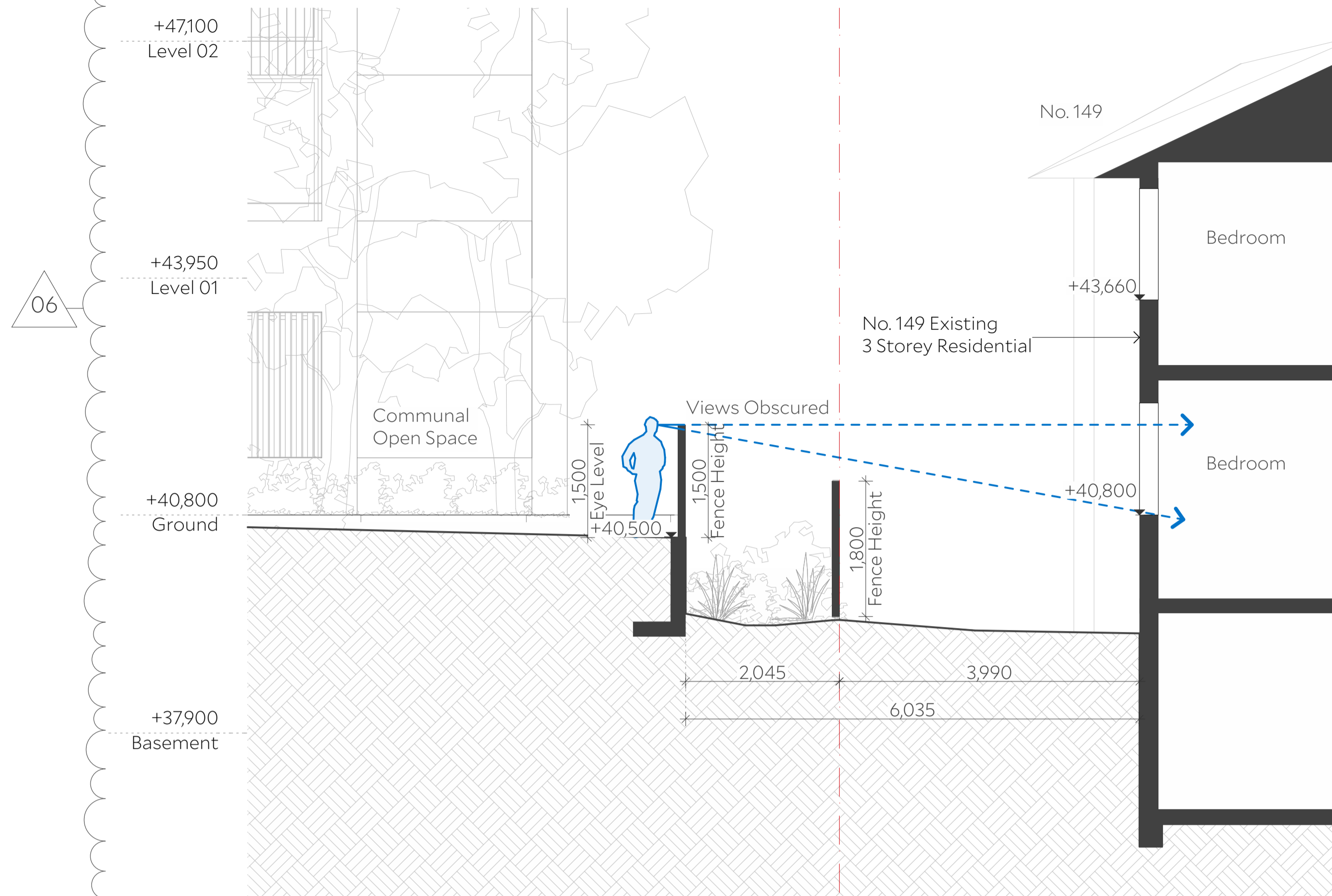
Key Plan North



Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Facade Details

Drawing number+ revision	A_SSDA_401	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

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

Registered Architect in NSW
Penelope Collins ARB 7342

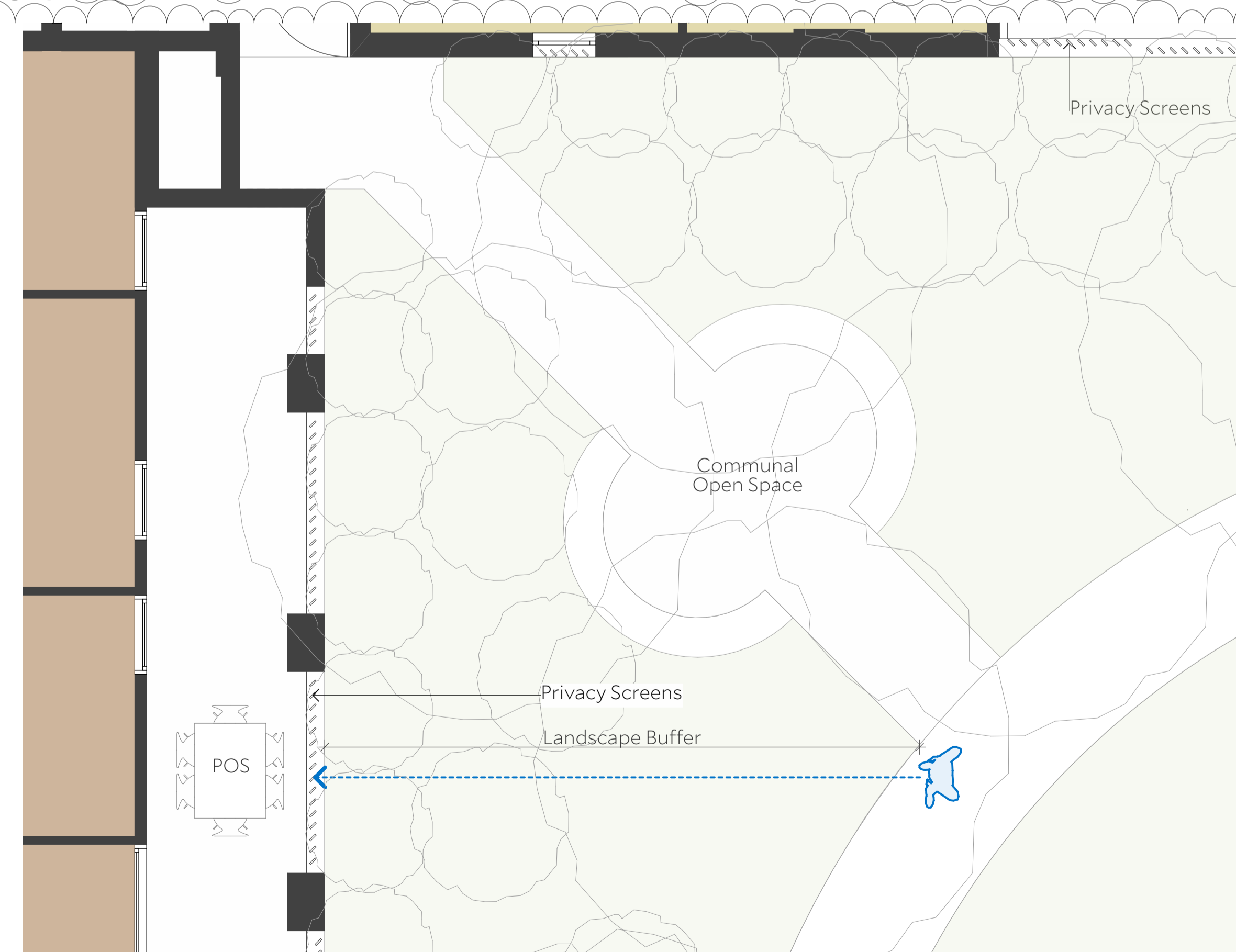
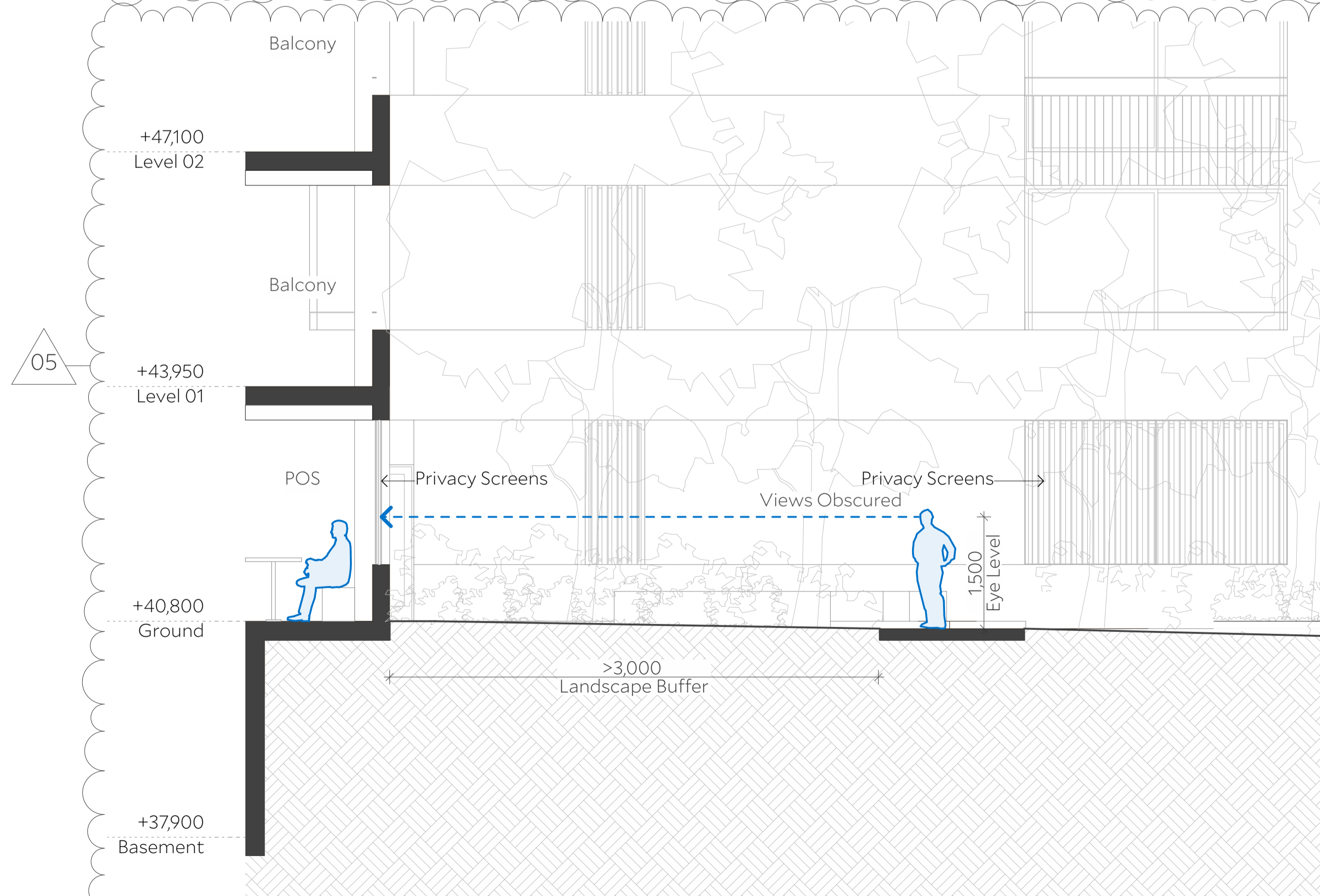
Notes
01 Do not scale; dimensions govern
02 All dimensions are in millimeters
03 All dimensions to be verified on site
04 Collins and Turner is to be notified of any discrepancies
Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

1 Visual Privacy - Communal Open Space to No. 149 The Boulevard
1:50

2 Ground Floor
1:50



No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
05	Privacy screens added and pathway repositioned Refer to RTS Item DPHI 7
06	Landscape privacy screen added Refer to RTS Item DPHI 8

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

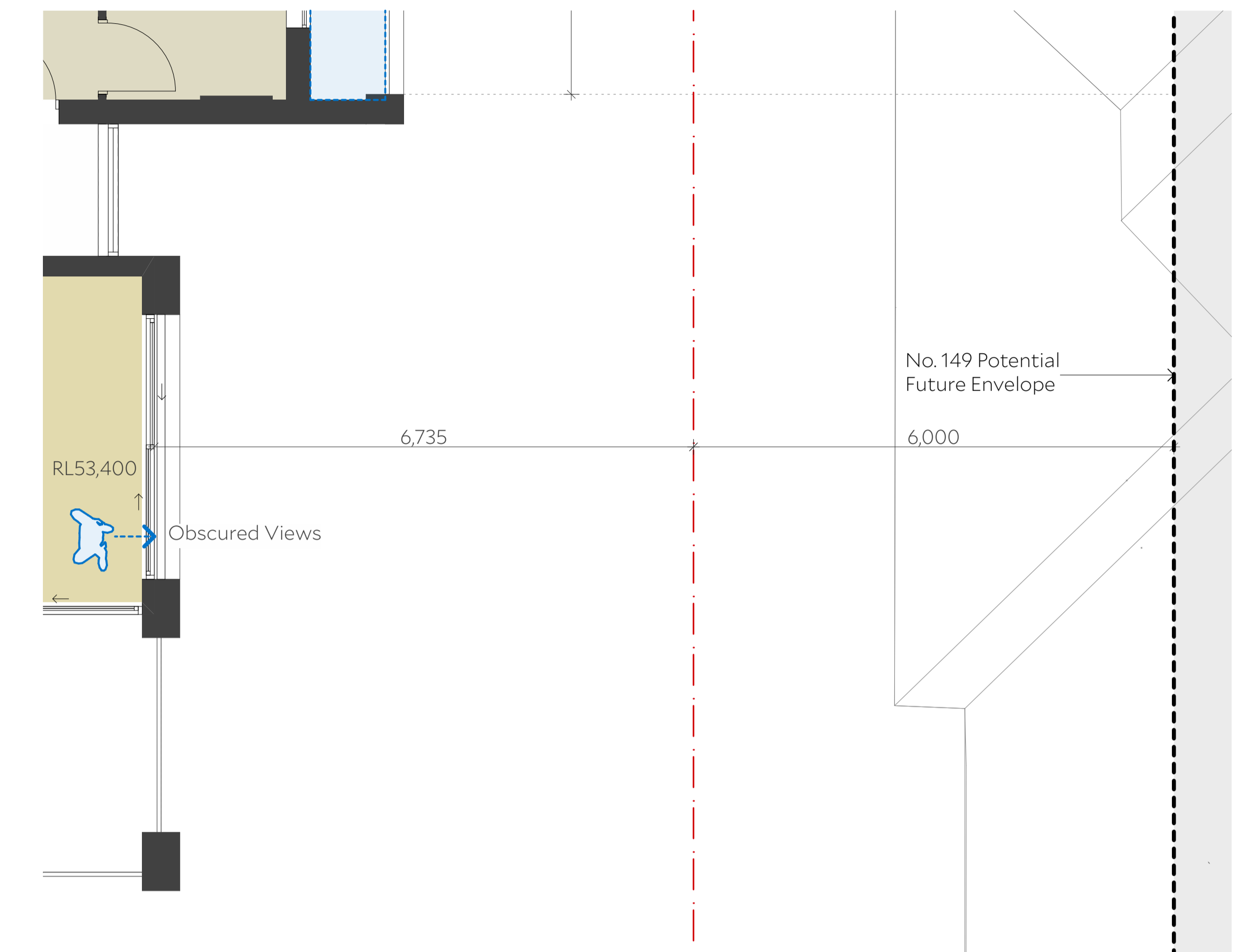
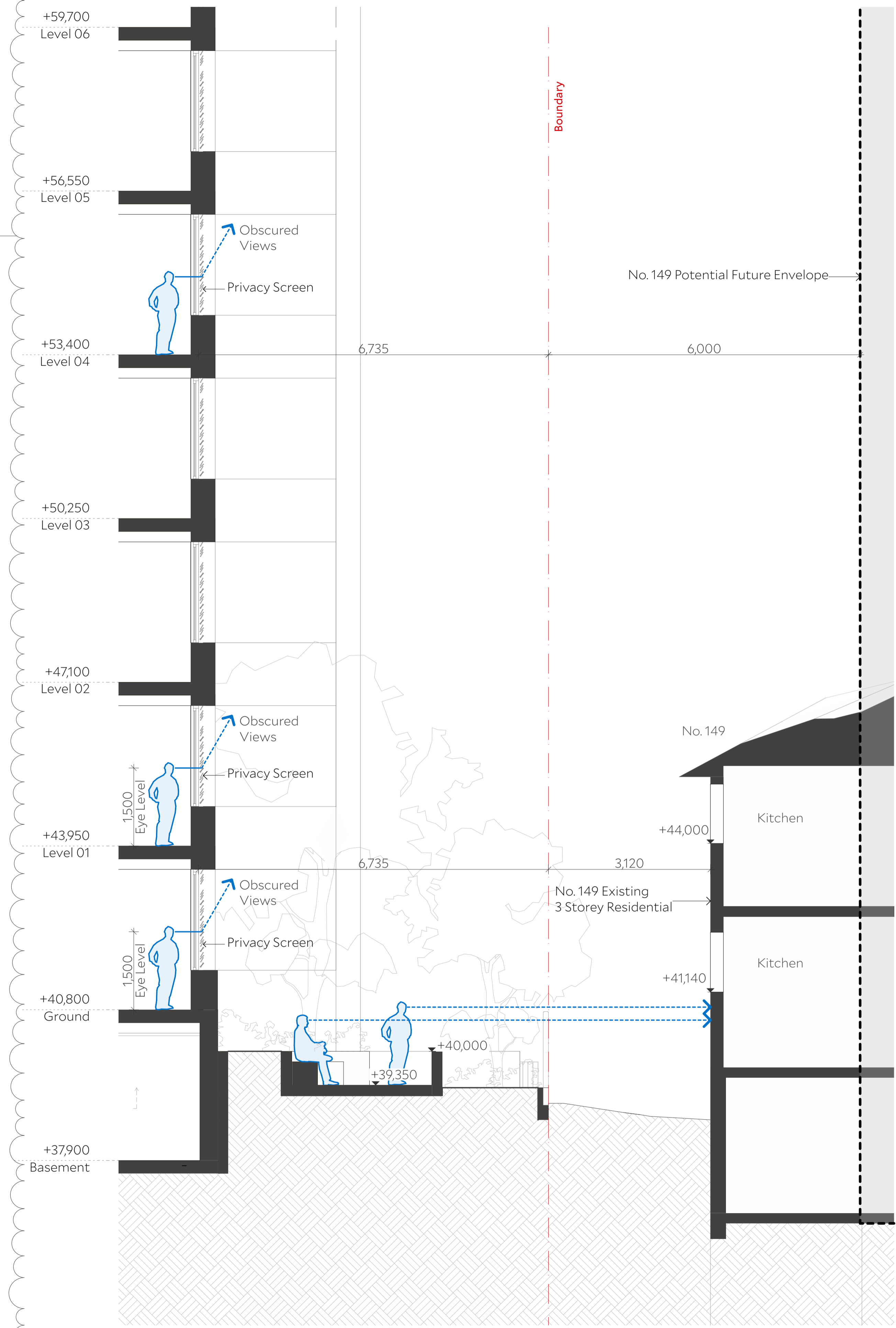
Drawing Title Sightline Analysis

Drawing number+ revision A_SSDA_402 B

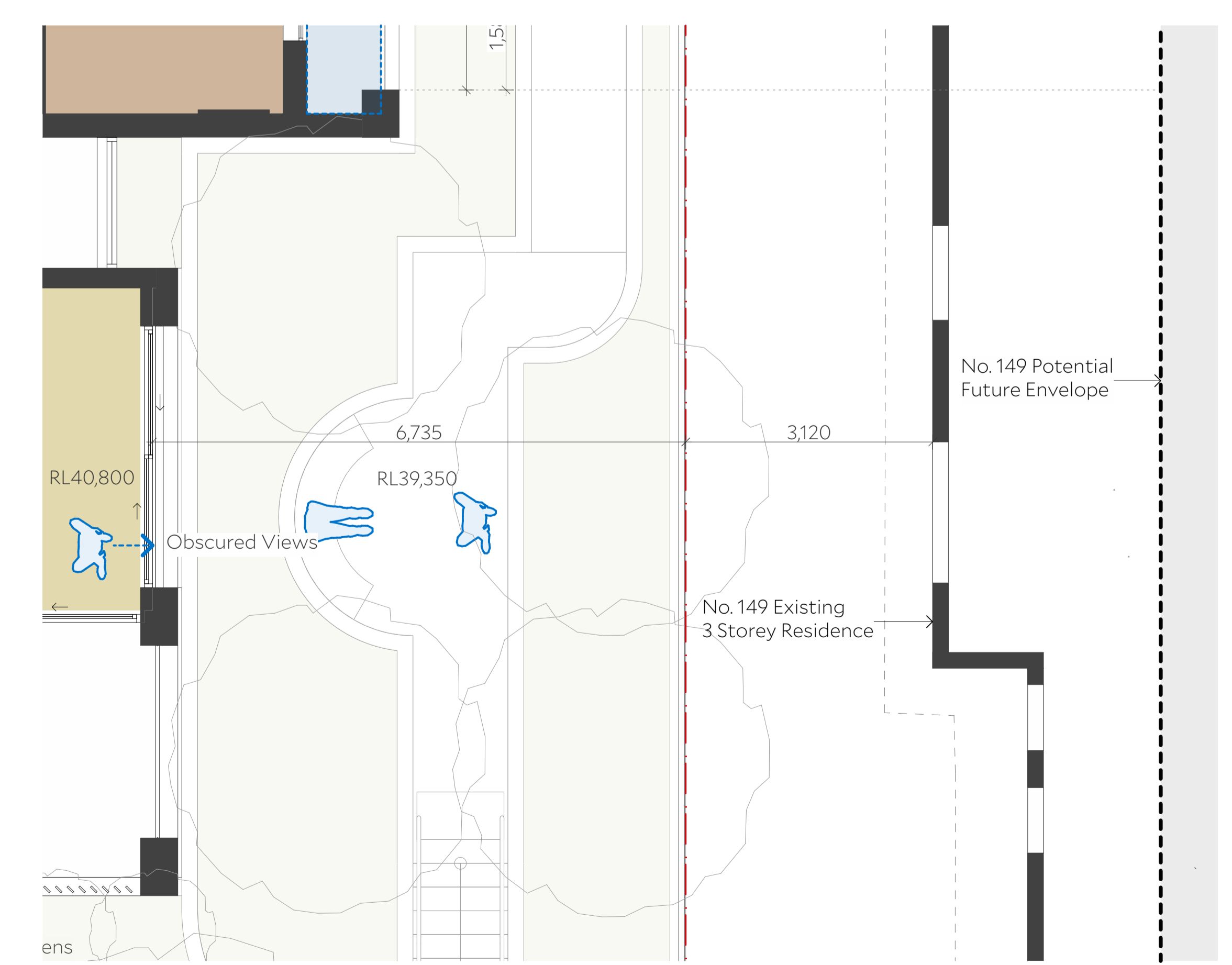
3 Visual Privacy - Communal Open Space to No. 149 The Boulevard
1:50

4 Ground Floor
1:50

14



2 Level 4
1:50



3 Ground Floor
1:50

Architect Collins and Turner Pty Ltd
 Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
14	Horizontal privacy screens added Refer to RTS Item CB-UD2.1

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

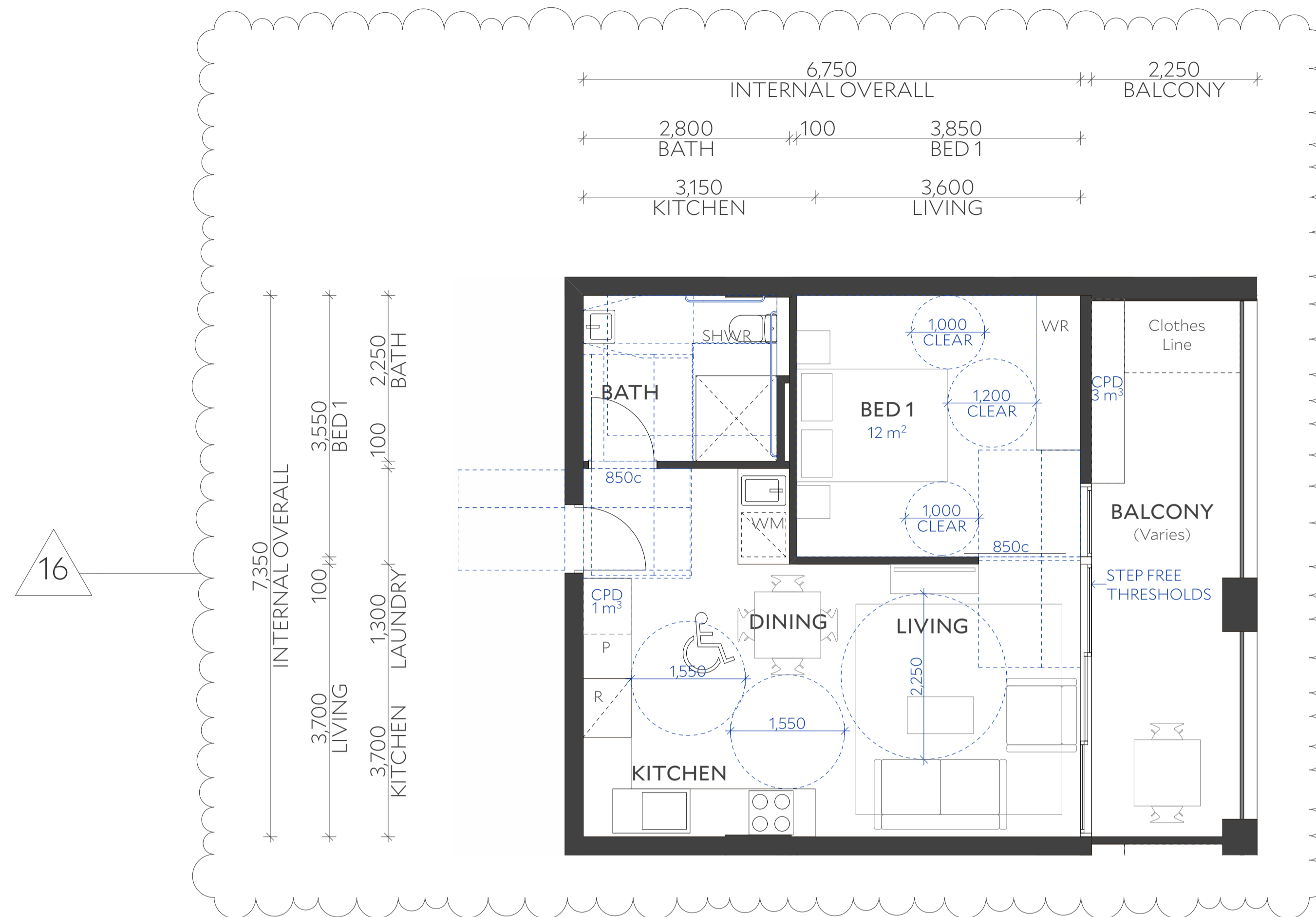
Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Sightline Analysis

Drawing number+ revision	A_SSDA_403	B
--------------------------	------------	---

1 Visual Privacy - A.x07 to No.149 The Boulevard
1:50



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

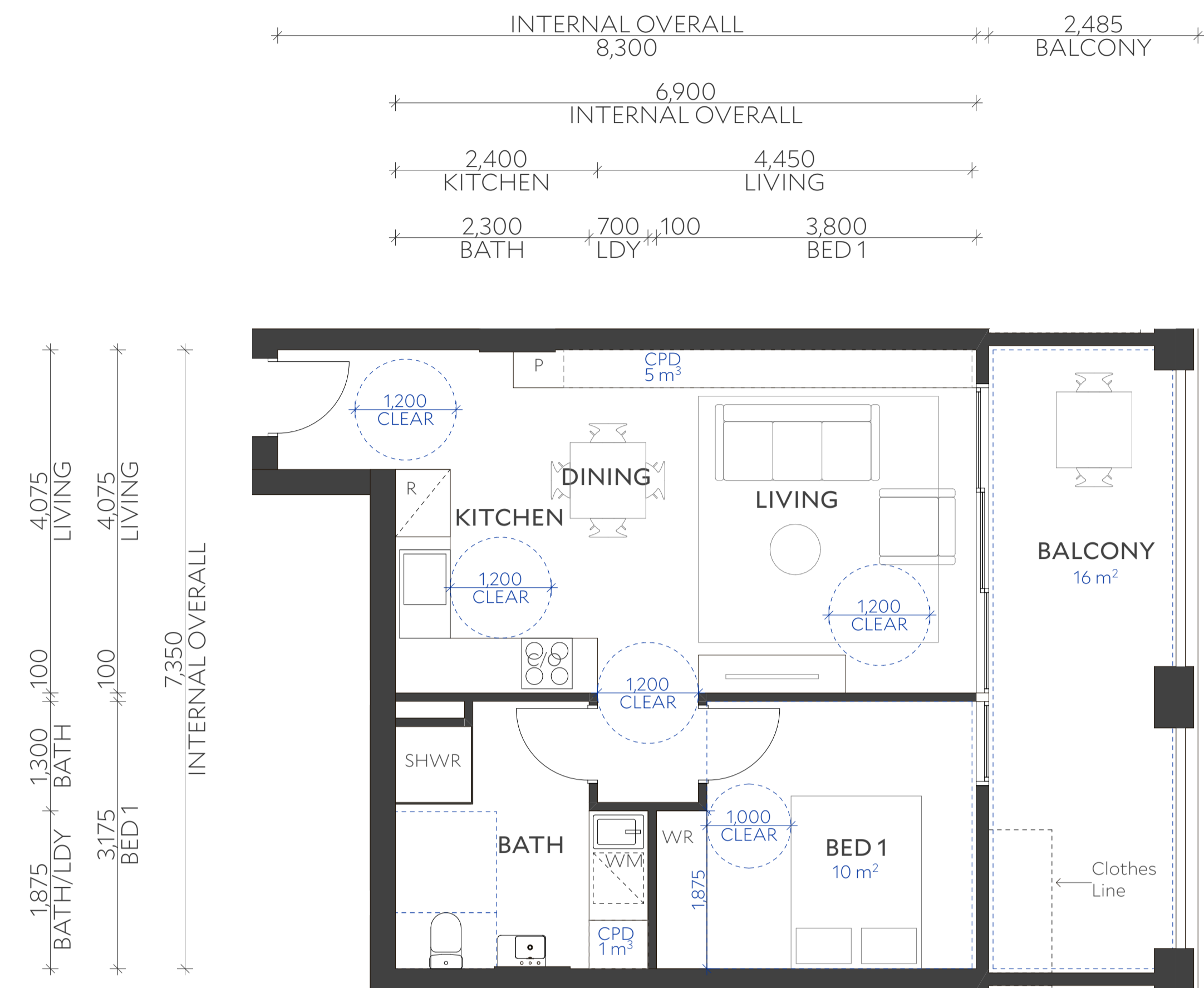
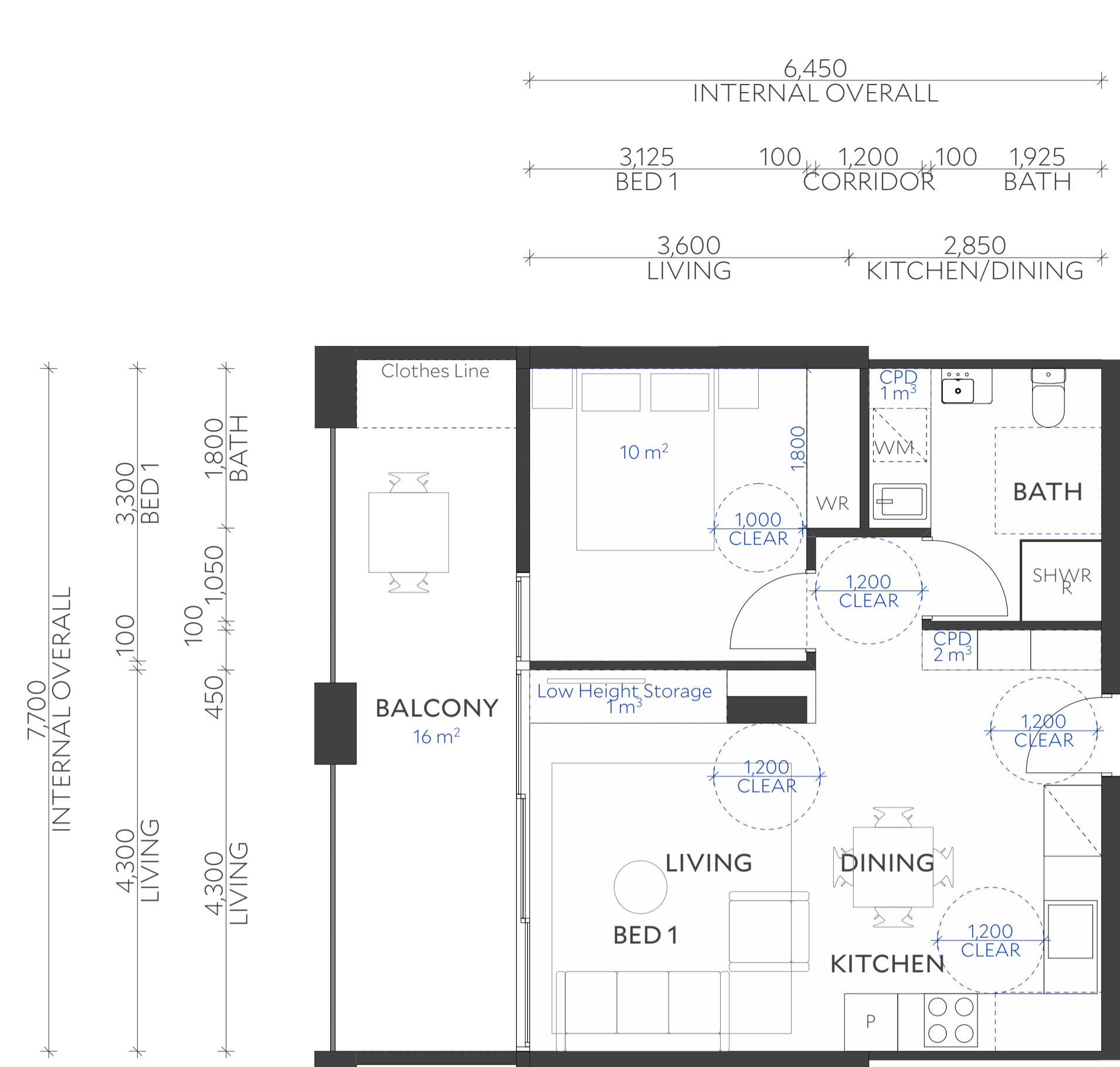


Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Apartment Detail Plans

Drawing number+ revision A_SSDA_411 B

Apartment Type	1B_1
Apartment Type	1 Bedroom
Internal Area	50 m ²
Balcony Area	Varies >10 m ²
Internal Storage Volume	4 m ³
External Storage Volume	3 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	Yes
Apartment No.	A.101, A.201, A.301, A.401, A.501, A.601, A.701, A.102, A.202, A.302, A.402, A.502, A.602, A.702, A.208, A.308, A.408, A.508, A.608, A.708, A.209, A.309, A.409, A.509, A.609, A.709, B.304, B.404, B.504, B.604, B.704



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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
- Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



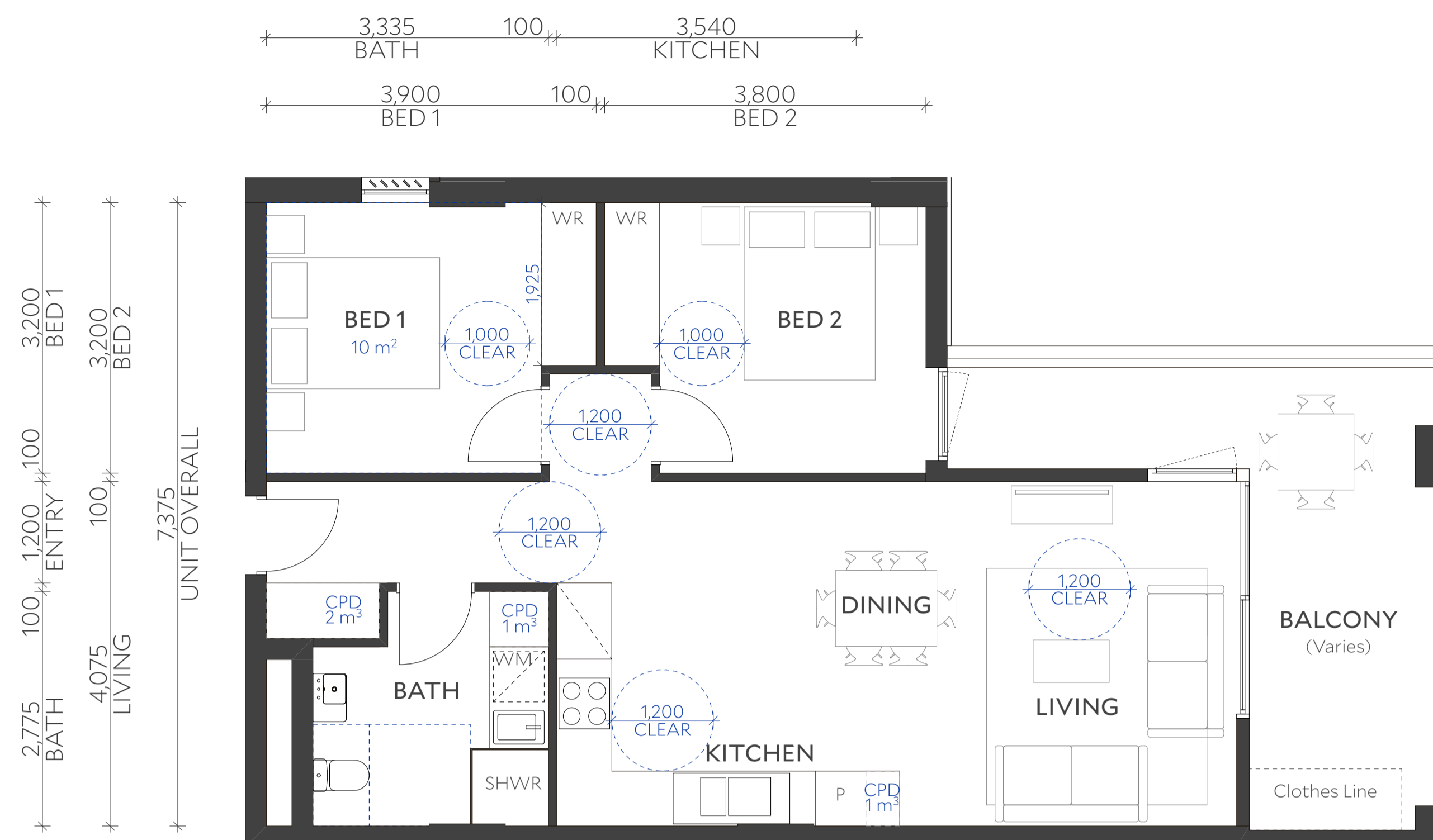
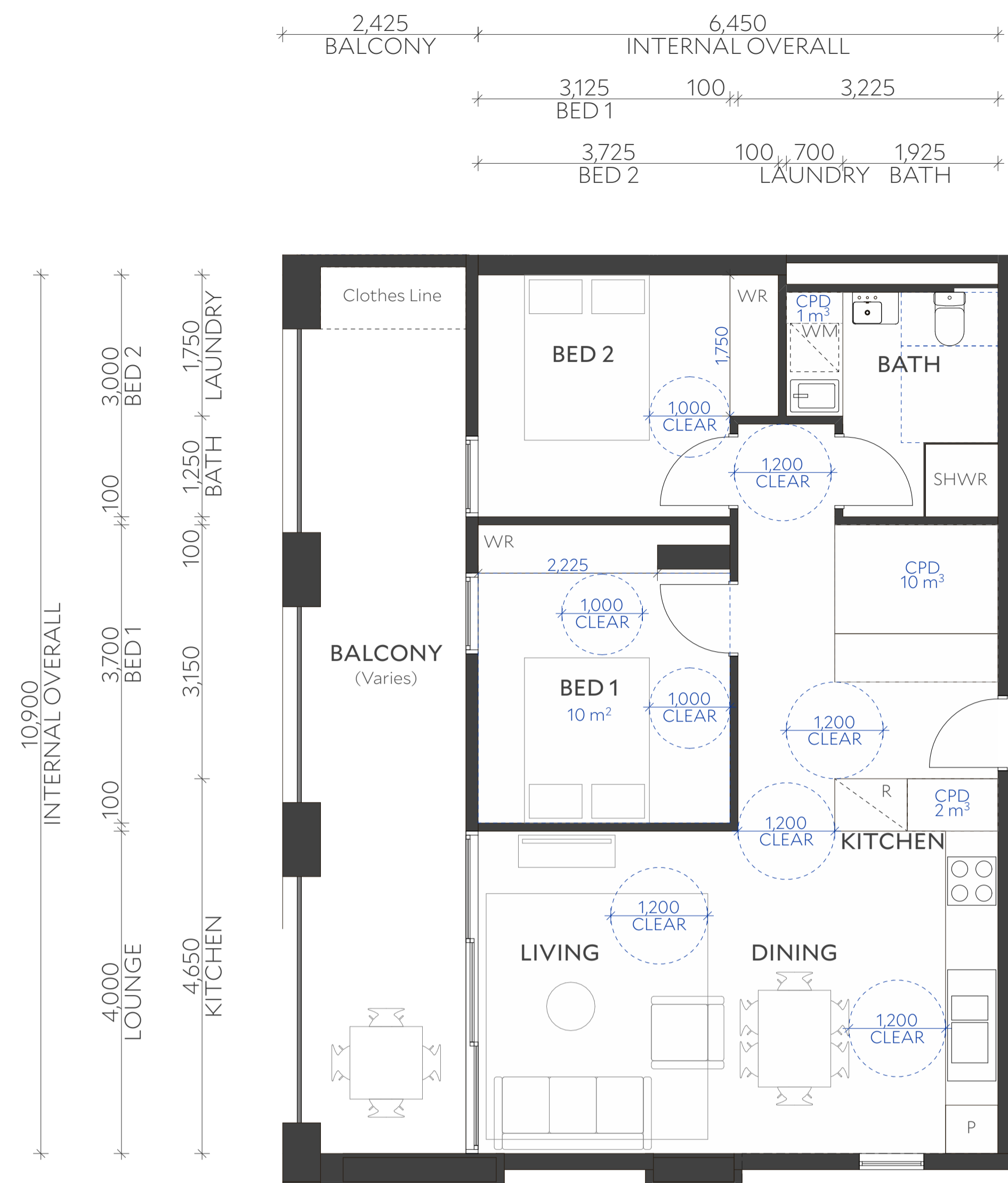
Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Apartment Detail Plans

Drawing number+ revision	A_SSDA_412	B
--------------------------	------------	---

Apartment Type	1B_2
Apartment Type	1 Bedroom
Internal Area	50 m ²
Balcony Area	16 m ²
Internal Storage Volume	4 m ³
External Storage Volume	3 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	A.G04, A.105, A.205, A.305, A.405, A.505, A.605, A.705, B.506, B.606, B.706

Apartment Type	1B_3
Apartment Type	1 Bedroom
Internal Area	52 m ²
Balcony Area	16 m ²
Internal Storage Volume	6 m ³
External Storage Volume	0 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	B.102, B.202, B.302, B.402, B.502, B.602, B.702, B.103, B.203, B.303, B.403, B.503, B.603, B.703,



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North



Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

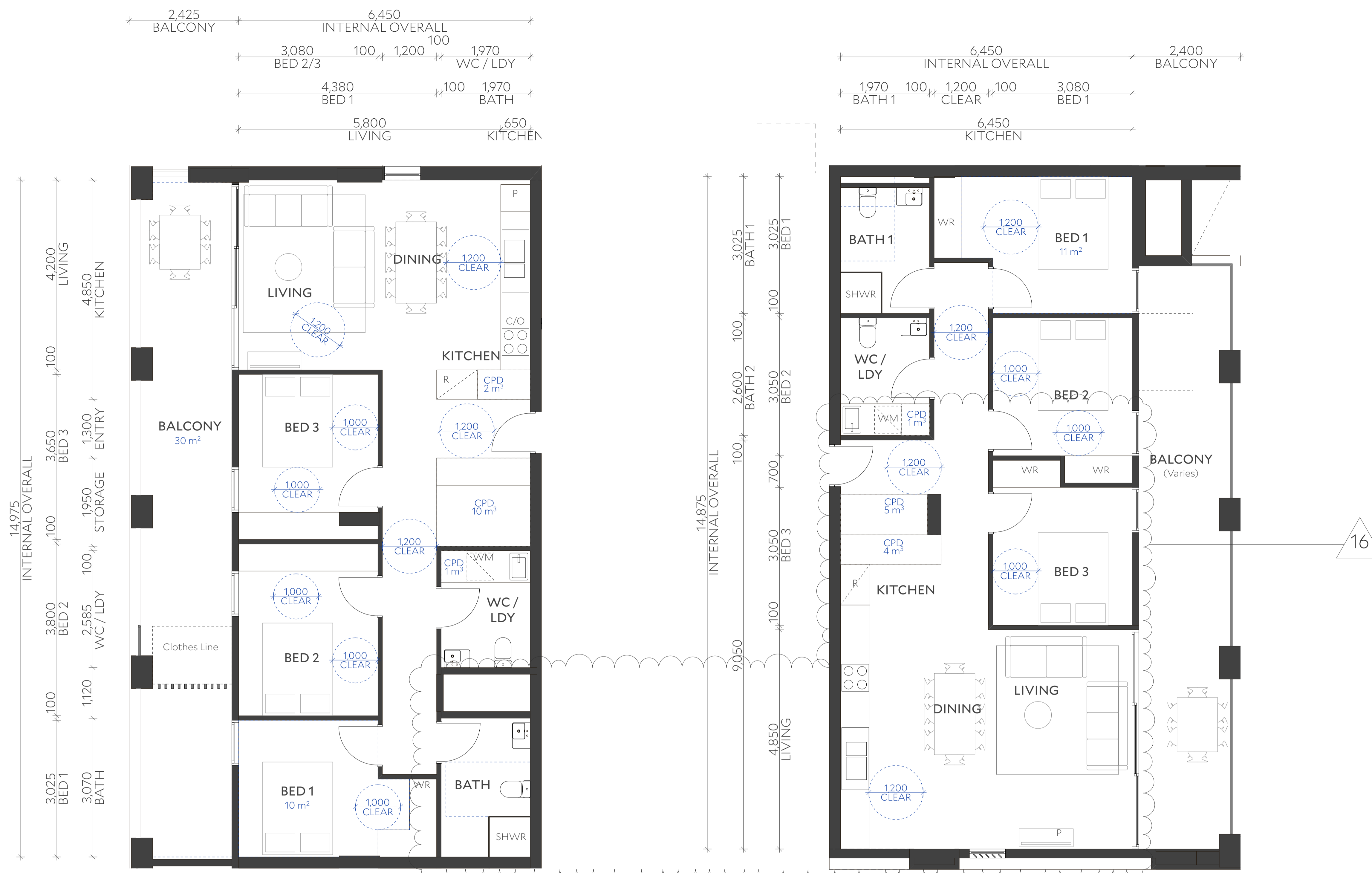
Drawing Title Apartment Detail Plans

Drawing number+ revision A_SSDA_413

B

Apartment Type	2B_1
Apartment Type	2 Bedroom
Internal Area	70 m ²
Balcony Area	Varies >22 m ²
Internal Storage Volume	13 m ³
External Storage Volume	0 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	A.G03, A.G05, A.104, A.204, A.304, A.404, A.504, A.604, A.704, A.106, A.206, A.306, A.406, A.506, A.606, A.706, B.505, B.605, B.705, B.507, B.607, B.707,

Apartment Type	2B_2
Apartment Type	2 Bedroom
Internal Area	71 m ²
Balcony Area	Varies >14 m ²
Internal Storage Volume	4 m ³
External Storage Volume	4 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	A.G02, A.G06, A.103, A.203, A.303, A.403, A.503, A.603, A.703, A.107, A.207, A.307, A.407, A.507, A.607, A.707, B.101, B.201, B.301, B.401, B.501, B.601, B.701, B.104, B.204



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:50 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
16	Plan adjustments

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Apartment Type	3B_1
Apartment Type	3 Bedroom
Internal Area	94 m ²
Balcony Area	30 m ²
Internal Storage Volume	13 m ³
External Storage Volume	0 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	B.105, B.205, B.305, B.405, B.106, B.206, B.306, B.406,

Apartment Type	3B_2
Apartment Type	3 Bedroom
Internal Area	95 m ²
Balcony Area	Varies >26m ²
Internal Storage Volume	10 m ³
External Storage Volume	0 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	No
Apartment No.	A.G07, A.108

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Apartment Detail Plans

Drawing number+ revision	A_SSDA_414	B
--------------------------	------------	---

Gross Floor Area

150 The Boulevard
(Lot 1 DP 735045)
Site Area

3201.7 m ²	
Permitted	8119m ²
10406m ²	Proposed
3.25:1	2.5:1

34 Dudley St
(Lot 34 DP 5701)
Site Area

687.7 m ²	
Permitted	946m ²
1520m ²	Proposed
2.21:1	1.4:1

Level	No. 150	No. 34
Ground	968	81
Level 01	1,016	140
Level 02	1,022	140
Level 03	1,022	117
Level 04	1,022	117
Level 05	1,023	117
Level 06	1,023	117
Level 07	1,023	117
	8,119 m ²	946 m ²

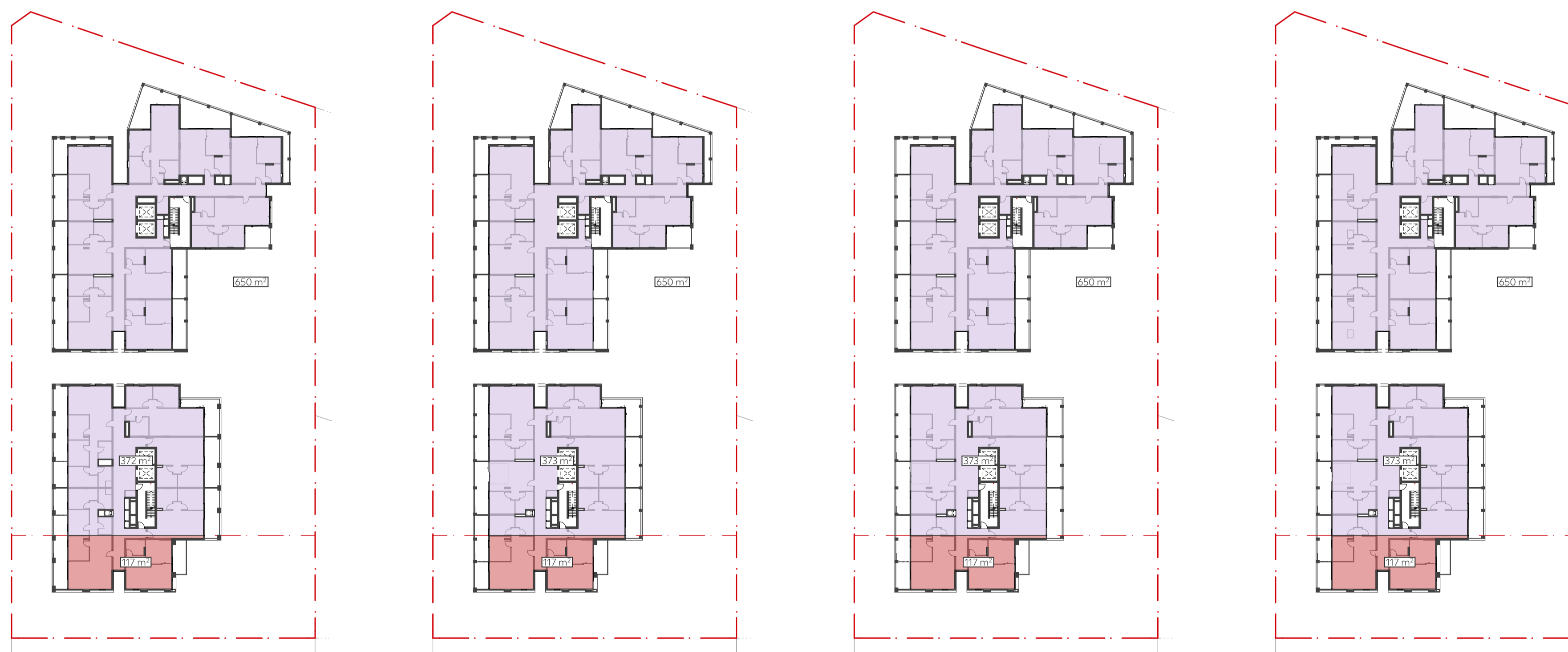


1 Ground
1:500

2 Level 1
1:500

3 Level 2
1:500

4 Level 3
1:500



5 Level 4
1:500

6 Level 5
1:500

7 Level 6
1:500

8 Level 7
1:500

Legend

- Gross Floor Area on No. 150 The Boulevard Site
- Gross Floor Area on No. 34 Dudley St Site

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:0.47, 1:500 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
01	GFA calculation adjusted Refer to RTS Item DPHI 1-2

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North



Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title GFA Diagrams

Drawing number+ revision
A_SSDA_501

Solar Access

No. of Apartments 114

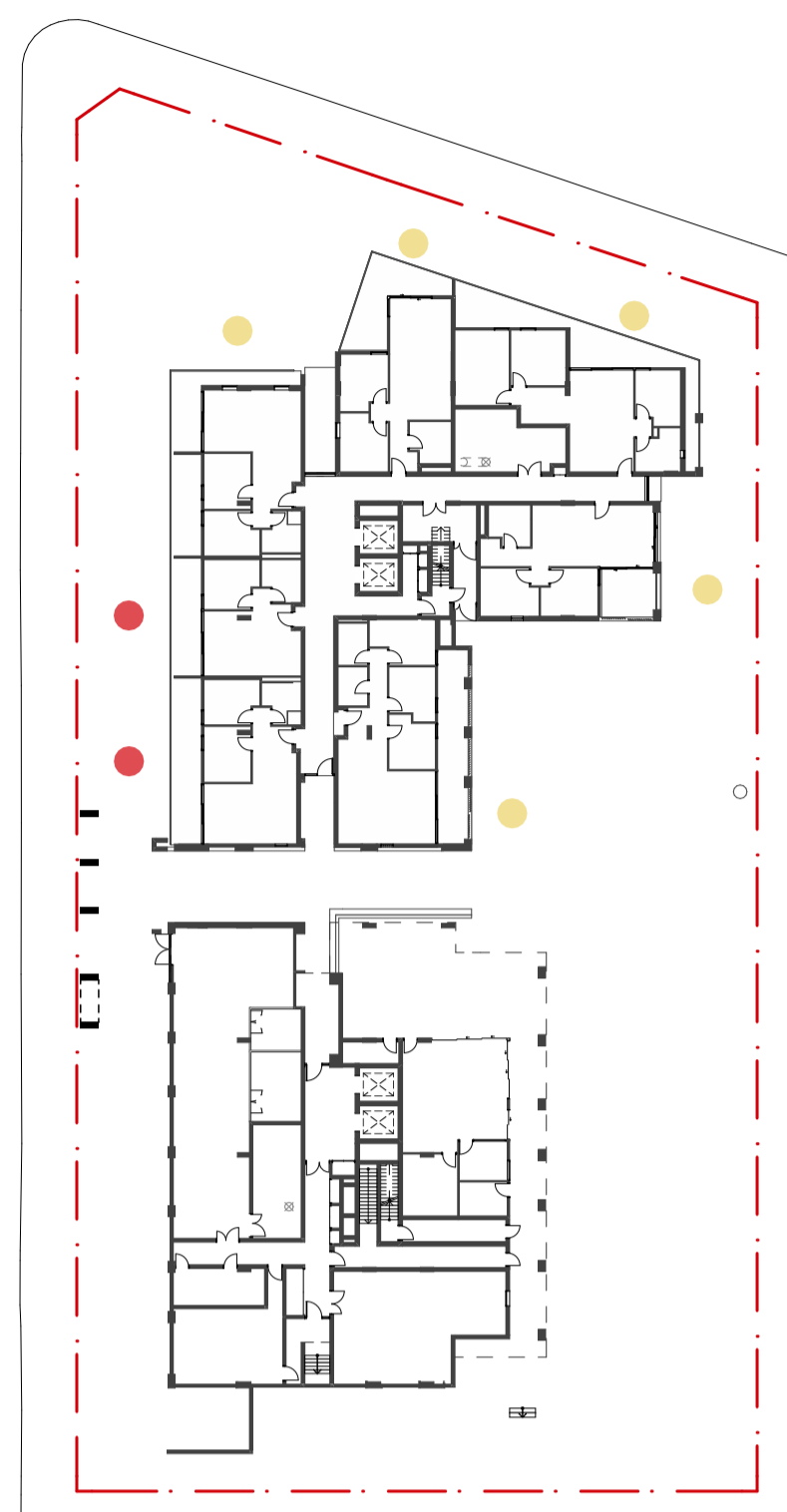
No. of Apartments Receiving >2 hours of Sunlight Access

	Total	Total %
Required	80	70%
Proposed (including skylights)	80	70%
Proposed (excluding skylights)	76	67%

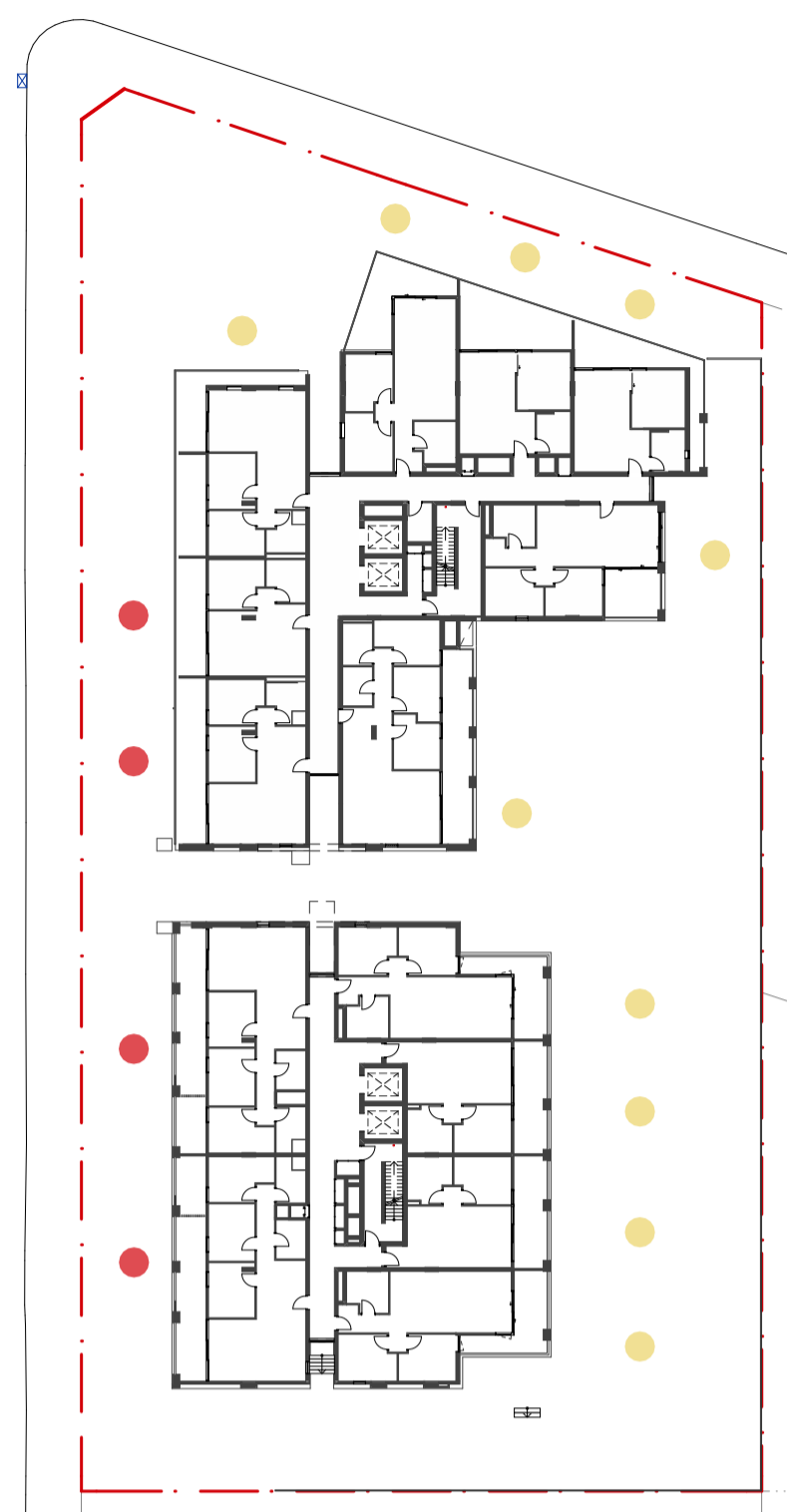
No. of Apartments Receiving <2 hours of Sunlight Access

	Total	Total %
Proposed (between 1-2 hours)	6	5%
Proposed (from 3pm)	28	25%

Level	●	S	●	●
Ground	5	0	0	2
Level 01	10	0	0	4
Level 02	10	0	1	4
Level 03	10	0	1	4
Level 04	9	0	2	4
Level 05	10	0	1	5
Level 06	10	0	1	5
Level 07	12	4	0	0
Total	76	4	6	28



1 Ground 1:500



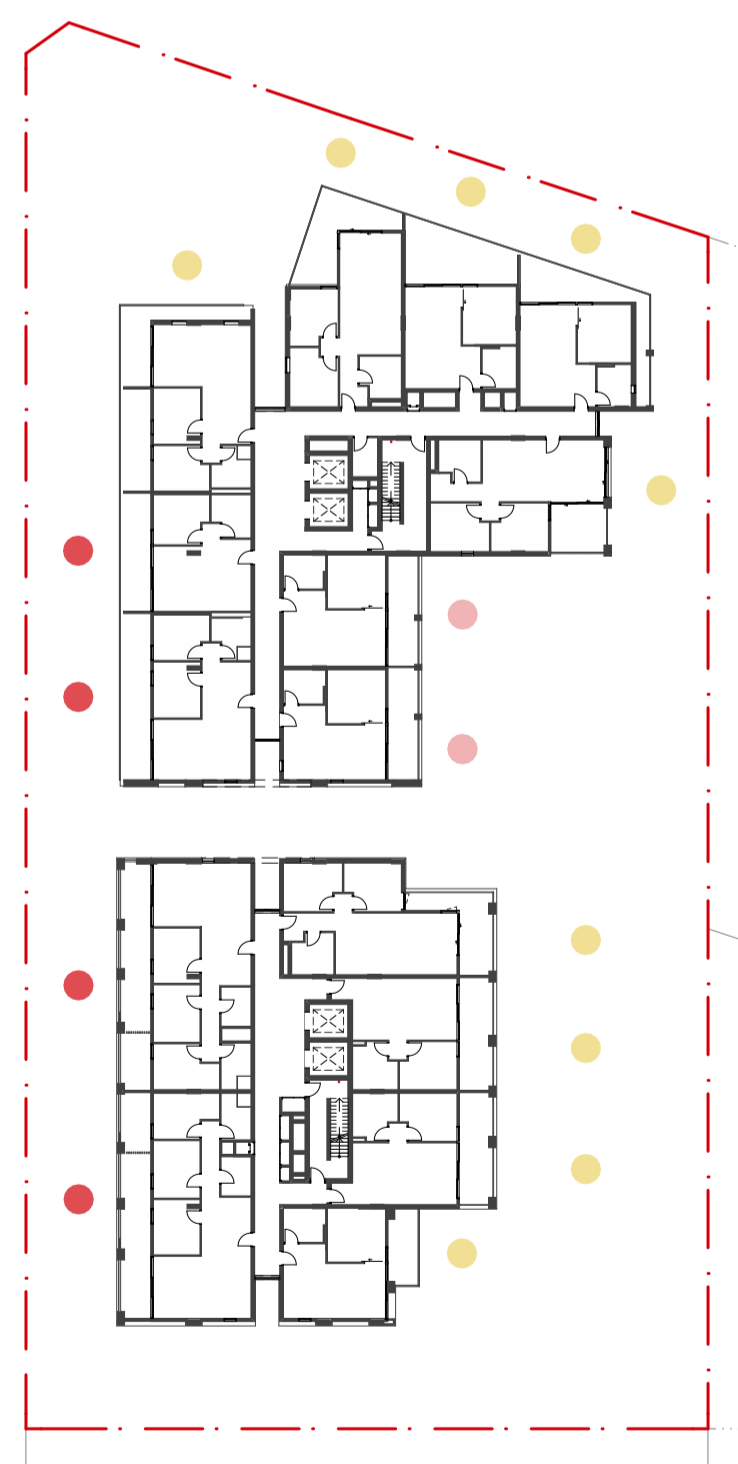
2 Level 1 1:500



3 Level 2 1:500



4 Level 3 1:500



5 Level 4 1:500



6 Level 5 1:500



7 Level 6 1:500



8 Level 7 1:500

Legend

- Achieves 2 hours or more of sunlight on living rooms and private open spaces between 9am and 3pm in mid winter.
- S Achieves 2 hours or more of sunlight on living rooms and private open spaces between 9am and 3pm in mid winter through installation of skylight
- Achieves at least 1 hour but less than 2 hours of sunlight on living rooms and private open spaces between 9am and 3pm in mid winter.
- Achieves sunlight on living rooms and private open spaces from 3pm until sunset in mid winter.

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 2:1, 1:0.47, 1:500, 1:5.21, 1:5.30, 1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
03	Solar access calculation adjusted Refer to RTS Item DPHI 5, CB-TP 1.5, CB-UD 2.2

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

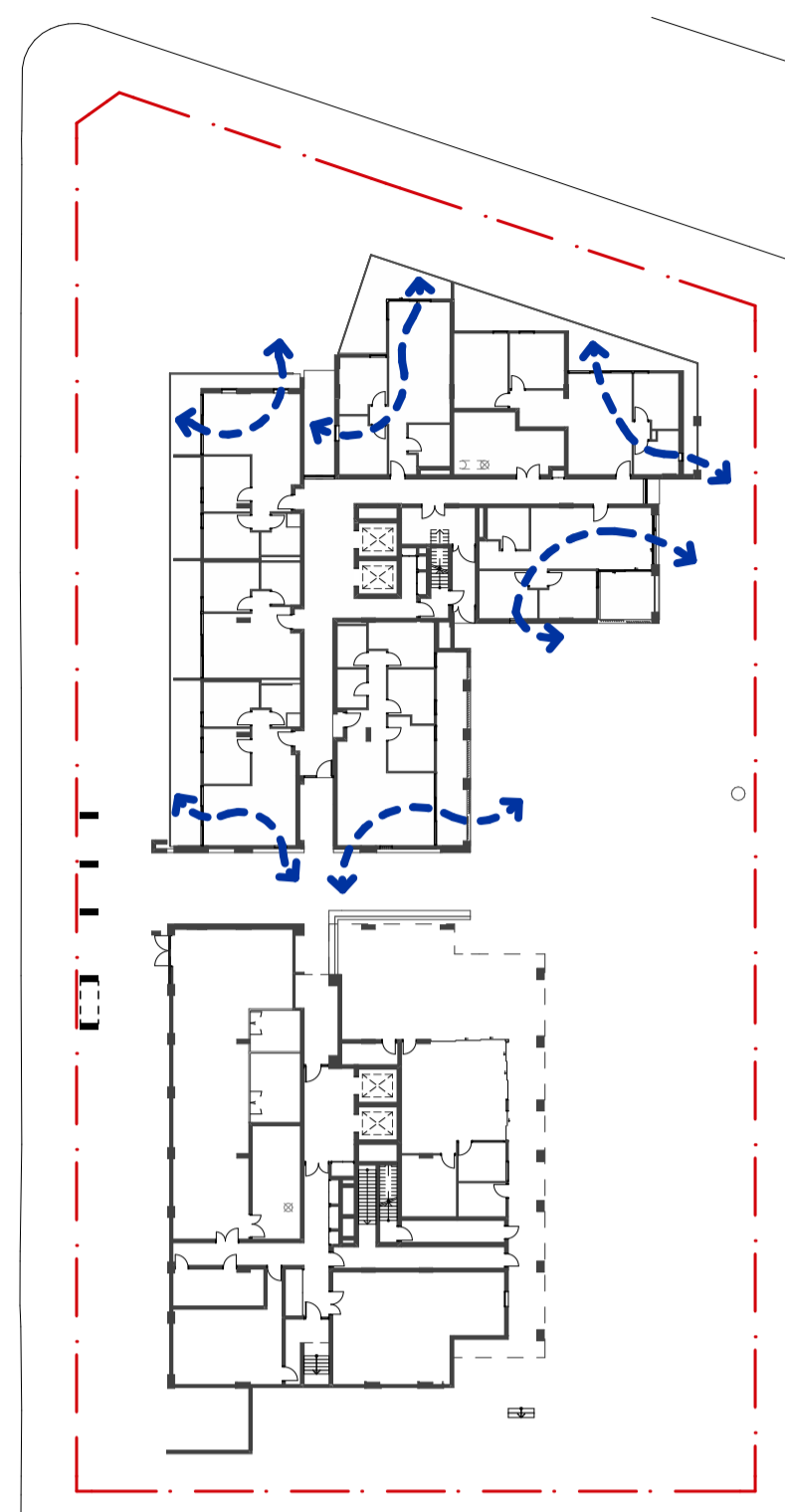
Drawing Title Solar Diagrams

Drawing number+ revision A_SSDA_511 B

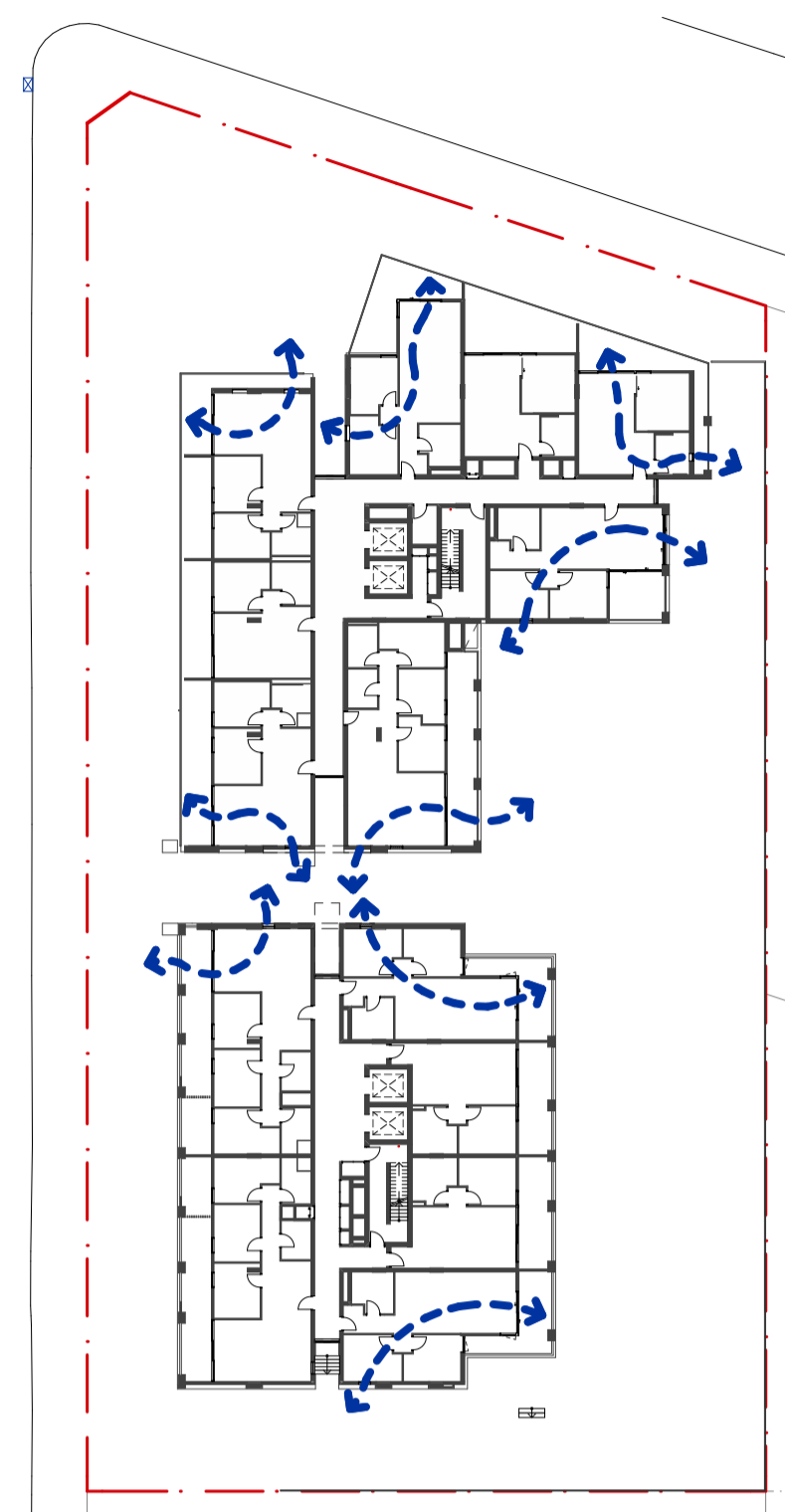
Cross Ventilation

No. of Apartments	114	
Cross Ventilation	Required	Proposed
Cross Ventilation %	69	75
	60%	66%

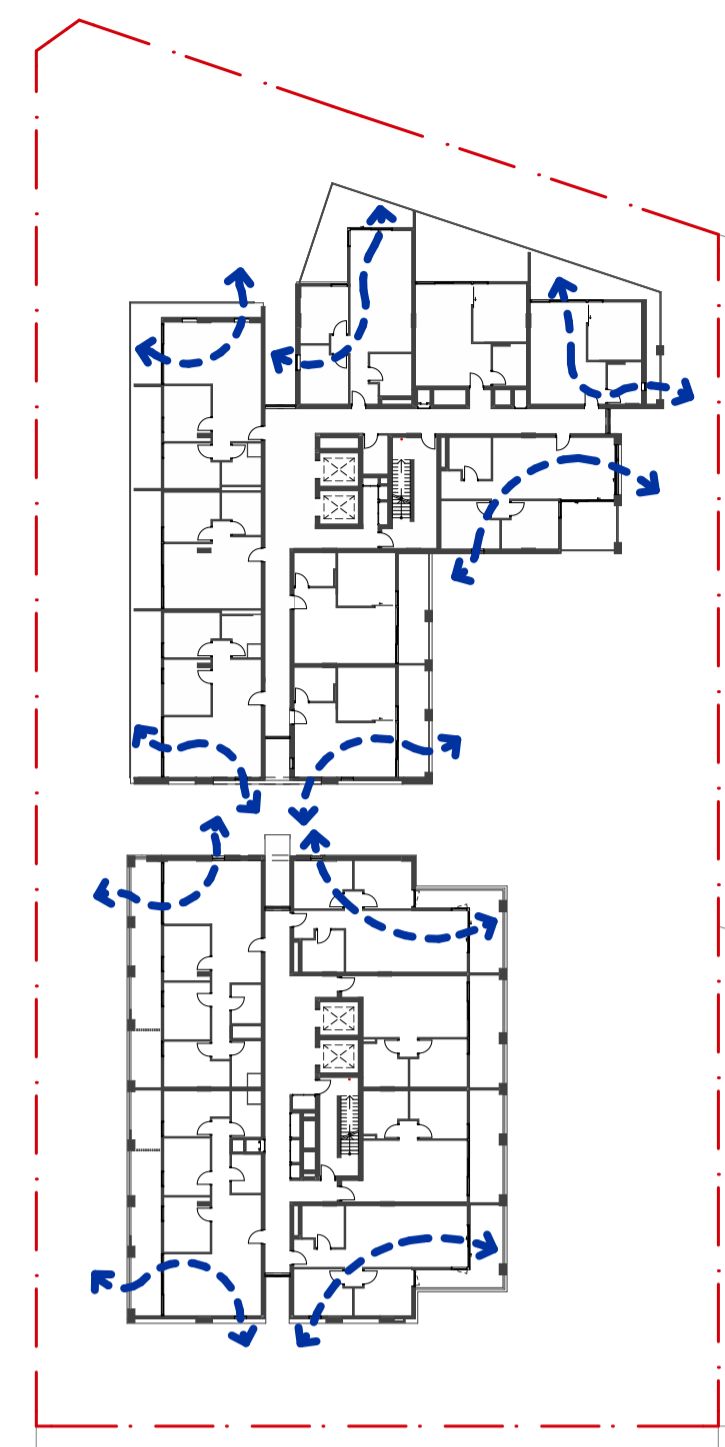
Level	No. Apartments Receiving Cross Ventilation
Ground	6
Level 01	9
Level 02	10
Level 03	10
Level 04	10
Level 05	10
Level 06	10
Level 07	10
Total	75



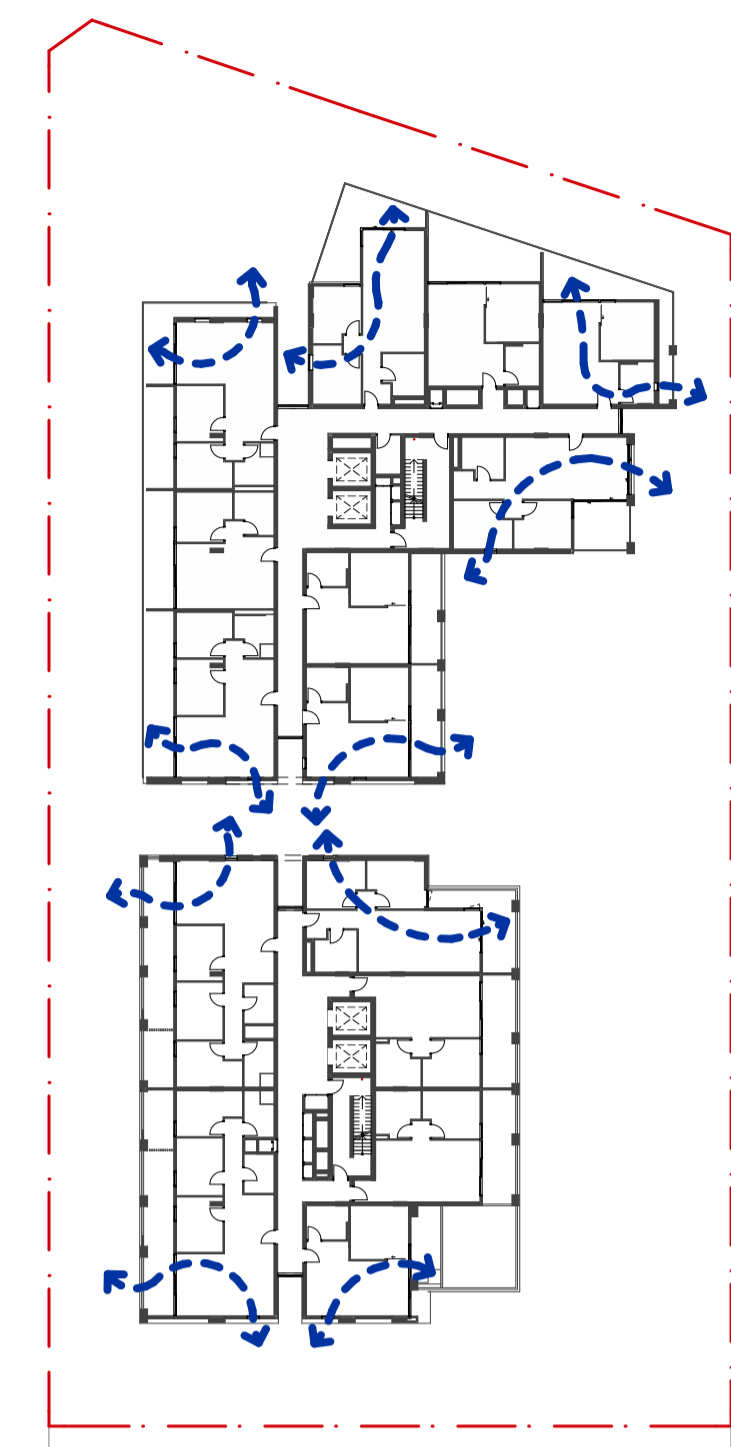
1 Ground
1:500



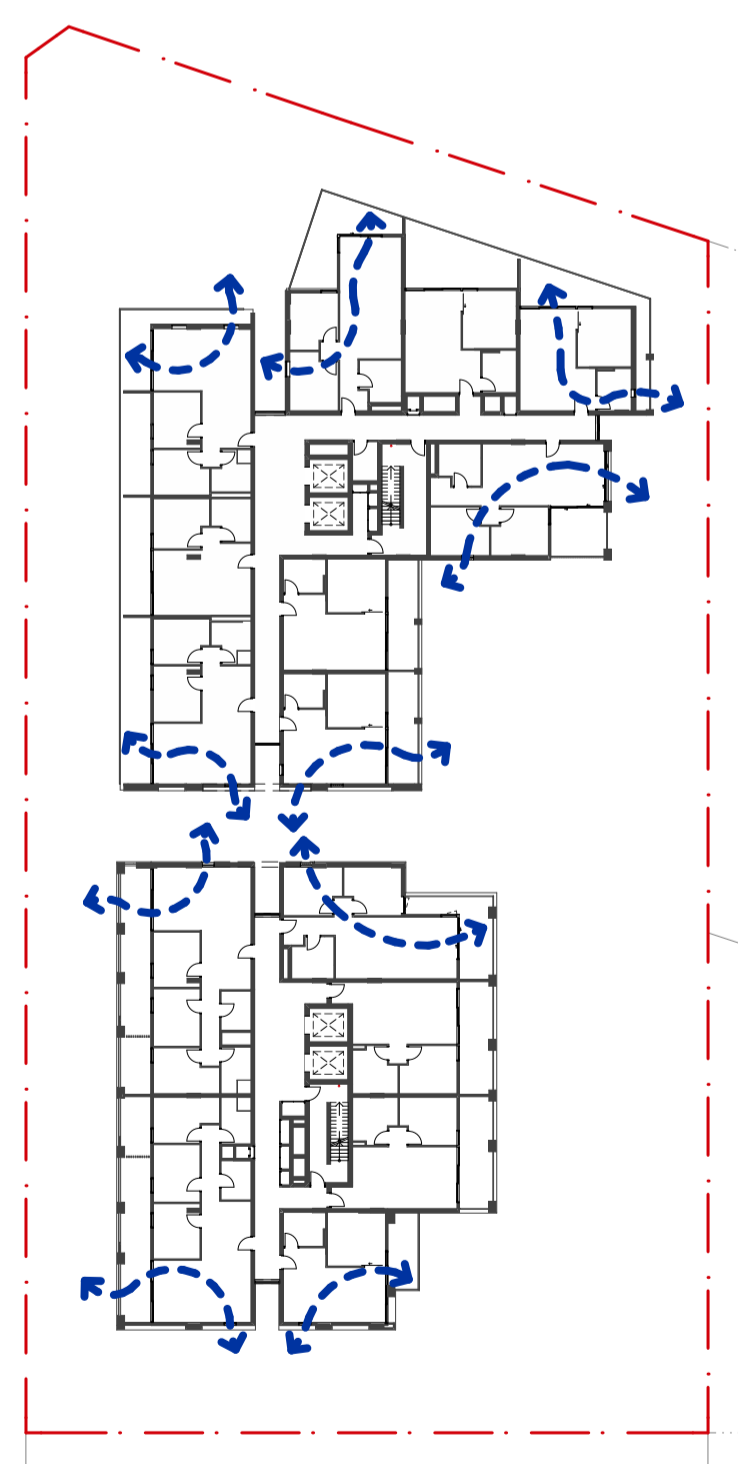
2 Level 1
1:500



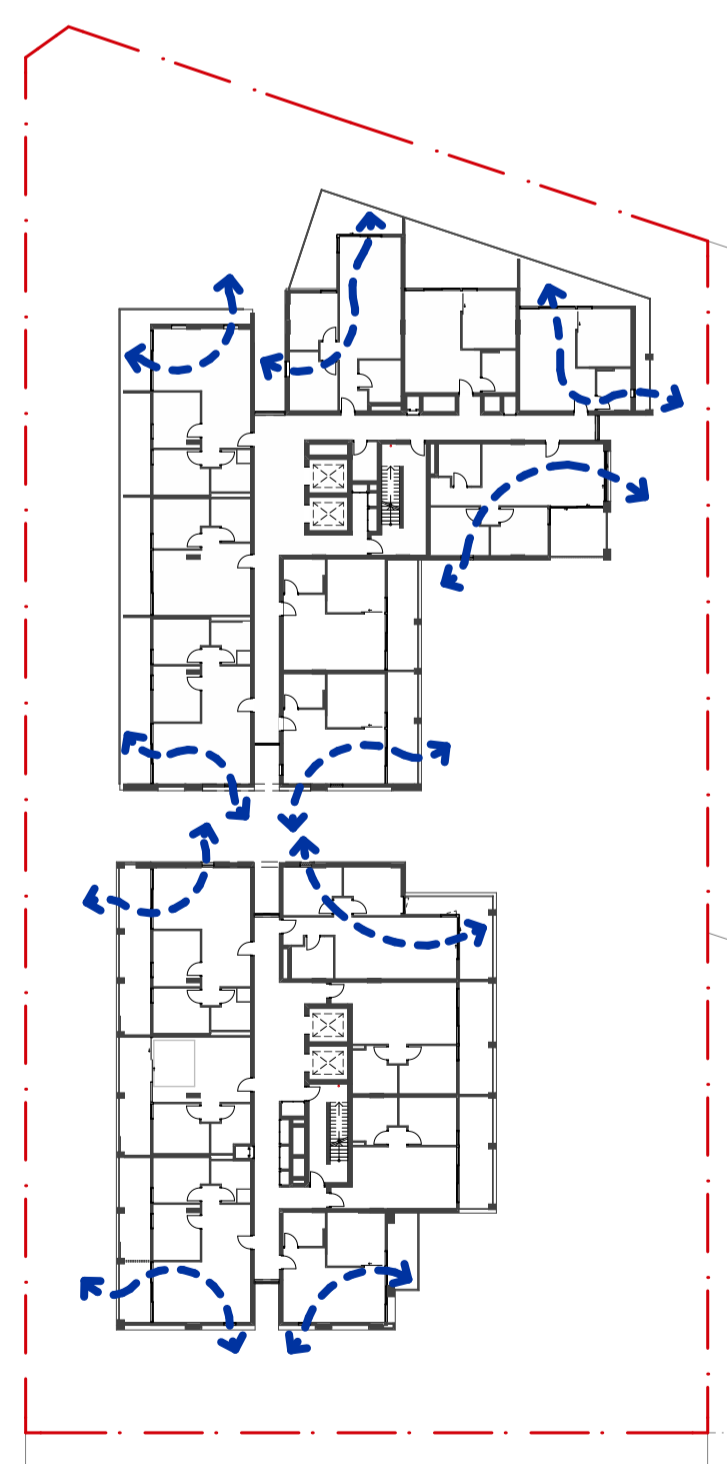
3 Level 2
1:500



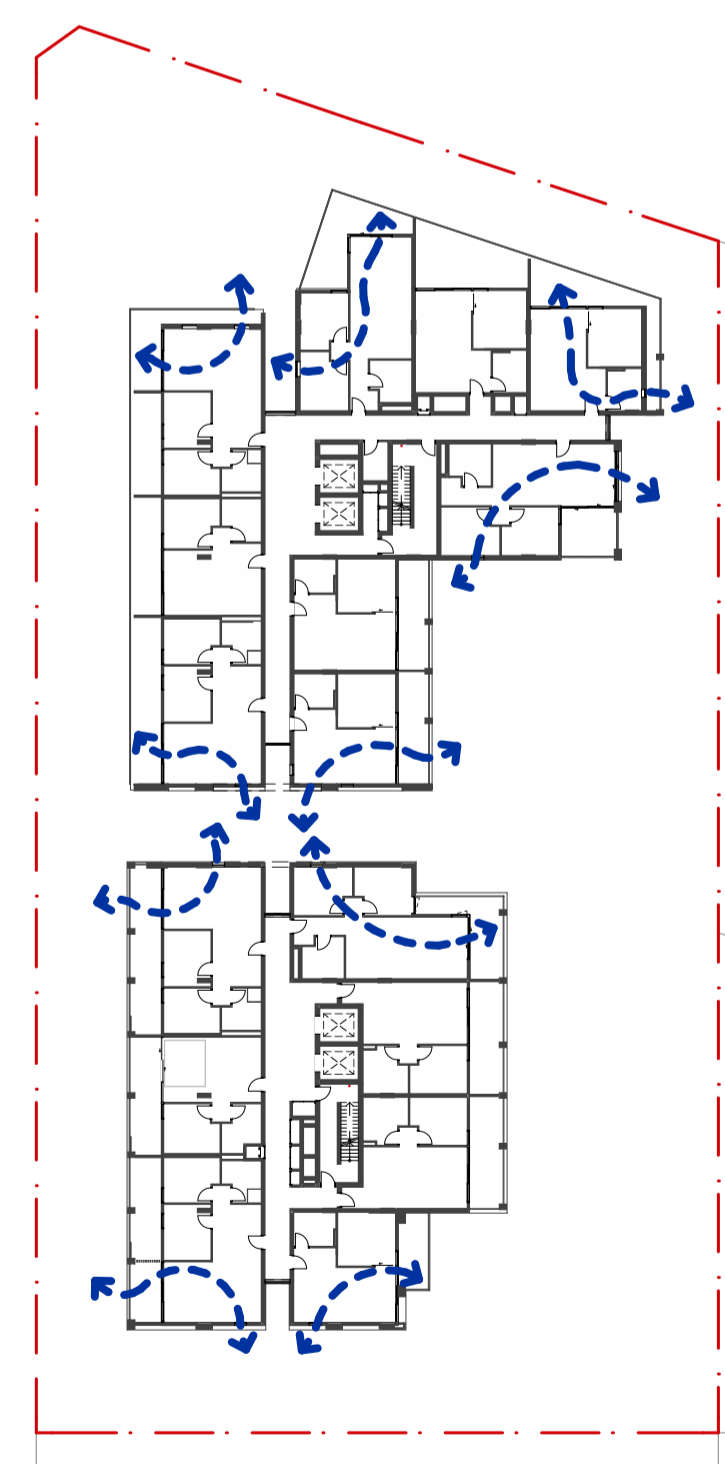
4 Level 3
1:500



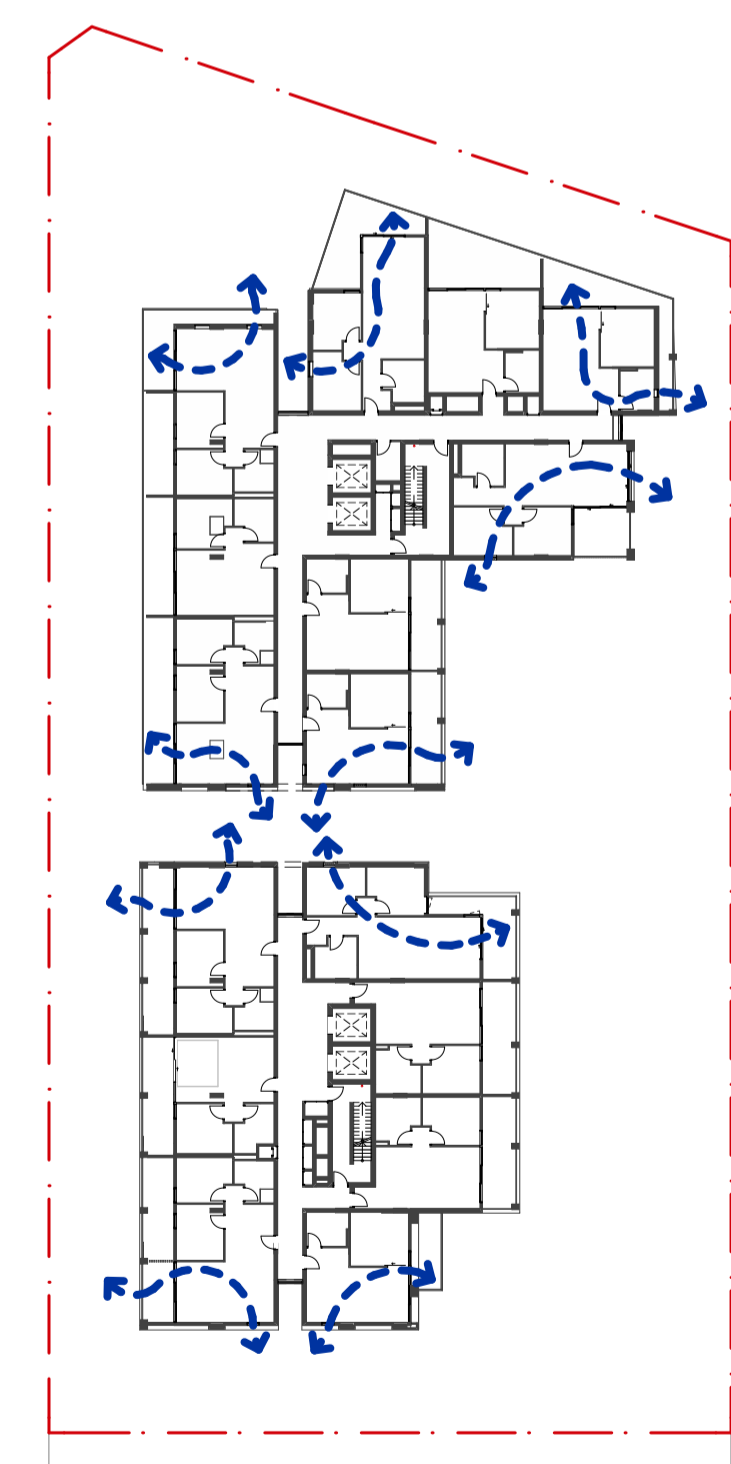
5 Level 4
1:500



6 Level 5
1:500



7 Level 6
1:500



8 Level 7
1:500

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:0.47, 1:500 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North



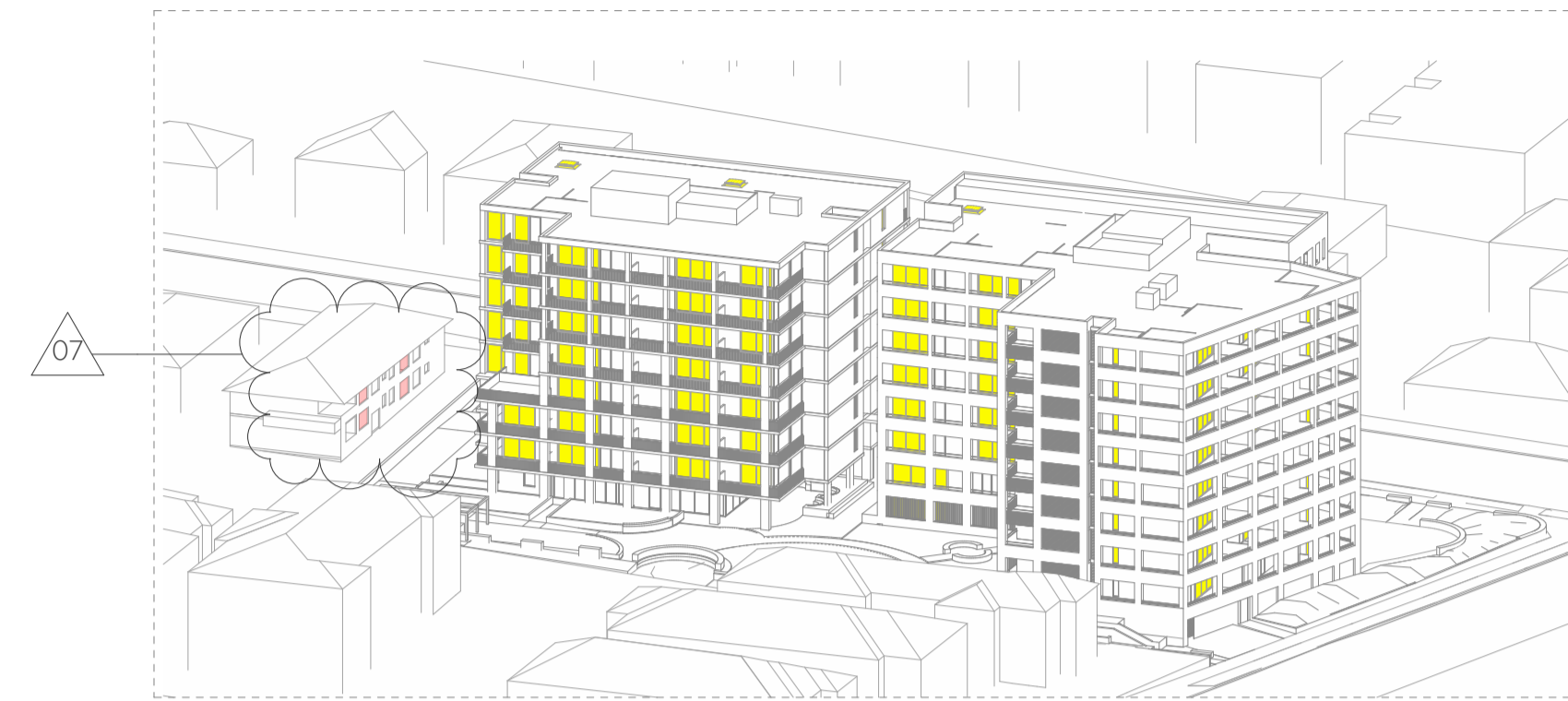
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Cross Ventilation Diagrams

Drawing number+ revision	A_SSDA_512	B
--------------------------	------------	---



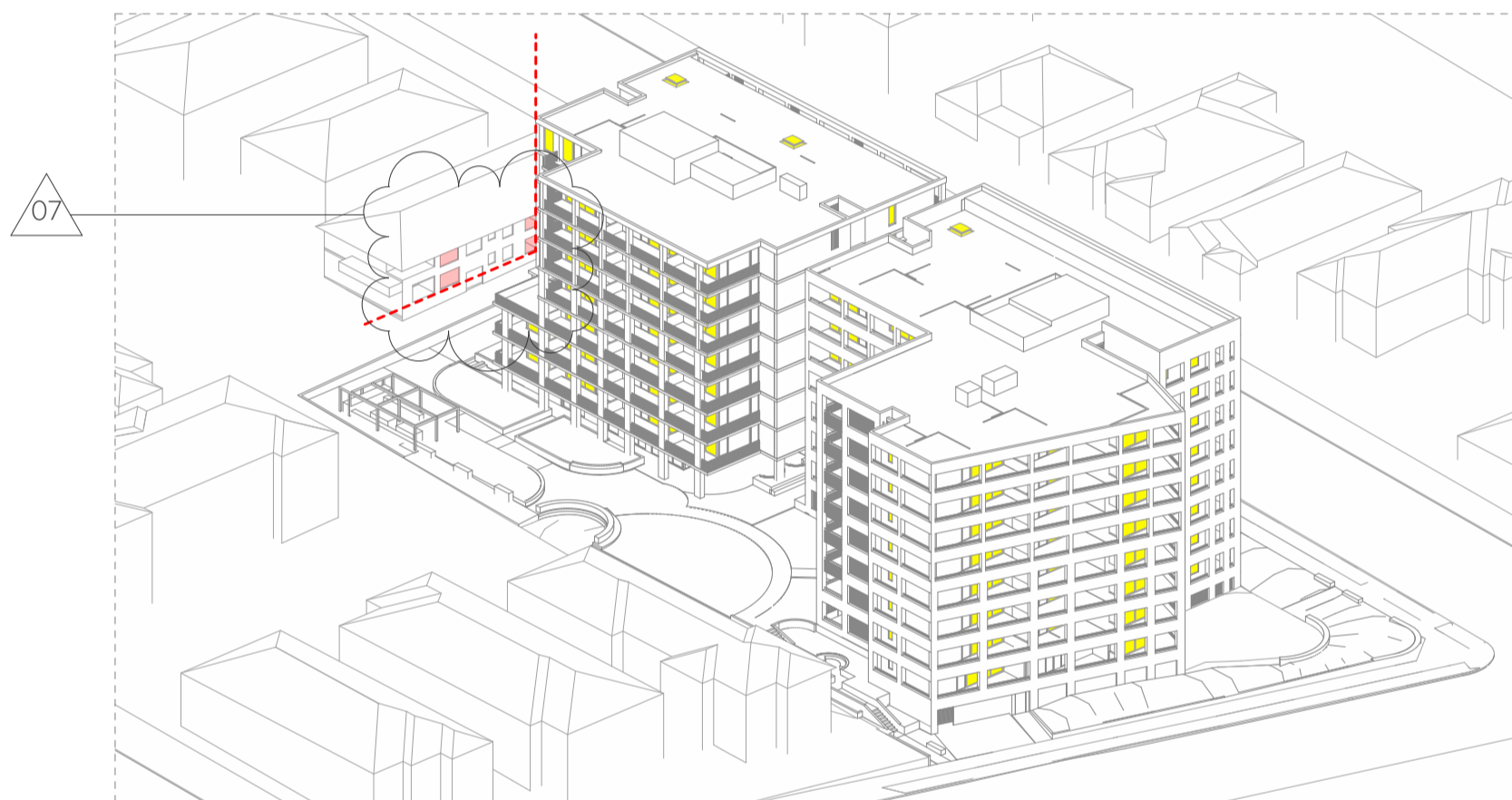
1 June 22 - 8am



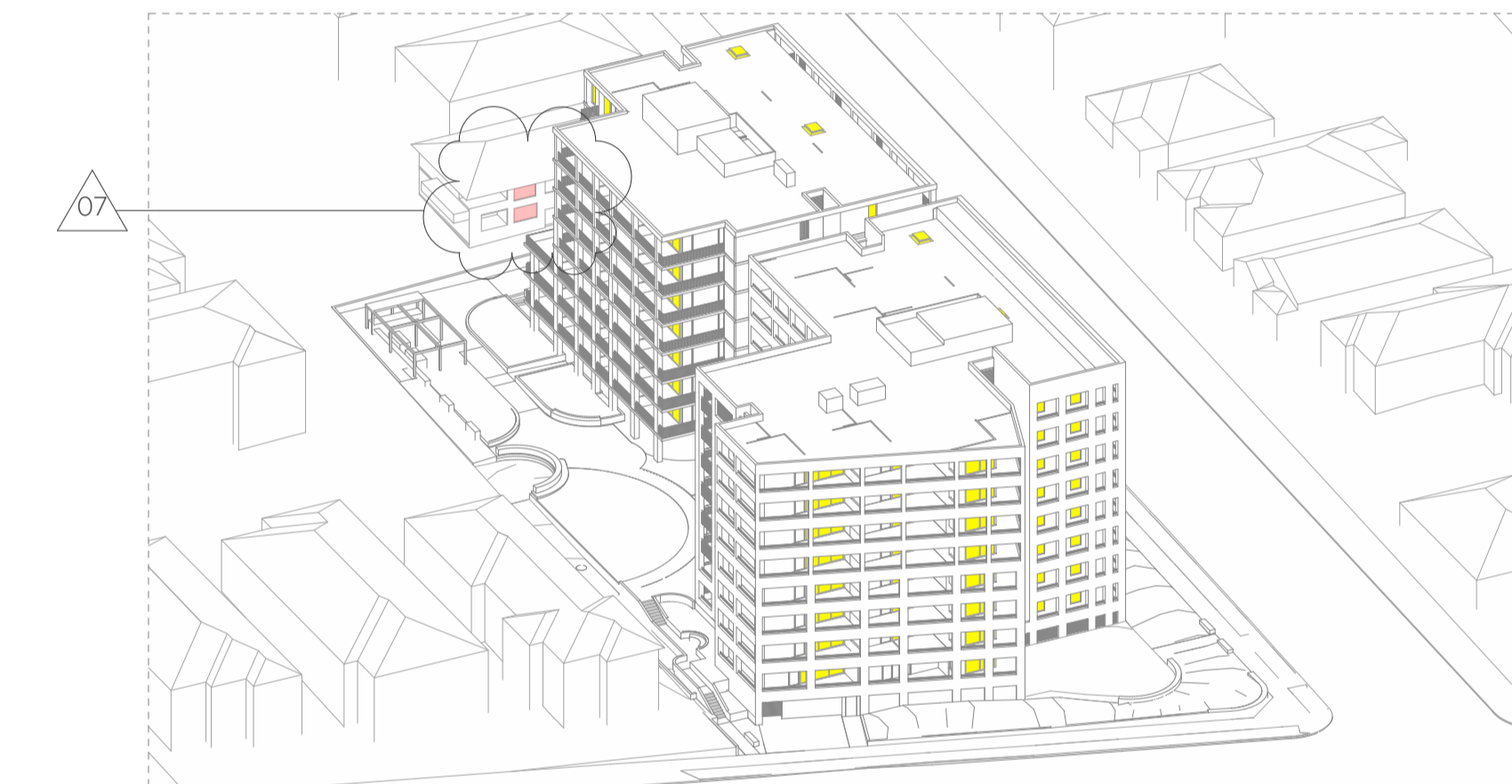
2 June 22 - 9am



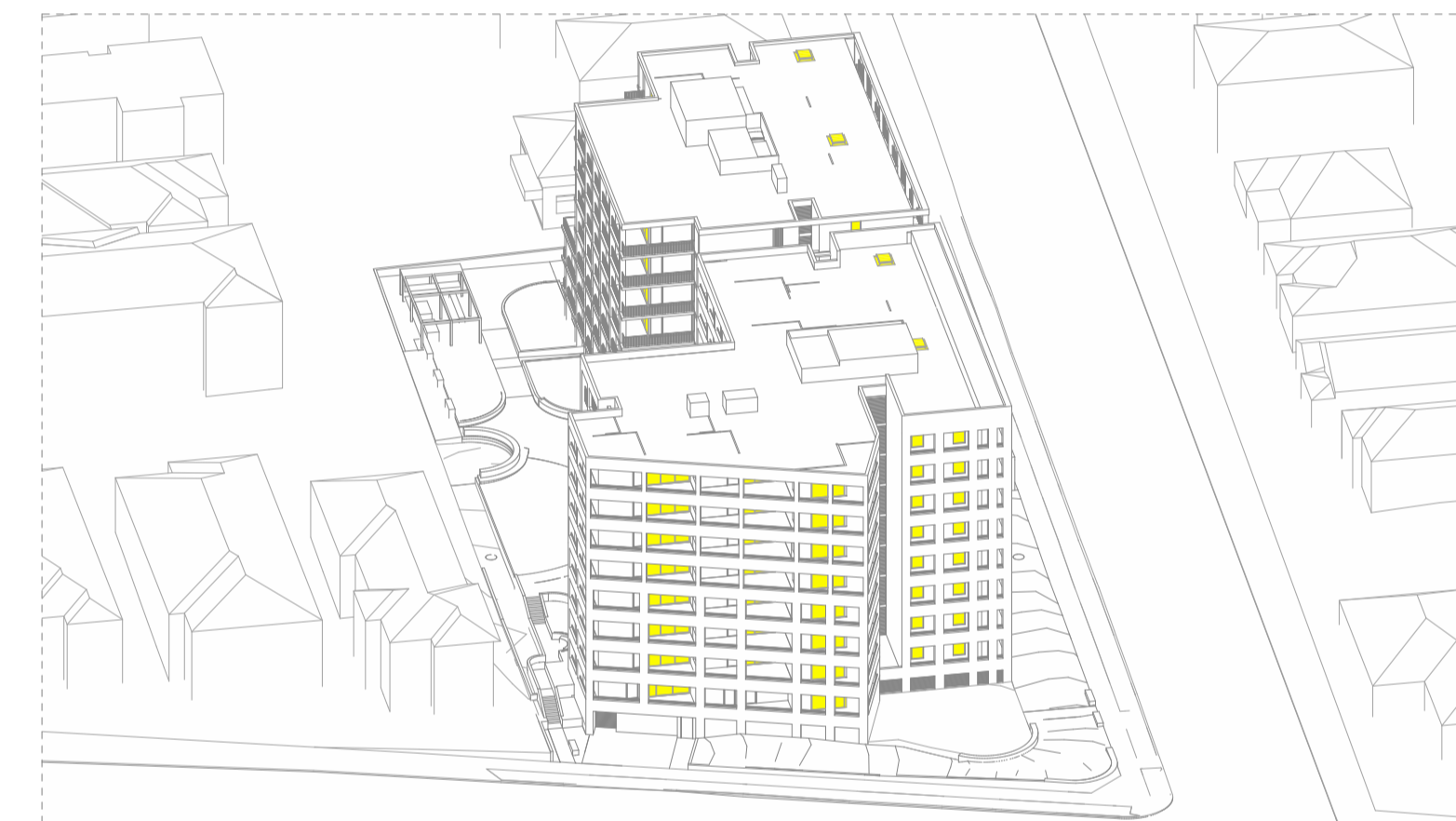
3 June 22 - 10am



4 June 22 - 11am



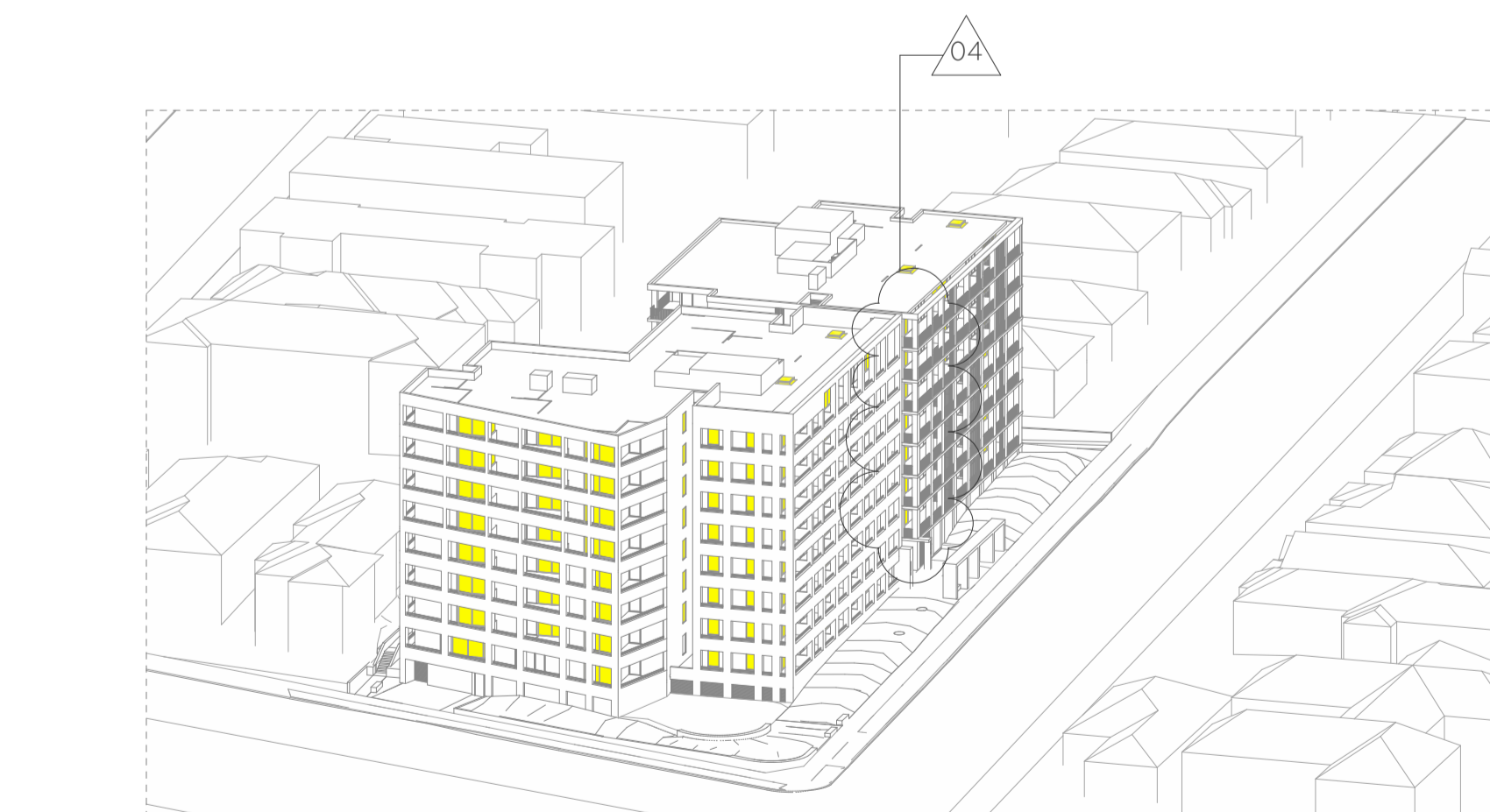
5 June 22 - 12pm



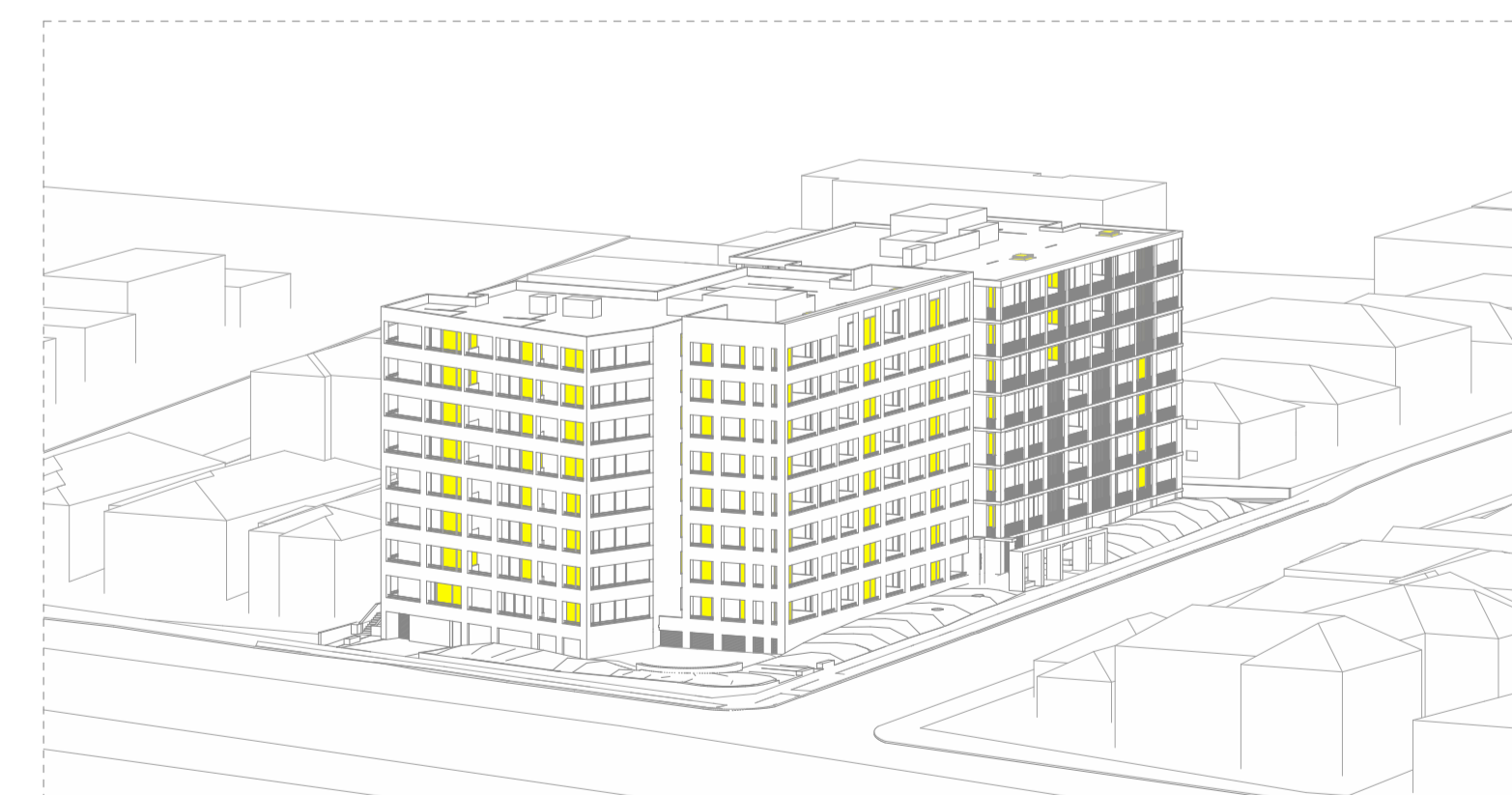
6 June 22 - 1pm



7 June 22 - 2pm



8 June 22 - 3pm



9 June 22 - 4pm

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

ID	Name
04	Facade opening added Refer to RTS Item DPHI 6
07	All No.36 living room windows identified Refer to RTS Item DPHI 9 and CB-TP 1.4

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

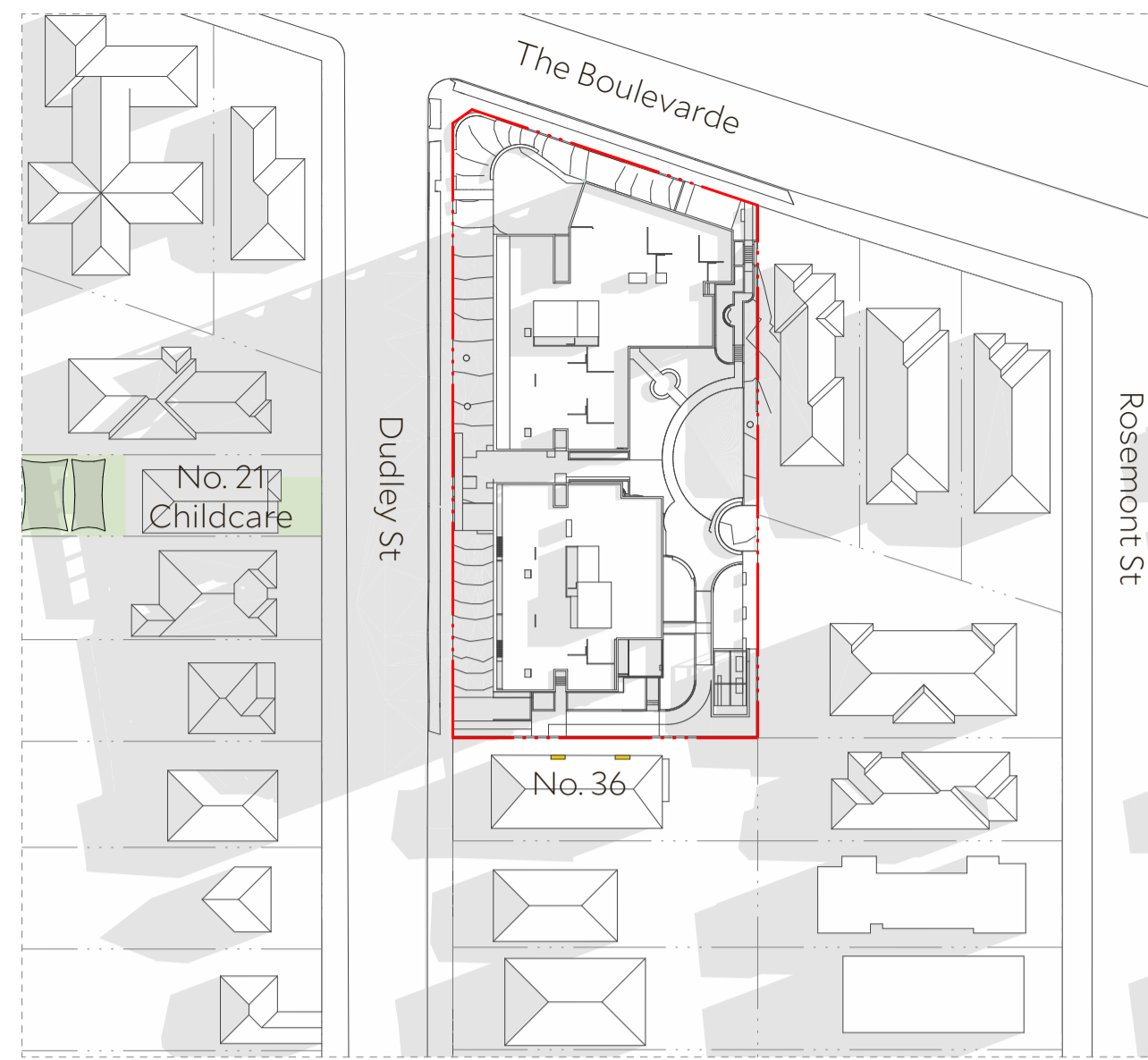
Key Plan North



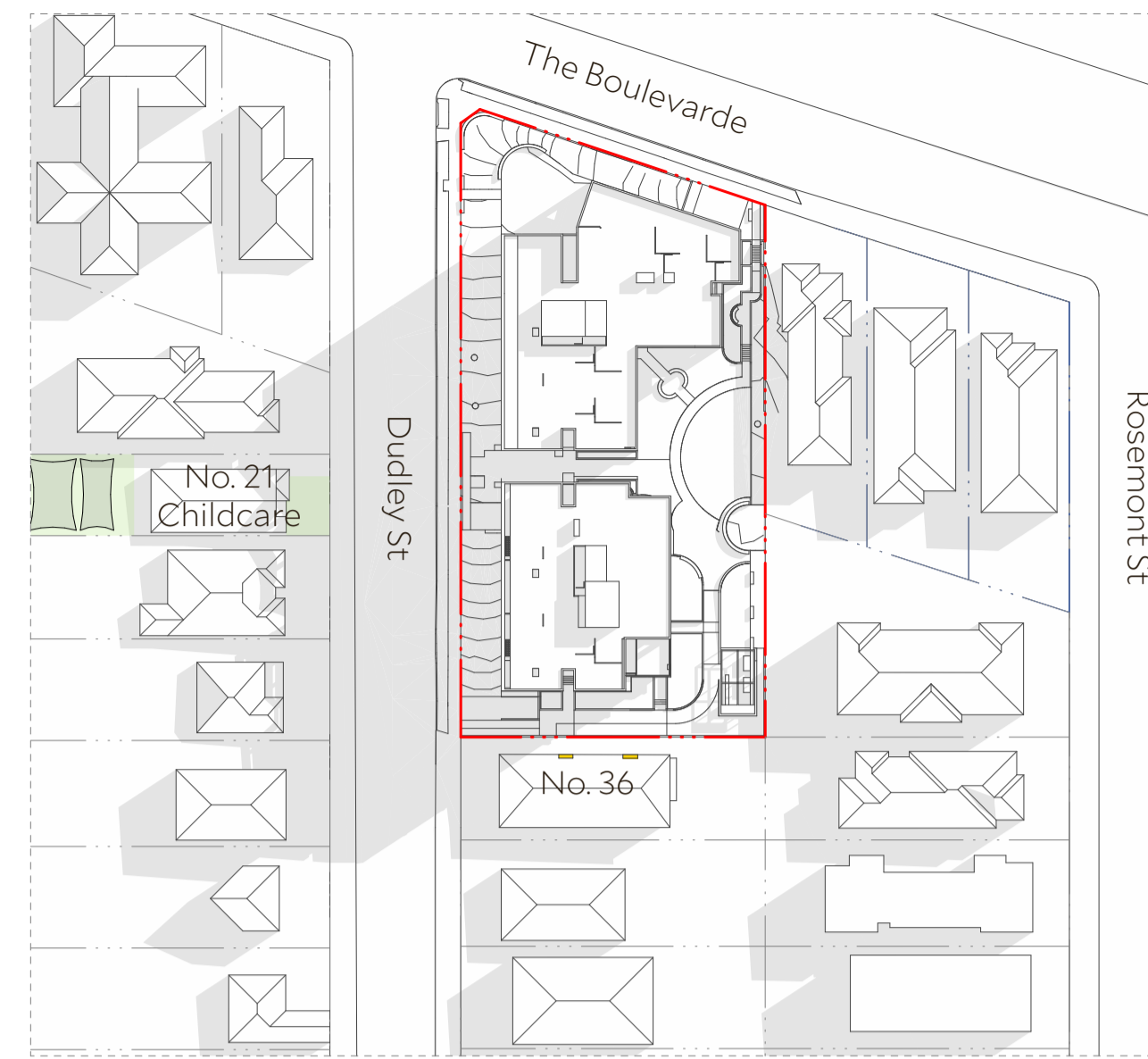
Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Sun Eye Diagrams

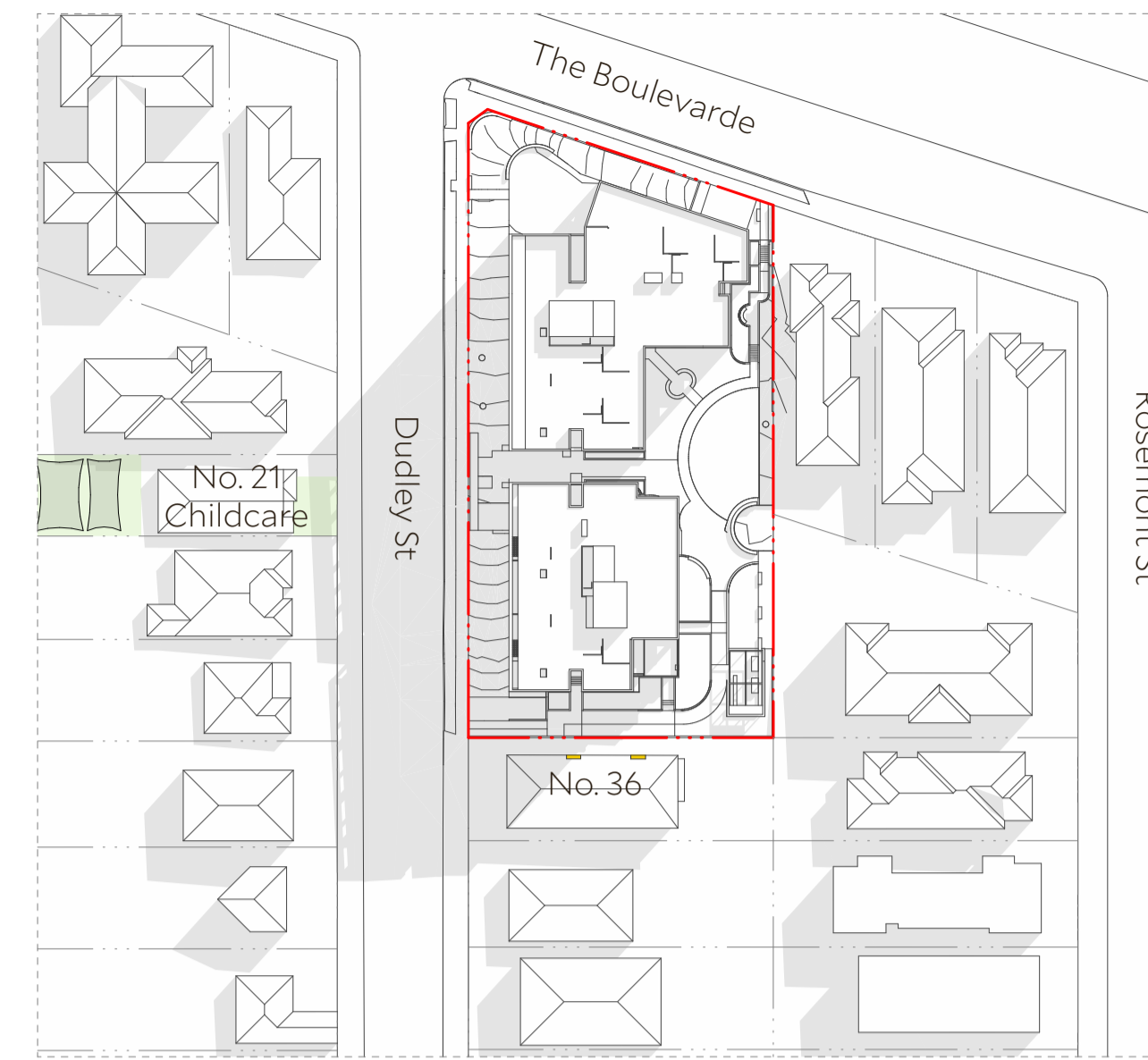
Drawing number+ revision	A_SSDA_513	B
--------------------------	------------	---



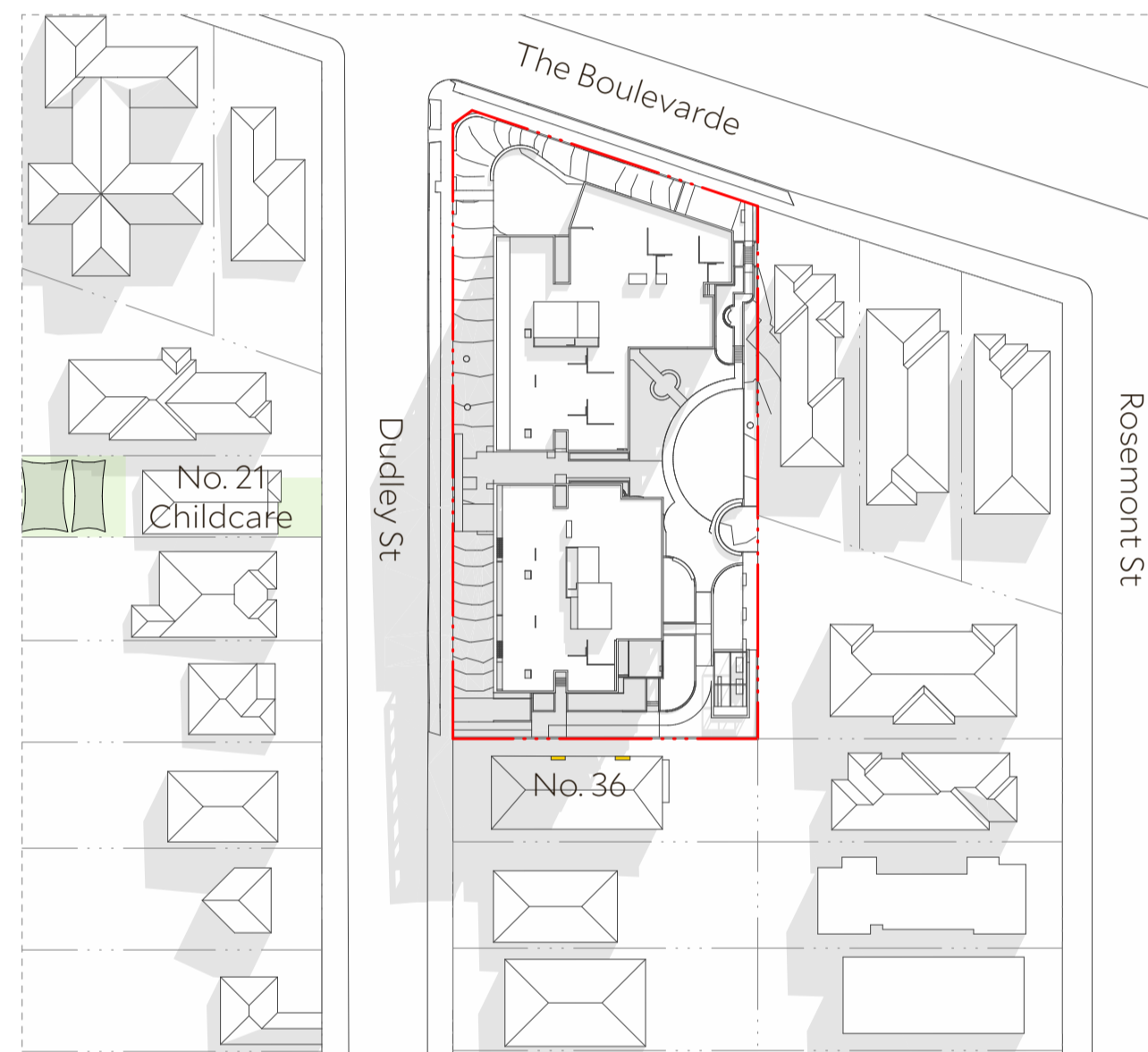
1 June 22 - 9am



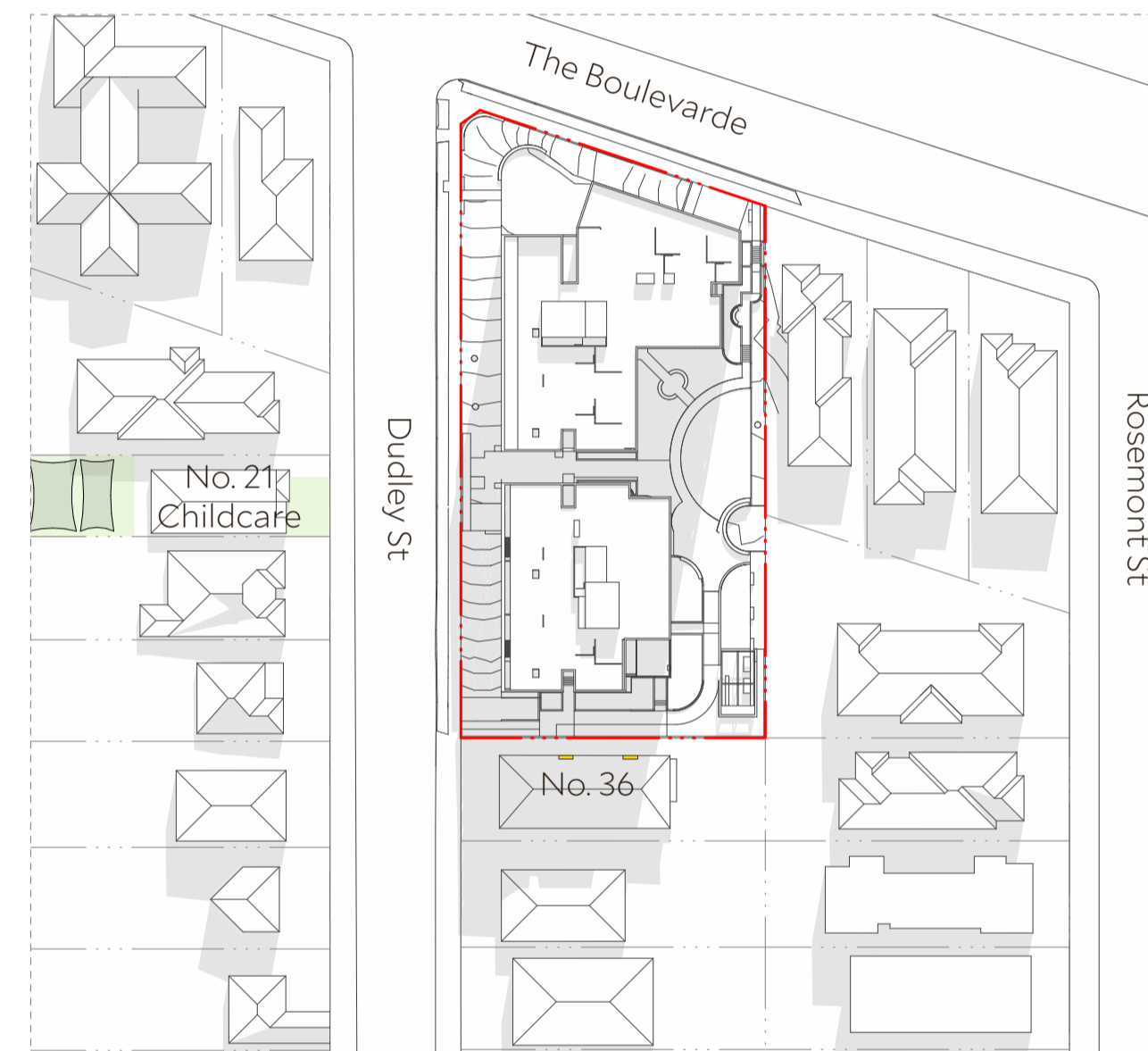
2 June 22 - 10am



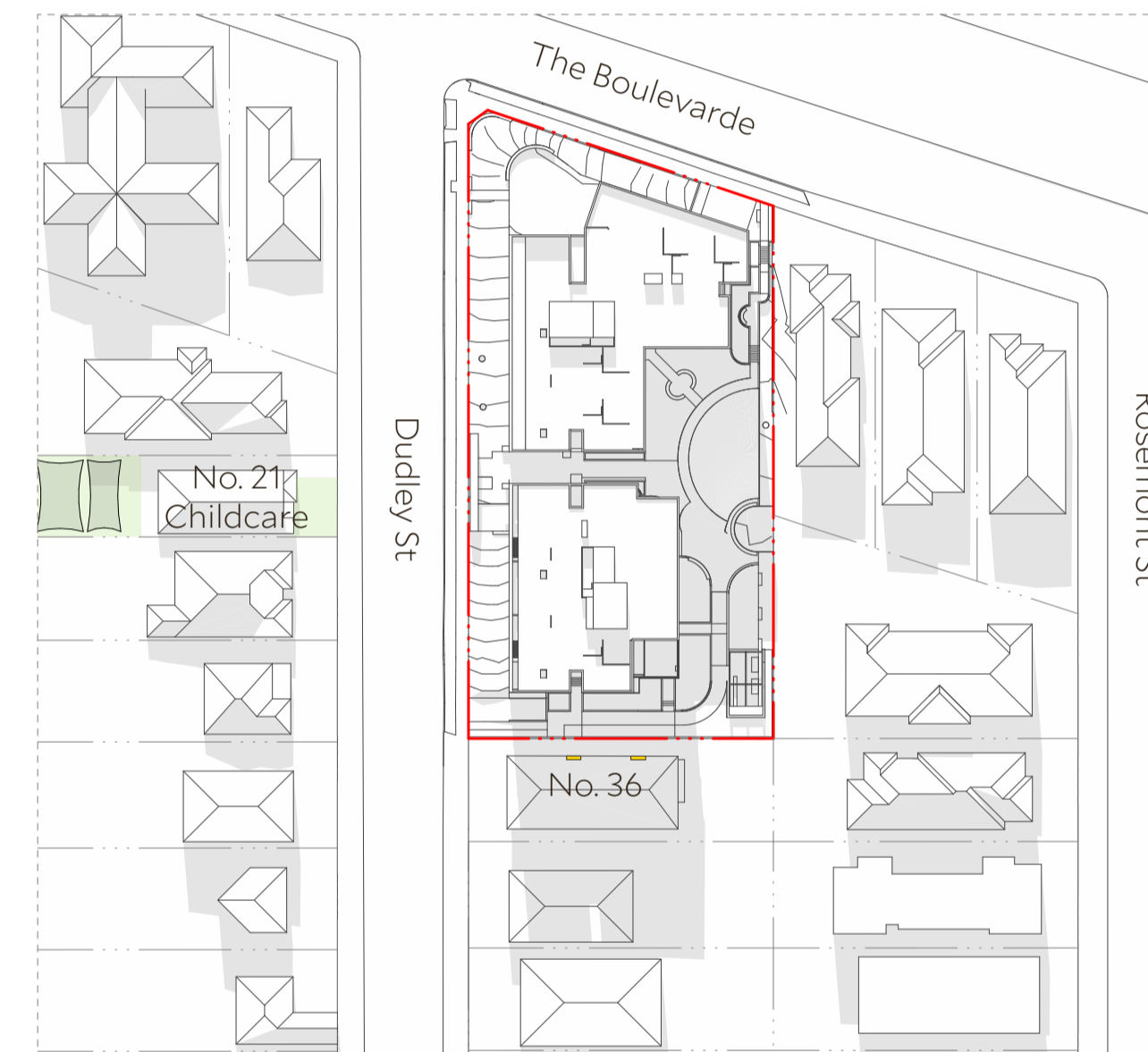
3 June 22 - 11am



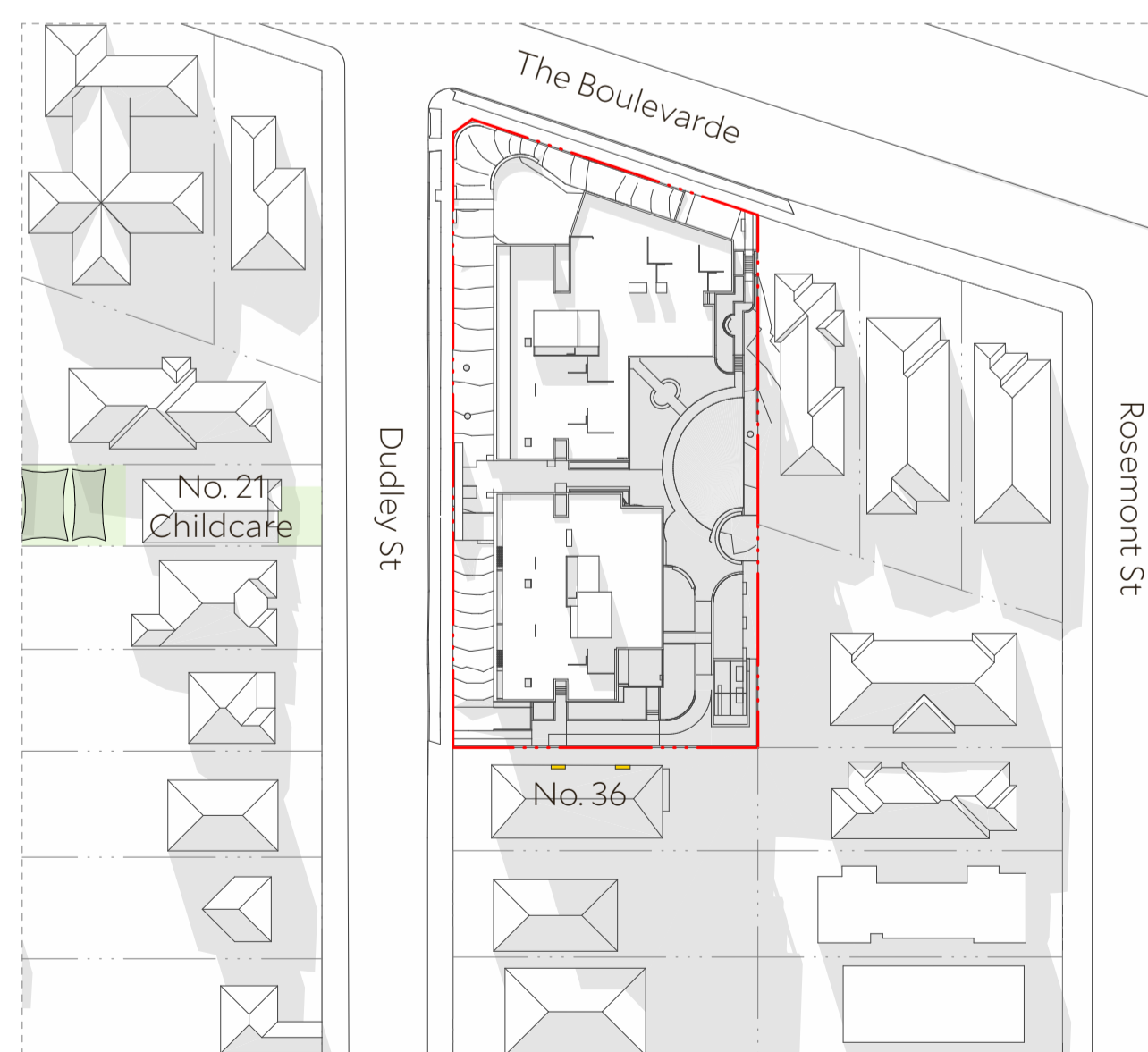
4 June 22 - 12pm



5 June 22 - 1pm



6 June 22 - 2pm



7 June 22 - 3pm

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:1000 @ A1

Legend

No	Date	By	Note
B	22/9/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Shadow Diagrams

Drawing number+ revision	A_SSDA_514	B
--------------------------	------------	---

Site Area 3889 m²

Communal Open Space

	Required	Proposed
COS	972m ²	1508m ²
COS %	25%	39%
Principal COS	-	659m ²
Min. 2hr Solar to Principal COS	361m ²	539m ²
Min. 2hr Solar to Principal COS %	50%	82%

Legend

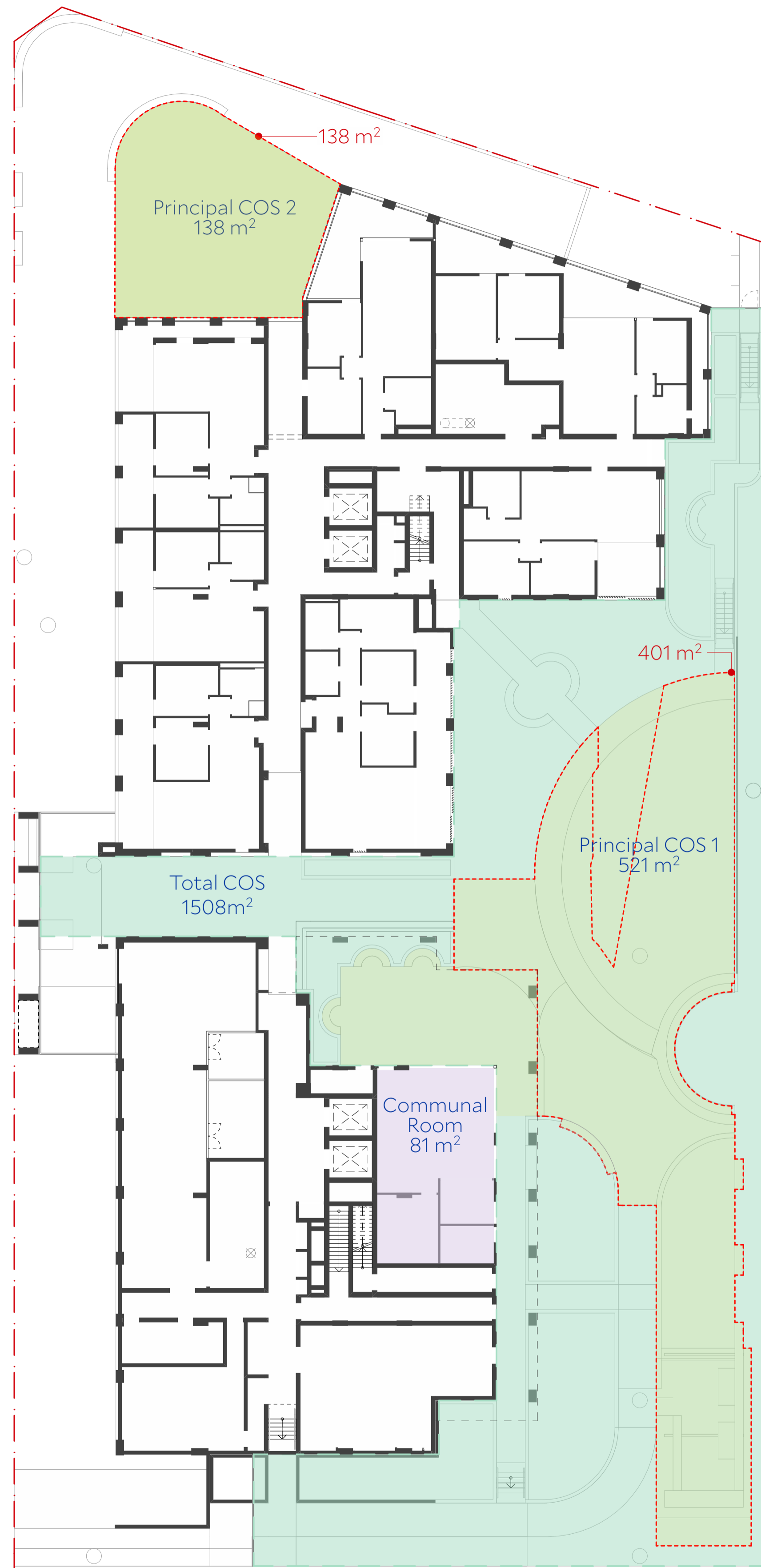
- Communal Open Space
- Communal Room
- Principal Useable Part of Communal Open Space
- Principal useable part of communal open space receiving 2 hours or more of sunlight in mid winter.

Landscape Area

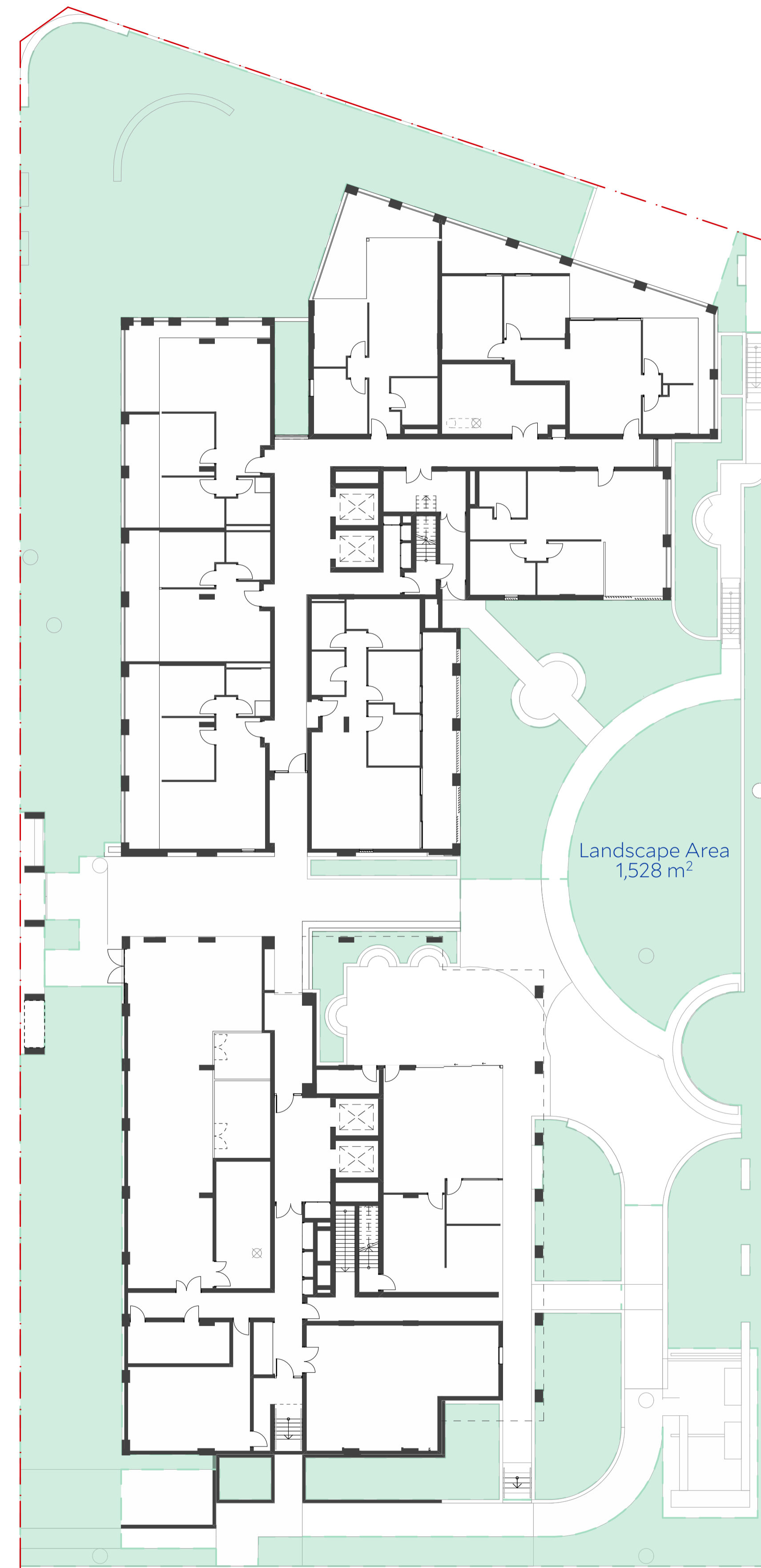
	Required	Proposed
Landscape Area	1167 m ²	1528 m ²
Landscape Area %	30%	39%

Legend

- Landscape Area



1 Communal Open Space - Ground Floor
1:200



2 Landscape Area - Ground Floor
1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1



No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Communal Open Space and Landscape Area

Drawing number+ revision	A_SSDA_521	B
--------------------------	------------	---

Site Area	3889 m ²	
Tree Canopy		
Tree Canopy	Required	Proposed
Tree Canopy %	972 m ²	1008 m ²
Existing Tree Canopy Retained	25%	26%
Existing %	-	262 m ²
	-	7%

- Legend**
- Existing Tree Canopy
 - Proposed Tree Canopy

Deep Soil		
Deep Soil (min. 6m wide)	Required	Proposed
Deep Soil % (min. 6m wide)	583m ²	918 m ²
Deep Soil (total incl. <6m wide)	15%	24%
Deep Soil (total incl. <6m wide)	-	1372 m ²
Deep Soil (total incl. <6m wide)	-	35%

- Legend**
- Deep Soil (min. 6m wide)
 - Deep Soil (<6m wide)



1 Tree Canopy - Ground Floor
1:200



2 Deep Soil - Ground Floor
1:200

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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

Copyright Collins and Turner 2025

Scale 1:200 @ A1



No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

Project Affordable Housing
Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Tree Canopy and Deep Soil Diagram

Drawing number+ revision A_SSDA_522 B

Apartment Number	Apartment Level	Occupancy	Internal Storage (m3)	External Storage (m3)	External Storage No.	External Storage Level
A.G01	G	3B	7	5	SC59	B
A.G02	G	2B	4	5	SC26	G
A.G03	G	2B	13	0	NA	NA
A.G04	G	1B	3	3	SC9	G
A.G05	G	2B	13	0	NA	NA
A.G06	G	2B	8	0	NA	NA
A.G07	G	3B	10	0	NA	NA
A.101	1	1B	5	3	SC10	G
A.102	1	1B	5	9	SC54	B
A.103	1	2B	4	5	SC27	G
A.104	1	2B	13	0	NA	NA
A.105	1	1B	4	3	SC47	B
A.106	1	2B	13	0	NA	NA
A.107	1	2B	8	0	NA	NA
A.108	1	3B	10	0	NA	NA
A.201	2	1B	5	3	SC31	B
A.202	2	1B	5	9	SC55	B
A.203	2	2B	4	5	SC28	G
A.204	2	2B	13	0	NA	NA
A.205	2	1B	4	3	SC48	B
A.206	2	2B	13	0	NA	NA
A.207	2	2B	8	0	NA	NA
A.208	2	1B	5	5	SC29	G
A.209	2	1B	5	4	SC20	G
A.301	3	1B	5	3	SC32	B
A.302	3	1B	5	6	SC34	B
A.303	3	2B	4	5	SC43	B
A.304	3	2B	13	0	NA	NA
A.305	3	1B	4	7	SC57	B
A.306	3	2B	13	0	NA	NA
A.307	3	2B	8	0	NA	NA
A.308	3	1B	5	5	SC39	B
A.309	3	1B	5	4	SC21	G
A.401	4	1B	5	3	SC33	B
A.402	4	1B	5	6	SC35	B
A.403	4	2B	4	5	SC30	G
A.404	4	2B	13	0	NA	NA
A.405	4	1B	4	3	SC58	B
A.406	4	2B	13	0	NA	NA
A.407	4	2B	8	0	NA	NA
A.408	4	1B	5	9	SC40	B
A.409	4	1B	5	4	SC22	G
A.501	5	1B	5	5	SC51	B
A.502	5	1B	5	6	SC36	B
A.503	5	2B	4	5	SC41	B
A.504	5	2B	13	0	NA	NA
A.505	5	1B	4	3	SC49	B
A.506	5	2B	13	0	NA	NA
A.507	5	2B	8	0	NA	NA
A.508	5	1B	5	4	SC44	B
A.509	5	1B	5	5	SC23	G
A.601	6	1B	5	5	SC52	B
A.602	6	1B	5	7	SC37	B
A.603	6	2B	4	5	SC42	B
A.604	6	2B	13	0	NA	NA
A.605	6	1B	4	4	SC50	B
A.606	6	2B	13	0	NA	NA
A.607	6	2B	8	0	NA	NA
A.608	6	1B	5	8	SC56	B
A.609	6	1B	5	5	SC24	G
A.701	7	1B	5	8	SC53	B
A.702	7	1B	5	5	SC38	B
A.703	7	2B	4	4	SC46	B
A.704	7	2B	13	0	NA	NA
A.705	7	1B	4	4	SC45	B
A.706	7	2B	13	0	NA	NA
A.707	7	2B	8	0	NA	NA
A.708	7	1B	5	4	SC11	G
A.709	7	1B	5	5	SC25	G

Apartment Number	Apartment Level	Occupancy	Internal Storage (m3)	External Storage (m3)	External Storage No.	External Storage Level
B.101	1	2B	4	4	SC11	G
B.102	1	1B	7	0	NA	NA
B.103	1	1B	7	0	NA	NA
B.104	1	2B	4	4	SC12	G
B.105	1	3B	13	0	NA	NA
B.106	1	3B	13	0	NA	NA
B.201	2	2B	4	4	SC13	G
B.202	2	1B	7	0	NA	NA
B.203	2	1B	7	0	NA	NA
B.204	2	2B	4	4	SC14	G
B.205	2	3B	13	0	NA	NA
B.206	2	3B	13	0	NA	NA
B.301	3	2B	4	4	SC15	G
B.302	3	1B	7	0	NA	NA
B.303	3	1B	7	0	NA	NA
B.304	3	1B	4	3	SC1	G
B.305	3	3B	13	0	NA	NA
B.306	3	3B	13	0	NA	NA
B.401	4	2B	4	4	SC16	G
B.402	4	1B	7	0	NA	NA
B.403	4	1B	7	0	NA	NA
B.404	4	1B	4	3	SC2	G
B.405	4	3B	13	0	NA	NA
B.406	4	3B	13	0	NA	NA
B.501	5	2B	4	4	SC17	G
B.502	5	1B	7	0	NA	NA
B.503	5	1B	7	0	NA	NA
B.504	5	1B	4	3	SC3	G
B.505	5	2B	13	0	NA	NA
B.506	5	1B	3	3	SC4	G
B.507	5	2B	13	0	NA	NA
B.601	6	2B	4	4	SC18	G
B.602	6	1B	7	0	NA	NA
B.603	6	1B	7	0	NA	NA
B.604	6	1B	4	3	SC5	G
B.605	6	2B	13	0	NA	NA
B.606	6	1B	3	3	SC6	G
B.607	6	2B	13	0	NA	NA
B.701	7	2B	4	4	SC19	G
B.702	7	1B	7	0	NA	NA
B.703	7	1B	7	0	NA	NA
B.704	7	1B	4	3	SC7	G
B.705	7	2B	13	0	NA	NA
B.706	7	1B	3	3	SC8	G
B.707	7	2B	13	0	NA	NA

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:0.30 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Storage Schedule

Drawing number+ revision	A_SSDA_531	B
--------------------------	------------	---



Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
BK-1		BK-2		BAL-1		SCR-1	
Alt A	Bowral 76 Capitol Red	Shaped glazed brick at accents	Colour TBC, e.g. red, yellow, blue	Material	Powder-coated Steel	Material	Powder-coated Steel
Alt B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers W-2A: Clear W-2B: Translucent	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
Finish	Universal Anodisers	Finish	Universal Anodisers			Material	HGV veterro-Lusso White
						Material	As BK-1

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:2

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Materials Board

Drawing number+ revision	A_SSDA_601	B
--------------------------	------------	---



BK-1

PC

SCR-1

BAL-1

CONC-1,
REN

PC

Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
BK-1		BK-2		BAL-1		SCR-1	
Alt A	Bowral 76 Capitol Red	Shaped glazed brick at accents	Colour TBC, e.g. red, yellow, blue	Material	Powder-coated Steel	Material	Powder-coated Steel
Alt B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers W-2A: Clear W-2B: Translucent	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
Finish	Universal Anodisers	Finish	Universal Anodisers			Material	HGV veterro-Lusso White
						Material	As BK-1

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
Surry Hills NSW 2010 Australia
telephone +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
Copyright Collins and Turner 2025

Scale 1:7

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
4 Parramatta Square
Parramatta NSW 2150

Key Plan North

Project Affordable Housing Development
SSD-83256463
150 The Boulevard and
34 Dudley Street
Punchbowl, NSW

Drawing Title Materials Board

Drawing number+ revision	A_SSDA_602	B
--------------------------	------------	---



Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
BK-1		BK-2		BAL-1		SCR-1	
Alt A	Bowral 76 Capitol Red	Shaped glazed brick at accents	Colour TBC, e.g. red, yellow, blue	Material	Powder-coated Steel	Material	Powder-coated Steel
Alt B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
Finish	Universal Anodisers	Finish	Universal Anodisers			Material	HGV vetro-Lusso White
						Material	As BK-1

Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:8

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North

Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Materials Board

Drawing number+ revision	A_SSDA_603	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:1, 1:2.04 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Visualisations

Drawing number+ revision	A_SSDA_701	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:1.72 @ A1

Legend

No	Date	By	Note
B	9/12/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

Key Plan North



Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Visualisations

Drawing number+ revision	A_SSDA_702	B
--------------------------	------------	---



Architect Collins and Turner Pty Ltd

Suite 6, Level 3, 11-17 Buckingham St
 Surry Hills NSW 2010 Australia
 telephone +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

Copyright Collins and Turner 2025

Scale 1:2.04 @ A1

Legend

No	Date	By	Note
B	22/9/2025	DC	For RTS

Changes Register

Client Homes NSW
 4 Parramatta Square
 Parramatta NSW 2150

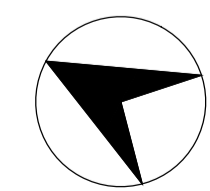
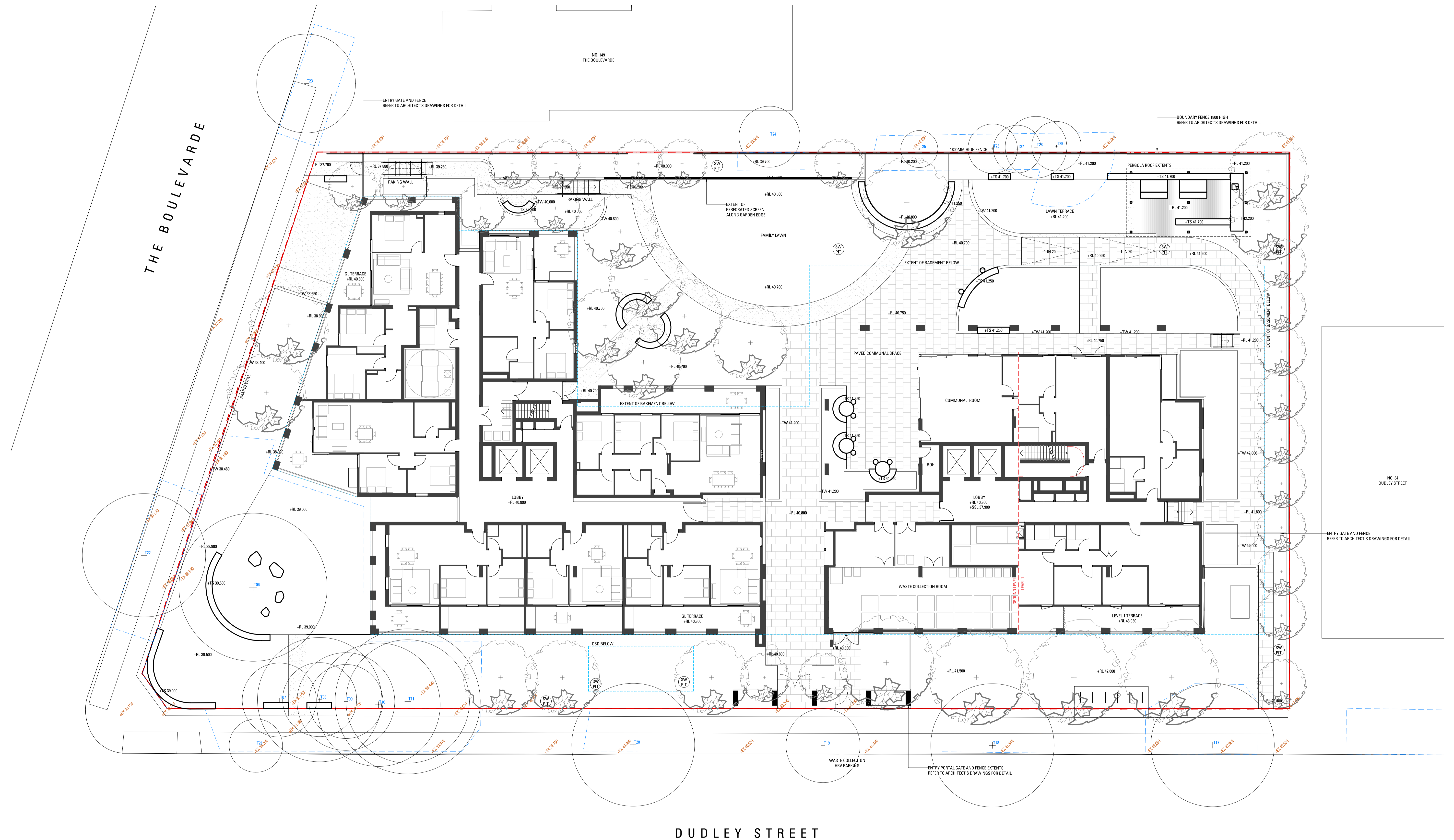
Key Plan North



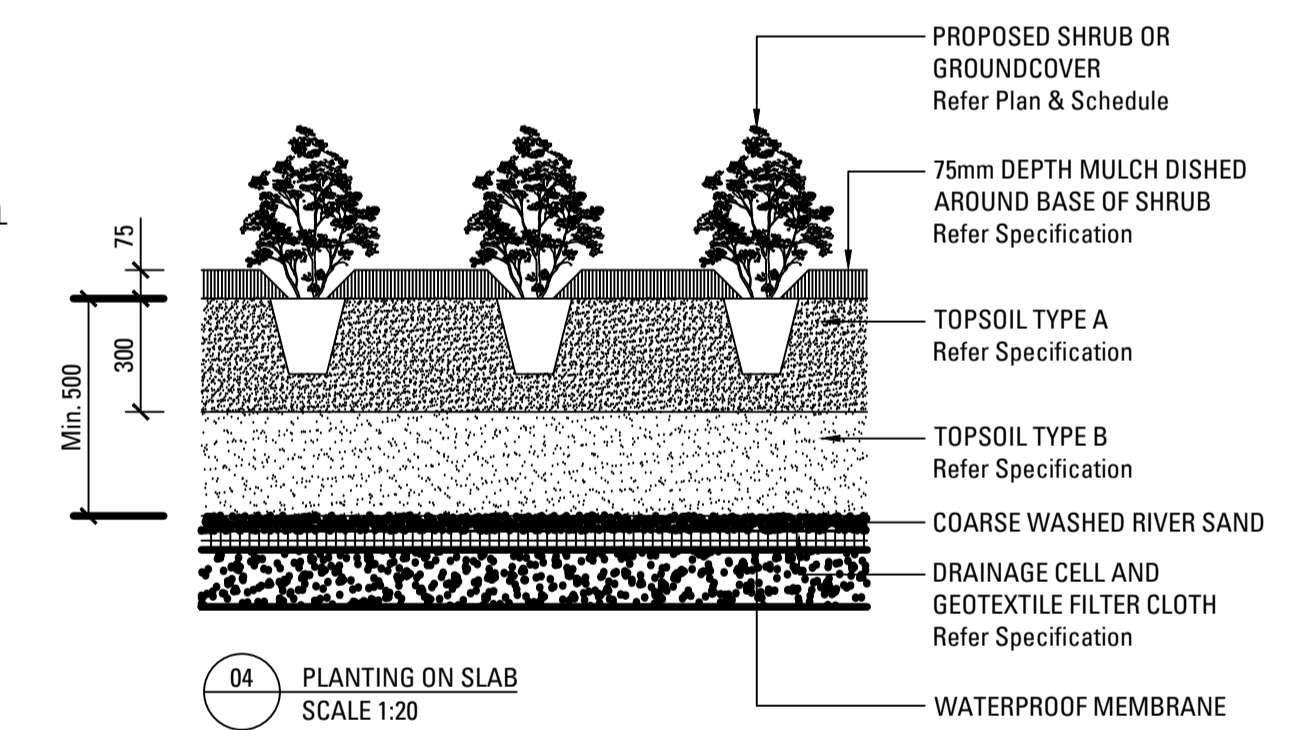
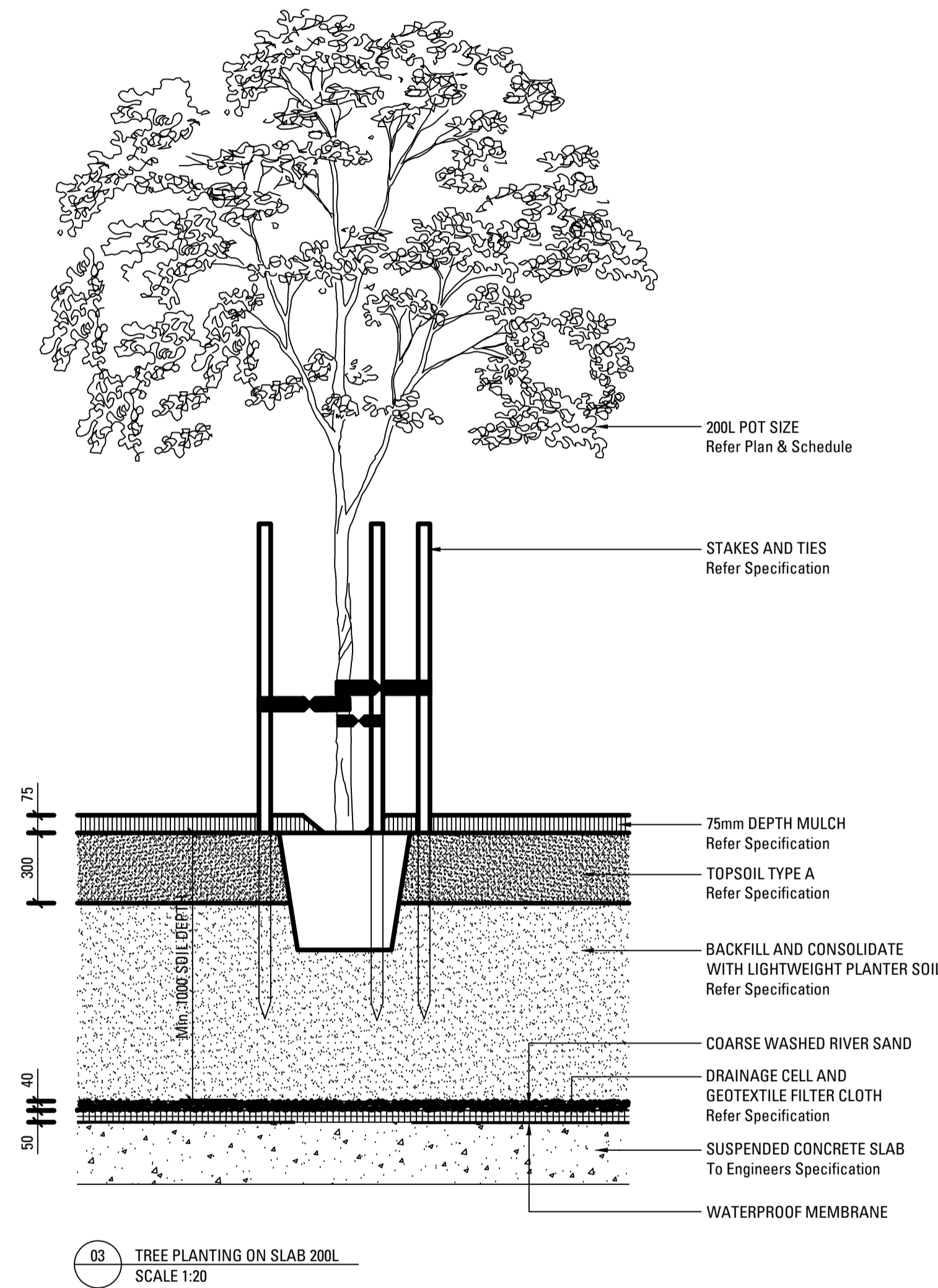
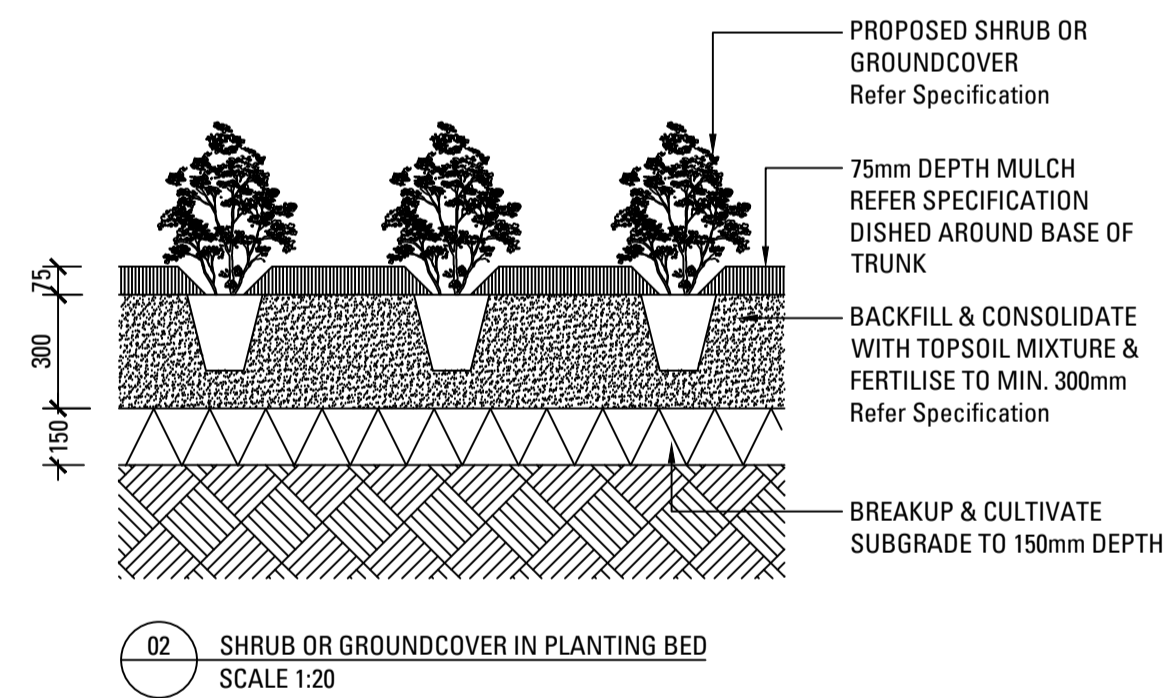
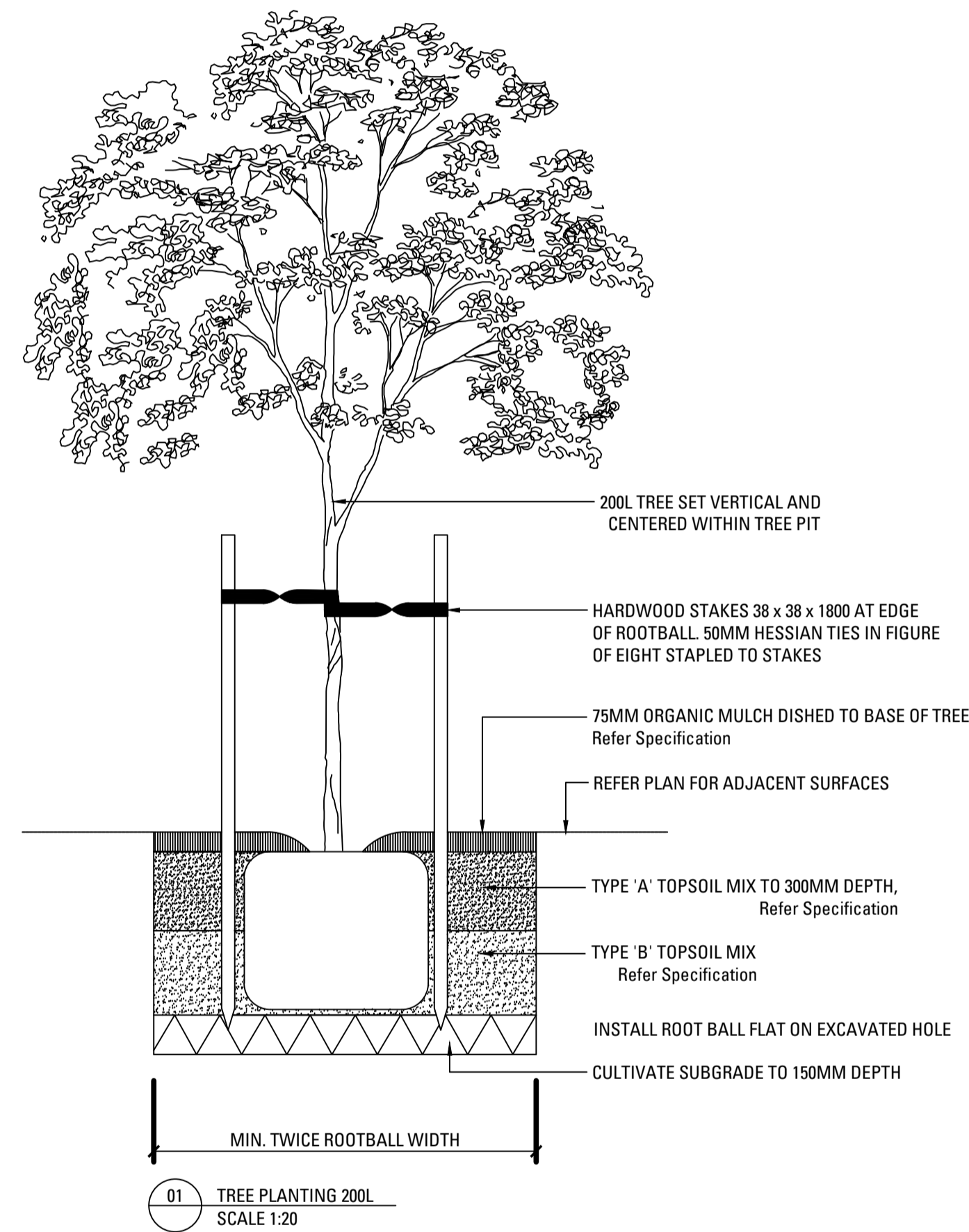
Project Affordable Housing
 Development
 SSD-83256463
 150 The Boulevard and
 34 Dudley Street
 Punchbowl, NSW

Drawing Title Visualisations

Drawing number+ revision	A_SSDA_703	B
--------------------------	------------	---



HAFF PUNCHBOWL PLANT SCHEDULE						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H X W) (M)	PROPOSED POT SIZE	DENSITY	QUANTITY
TREES						
Cc	<i>Corymbia citriodora</i>	Dwarf Lemon Scented Gum	6.0 x 4.0	200L	As Shown	14
TI	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	5.0 x 4.0	200L	As Shown	11
Wfl	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	12.0 x 6.0	200L	As Shown	15
SHRUBS & ACCENTS						
As	<i>Acmena smithii</i>	Lilly Pilly	5.0 x 3.0	200mm	As Shown	80
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	2.0 x 3.0	200mm	As Shown	75
Cr	<i>Correa reflexa</i>	Native Fuchsia	1.2 x 1.0	200mm	As Shown	40
De	<i>Doryanthes excelsa</i>	Gymea Lily	4.0 x 2.0	200mm	As Shown	10
Gs	<i>Grevillea sericea</i>	Silky Grevillea	2.0 x 2.0	200mm	As Shown	65
PI	<i>Persoonia linearis</i>	Narrow-leaved geebung	5.0 x 1.0	200mm	As Shown	90
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5	200mm	As Shown	50
FERNS & CYCADS						
An	<i>Asplenium nidus</i>	Birds Nest Fern	1.2 x 1.2	200mm	As Shown	15
Bg	<i>Blechnum gibbum</i> 'Silver Lady'	Dwarf Tree Fern	1.5 x 1.5	200mm	As Shown	85
Da	<i>Doodia aspera</i>	Prickly Rasp fern	0.6 X 0.6	200mm	As Shown	45
GRASSES & RUSHES						
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	1.0 x 1.0	150mm	As Shown	200
Pla	<i>Poa labillardierei</i>	Tussock grass	1.2 x 0.5	150mm	As Shown	400
Lt	<i>Lomandra tanika</i>	Mat Rush Tankia	0.6 x 0.6	150mm	As Shown	300
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.2 x 0.3	150mm	As Shown	190
GROUNDCOVERS & CIMBERS						
Bsb	<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles	0.5 x 1.0	150mm	6/m2	120
Bm	<i>Brachyscome multifida</i>	Native Daisy	0.5 x 0.3	150mm	6/m2	100
Cg	<i>Casuarina glauca</i> 'Cousin It'	Prostrate She Oak	0.2 x 1.0	150mm	6/m2	200
Ca	<i>Chrysocephalum apiculatum</i> 'Desert Flame'	Everlasting Daisy	0.3 x 0.5	150mm	6/m2	100
Gg	<i>Grevillea</i> 'Gold Cluster'	Gold Cluster	0.5 x 0.8	150mm	6/m2	110
Mp	<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 0.7	150mm	6/m2	185
Wfr	<i>Westringia fruticosa</i> 'Flat n' Fruity'	Coastal Rosemary	0.3 x 2.0	150mm	6/m2	175
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1.0	150mm	6/m2	30



LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:

EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL 50%

COMPOST 30%

D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF

SHALL BE SIR WALTER BUFFALO, SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE, REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.