
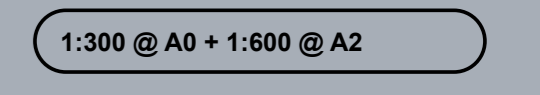


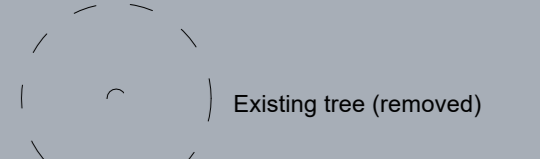
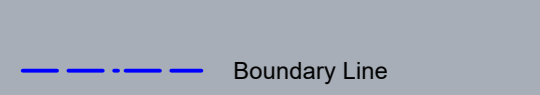




ISOBEL DAVIES  
BUILDING REMOVED  
UNDER ALTERNATE  
PLANNING APPROVAL

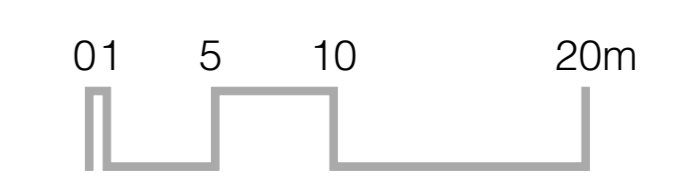

**Department of Planning,  
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 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 4.55(1A) Application No: SSD-9912-Mod-2  
 Granted: 25 January 2024 Sheet No: 1 of 7 Signed: KK

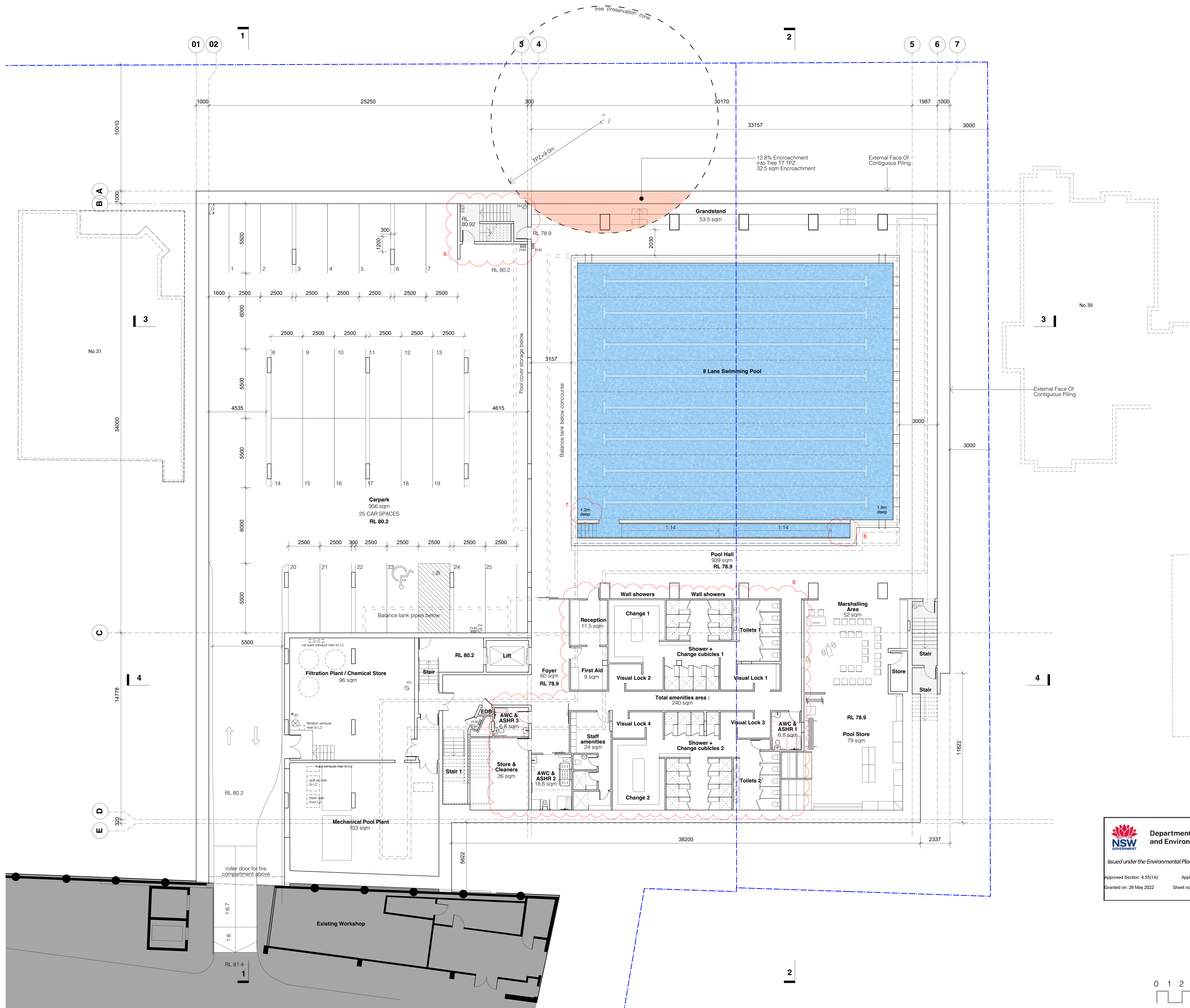
- J 08/12/23 Modifications to Landscaping
- I 14/02/22 S4.55 Modification
- H 19/10/20 Response to Submissions
- G 6/10/20 Response to Submissions
- F 03/10/19 SSDA Submission

**01**  
 Site Plan  
 roseville college -  
 swell centre  
 27-29 Bancroft Avenue, Roseville

  
 brewster  
 hjorth  
 architects







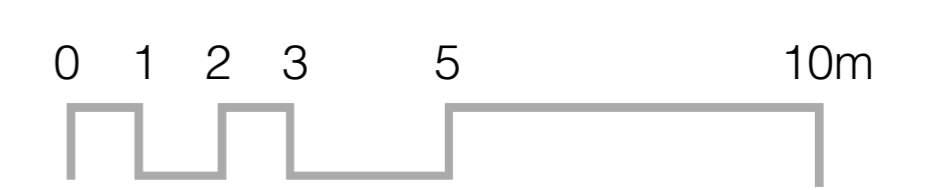
- J 14/02/22 \$4.55 Modification
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 3/10/19 SSDA Submission

**02**  
Level 1 - Plan  
roseville college - swell centre

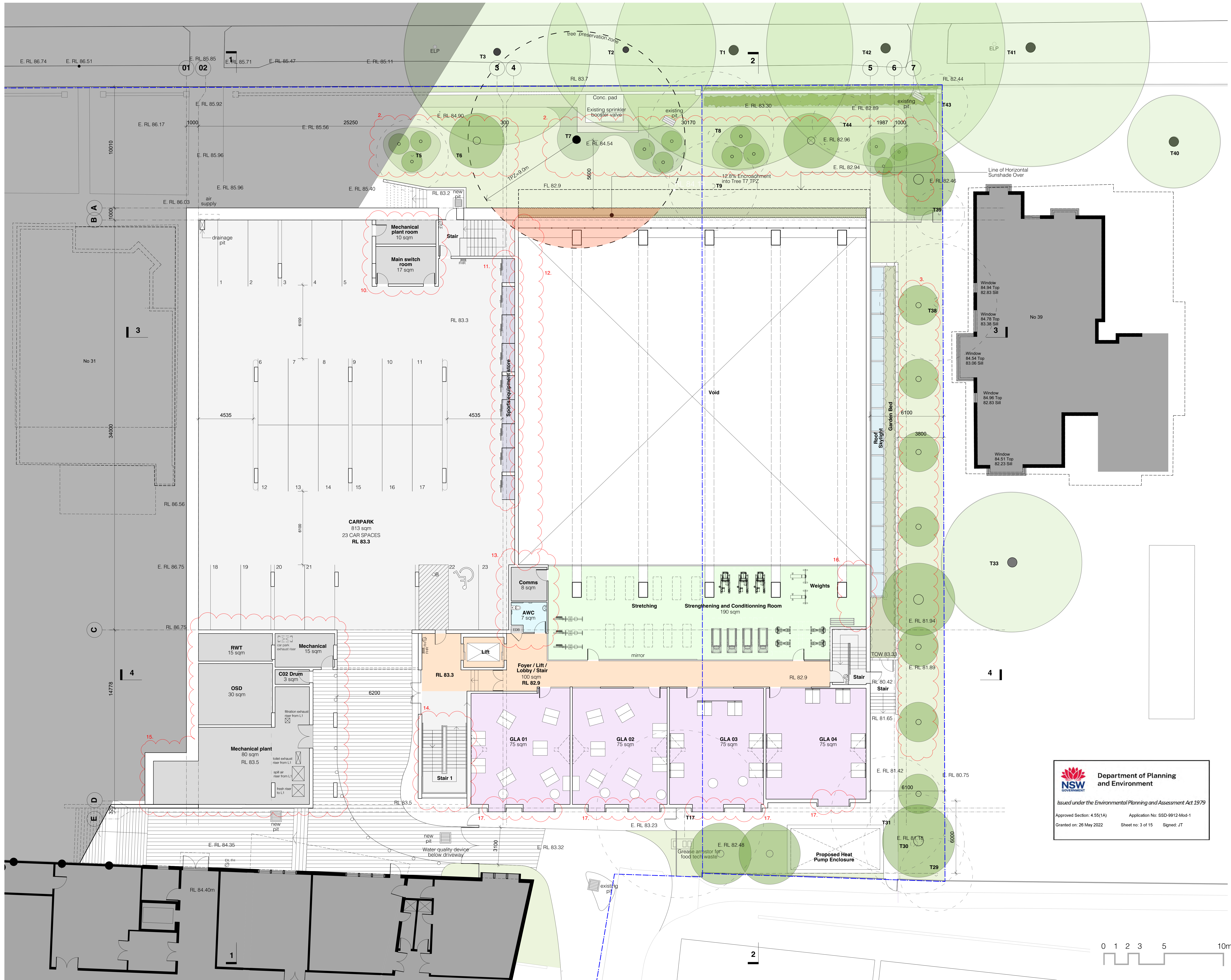
27-29 Bancroft Avenue, Roseville



**Department of Planning and Environment**  
Issued under the Environmental Planning and Assessment Act 1979  
Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
Granted on: 28 May 2022 Sheet no: 2 of 15 Signed: JT







1:100 @ A0 + 1:200 @ A2

- Existing tree (keep)
- New tree
- Existing tree (removed)
- Boundary Line
- Extent Of SSDA Design

- K 14/02/22 S4.55 Modification
- J 28/10/20 Response to Submissions
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 03/10/19 SSDA Submission

**03**  
Level 2 - Plan

roseville college - swell centre

27-29 Bancroft Avenue, Roseville

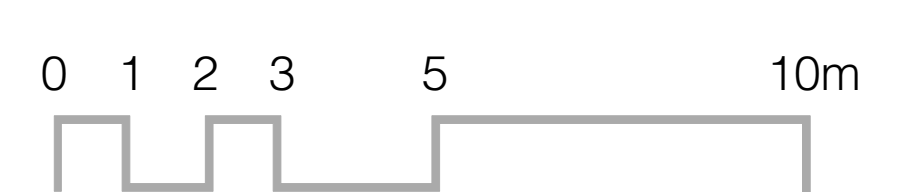
**Department of Planning and Environment**

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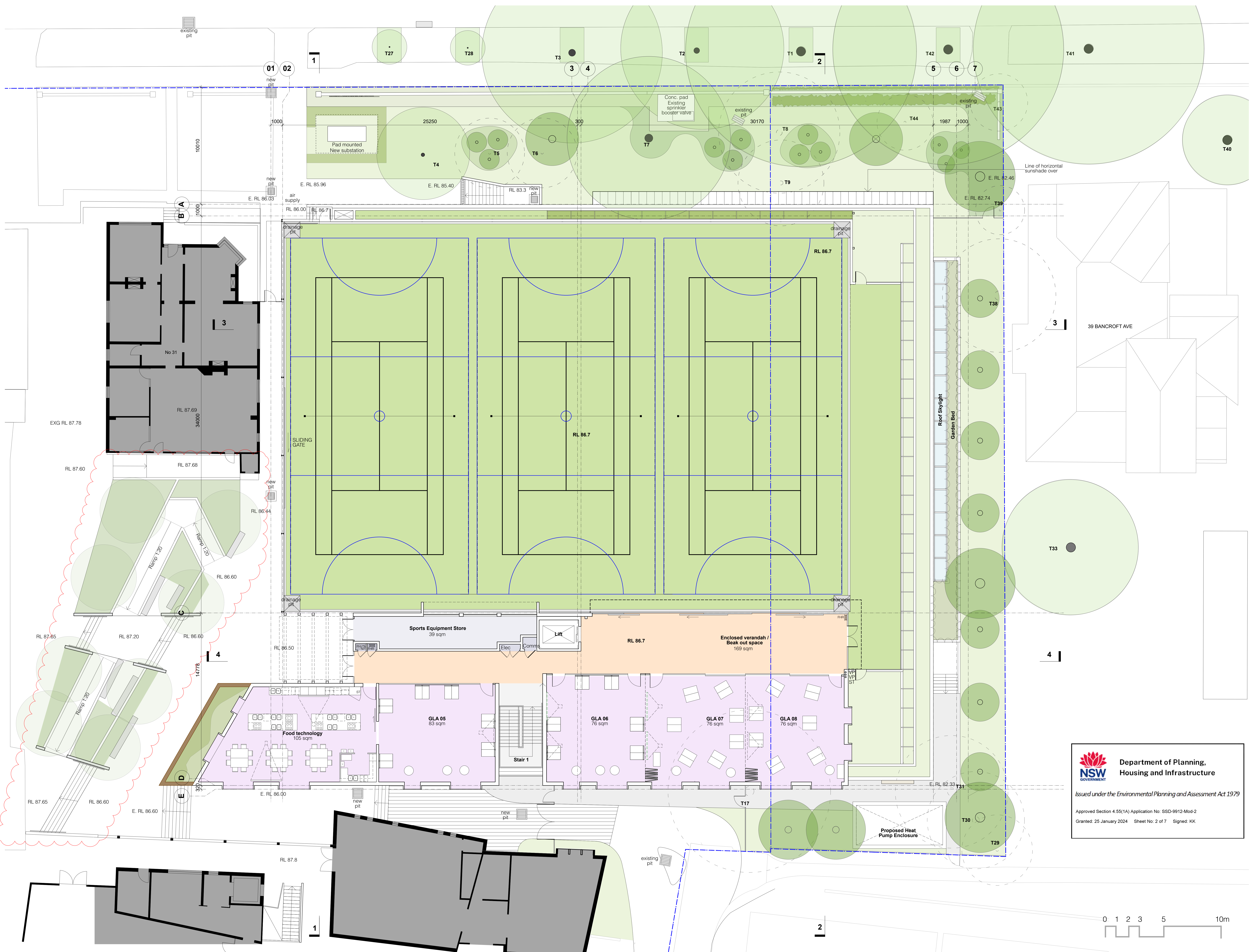
Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
 Granted on: 26 May 2022 Sheet no: 3 of 15 Signed: JT



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hjorth  
architects







1:100 @ A0 + 1:200 @ A2

- Existing tree (kept)
- New tree
- Existing tree (removed)
- Boundary Line
- Extent Of SSDA Design

- L 08/12/23 Modifications to Landscaping
- K 14/02/22 S4.55 Modification
- J 28/10/20 Response to Submissions
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 03/10/19 SSDA Submission

**04**  
Level 3 - Plan

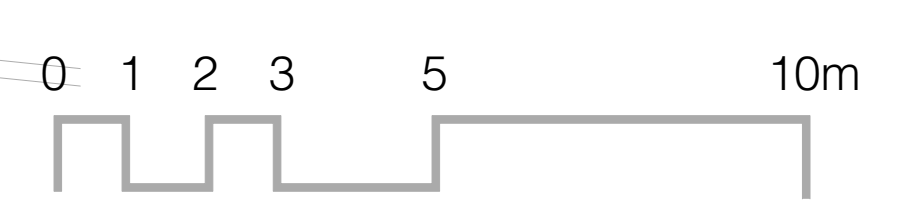
roseville college - swell centre

27-29 Bancroft Avenue, Roseville

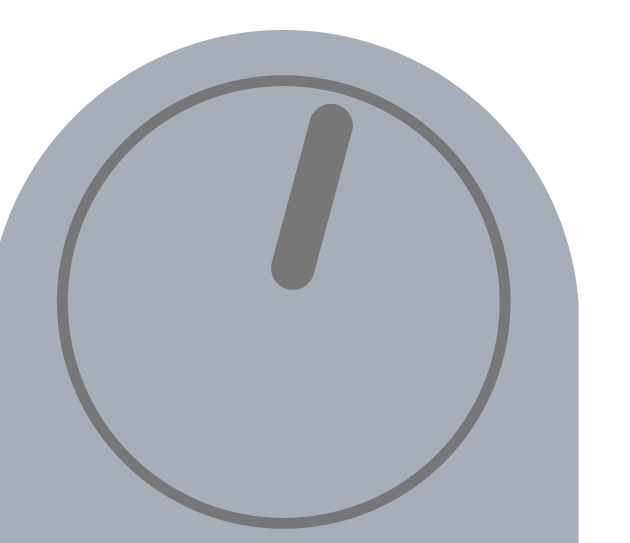
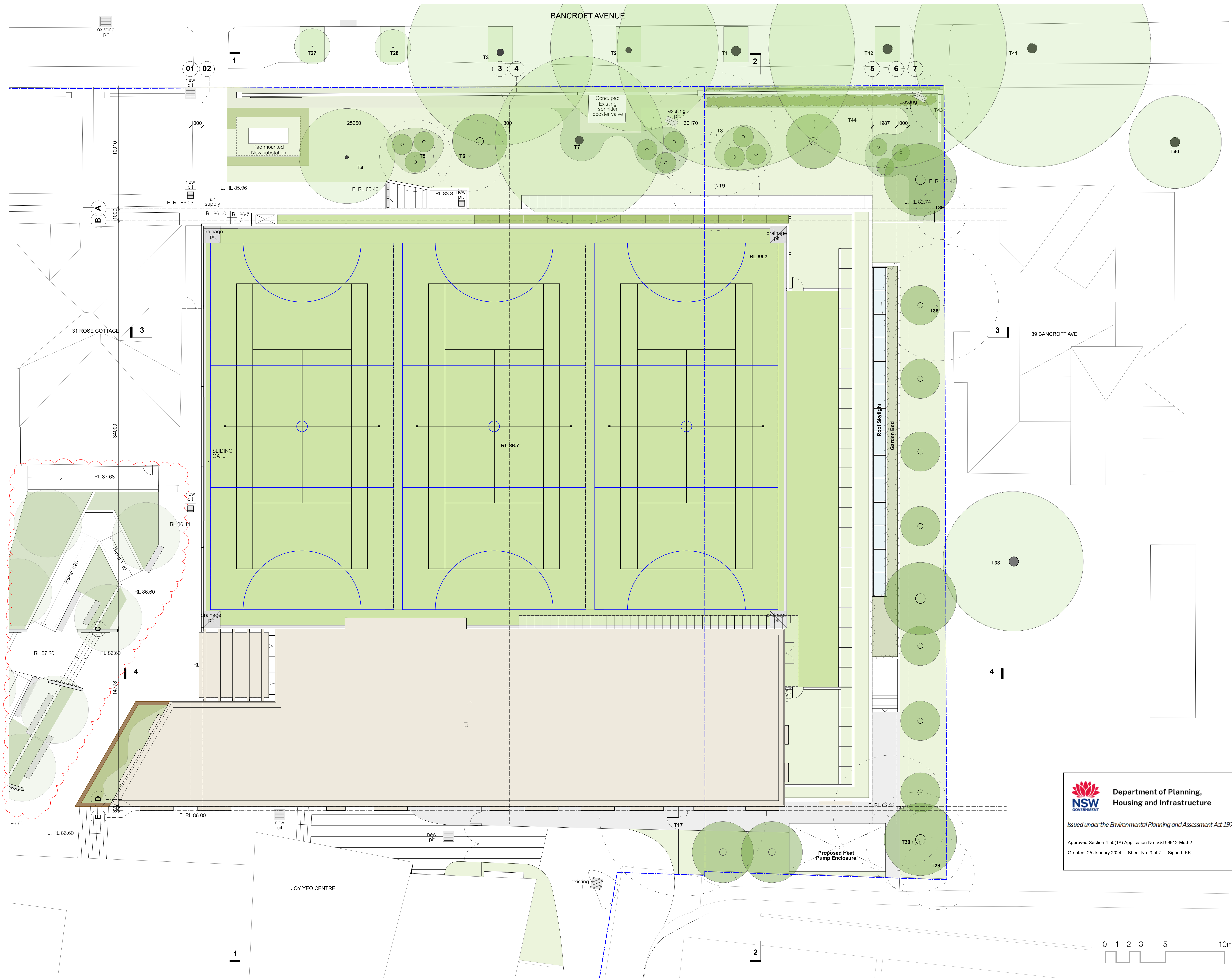
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Approved Section 4.55(1A) Application No: SSD-9912-Mod-2  
 Granted: 25 January 2024 Sheet No: 2 of 7 Signed: KK







1:100 @ A0 + 1:200 @ A2

- Existing tree (kept)
- New tree
- Existing tree (removed)
- Boundary Line
- Extend of SSDA design

- H 08/12/23 Modifications to Landscaping
- G 14/02/22 S4.55 Modification
- F 28/10/20 Response to Submissions
- E 19/10/20 Response to Submissions
- D 6/10/20 Response to Submissions
- C 15/6/20 Amended SSDA For Council Review
- B 03/10/19 SSDA Submission

## 05 Roof Plan

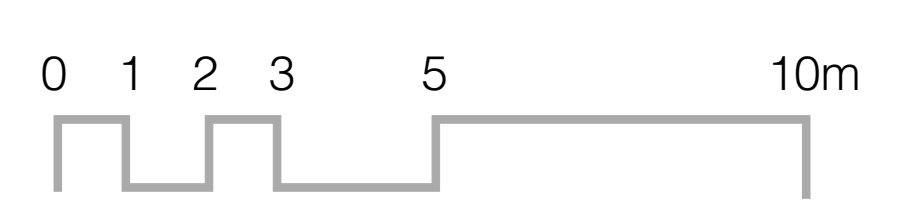
roseville college - swell centre

27-29 Bancroft Avenue, Roseville

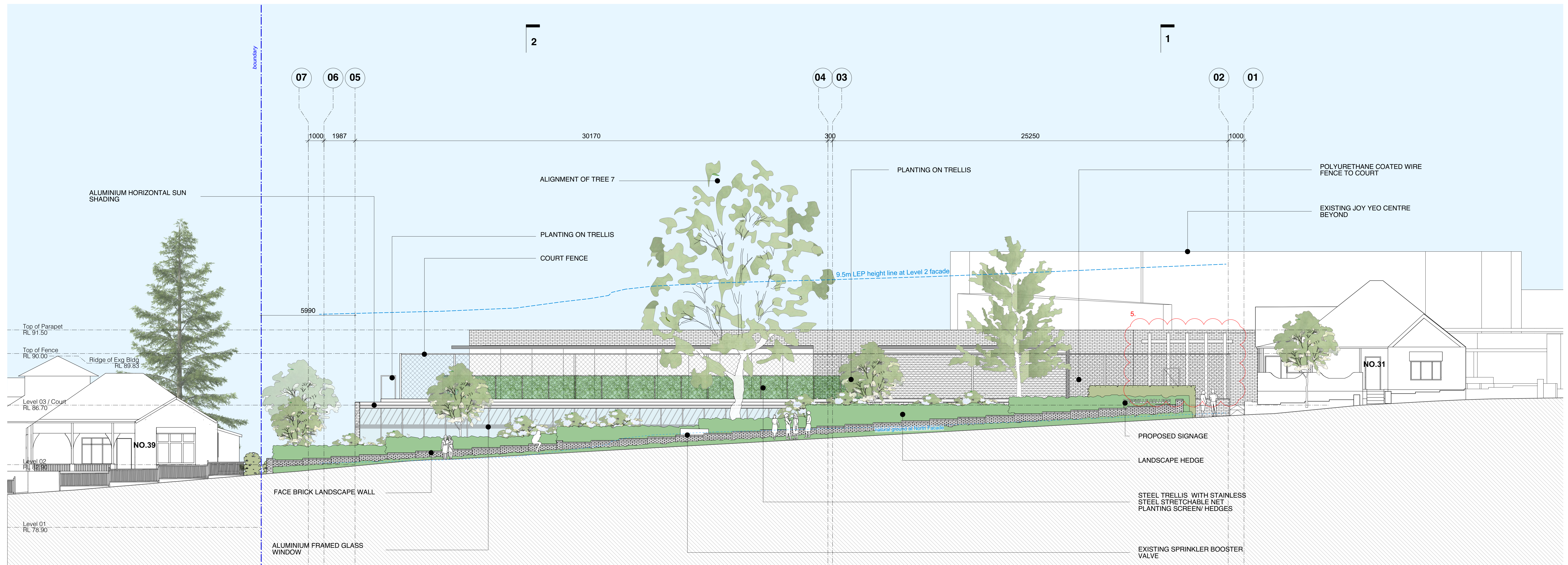
**Department of Planning, Housing and Infrastructure**  
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 Granted: 25 January 2024 Sheet No: 3 of 7 Signed: KK



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hjorth  
architects

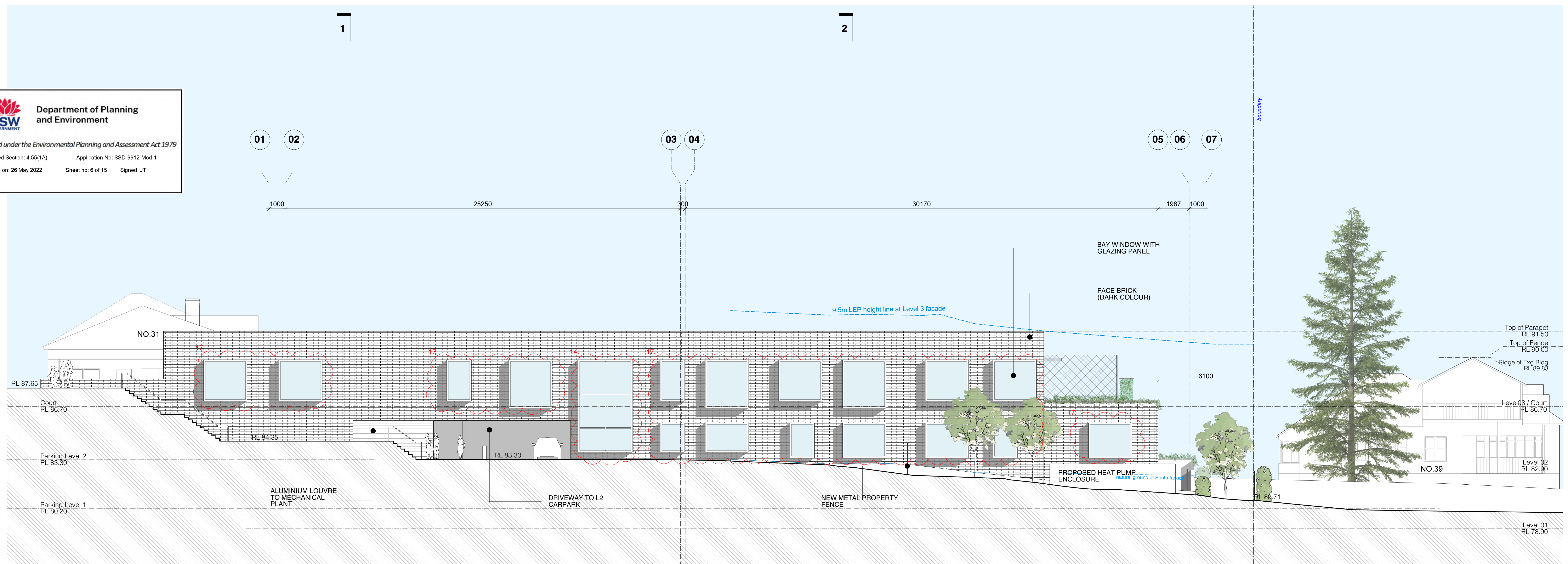






Elevation North

**NSW** Department of Planning and Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
 Granted on: 26 May 2022 Sheet no: 6 of 15 Signed: JT



Elevation South

- K 14/02/22 S4.55 Modification
- J 2/2/21 Added height limitation
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 3/10/19 SSDA Submission

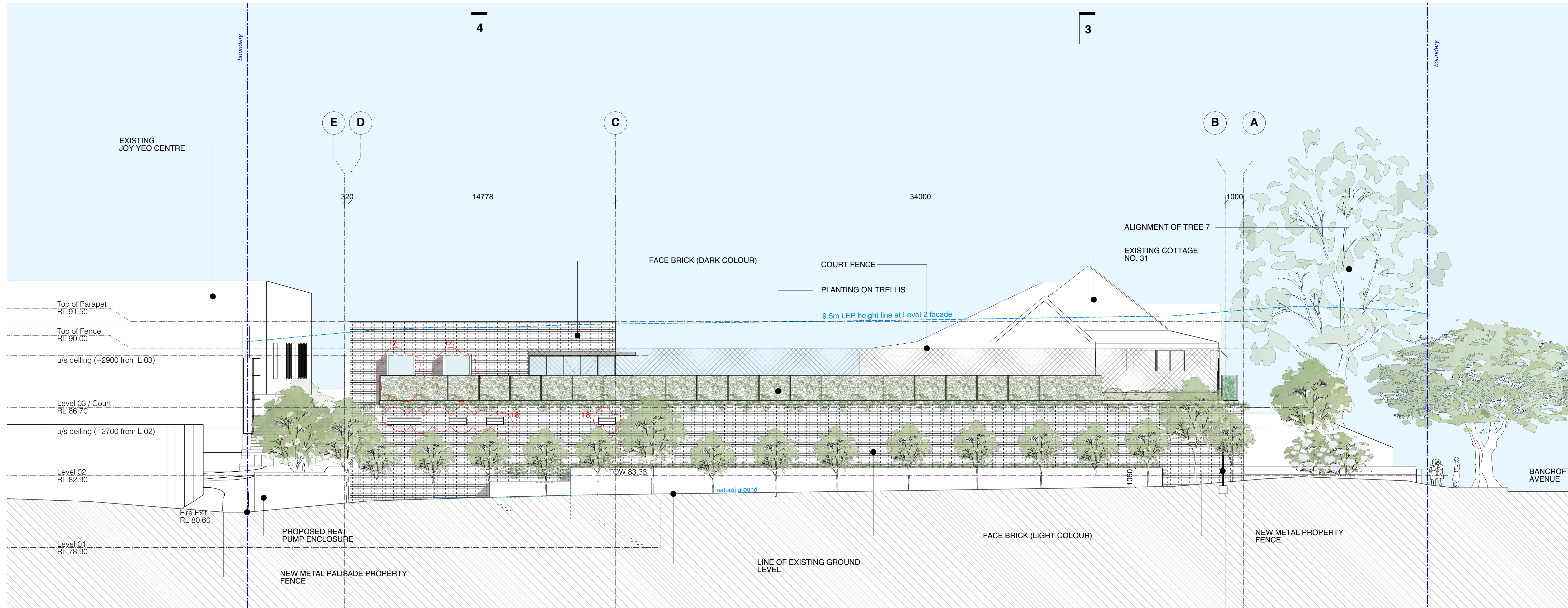
**06**  
 Elevation North & South  
 roseville college - swell centre

27-29 Bancroft Avenue, Roseville

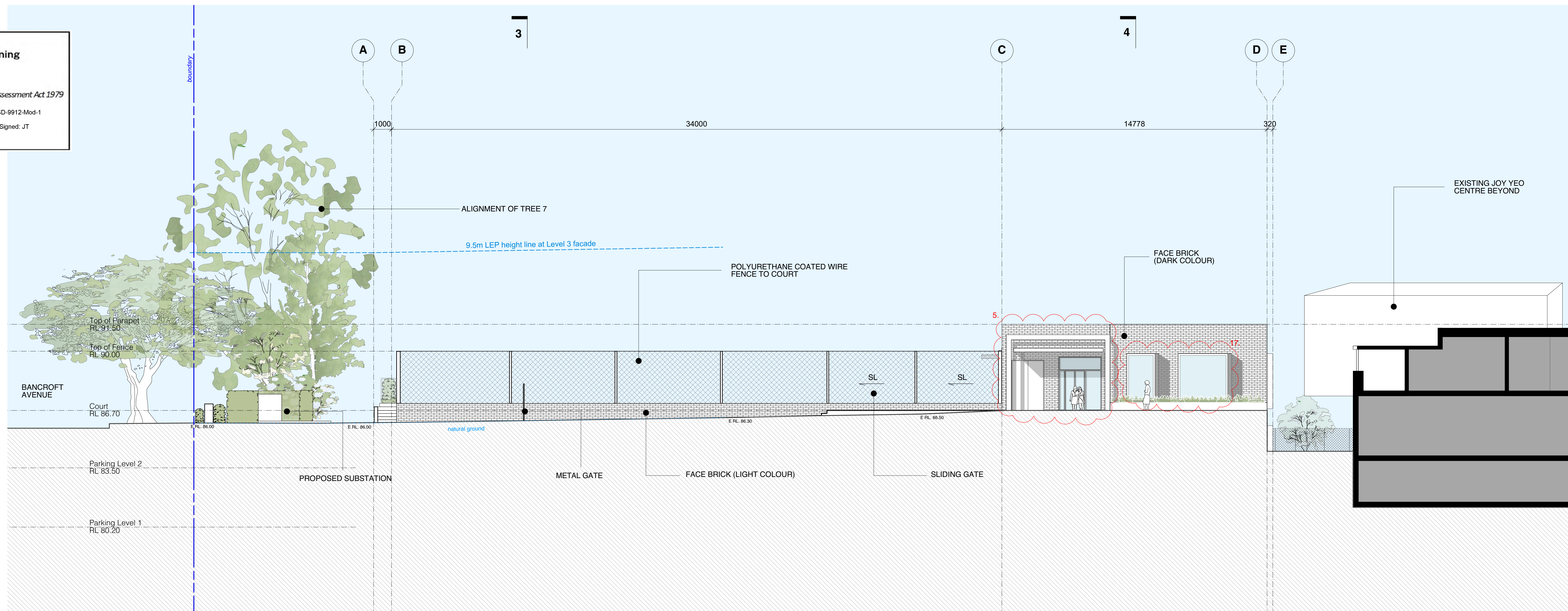


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Elevation East



Elevation West


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 Approved Section: 4.55(1A) Application No: SSD-9812-Mod-1  
 Granted on: 26 May 2022 Sheet no: 7 of 15 Signed: JT

1:100 @ A0 + 1:200 @ A2

- - - - - Boundary Line  
 - - - - - Extent of SSDA Design

- K 14/02/22 S4.55 Modification
- J 2/2/21 Added height limitation
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 3/10/19 SSDA Submission

07  
Elevation East&West

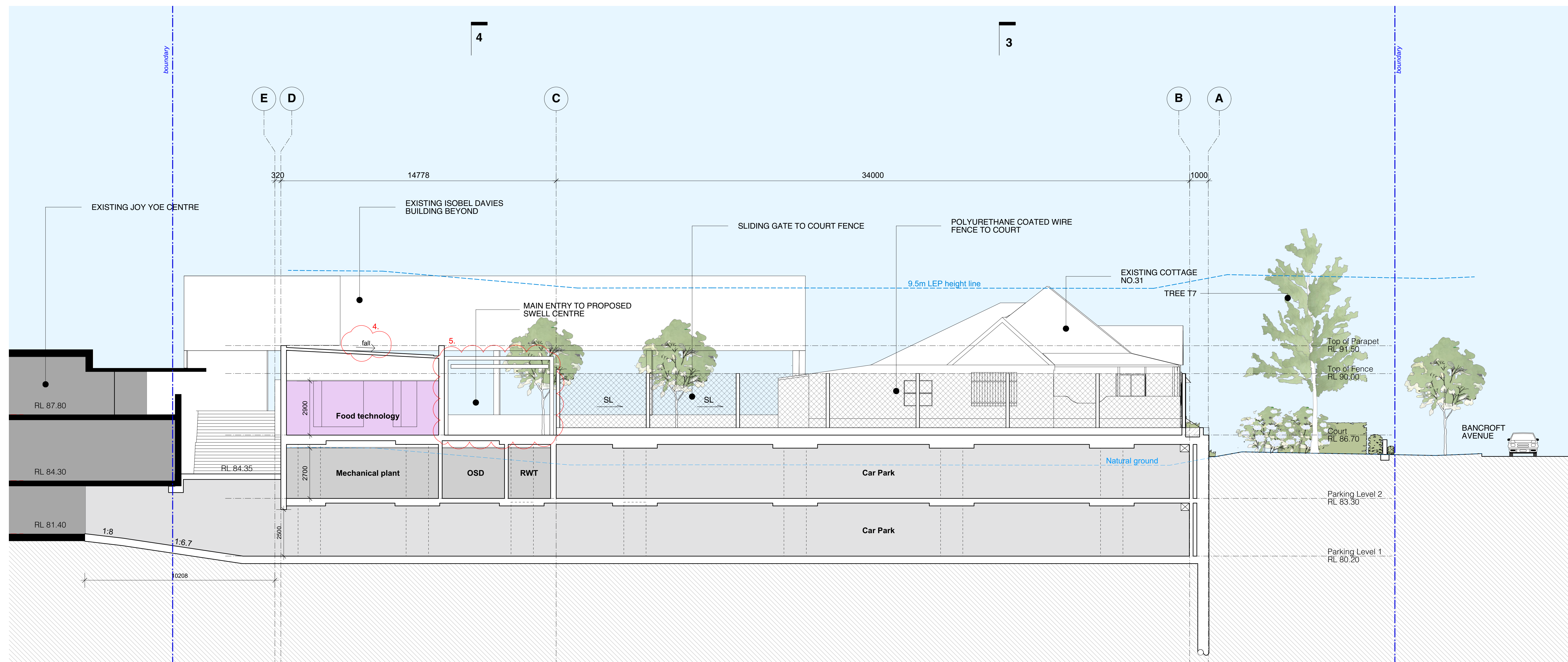
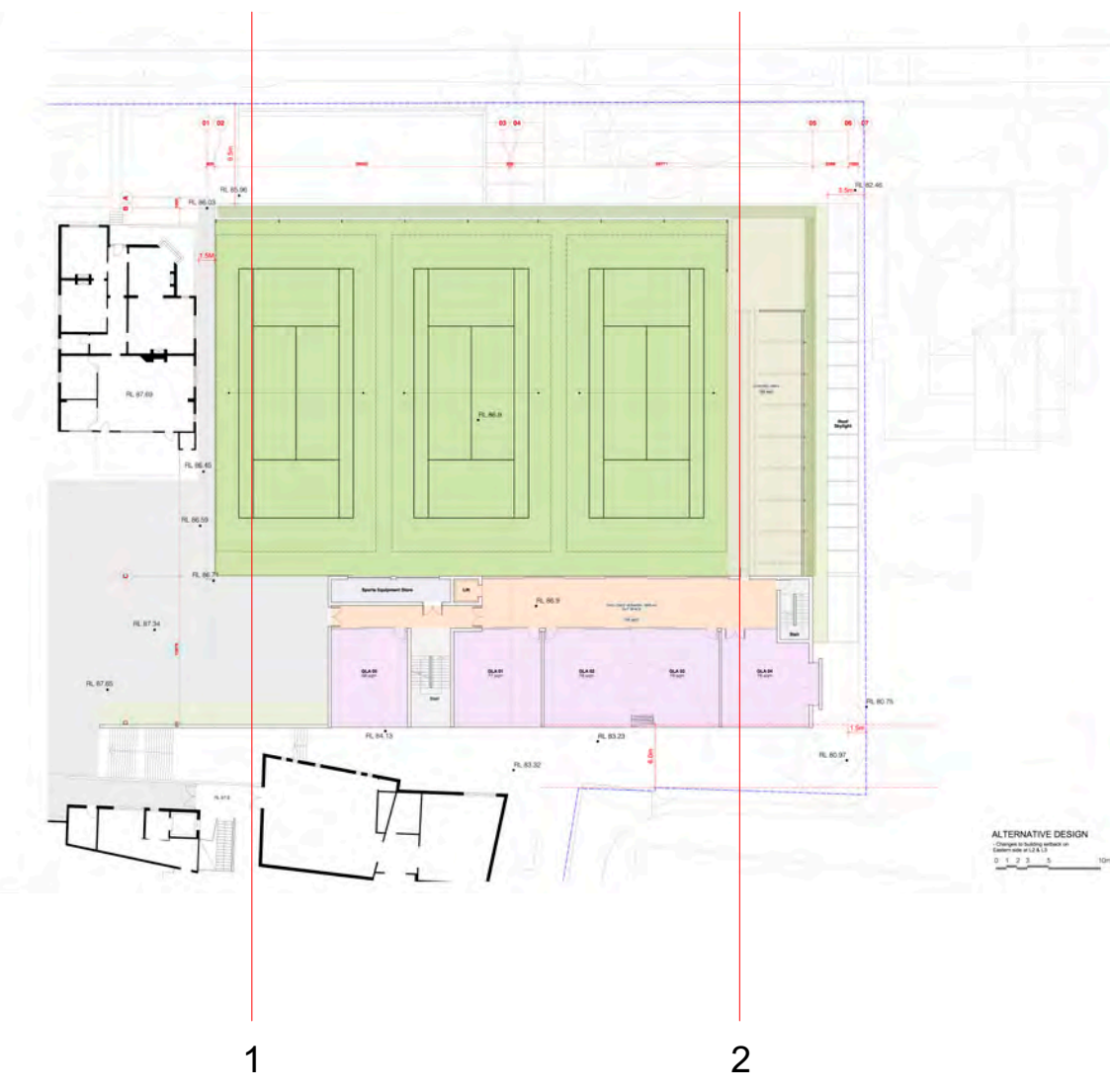
roseville college - swell centre

27-29 Bancroft Avenue, Roseville




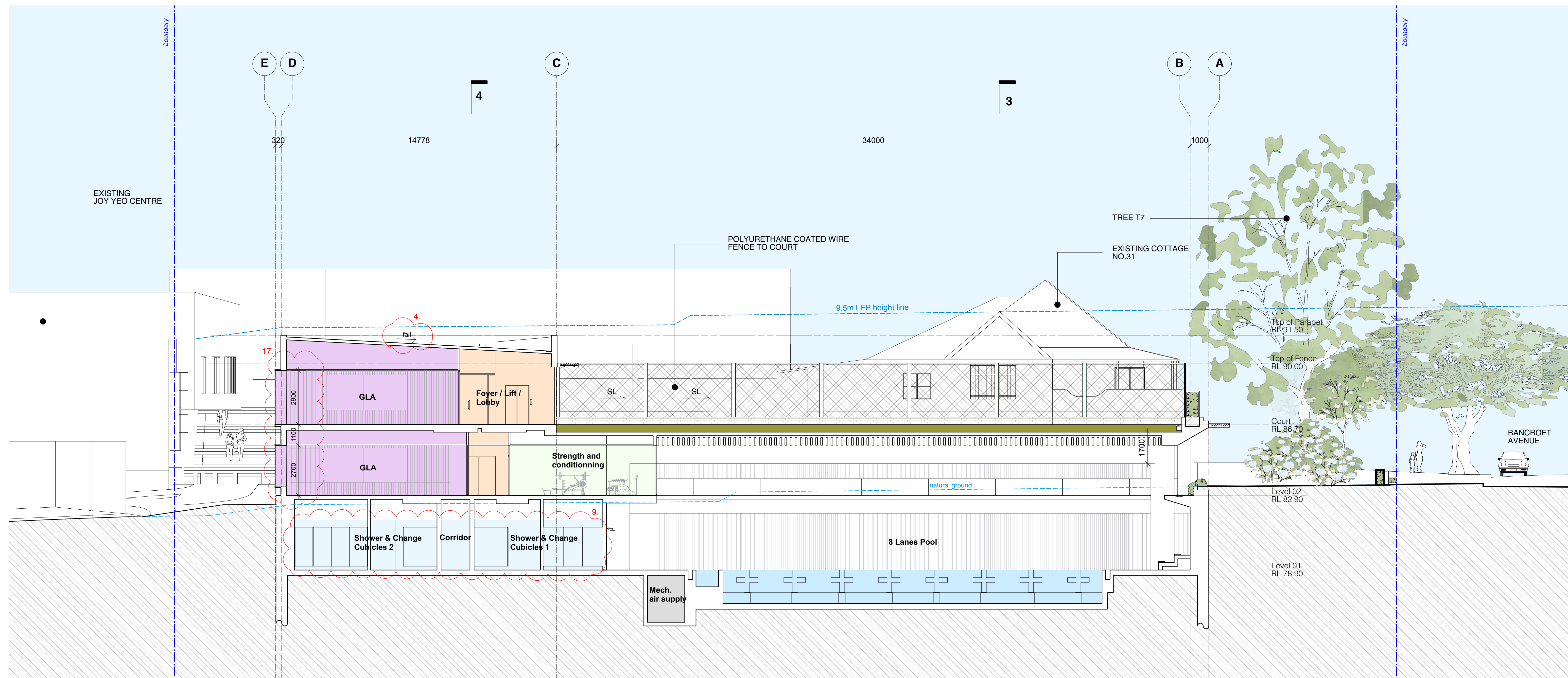
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hjorth  
architects







Section 01


**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
 Granted on: 26 May 2022 Sheet no: 8 of 15 Signed: JT



Section 02

1:100 @ A0 + 1:200 @ A2

 Boundary Line  
 Extent of SSDA Design

- K 14/02/22 S4.55 Modification
- J 2/2/21 Added height limitation
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 3/10/19 SSDA Submission

08  
Section 01&02

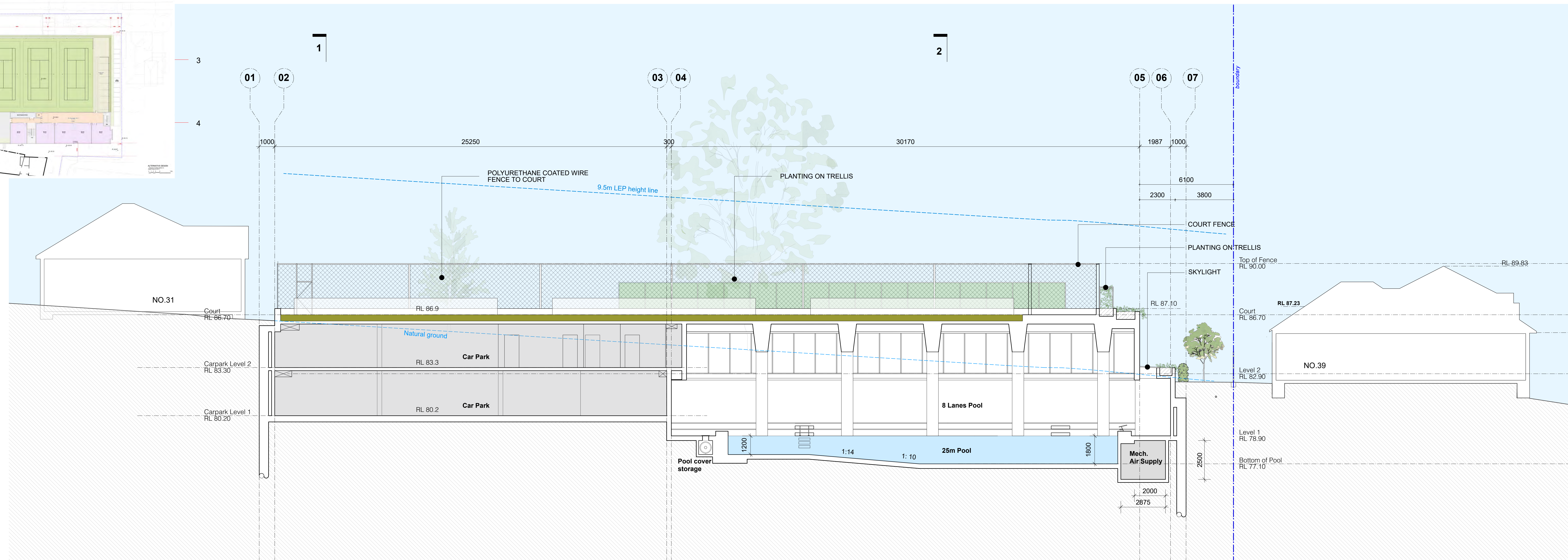
roseville college - swell centre

27-29 Bancroft Avenue, Roseville

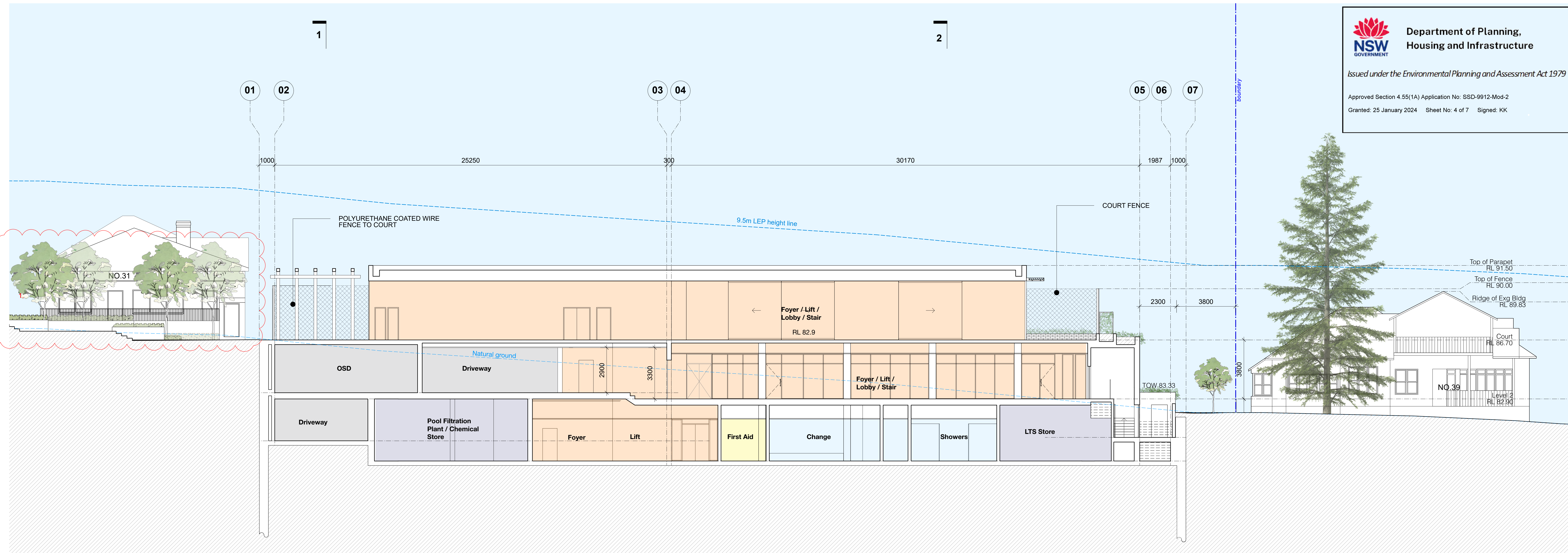


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Section 03



Section 04

**NSW GOVERNMENT** Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55(1A) Application No: SSD-9912-Mod-2  
 Granted: 25 January 2024 Sheet No: 4 of 7 Signed: KK

1:100 @ A0 + 1:200 @ A2

--- Boundary Line  
 --- Extent of SSDA Design

- L 08/12/23 Modifications to Landscaping
- K 14/02/22 S4.55 Modification
- J 2/2/21 Added height limitation
- I 19/10/20 Response to Submissions
- H 6/10/20 Response to Submissions
- G 15/6/20 Amended SSDA For Council Review
- F 3/10/19 SSDA Submission

**09**  
 Section03&04  
 roseville college - swell centre

27-29 Bancroft Avenue, Roseville



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 architects





1:100 @ A0 + 1:200 @ A2

- Existing tree (kept)
- Existing tree (removed)
- Existing building elements to be demolished
- Boundary Line



**New South Wales Government**  
 Independent Planning Commission  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application: SSD-9912 Signed: *B. Devine*  
 Granted on: 18 June 2021 Sheet: 10 of 18

- D 19/10/20 Response to Submissions
- C 6/10/20 Response to Submissions
- B 03/10/19 SSDA Submission

**10**  
Demolished Plan

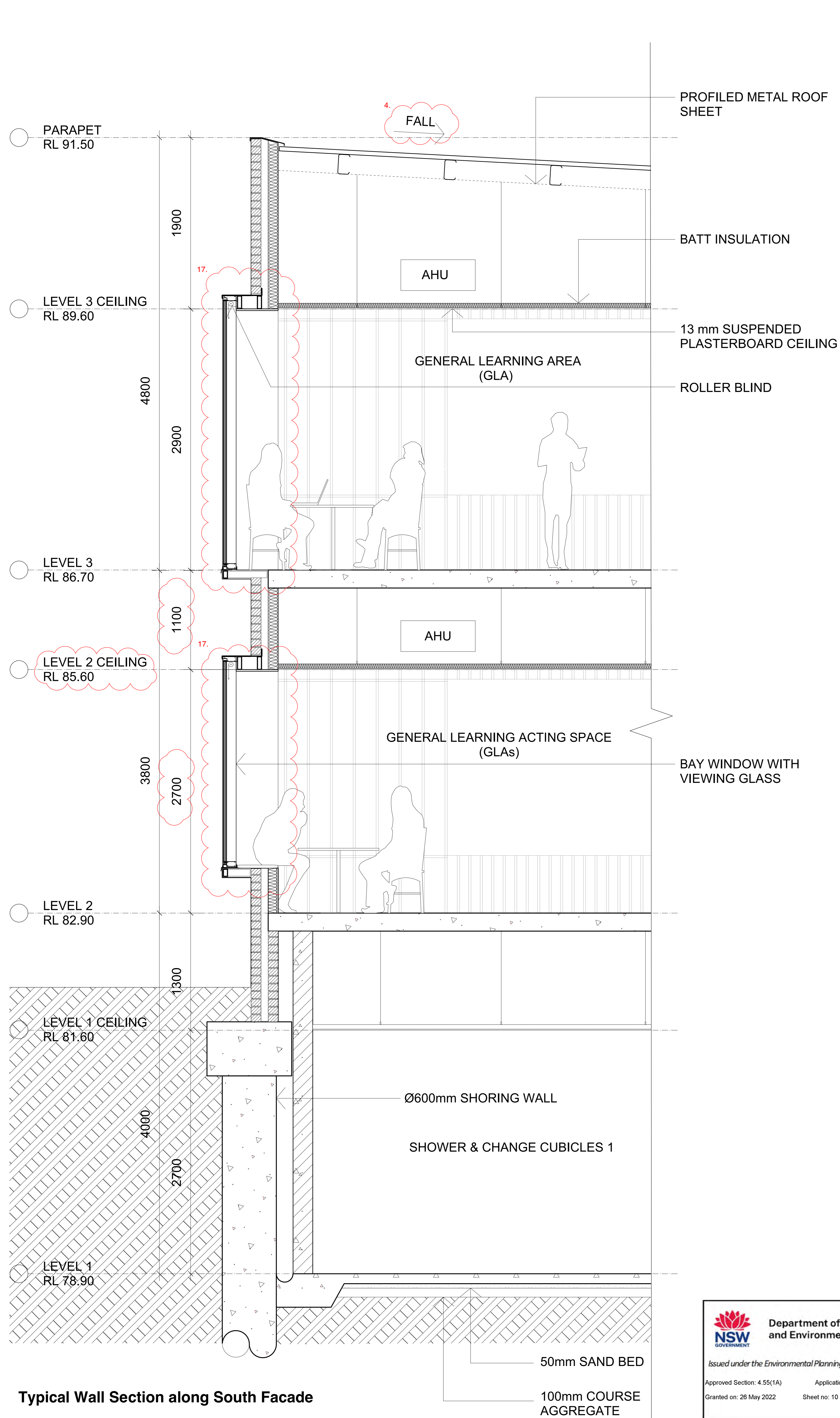
roseville college - swell centre

27-29 Bancroft Avenue, Roseville

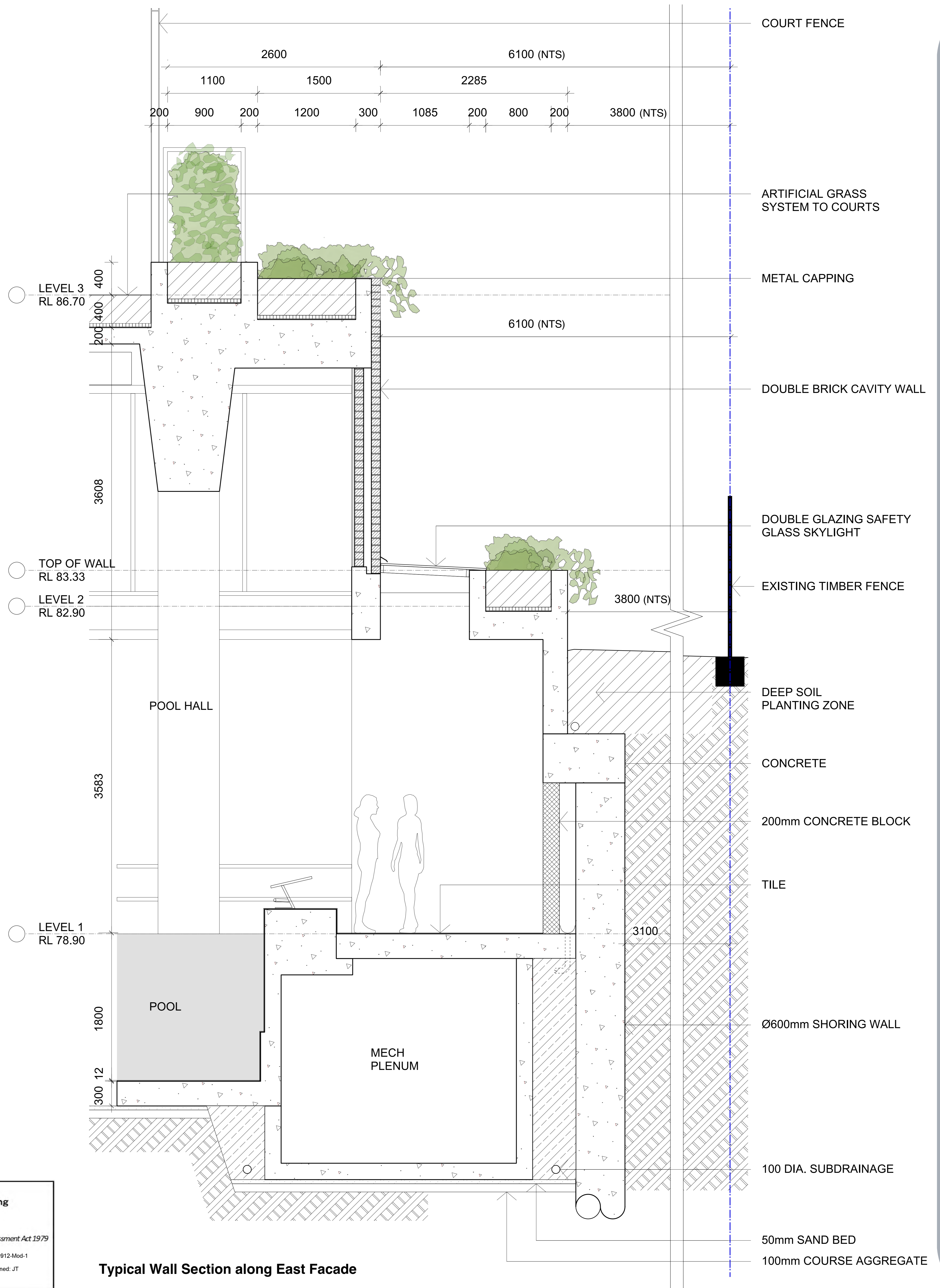


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hjorth  
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Typical Wall Section along South Facade



Typical Wall Section along East Facade

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 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
 Granted on: 26 May 2022 Sheet no: 10 of 15 Signed: JT

1:20 @ A0 + 1:40 @ A2

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 D 19/10/20 Response to Submissions  
 C 06/10/20 Response to Submissions  
 B 03/10/19 SSDA Submission

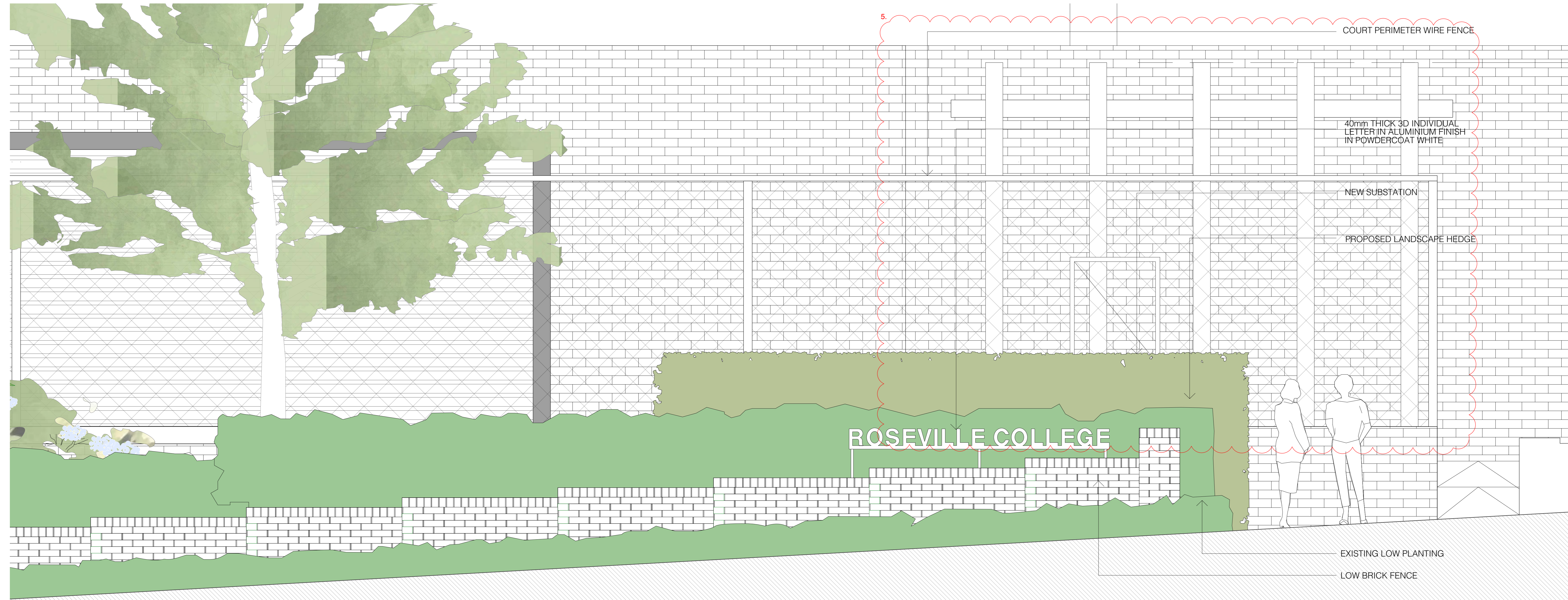
12  
 Detail Section  
 1:20  
 roseville college - swell centre

27-29 Bancroft Avenue, Roseville

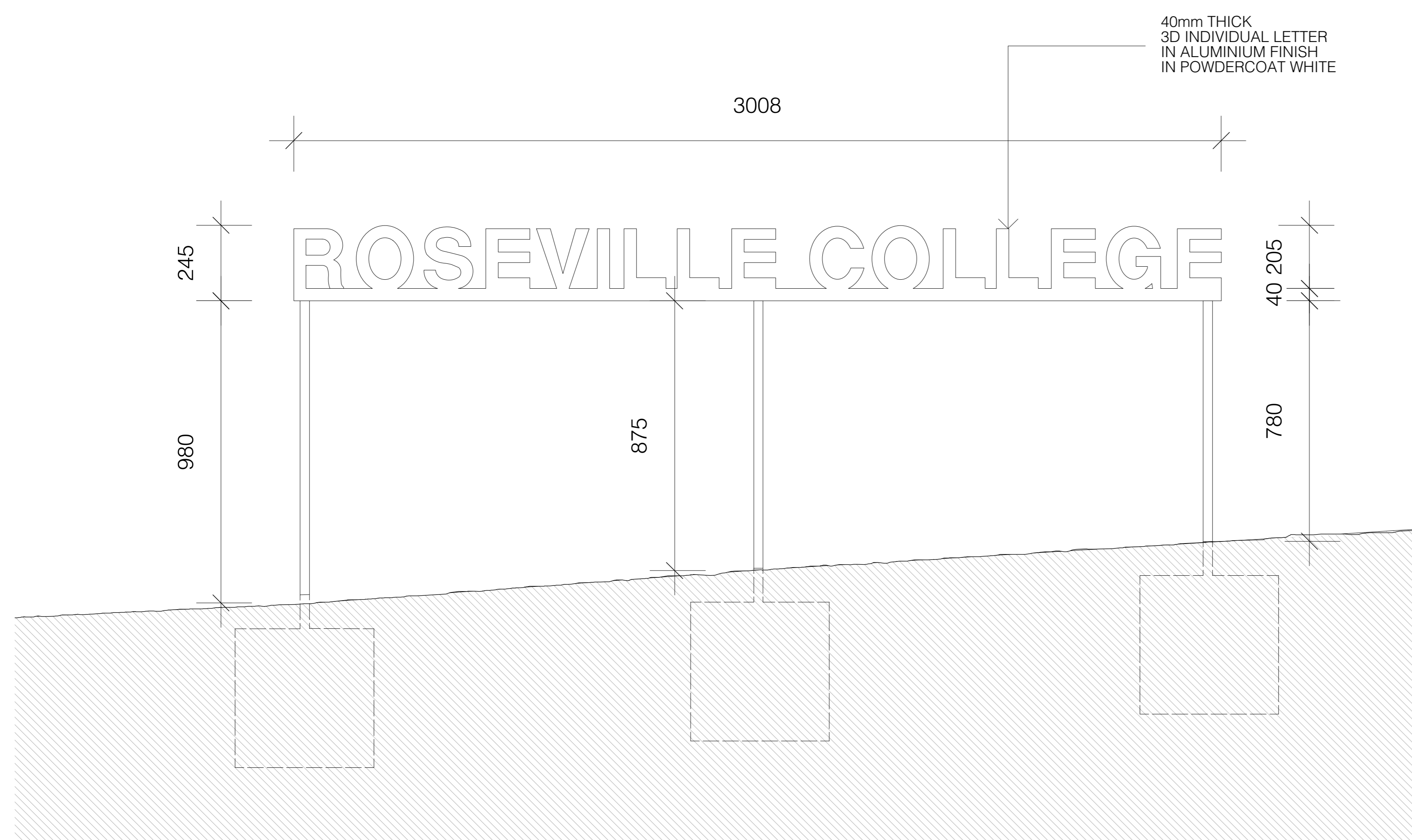


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 horth  
 architects

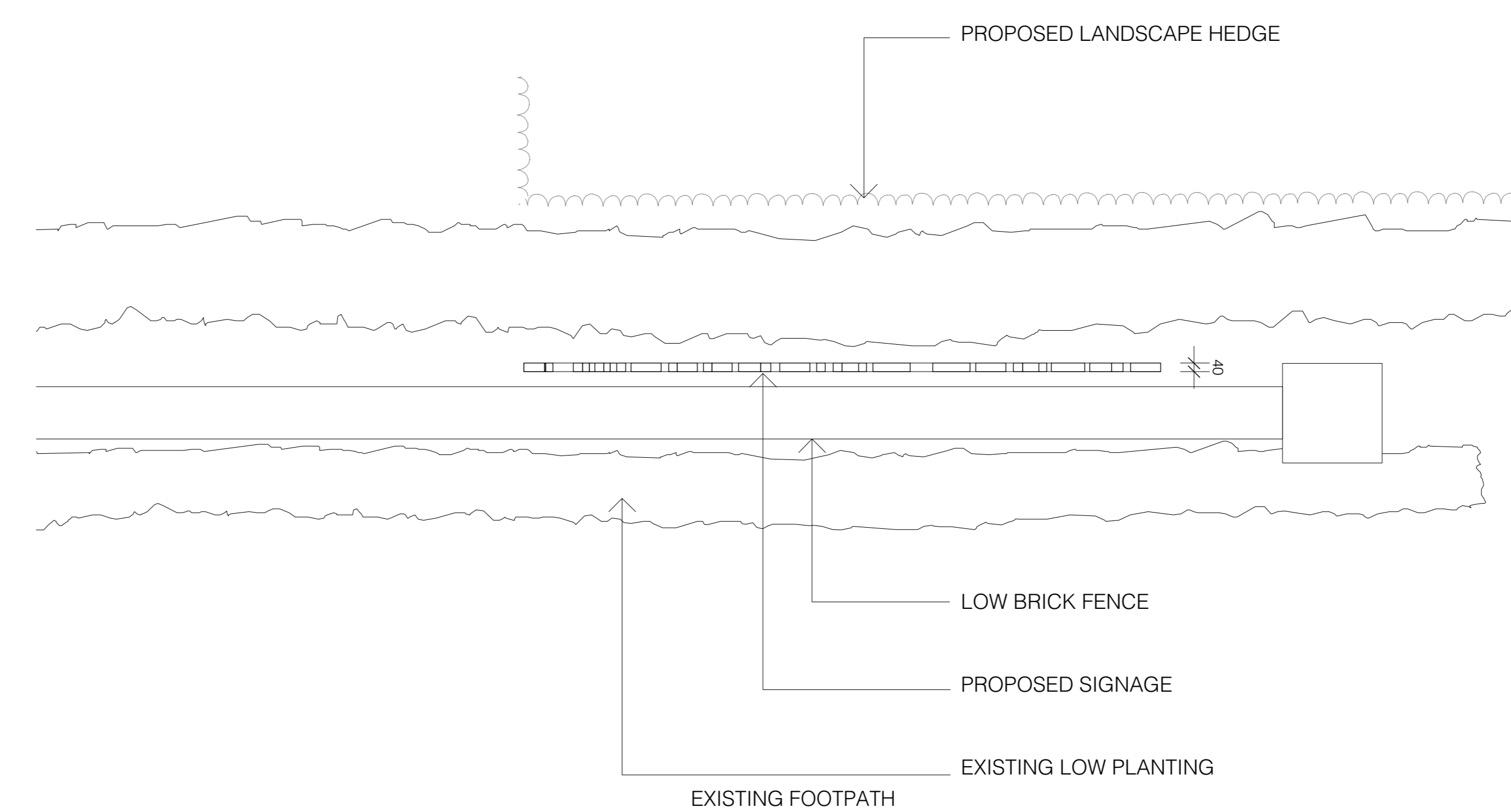





North Elevation (Bancroft Avenue) 1:20



Elevation: Signage 1:10



Plan 1:20


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Issued under the Environmental Planning and Assessment Act 1979  
Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
Granted on: 20 May 2022 Sheet no: 11 of 15 Signed: JT





LEGEND

- Property Boundary
- Extent of Basement (below)
- Line of SSDA
- Extent of Landscape Works
- (xx.xx) Existing Levels
- xx.xx Proposed Levels
- Existing trees to be retained
- Existing trees to be removed
- Proposed Trees
- Existing Planting to be retained
- Mass Planting
- Lawn - Managed
- Lawn - Synthetic Turf
- Retractable Sports Fencing
- Landscape Walling
- Garden Edging
- Paving Type 1, Feature Stone
- Paving Type 2, Brick to match existing
- Paving Type 3, Feature Concrete
- Paving Type 4, Unit Pavers
- Paving Type 5, Pebbles
- Paving Type 6, Hardwood Decking

KEY

- 01 Internal Classroom /Learning Rooms
- 02 Internal Food Technology
- 03 Food Tech Garden
- 04 SWELL Centre Primary Pedestrian Entry
- 05 Internal /External Verandah Break out Space
- 06 School 'Green Spine' Terraces
- 07 Sport Court /Lawn Terrace Connection
- 08 Multifunctional Sports Courts (Synthetic Surfacing)
- 09 School Secondary Pedestrian Entry
- 10 School Secondary Entry Assembly Point
- 11 SWELL Centre Tertiary Pedestrian Exit
- 12 Retain Public Street Trees
- 13 Retained Low Brick Wall & Hedging
- 14 New Low Brick Wall & Hedging - to match existing
- 15 Retain grades as per existing Sloped Lawn
- 16 Slab edge curtin drain, to Engineers Detail Design
- 17 Clumped Hydrangea with Underplanting
- 18 New Substation with hedge planting
- 19 Retained Tree 4 (Old. Kauri Pine)
- 20 Retained Tree 7 (Himalayan cedar)
- 21 New Ivory Curl Trees, qty. 8
- 22 Building Green Screen w/ Climbing vines
- 23 SWELL Centre Maintenance Access
- 24 SWELL Pool Roof Skylight
- 25 SWELL Level 3 Rooftop Planter, 0.15-0.3M depth
- 26 SWELL Centre Tertiary Pedestrian Exit
- 27 New mid-story Screen Trees
- 28 Existing Timber Fence, 1.8M - replace with new
- 29 New Pedestrian Access Gate, nom. 2.0M high
- 30 New Structure, heat pump
- 31 New Pedestrian Access Gate, nom. 2.0M high
- 32 New Vehicular Access Gate, nom. 2.0M high
- 33 Reconfigure Existing Stair Access
- 34 New street trees to match existing, qty.3

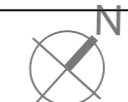


**Department of Planning,  
Housing and Infrastructure**

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Section 4.55(1A) Application No: SSD-9912-Mod-2

Granted: 25 January 2024    Sheet No: 5 of 7    Signed: KK

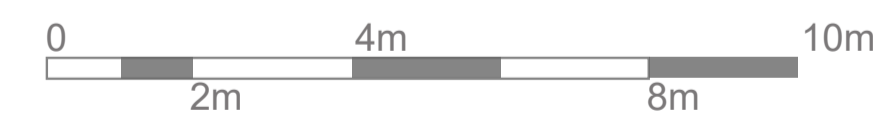
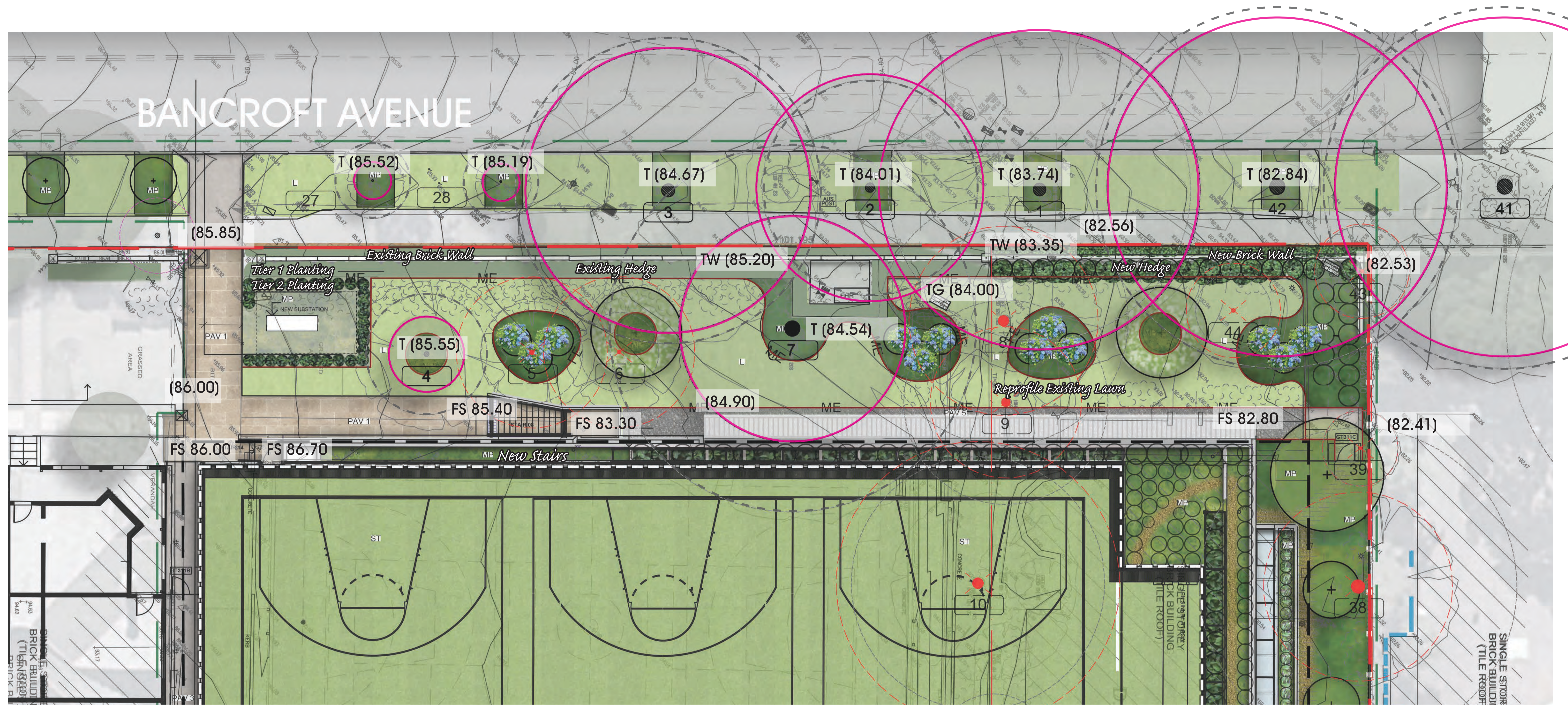


Sheet: EPM05-DA-101

Project: Roseville College SWELL Centre  
 Client: Brewster Horth Architects  
 Stage: SSDA, Amended  
 Prepared: MCG/CG  
 Date: 30/11/2023

G





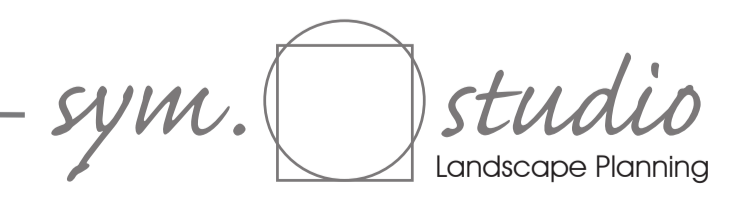
SCALE 1:100@A1  
1:200@A3



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**Department of Planning and Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(1A)      Application No: SSD-9912-Mod-1  
 Granted on: 26 May 2022      Sheet no: 13 of 15      Signed: JT



Sheet: EPM05-DA-102

Project: Roseville College SWELL Centre  
 Client: Brewster Horth Architects  
 Stage: SSDA, Amended  
 Prepared: MCG/CG  
 Date: 22/04/2022

F



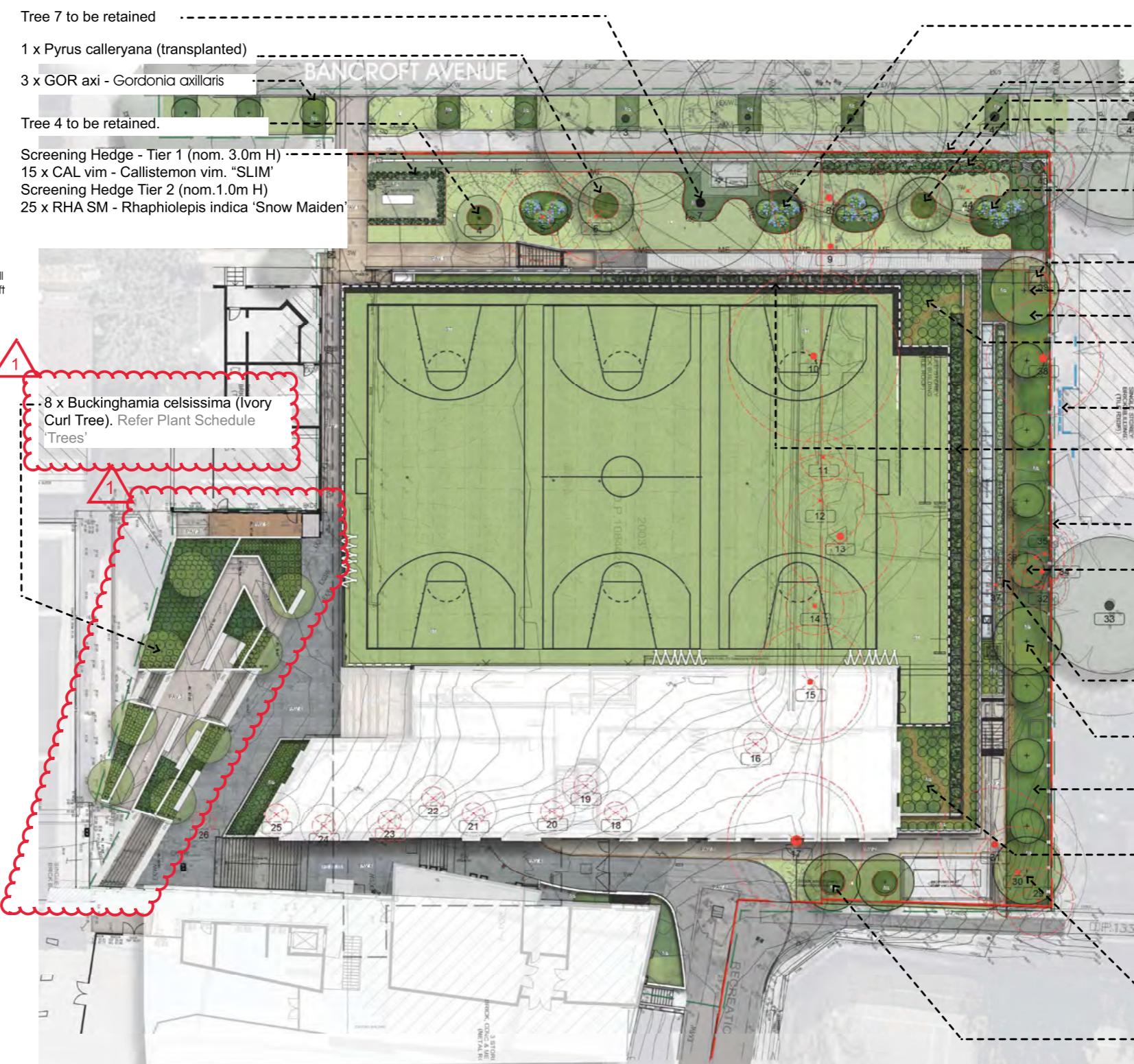


Existing photo of timber boundary fence north-south between new SWELL building and 39 Bancroft Avenue. Proposed new fence to be replaced with slightly modify detail including 3 rail, lapped and capped with metal posts.

Existing photo of Bancroft Avenue boundary wall and planting. Proposed treatment at 37 Bancroft Avenue to match.



Roof Level - Green Screen/Steel Trellis.



- Frontage Landscape Design Intent**  
Species to Bancroft frontage reflect an informal landscape character (residential street scale) and heritage conservation area adjacent.
- New brick wall to Bancroft Avenue to match existing
  - 1 x *Pyrus calleryana* (transplanted)
  - Street frontage Infill Planting to match existing (18 Lm)  
Continuation of Bancroft Avenue existing streetscape character including brick wall, hedge planting and brick garden edge.
  - 12 x *HYD mac* - *Hydrangea macrophylla* (planted in groups of 3) in garden beds, underplant with 60 x *AJU ret* - *Ajuga reptans* 'Catkins Giant'
  - 36 x *JUN con* - *Juniperus conferta*
  - New maintenance access gate
  - 1 x *PYR cal* - *Pyrus calleryana* (transplanted)
  - Mulch only maintenance access path
  - Roof Level (Lvl 3) - Mass planting.  
Grasses & Groundcovers. Refer below callout for species list. 0.15m - 0.3m soil depth.
  - Adjoining neighbours approximate location of existing glazing (shown blue)
  - Roof Level (Lvl 3) - Green Screen/Steel Trellis. (50 Lm)  
Climbers/Vines.  
34 x *TRA jas* - *Trachelospermum jasminoides* (Star Jasmine)  
64 x *RHA SM* - *Rhaphiolepis indica* 'Snow Maiden'
  - New fence to 39 Bancroft avenue to match existing  
Lapped and capped timber paling (1.8mH) with metal posts
  - Ground Level - Medium Size Planting @ 6.0m centres (Approx. 3m High x 2-3m Dia.)  
7 x *MIC fig* - *Michelia figo* (Port Wine Magnolia)
  - Skylight Planter (Lvl 2) - Low Planting (Approx. 0.5m High)  
70 x *STA lan* - *Stachys lanta* 'Silver Carpet'  
0.45m soil depth.
  - 1 x *PYR cal* - *Pyrus calleryana* (transplanted)
  - Ground Level - Ground Cover Mass Planting  
Low maintenance. Suited to maintaining access to skylights for maintenance.  
120 x *JUN con* - *Juniper conferta* (Shore Juniper)
  - Roof Level (Lvl 3) - Mass Planting  
Grasses & Groundcovers  
15 x *BRA mul* - *Brachyscome multifida* (Cut-Leafed Daisy)  
15 x *CAR edu* - *Carpobrotus edulis* (Pig face)  
10 x *LON tan* - *Lomandra longifolia* 'Tanika' (Tanika Mat Rush)  
68 x *MYO par* - *Myoporum parvifolium* (Creeping boobiala )  
16 x *ROS Pro* - *Rosmarinus 'Prostratus'* (Creeping Rosemary)  
0.3 - 0.45m soil depth.
  - 1 x *PYR cal* - *Pyrus calleryana* (transplanted)
  - 2 x *ELA ret* - *Elaeocarpus reticulatus* (Blueberry Ash)

**Department of Planning,  
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NSW GOVERNMENT

0 4m 8m 16m 20m SCALE 1:200@A1  
1:400@A3

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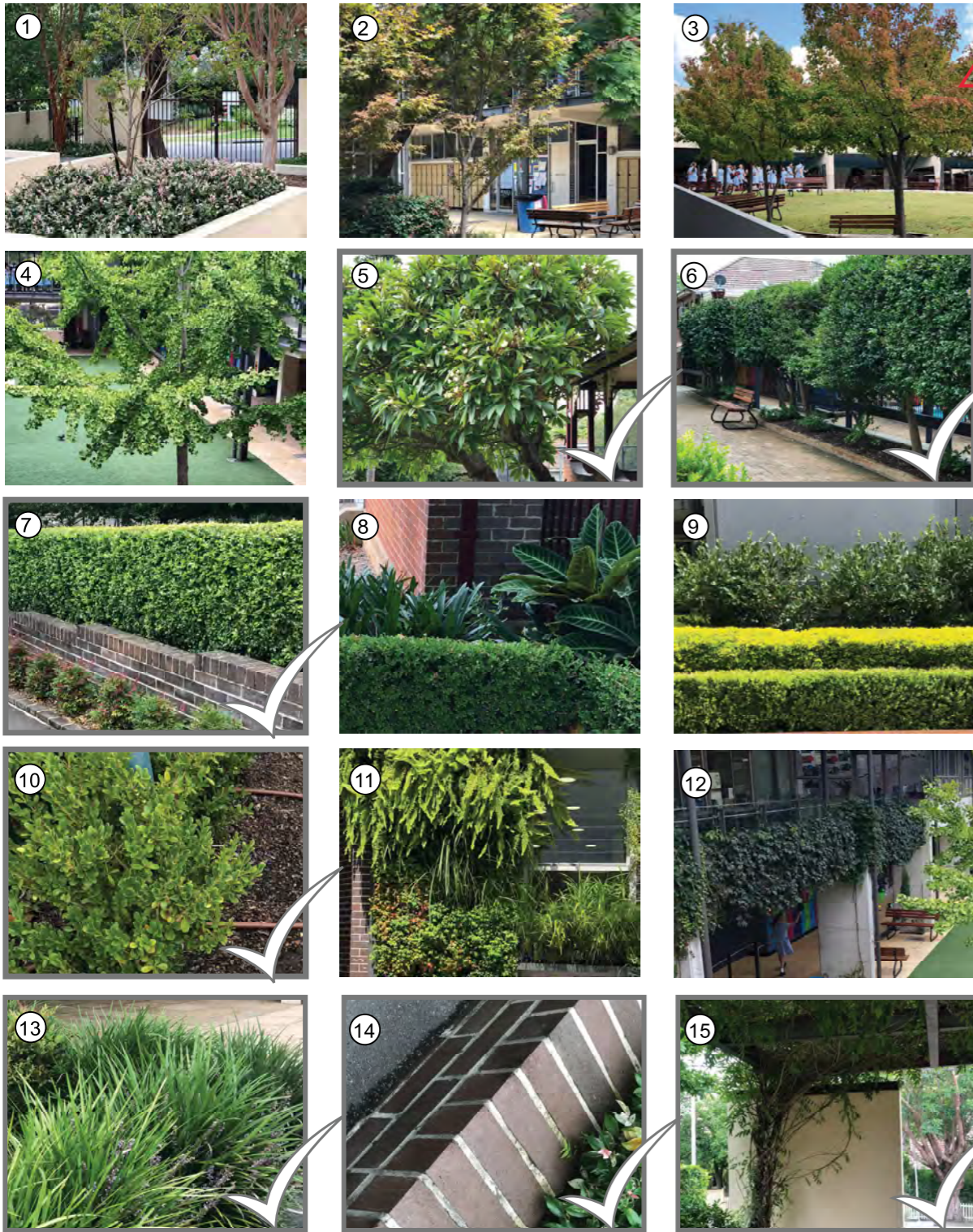
Approved Section 4.55(1A) Application No: SSD-9912-Mod-2  
Granted: 25 January 2024 Sheet No: 6 of 7 Signed: KK



Sheet: EPM05-DA-103  
Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA, Amended  
Prepared: MCG/CG  
Date: 30/11/2023



EXISTING LANDSCAPE PALETTE



PROPOSED LANDSCAPE PALETTE

Code	Botanical Name	Common Name	Mature size (HxW, m)	Flt Size	Qty
<b>Trees</b>					
Buc cel	Buckinghamia celsissima	Ivory Curl Tree	6 x 4	400Lt	8
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	9 x 4	200 Lt	2
GOR axi	Gordonia axillaris	Fried Egg Tree	5 x 3	100 Lt	3
PYR cal	Pyrus calleryana (Transplant Existing)	Ornamental Pear	6 x 4	Advanced	5
<b>FRONT GARDEN BED/POCKET PLANTING</b>					
<b>Groundcovers &amp; Grasses</b>					
AJU rep CG	Ajuga reptans 'Catkins Giant'	Bugleweed	05 x .04	140mm	4/m2
JUN con	Juniperus conferta	Shore Juniper	0.2 x 1	140mm	4/m2
<b>STREET FRONTAGE INFILL PLANTING</b>					
<b>Climbers</b>					
CAL vin	Callistemon viminalis	weeping bottlebrush	2.0 x 1.0 (hedged)	400mm	15
HYD mac	Hydrangea macrophylla	French Hydrangea	2 x 2.5	200mm	12
MUR pan	Murraya paniculata (To match existing)	Orange Jasmine	2.0 x 1	200mm	-
NAN dom	Nandina domestica (To match existing)	sacred bamboo	0.5 x 0.5	140mm	-
RHA ind SM	Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	1.0 x 1.0	200mm	64
<b>PRODUCTIVE/EDIBLE PLANTING</b>					
<b>Misc</b>					
ROS off	Rosmarinus officinalis	Rosemary	0.6 x 0.6	200mm	-
SAL off	Salvia officinalis	Sage	0.6 x 0.6	140mm	-
THY x cit	Thymus x citriodorus / vulgaris	Lemon Thyme	0.3 x 0.4	140mm	5/m2
TUL vio	Tulbagia violacea	Society garlic	0.3 x 0.3	200mm	5/m2
<b>BOUNDARY PLANTING</b>					
<b>Shrubs</b>					
-	Option 1: Michelia figo (Port Wine Magnolia) Option 2: Lagerstroemia indica 'Nafray'	-	-	-	7
<b>Groundcovers &amp; Grasses</b>					
CAR app	Carex appessa	Capitae sage	0.6 x 0.6	160mm	9/m2
DIC rep	Dichondra repens	Kidney weed	0.2 x 1.5	140mm	6/m2
ISO nod	Isolepis nodosa	Knobby club rush	0.4	V/cell	3 / m2
JUN con	Juniperus conferta	Shore Juniper	0.2 x 1	140mm	4/m2
LOM lon T	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	140mm	6/m2
SCA mau	Scaevola 'Mauve Clusters'	Fairy fan flower	0.5 x 0.3	140mm	5/m2
VIO hed	Viola hederacea 'Monga Magic'	Native Violet	0.5 x 0.3	140mm	5/m2
<b>ROOFTOP PLANTING</b>					
<b>Shrubs</b>					
<b>Groundcovers &amp; Grasses</b>					
BRA mul	Brachyscome multifida	Cut-Leafed Daisy	05 x .04	140mm	15
CAR edu	Carpobrotus edulis	Pig face	0.2 x 1	140 mm	15
LOM lon T	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	140mm	10
MYO par	Myoporum parvifolium	Creeping boobiala	0.2 x 1.5	140mm	68
ROS pro	Rosmarinus 'Prostratus'	Rosemary	0.4 x 1.5	200mm	16
<b>GREEN SCREEN TRELLIS &amp; GREEN FACADE</b>					
<b>Climbers</b>					
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.2 x 1	Advanced pre grown	34
PAN pan	Pandorea pandorana	Wonga Wonga Vine	0.2 x 1	Advanced pre grown	-



Reinforce Identity Planting +  
Introduce Contemporary Colour & texture



Department of Planning,  
Housing and Infrastructure

semi formal garden style, low maintenance, beauty & colour

Issued under the Environmental Planning and Assessment Act 1979



Approved Section 4.55(1A) Application No: SSD-9912-Mod-2

Granted: 25 January 2024 Sheet No: 7 of 7 Signed: KK

Sheet: EPM05-DA-104

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA, Amended  
Prepared: MCG/CG  
Date: 30/11/2023

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**New South Wales Government**  
Independent Planning Commission  
Issued under the Environmental Planning and Assessment Act 1979  
Approved Application: SSD-9912 Signed: *B Devine*  
Granted on: 18 June 2021 Sheet: 17 of 18

LEGEND

- Trees to be retained
- Trees to be removed
- Trees to be relocated (if suitable alternate location available)

T7 to be retained. Ground level to remain as per existing. Modify ground level <200mm under site arborist supervision.

Street trees to be retained.

New substation.

T4 to be retained. Ground level to remain as per existing. Modify ground level <200mm under site arborist supervision.

Existing frangipanni to be retained.

Blue line indicates approximate extent of revised design

Sym Studio to assess viability of keeping select trees to existing lawn area with new design. Possible relocation.

T18-26. 9 trees to be removed due to development impact and transplanted on site (where possible.)

Existing concrete pad/ fire booster

T43 Olea europaea africana to be removed

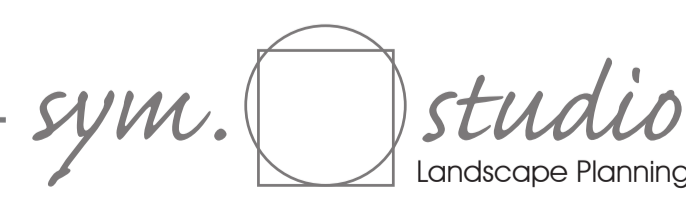
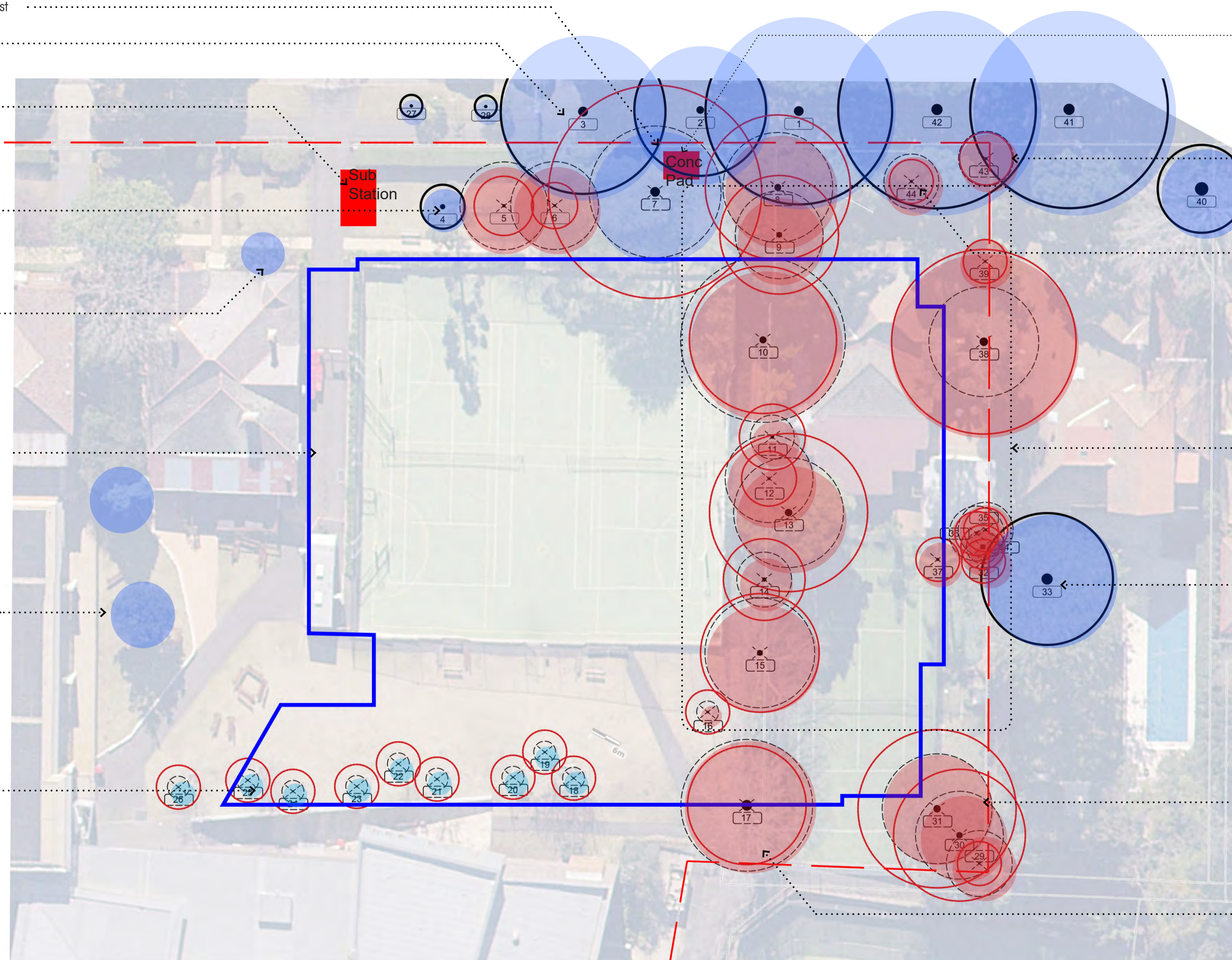
T44 Acer palmatum (lopped around service wires) to be removed.

Trees to be removed due to development impact.

T33 to be retained and protected. Increase to TPZ incursion to be assessed by arborist.

Trees to be removed due to development impact.

Trees to be removed due to development impact and/or poor form.



Sheet: EPM05-DA-105

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA, Amended  
Prepared: MCG/CG  
Date: 29/10/2020

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1. EXISTING - STREET FRONTAGE CHARACTER

Tree 44 *Acer palmatum* (lopped around service wires) to be removed.

Tree 33. Neighboring *Araucaria heterophylla* (Norfolk Island pine) to be retained and protected.

Tree 43 to be removed. *Olea europaea africana* (Wild Olive)

Tree 8 to be removed. *Cupressus macrocarpa* (Monterey cypress)

Tree 7 to be retained. *Cedrus deodara* (Himalayan cedar)

Tree 5 & 6 to be removed. 2 x *Prunus serratifolia* (Carolina laurelcherry)

Tree 4 to be retained. *Agathis robusta* (Queensland kauri pine)

An eclectic mix of individual species and canopy form indicative of individual residential lots.



Strong street tree character of *Lephostemon confertus* (Brush Box). All street trees (shown dashed) to be retained.

Street tree planting of 2 x *Gordonia axillaris* (Fried Egg Plant) to be retained.

No existing street trees to street verge.

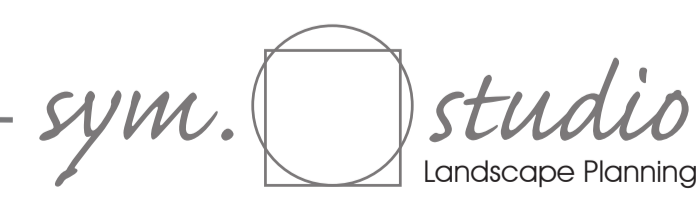
2. DEVELOPMENT IMPACT - STREET FRONTAGE CHARACTER



Indicative form of proposed Infill/Replacement Trees shown in green. Select species with form to create balance, compliment retained species with tall feature trees to reference traditional lot proportions/boundaries. Refer Planting Plan for species.

Retain and protect all existing street trees and infill with additional to compliment existing. Refer Planting Plan for species.

3. ENHANCEMENT STRATEGY - STREET FRONTAGE CHARACTER



  
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*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application: SSD-9912    Signed: *B Devine*  
 Granted on: 18 June 2021    Sheet: 18 of 18

Sheet: EPM05-DA-106

Project: Roseville College SWELL Centre  
 Client: Brewster Horth Architects  
 Stage: SSDA, Amended  
 Prepared: MCG/CG  
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