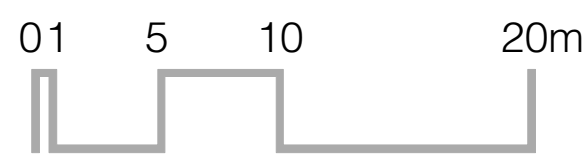





Department of Planning  
and Environment

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: 1 of 15    Signed: JT





1:300 @ A0 + 1:600 @ A2

 Existing tree (Asp)
   
 New tree
   
 Existing tree (removed)
   
 Boundary Line

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

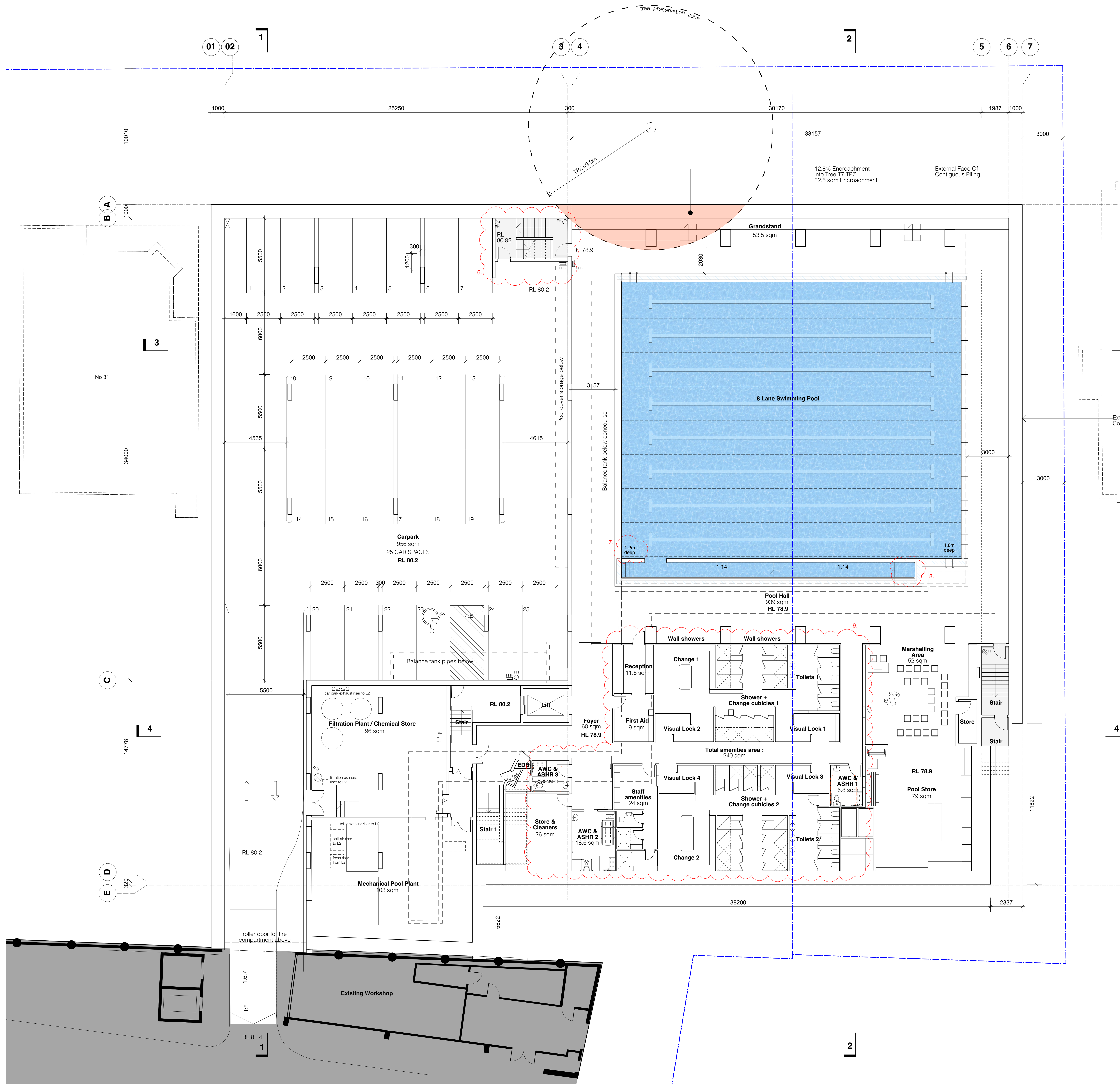
roseville college - swell centre

27-29 Bancroft Avenue, Roseville



brewster  
hjorth  
architects

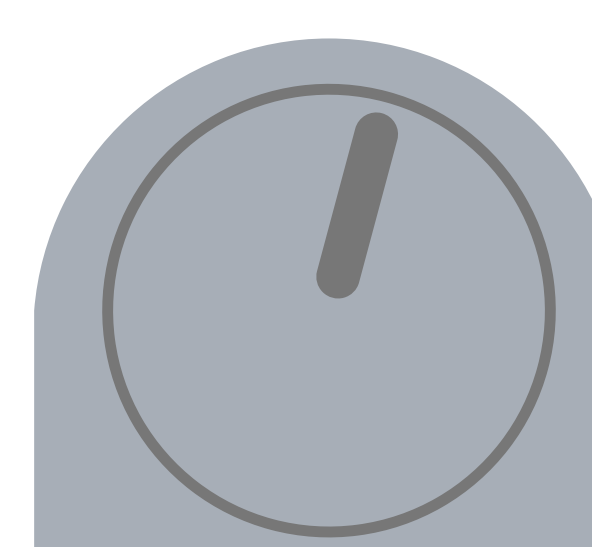




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Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
Granted on: 26 May 2022 Sheet no: 2 of 15 Signed: JT



1:100 @ A0 + 1:200 @ A2

--- Boundary Line  
--- Extent Of SSDA Design

J 14/02/22 S4.55 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

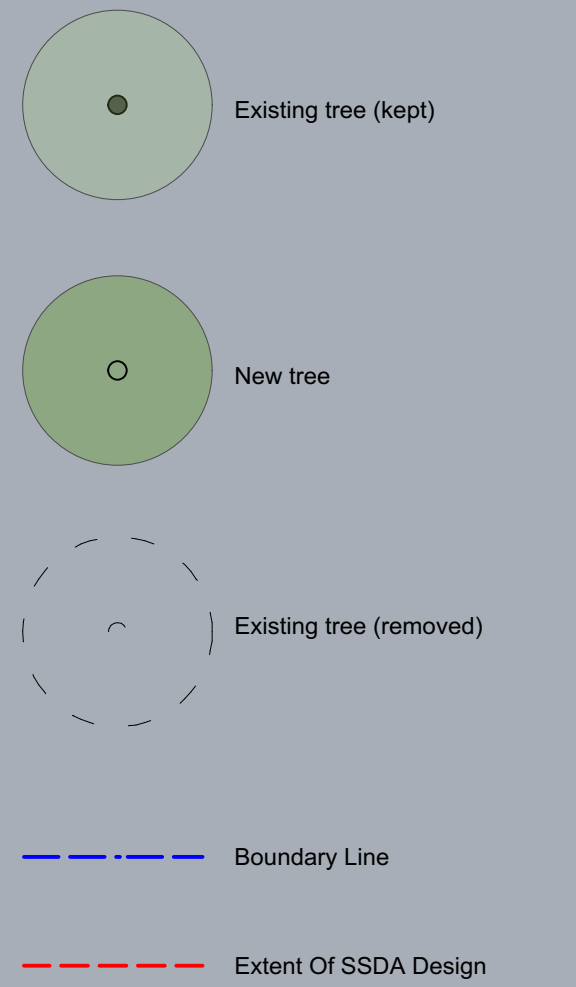
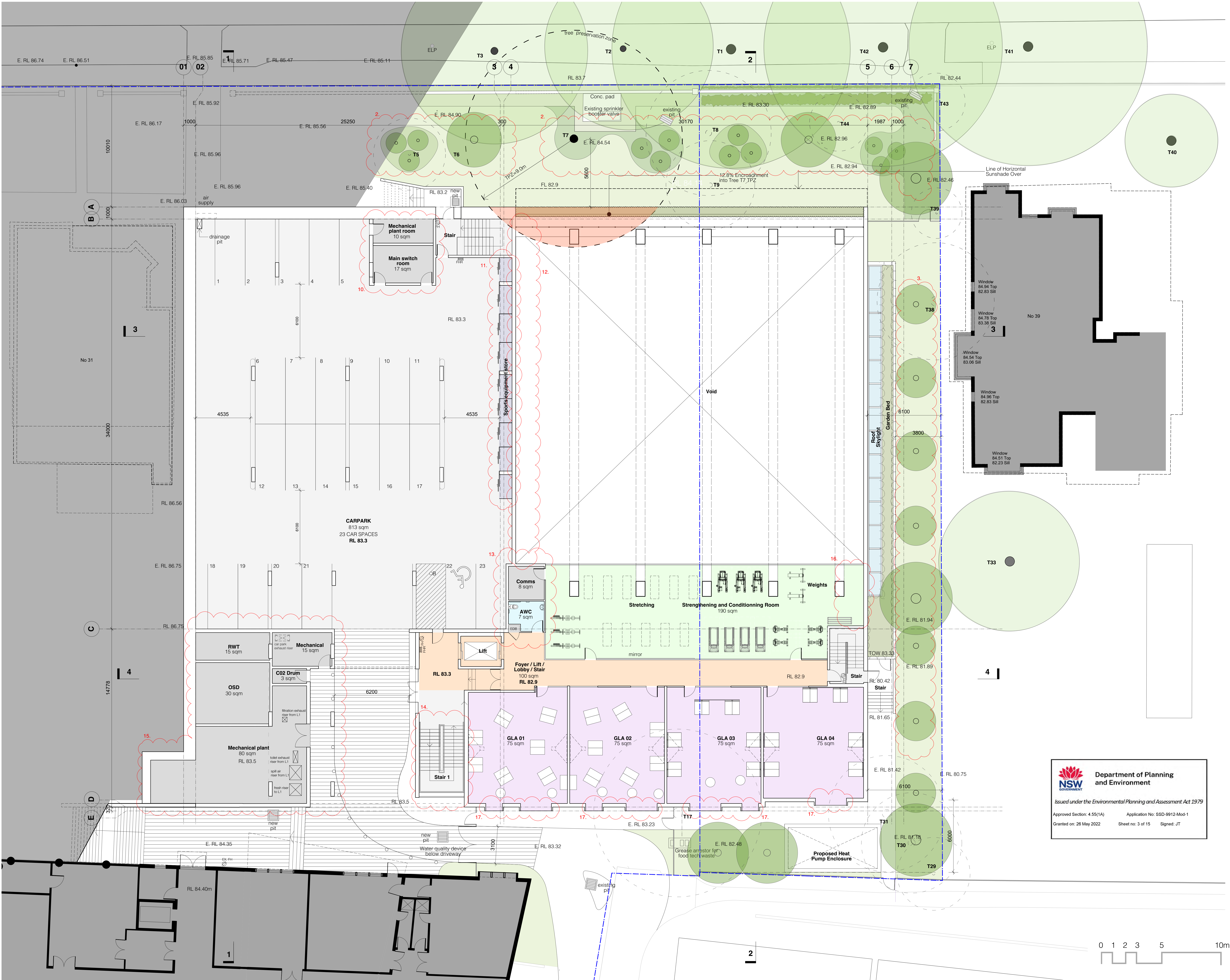
roseville college -  
swell centre

27-29 Bancroft Avenue, Roseville



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hjorth  
architects





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

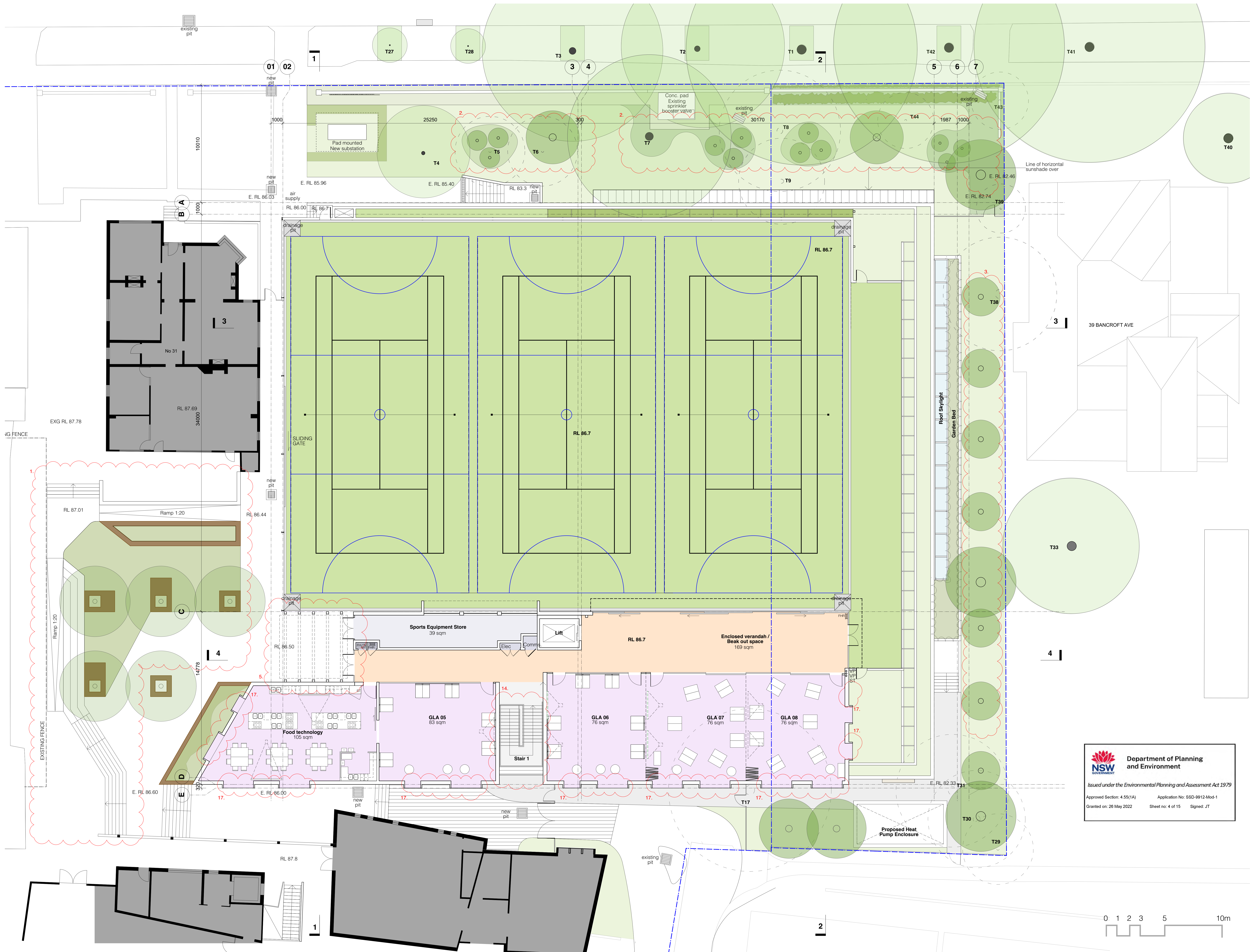
27-29 Bancroft Avenue, Roseville



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hjorth  
architects







Existing tree (kept)

New tree

Existing tree (removed)

Boundary Line

Extent Of SSDA Design

1:100 @ A0 + 1:200 @ A2

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

NSW GOVERNMENT

Department of Planning and Environment

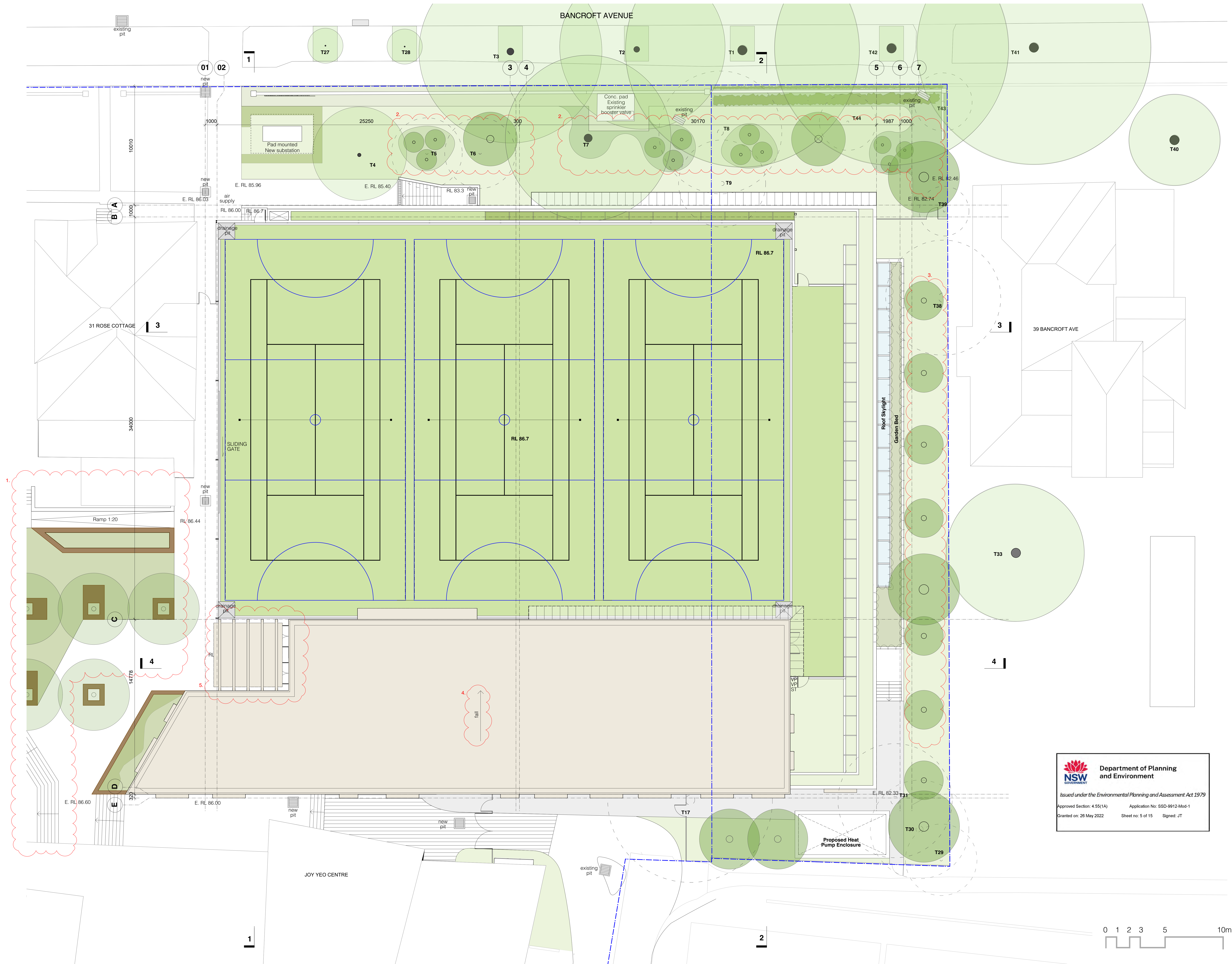
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Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1

Granted on: 26 May 2022 Sheet no: 4 of 15 Signed: JT

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1:100 @ A0 + 1:200 @ A2

Existing tree (kept)

New tree

Existing tree (removed)

Boundary Line

Extend of SSDA design

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 and Environment

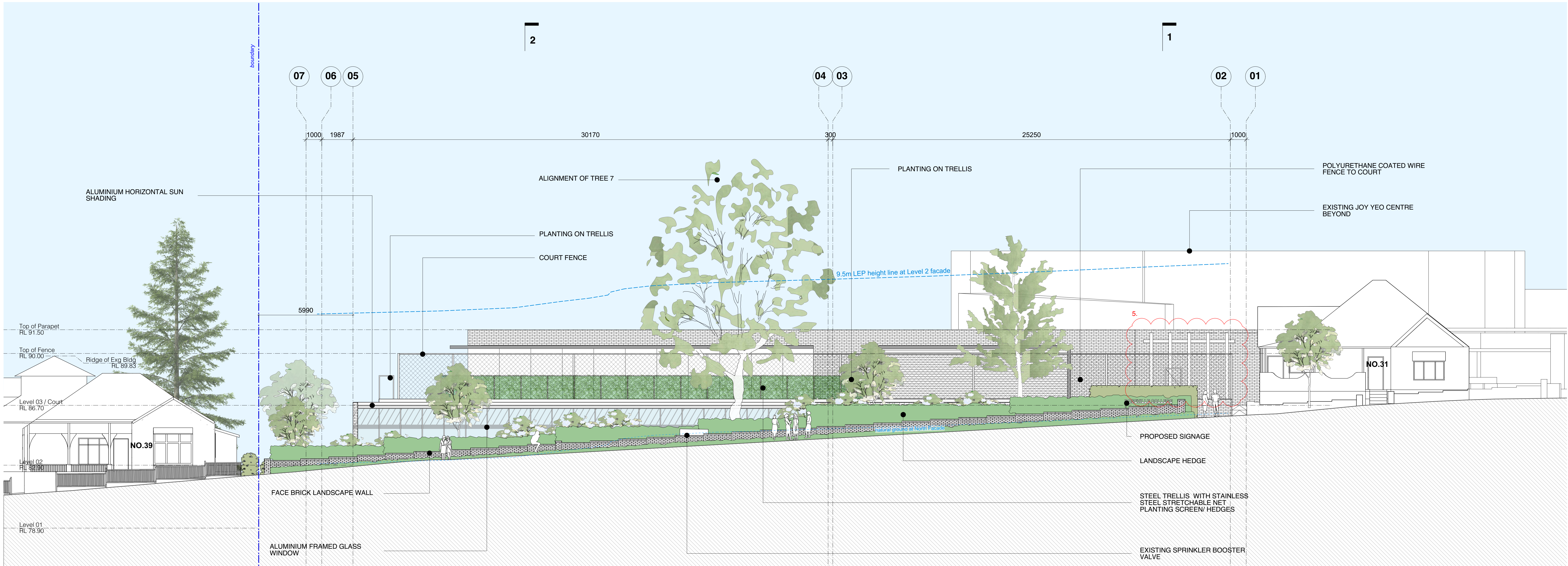
Issued under the Environmental Planning and Assessment Act 1979

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

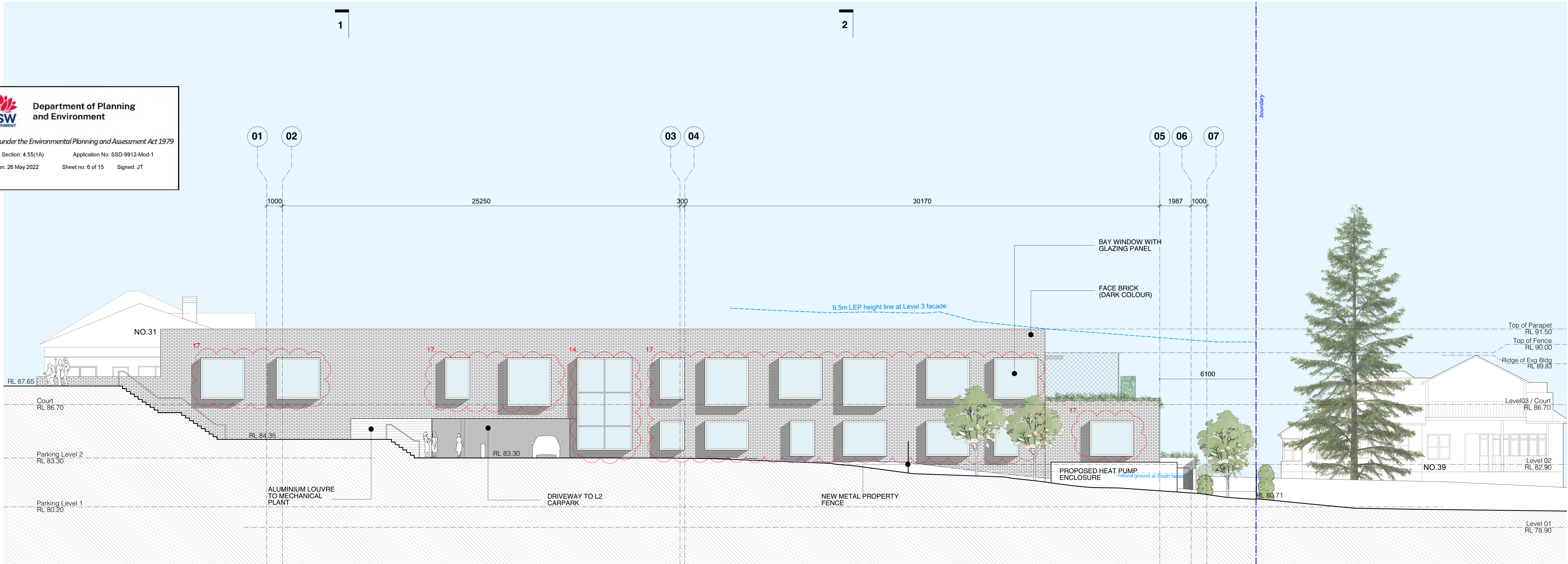
Granted on: 26 May 2022 Sheet no: 5 of 15 Signed: JT

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Elevation North



Elevation South



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Approved Section: 4.55(1A) Application No: SSD-9912-Mod-1  
Granted on: 26 May 2022 Sheet no: 6 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

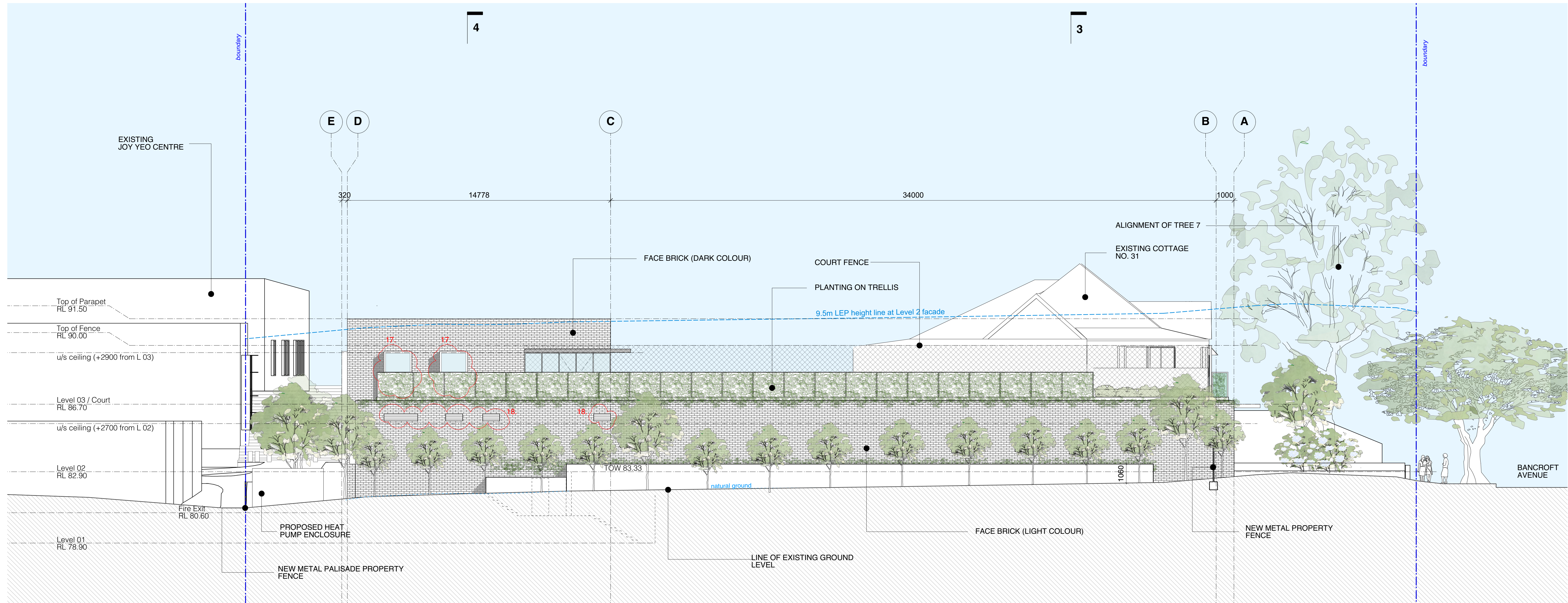
**06**  
 Elevation North&South  
 roseville college - swell centre

27-29 Bancroft Avenue, Roseville

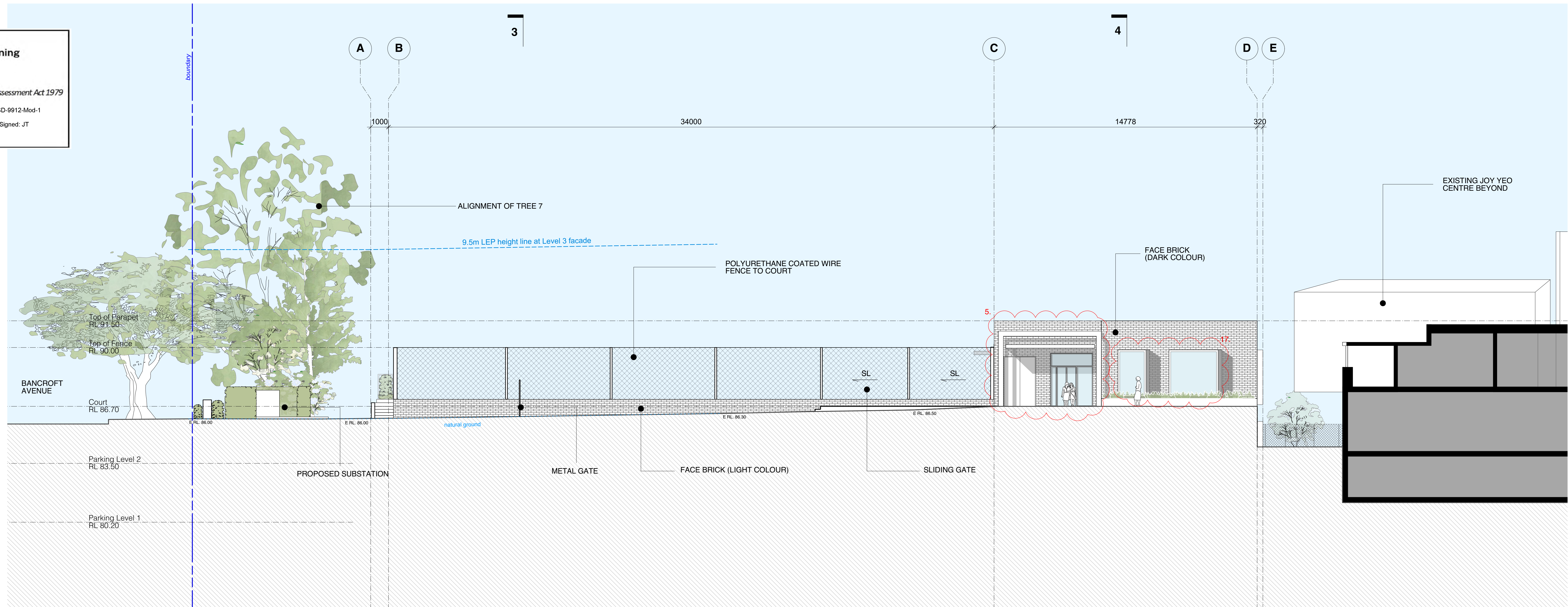


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 hjorth  
 architects





Elevation East



Elevation West

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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: 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

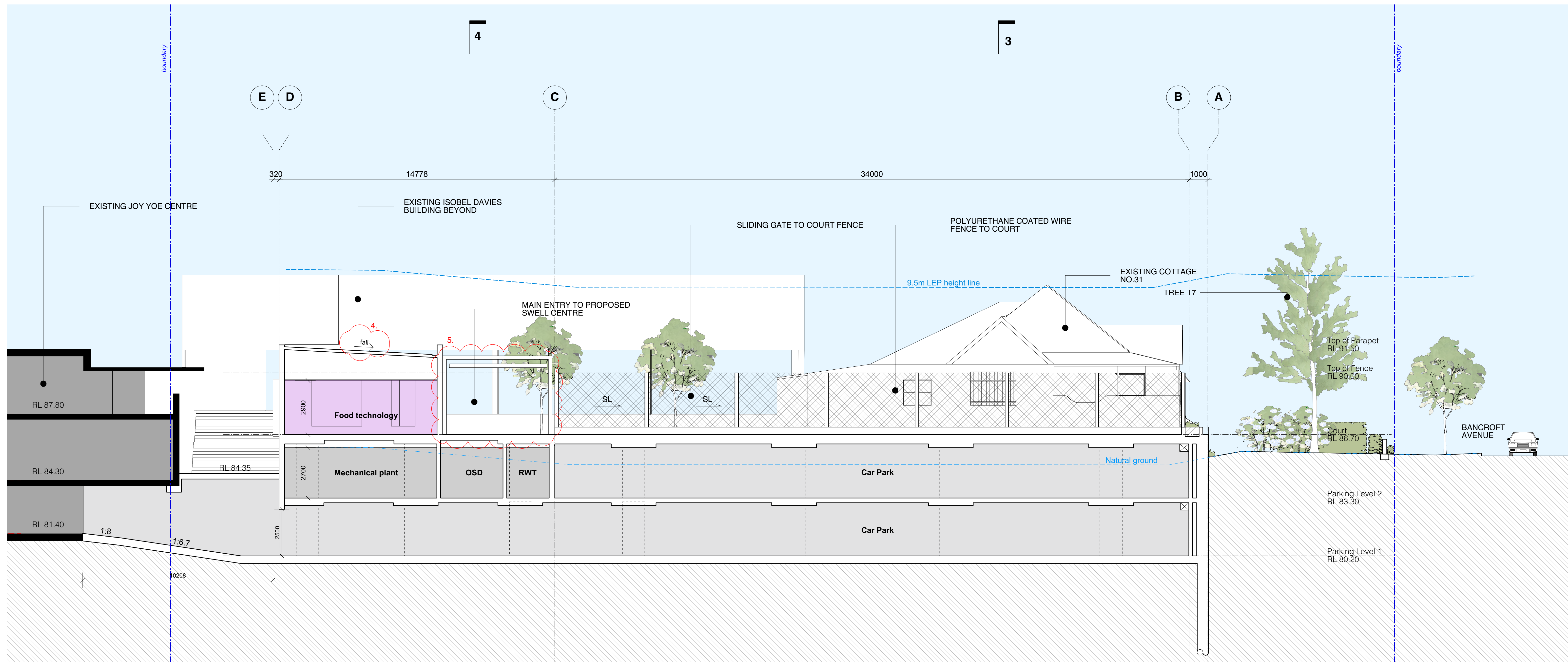
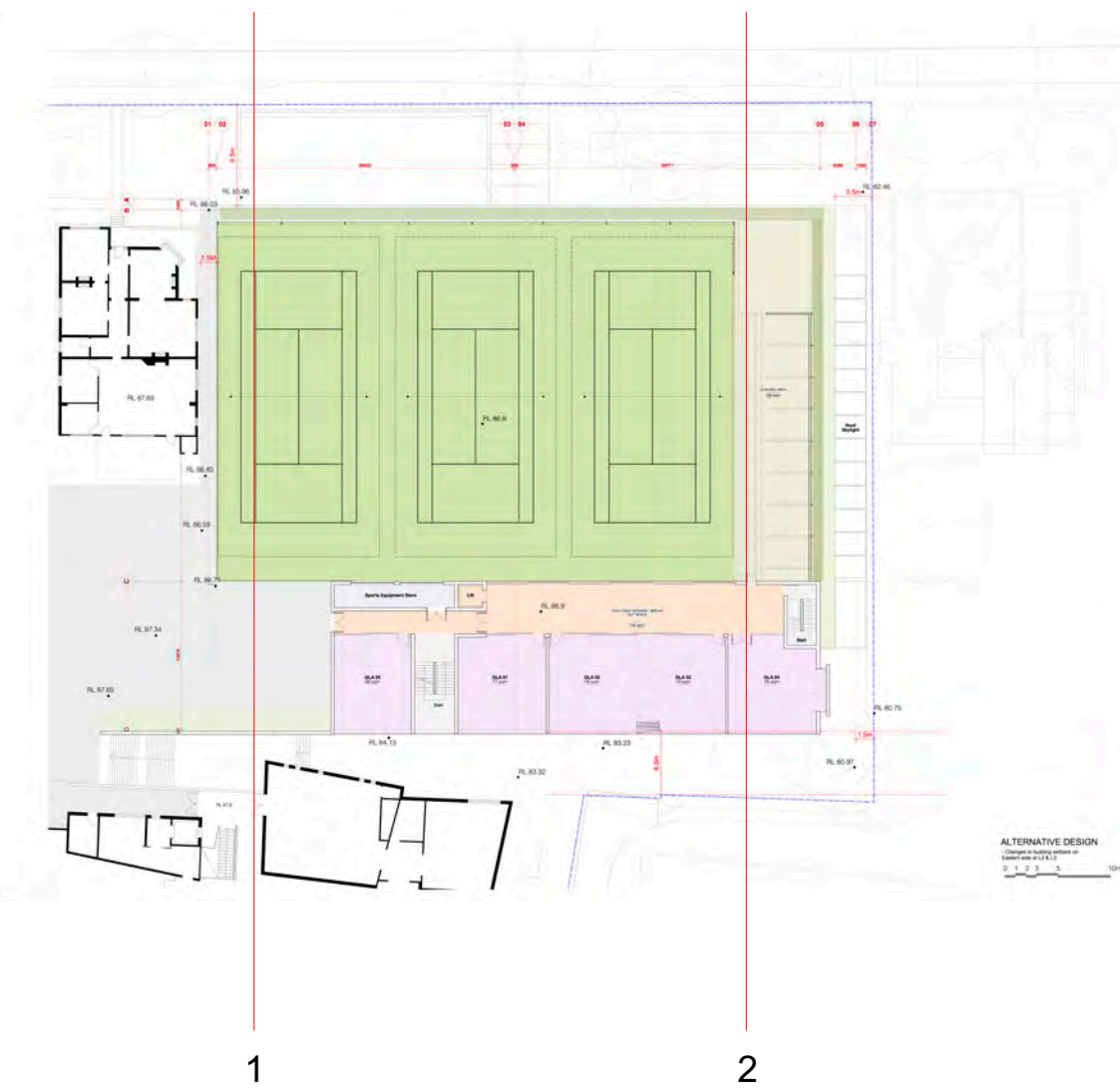
**07**  
 Elevation East&West  
 roseville college - swell centre

27-29 Bancroft Avenue, Roseville

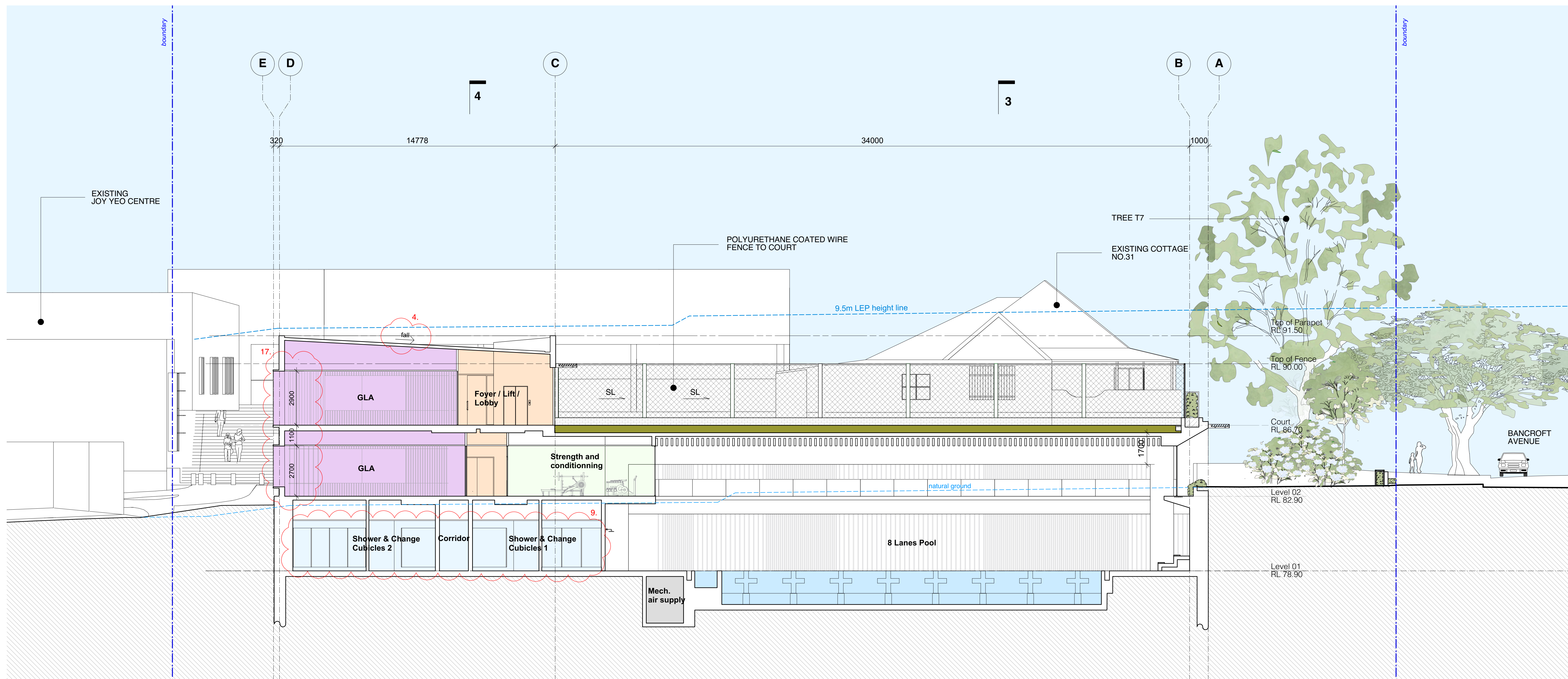
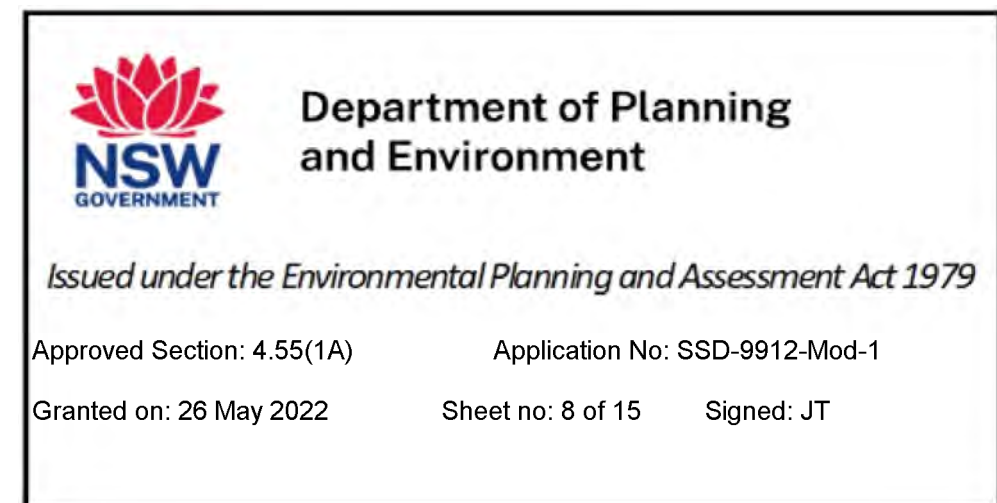


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 hjorth  
 architects





Section 01



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

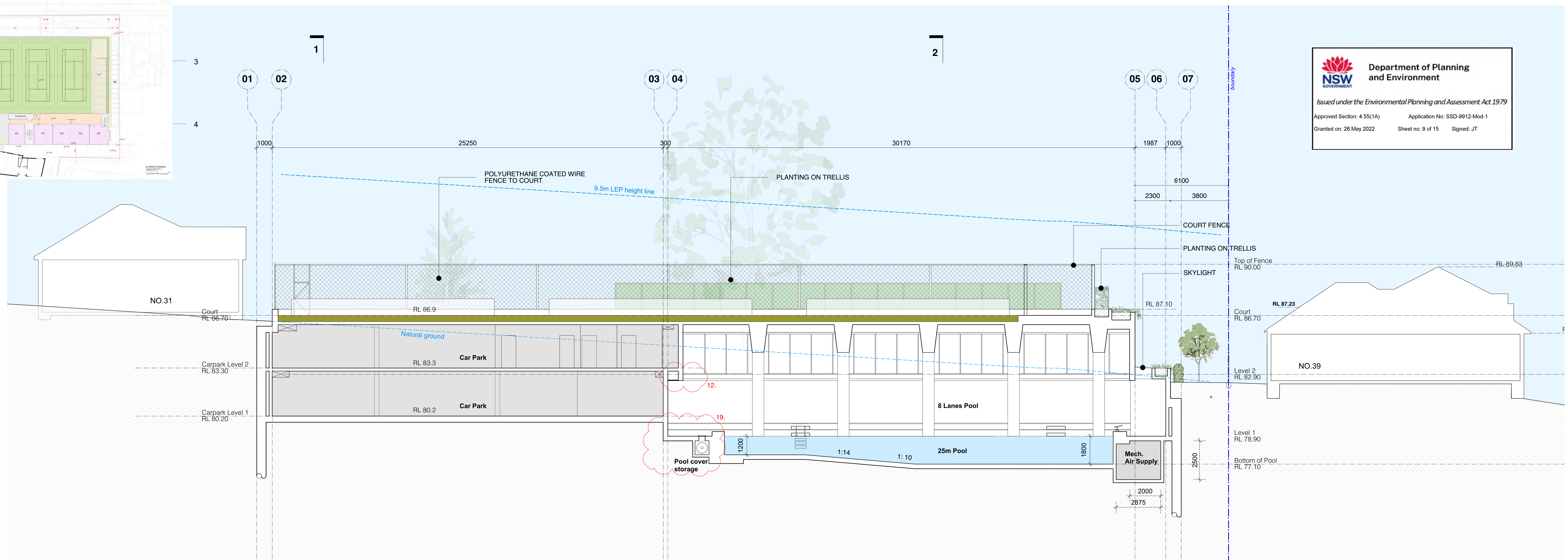
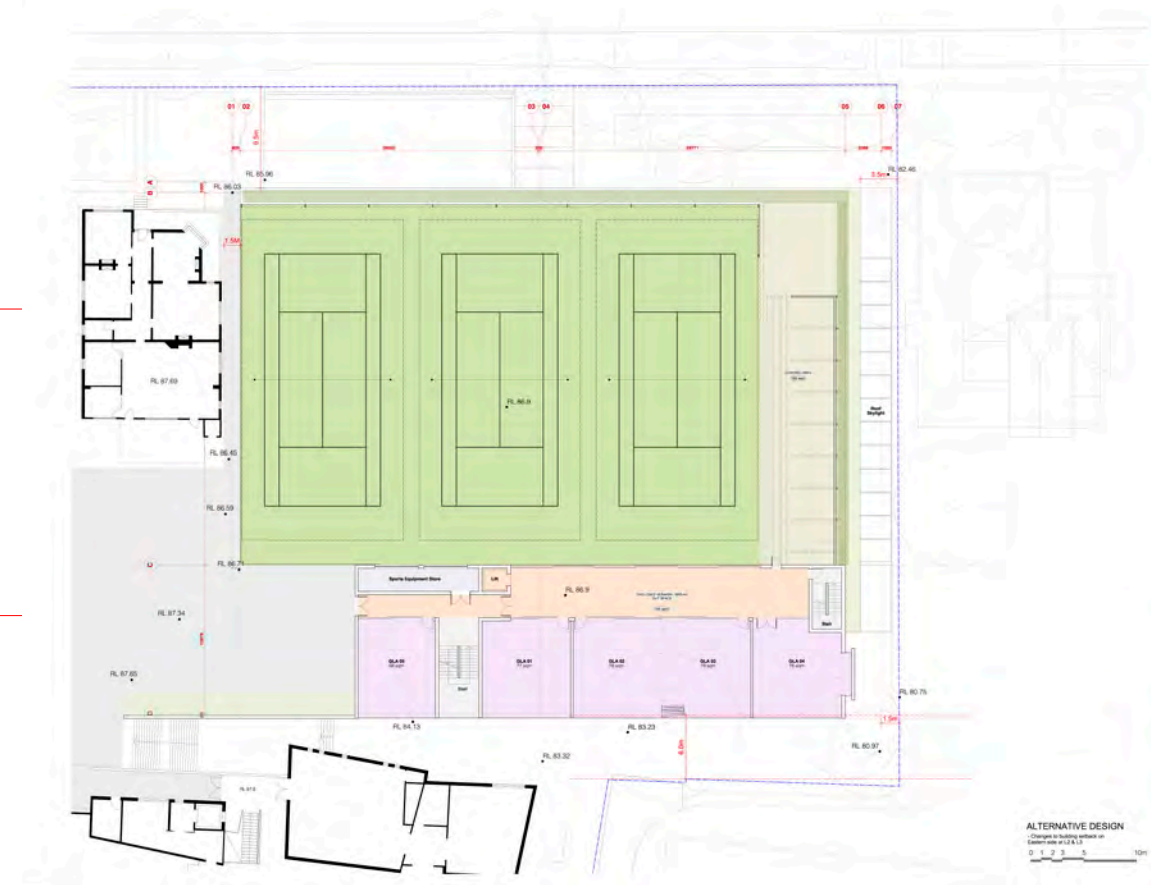
roseville college -  
swell centre

27-29 Bancroft Avenue, Roseville

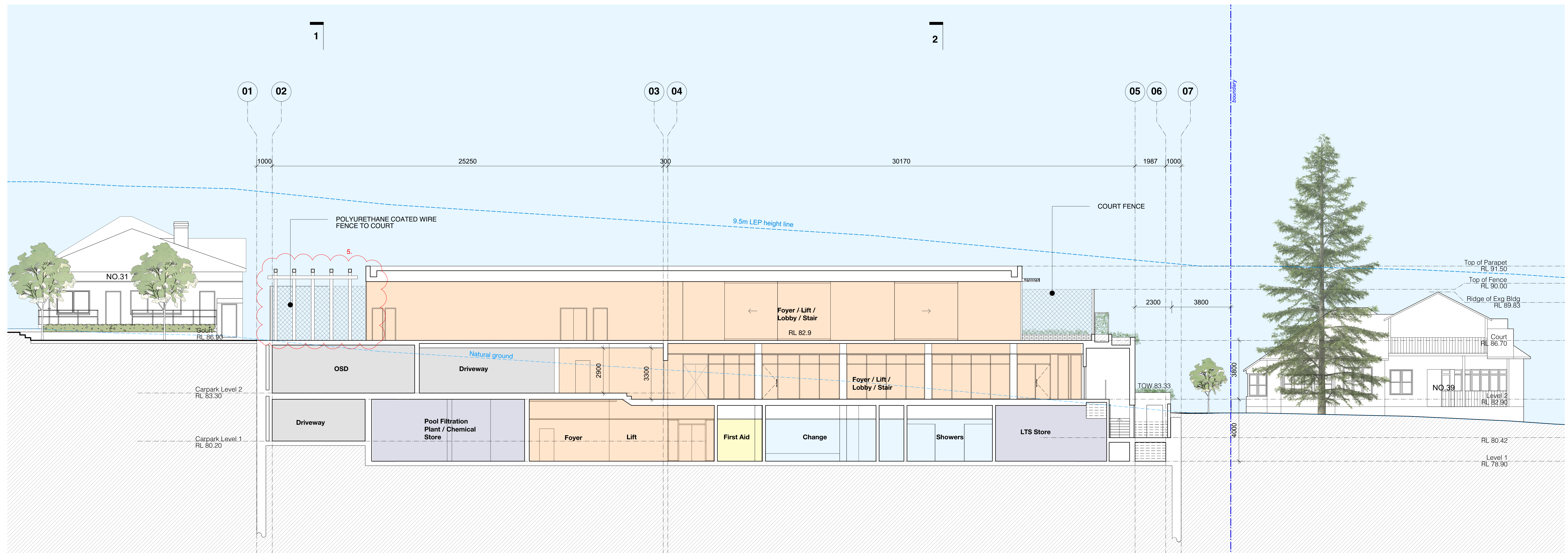


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hjorth  
architects





Section 03



Section 04

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

09  
Section 03&04

roseville college -  
swell centre

27-29 Bancroft Avenue, Roseville

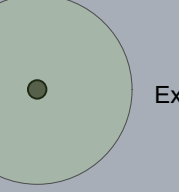


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hjorth  
architects





100 @ A0 + 1:200 @ A2



ing tree (kept)

ling tree (removed)

— Existing building elements to be demolished

— · — · — Boundary Line



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Independent Planning Commission

issued under the Environmental Planning and Assessment Act 1979

Approved Application: SSD-9912

igned: BDevine

Granted on: 18 June 2021

Page: 10 of 18

19/10/20	Response to Submissions
6/10/20	Response to Submissions
03/10/19	SSDA Submission

0  
Abolished Plan

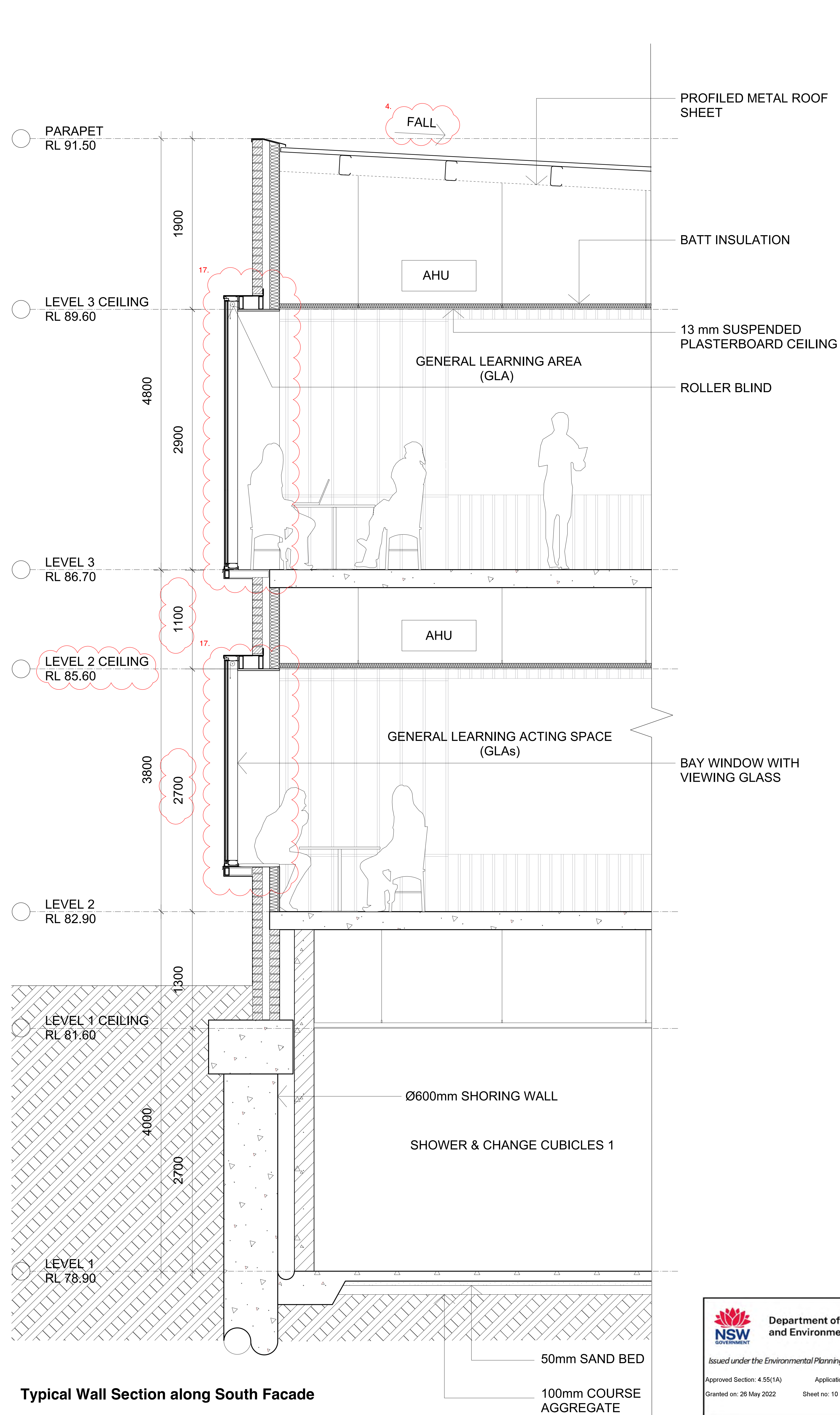
seville college -  
well centre

19 Bancroft Avenue, Roseville

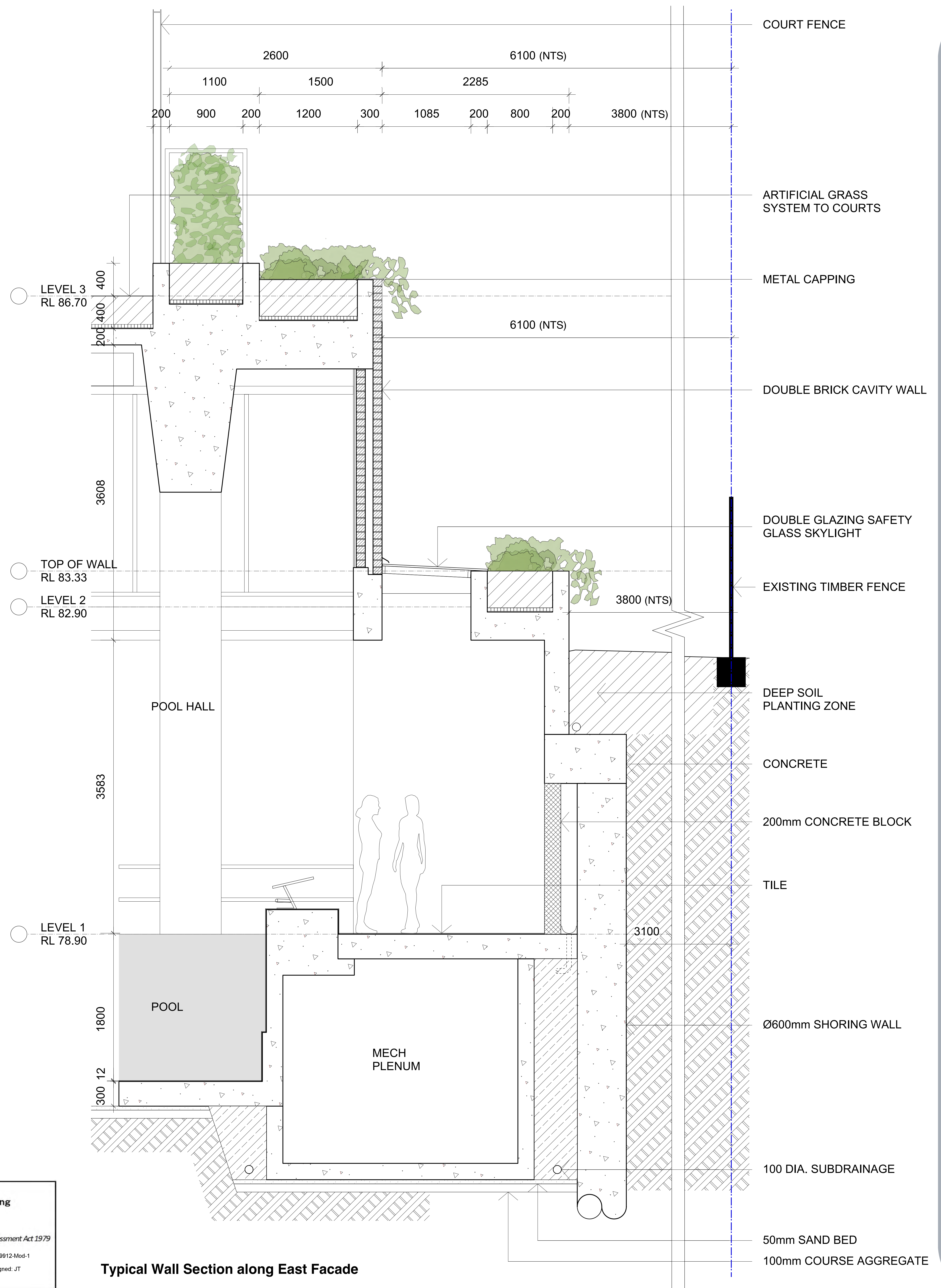
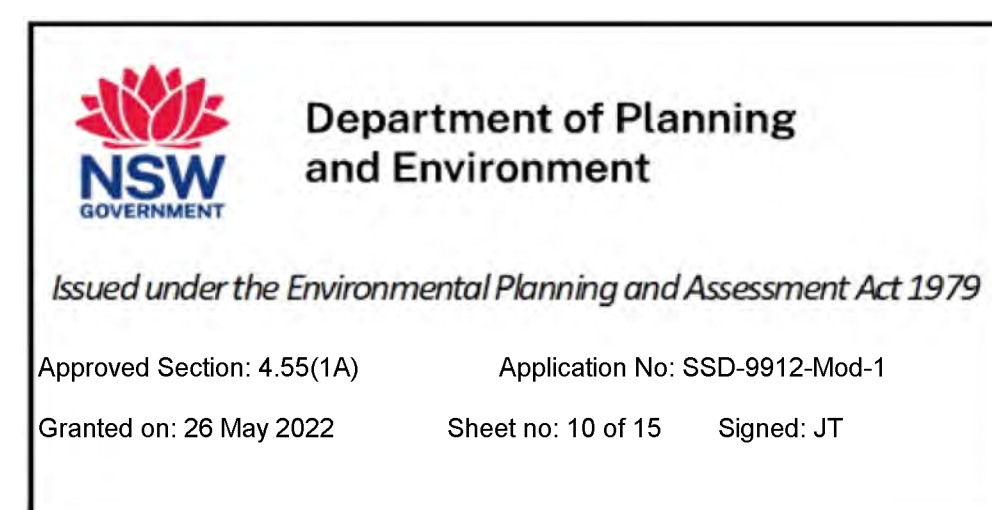


rewster  
jorth  
rchitects ©





Typical Wall Section along South Facade



Typical Wall Section along East Facade

1:20 @ A0 + 1:40 @ A2

E 14/02/22 S4.55 Modification  
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

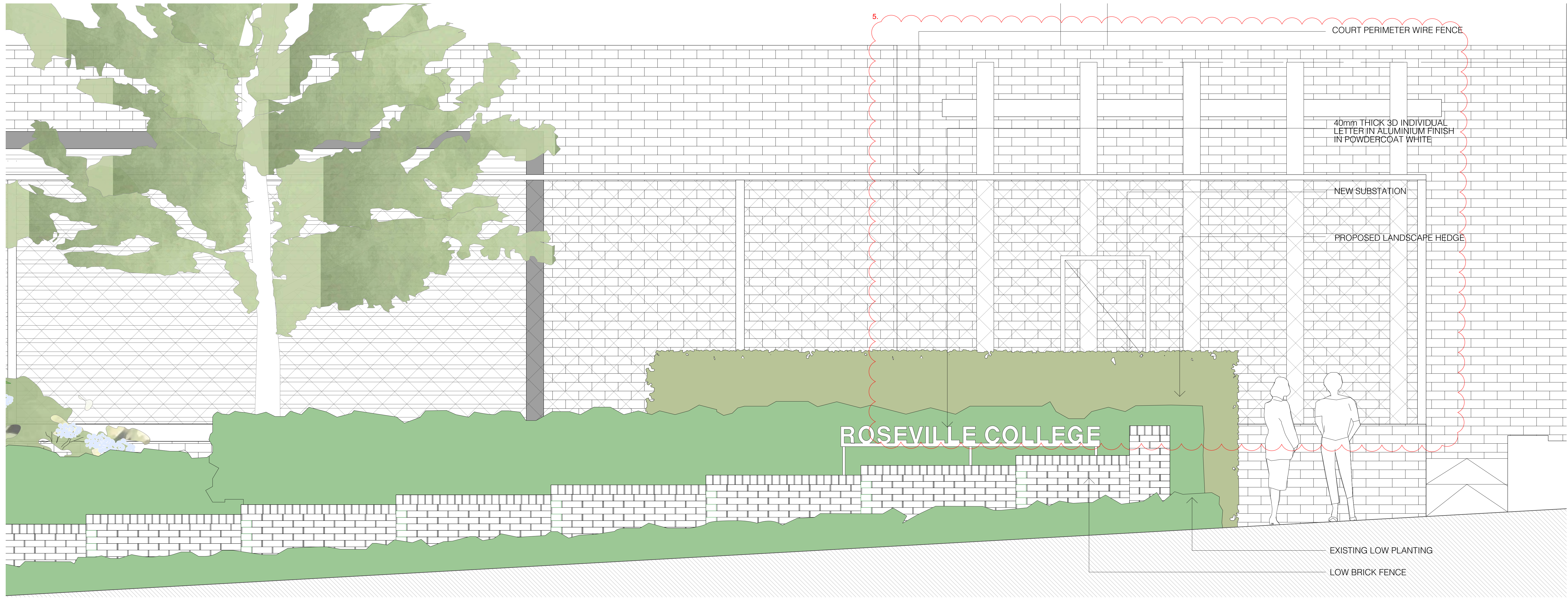
roseville college -  
swell centre

27-29 Bancroft Avenue, Roseville

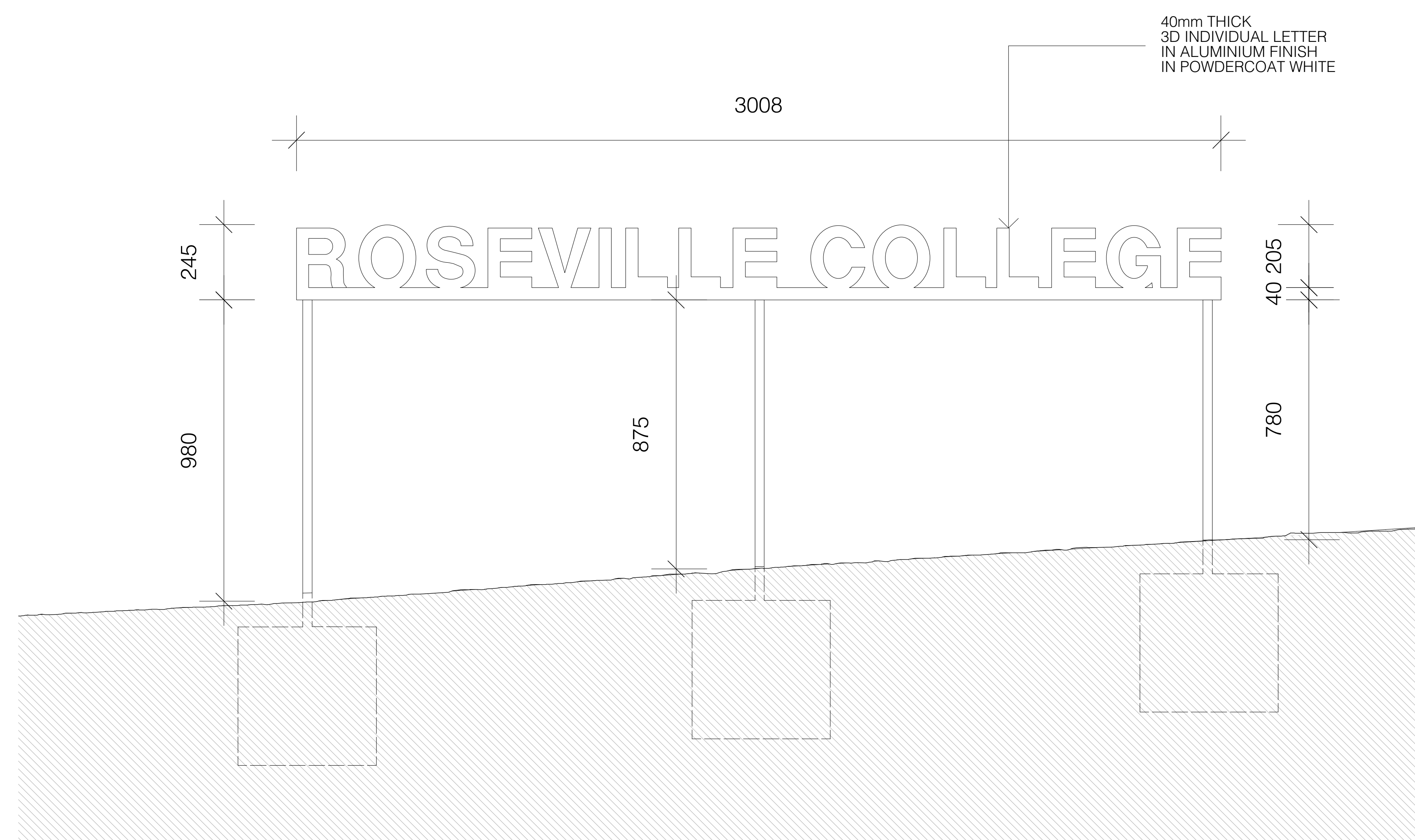


brewster  
hjorth  
architects

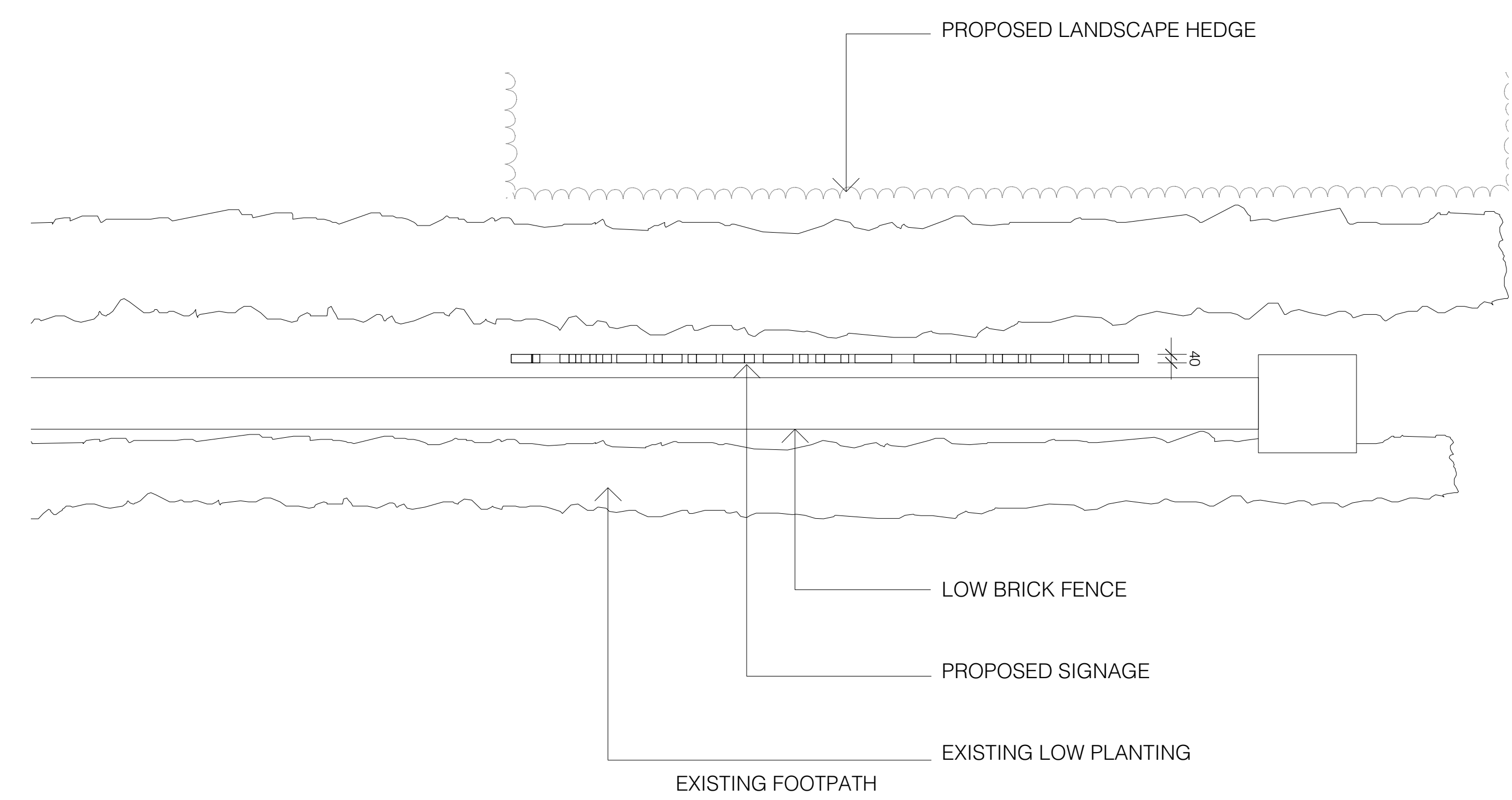




North Elevation (Bancroft Avenue) 1:20



Elevation: Signage 1:10



Plan 1:20



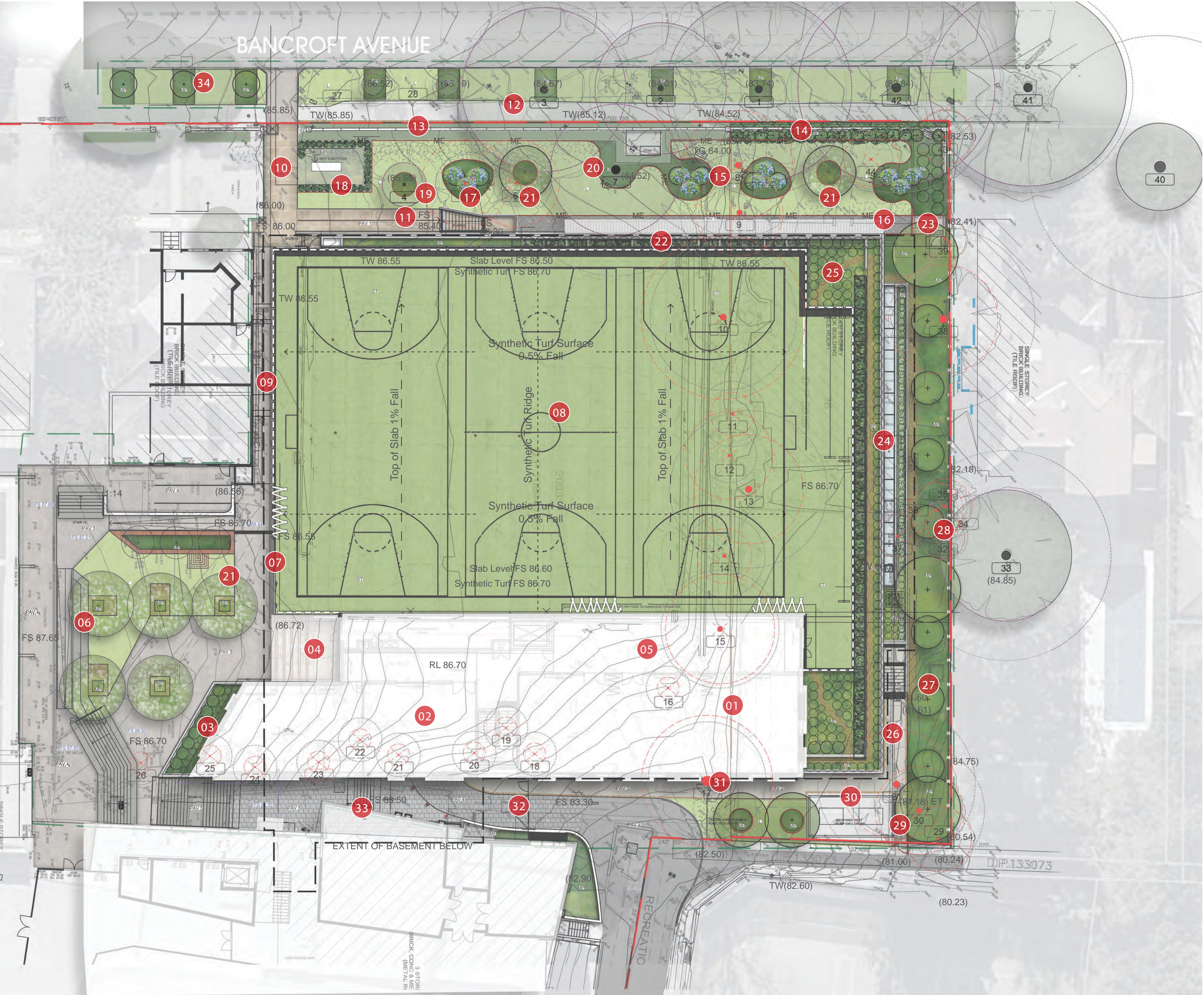
LEGEND

- Property Boundary
- Extent of basement (below)
- Line of SSDA
- (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
- Integrated Timber Seating
- Paving Type 1, Feature Stone
- Paving Type 2, Feature Concrete
- Paving Type 3, Unit Pavers
- Paving Type 4, Pebbles
- Feature timber Elements
- Proposed Overland Hydrology  
(Refer Engineer)



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' Lawn Terrace
- 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 (Qld. Kauri Pine)
- 20 Retained Tree 7 (Himalayan cedar)
- 21 New Deciduous Pear Trees, qty.5
- 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  
and Environment

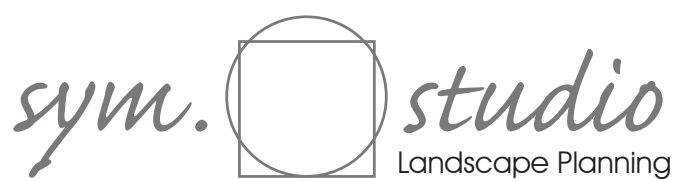
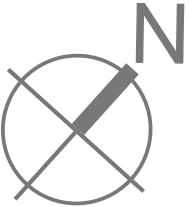
Issued under the Environmental Planning and Assessment Act 1979

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

Granted on: 26 May 2022Sheet no: 12 of 15Signed: JT



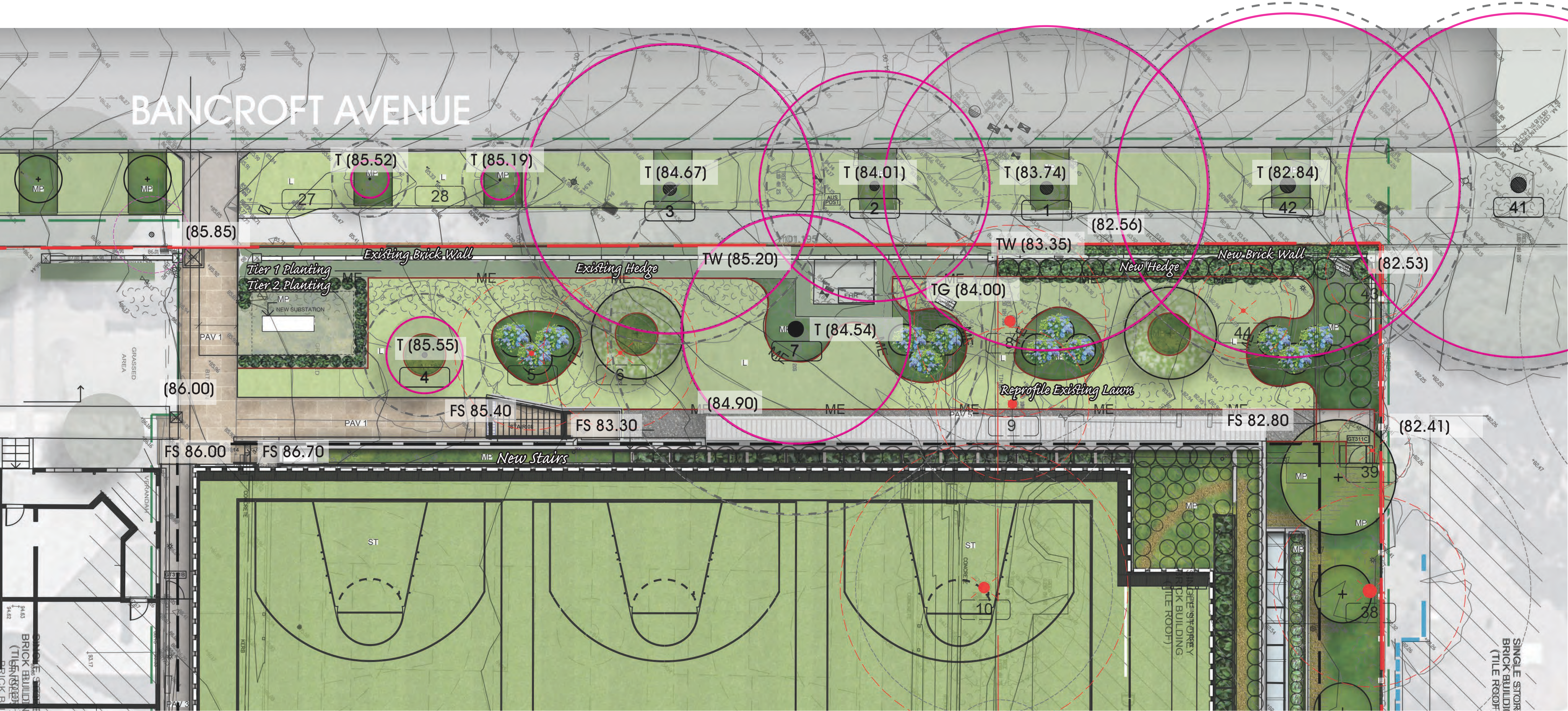
SCALE 1:200@A1  
1:400@A3




Sheet: EPM05-DA-101

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



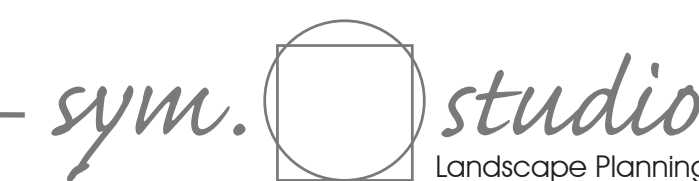
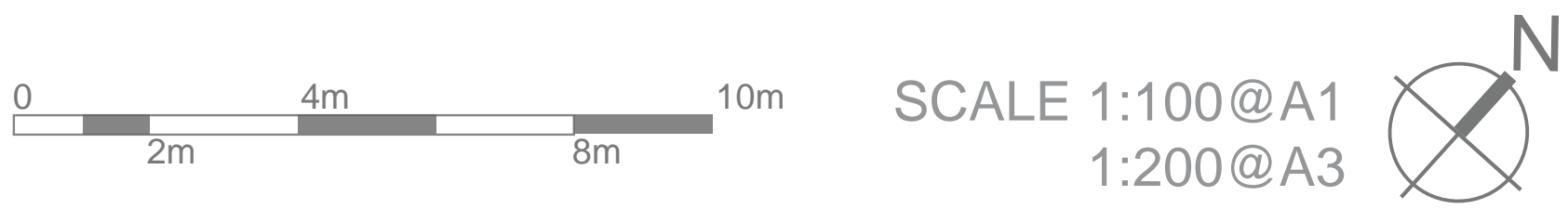




**Department of Planning  
and Environment**

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.



Roof Level - Green Screen/Steel Trellis.



Elaeocarpus reticulatus Pyrus calleryana 'Capital' Hydrangea macrophylla



Hydrangea macrophylla Michelia figo Raphiolepis indica 'Snow Maiden'



Tracheospermum jasminoides Brachyscome multifida Carpobrotus edulis



Stachys lanta 'Silver Carpet' Lomandra longifolia 'Tanika' Myoporum parvifolium





EXISTING LANDSCAPE PALETTE



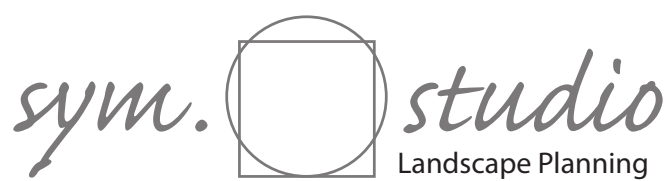
PROPOSED LANDSCAPE PALETTE

Code	Botanical Name	Common Name	Mature size (HxS) (m)	Pot Size	Qty
Trees					
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 C	Pyrus calleryana 'Capital'	Ornamental Pear, Upright	10 x 5	75 Lt	5
PYR cal	Pyrus calleryana (Transplant Existing)	Ornamental Pear	6 x 4	Advanced	5
FRONT GARDEN BED/POCKET PLANTING					
Groundcovers & Grasses					
AJU rep CG	Ajuga reptans 'Catlins Giant'	Bugleweed	05 x .04	140mm	4/m2
JUN con	Juniperus conferta	Shore Juniper	0.2 x 1	140mm	4/m2
STREET FRONTAGE INFILL PLANTING					
Climbers					
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
PRODUCTIVE/EDIBLE PLANTING					
Misc					
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
BOUNDARY PLANTING					
Shrubs					
-	Option 1: Michelia figo (Port Wine Magnolia) Option 2: Lagerstroemia indica 'Nafay'	-	-	-	7
Groundcovers & Grasses					
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
ROOFTOP PLANTING					
Shrubs					
Groundcovers & Grasses					
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
GREEN SCREEN TRELLIS & GREEN FACADE					
Climbers					
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

semi formal garden style, low maintenance, beauty & colour



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: 15 of 15

Signed: JT

Sheet: EPM05-DA-104

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA, Amended  
Prepared: MCG/CG  
Date: 07/02/2022



## LEGEND

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

Note: Sym Studio Markup over aerial.

For information purposes only.  
Refer arborist report.

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.



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Independent Planning Commission

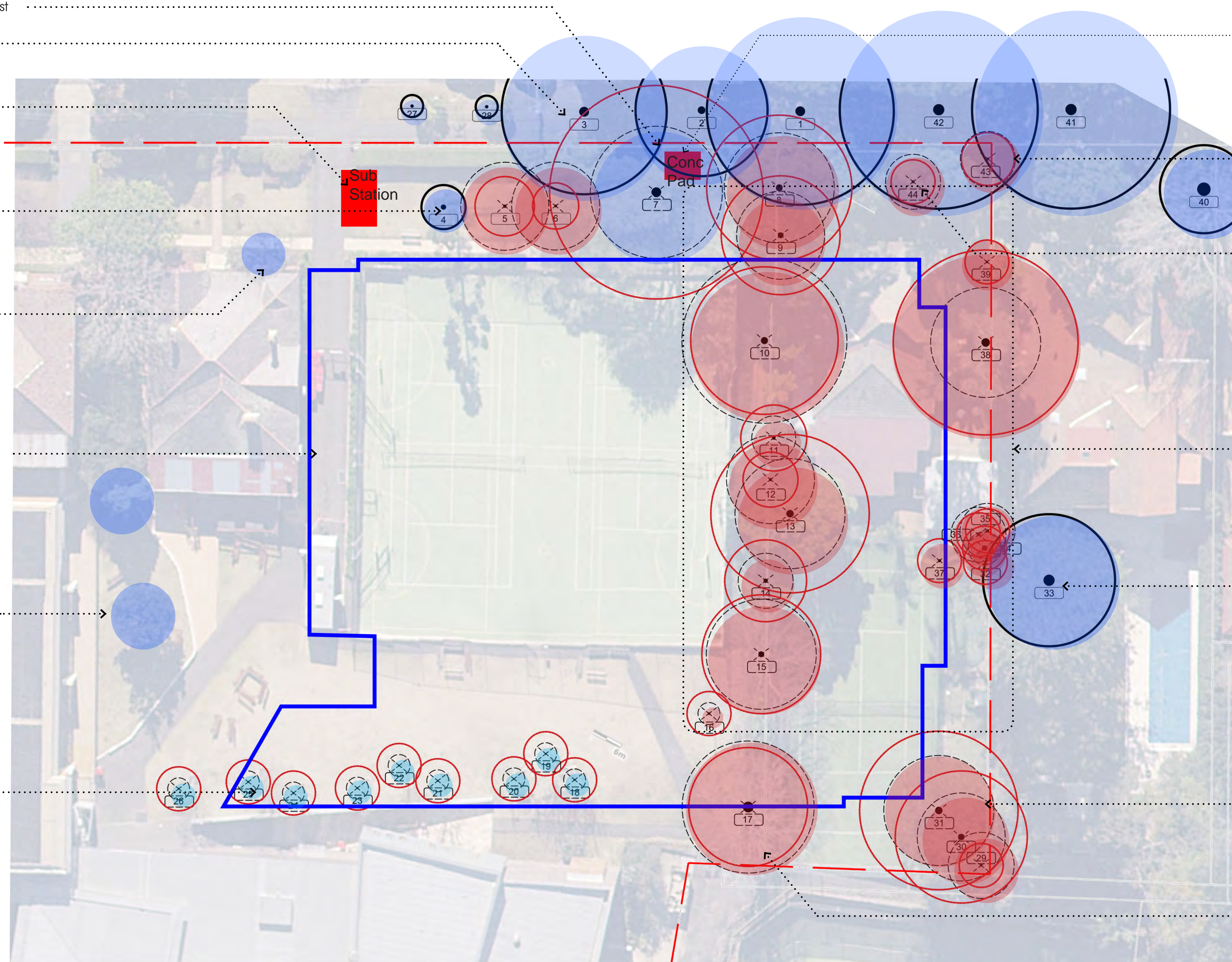
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application: SSD-9912

Signed: *B Devine*

Granted on: 18 June 2021


Sheet: 17 of 18



N.T.S 



AcOR  
CONSULTANTS

*sym.*  *studio*  
Landscape Planning

Sheet: EPM05-DA-105

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

1





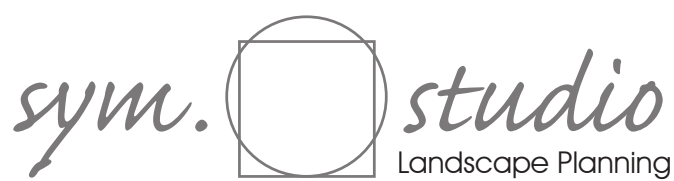
1. EXISTING - STREET FRONTAGE CHARACTER



2. DEVELOPMENT IMPACT - STREET FRONTAGE CHARACTER



3. ENHANCEMENT STRATEGY - STREET FRONTAGE CHARACTER



  
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**Independent Planning Commission**  
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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  
Date: 29/10/2020

D