

Issued under the Environmental Planning and Assessment Act 1979

Approved Application: SSD-9912

Signed: *B Devine*

Granted on: 18 June 2021

Sheet: 2 of 18

1:100 @ A0 + 1:200 @ A2

--- Boundary Line

--- Extent Of SSDA Design

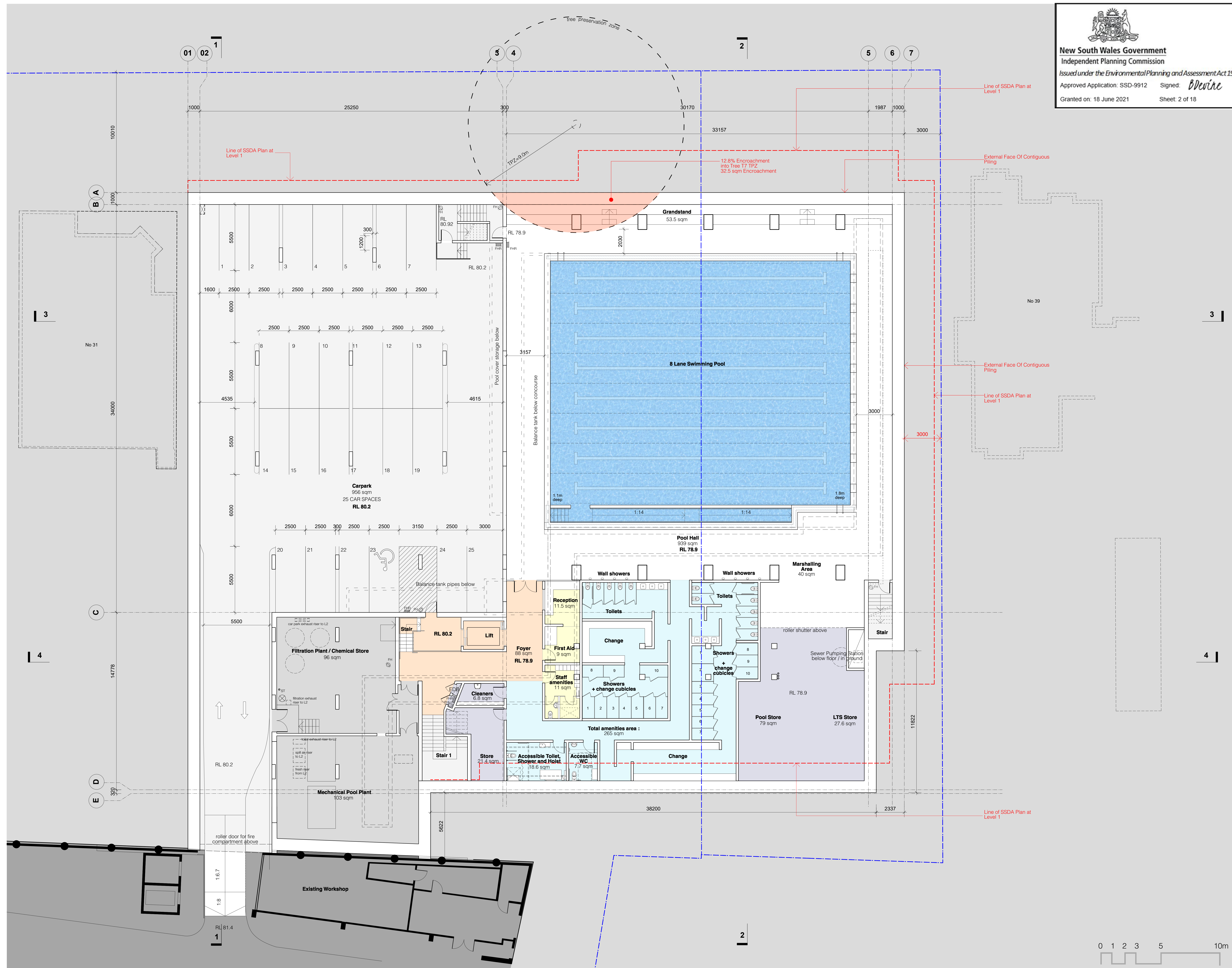
I	19/10/20	Response to Submissions
H	6/10/20	Response to Submissions
G	15/6/20	Amended SSDA For Council Review
F	3/10/19	SSDA Submission

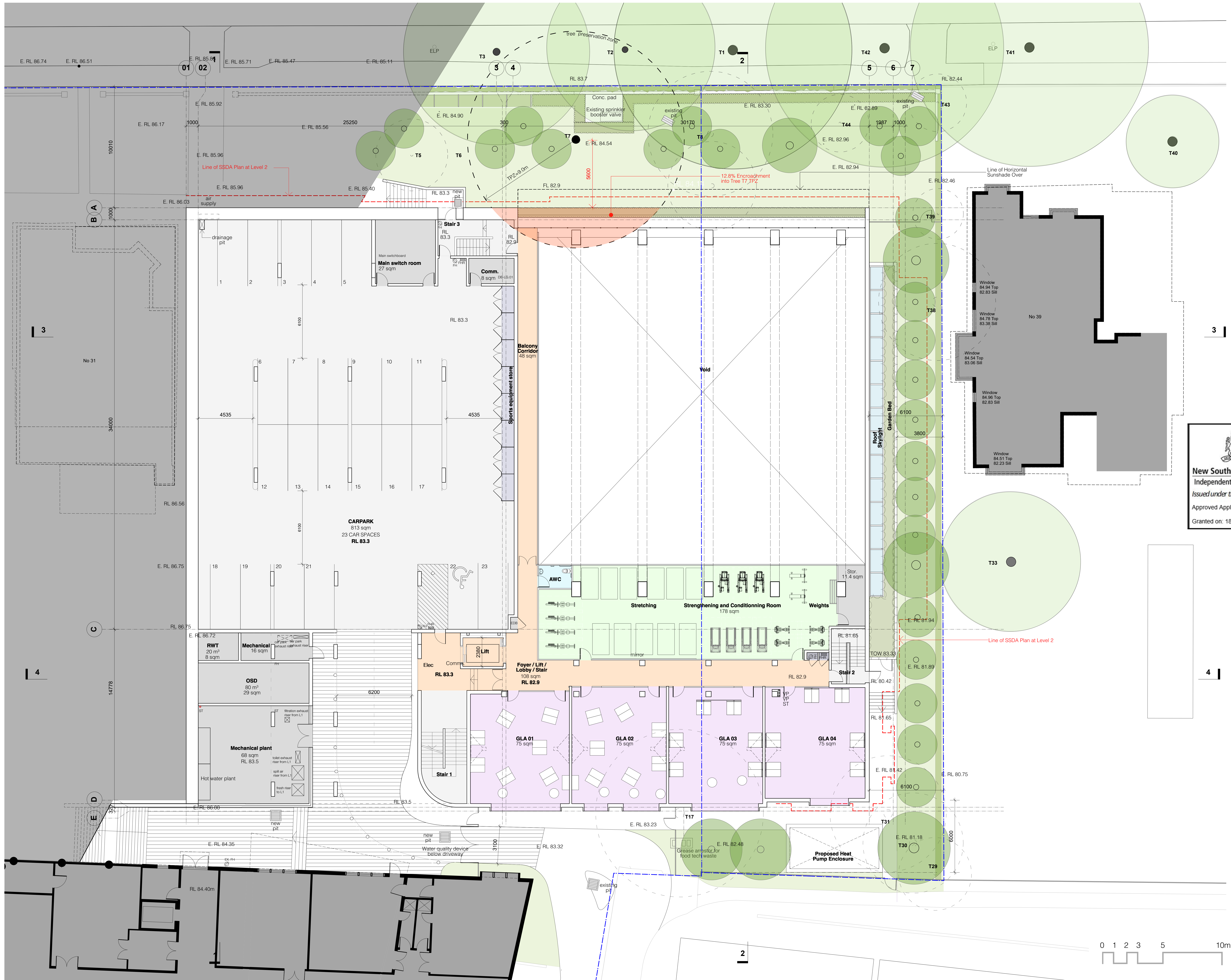
02

Level 1 - Plan

roseville college -
swell centre

27-29 Bancroft Avenue, Roseville





1:100 @ A0 + 1:200 @ A2

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


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Independent Planning Commission
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- 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

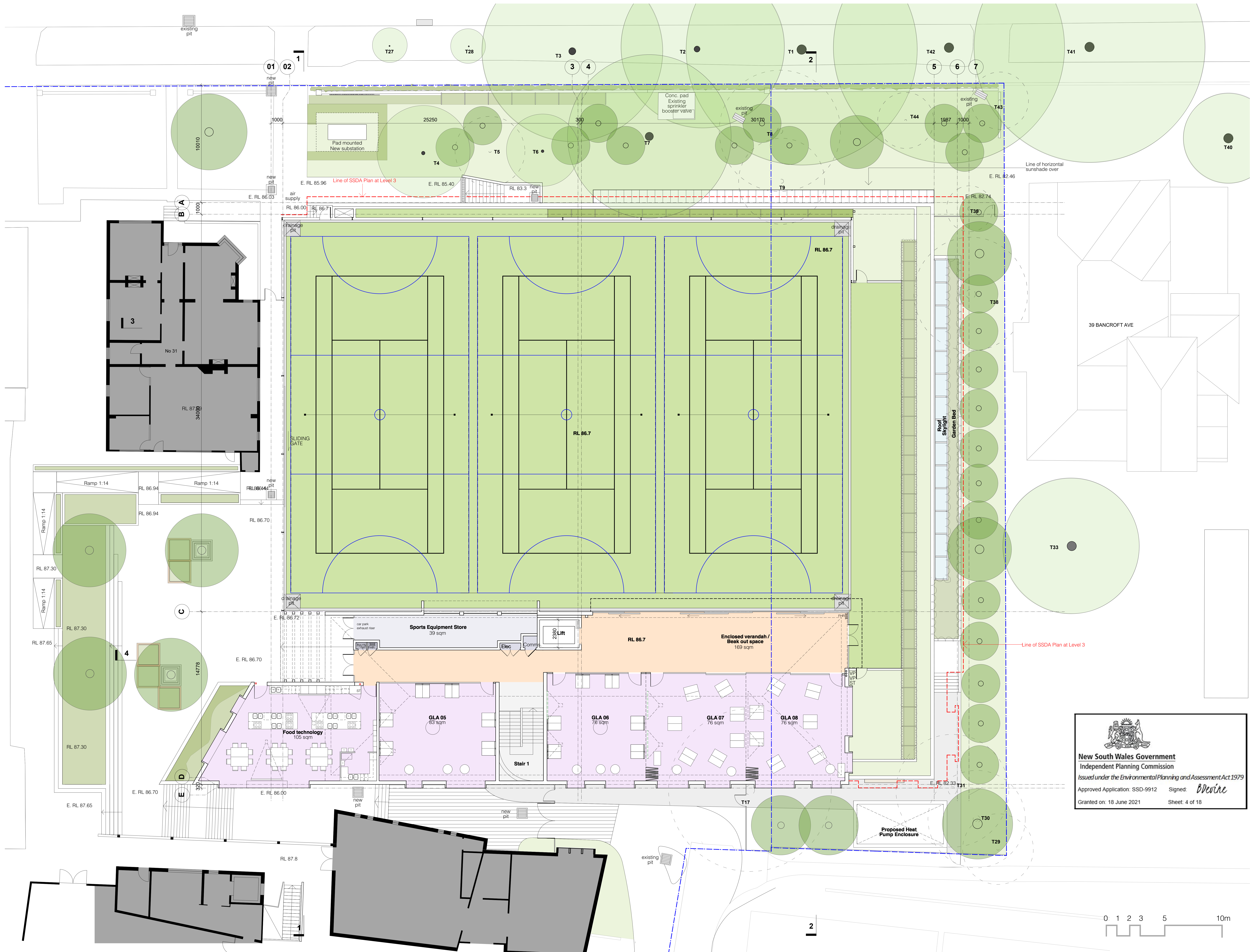
03 Level 2 - Plan

roseville college -
swell centre

27-29 Bancroft Avenue, Roseville



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1:100 @ A0 + 1:200 @ A2

Existing tree (kept)

New tree

Existing tree (removed)

Boundary Line

Extent Of SSDA Design

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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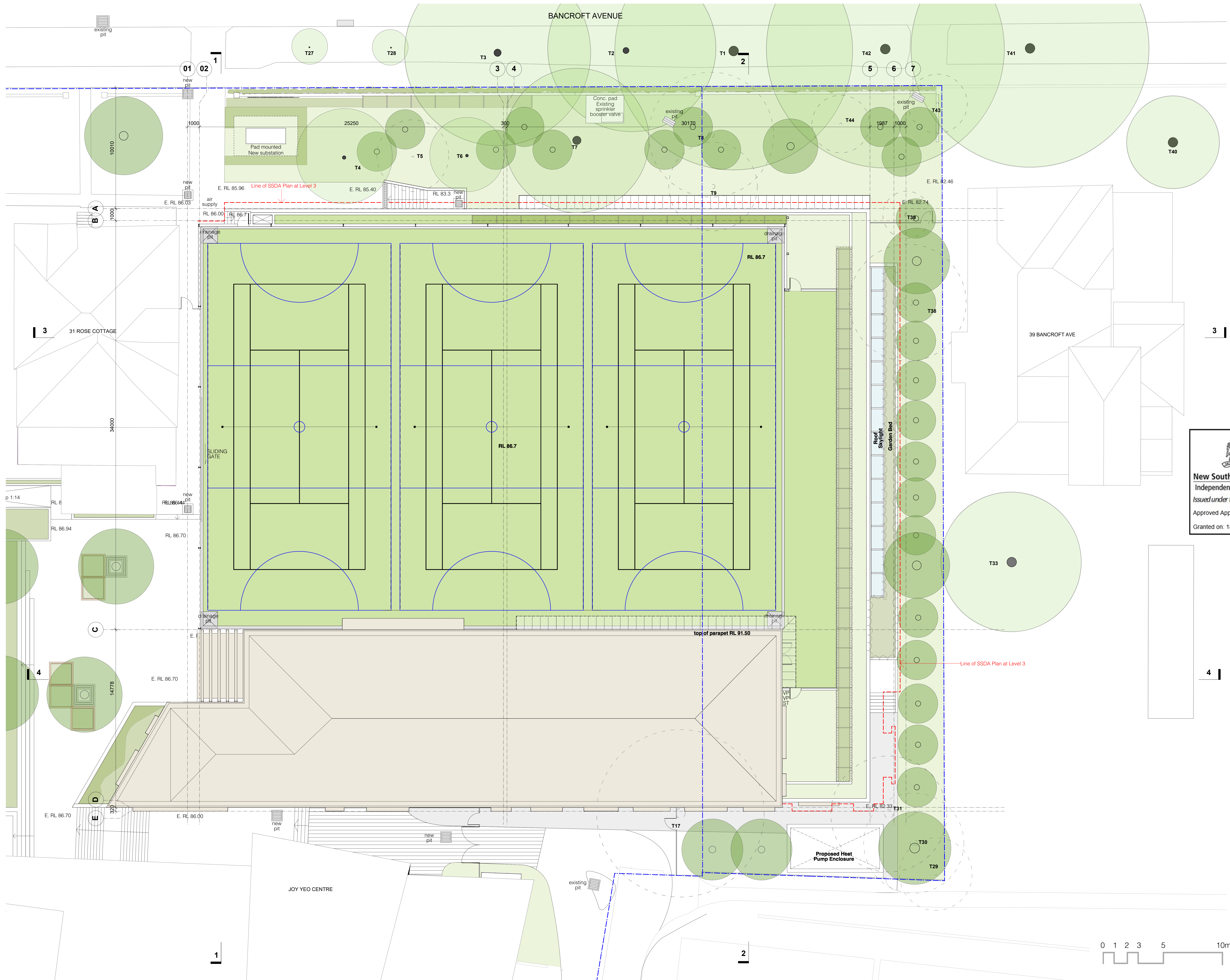
Approved Application: SSD-9912

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1:100 @ A0 + 1:200 @ A2

Existing tree (kept)

New tree

Existing tree (removed)

Boundary Line

Extend of SSDA design



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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

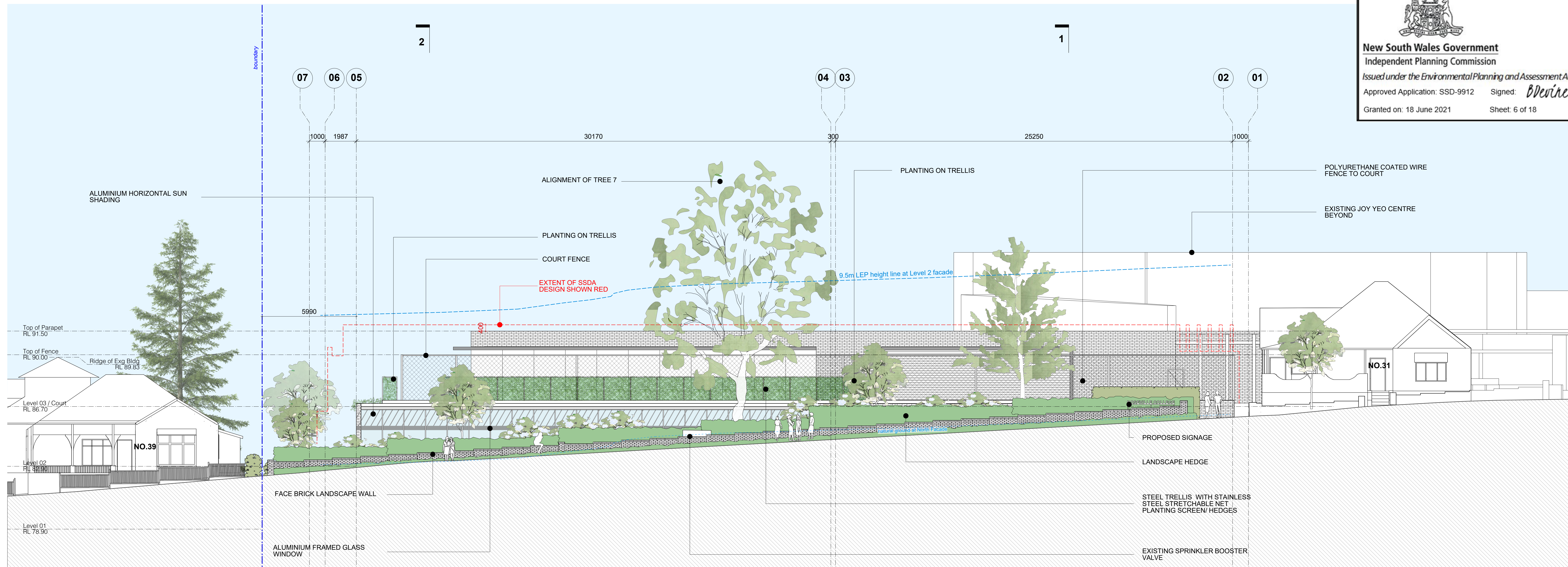
05
Roof Plan

roseville college - swell centre

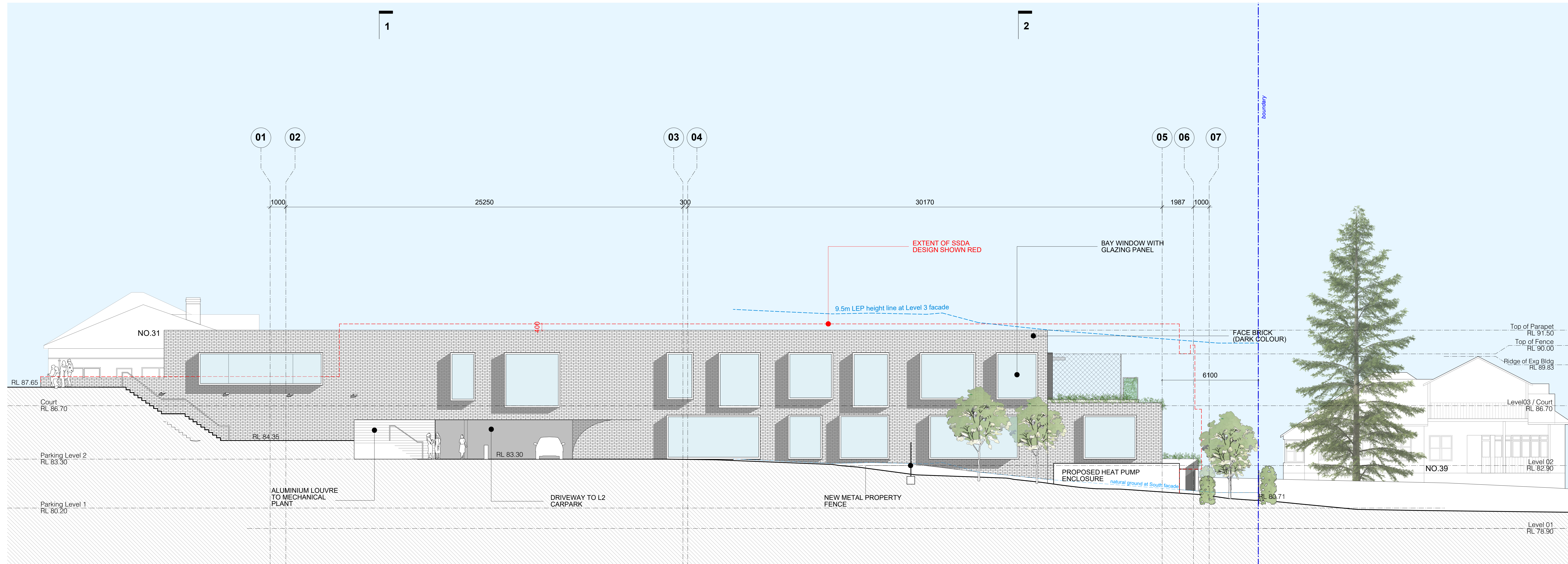
27-29 Bancroft Avenue, Roseville



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hjorth
architects**



Elevation North



Elevation South

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

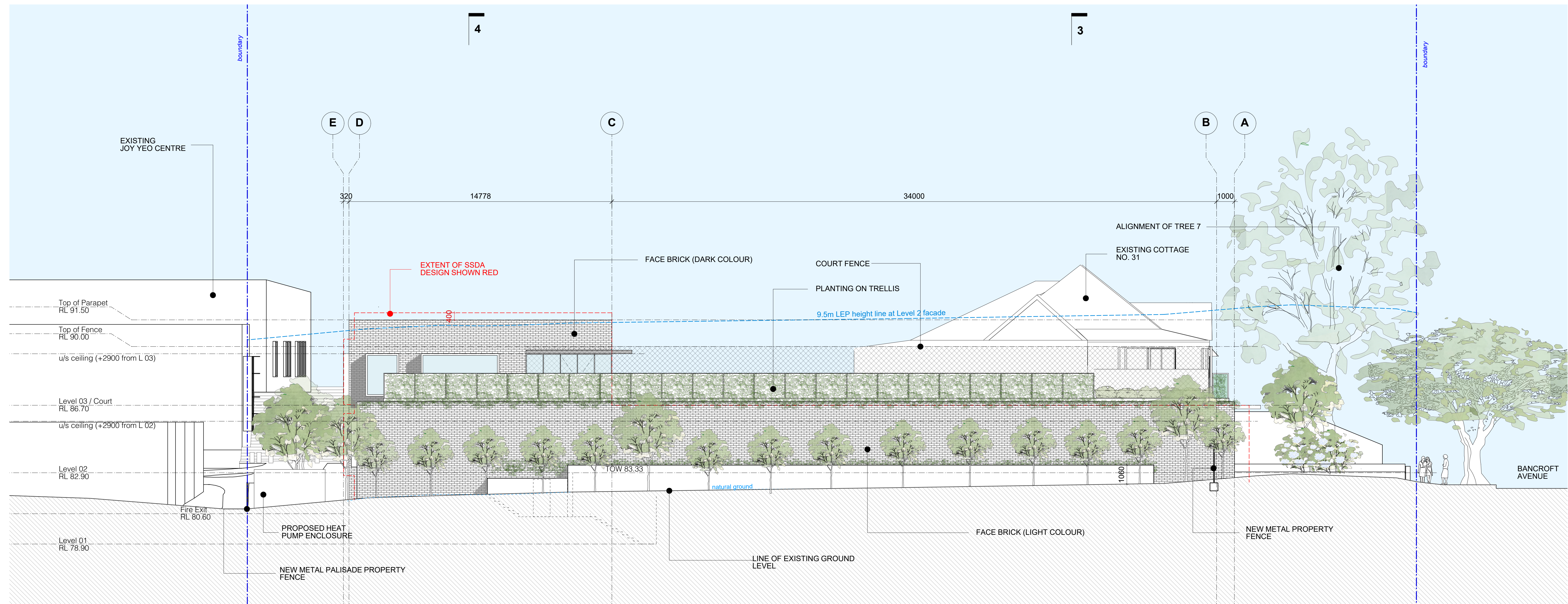
06
 Elevation
 North&South

roseville college -
 swell centre

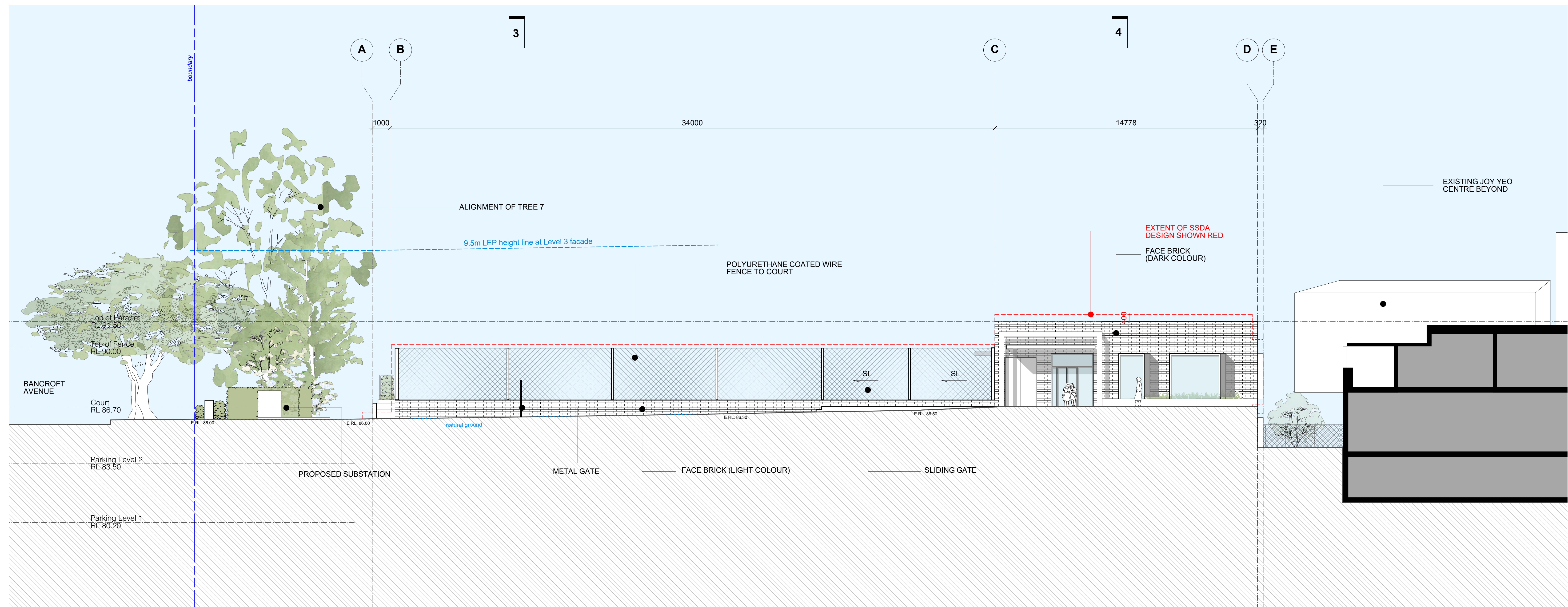
27-29 Bancroft Avenue, Roseville



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Elevation East



Elevation West

1:100 @ A0 + 1:200 @ A2

Boundary Line
Extent of SSDA Design



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F 3/10/19 SSDA Submission

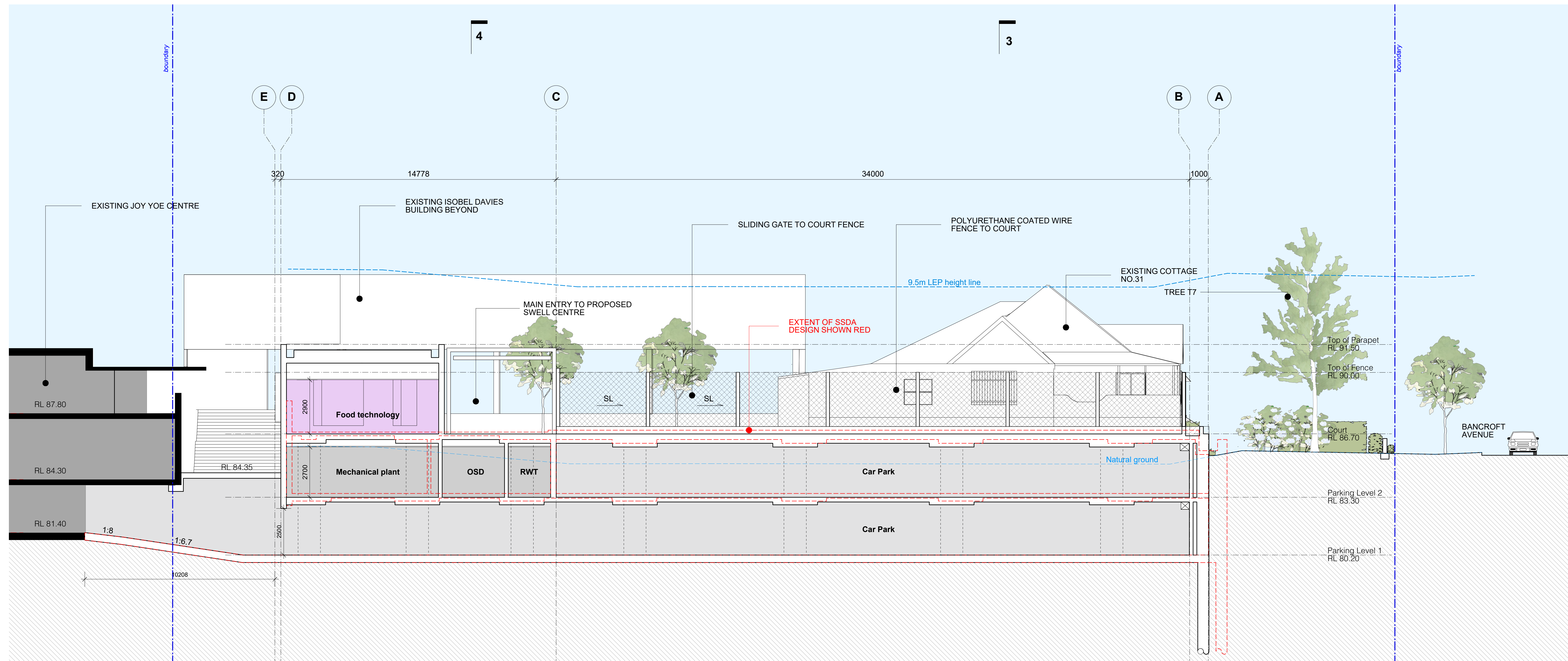
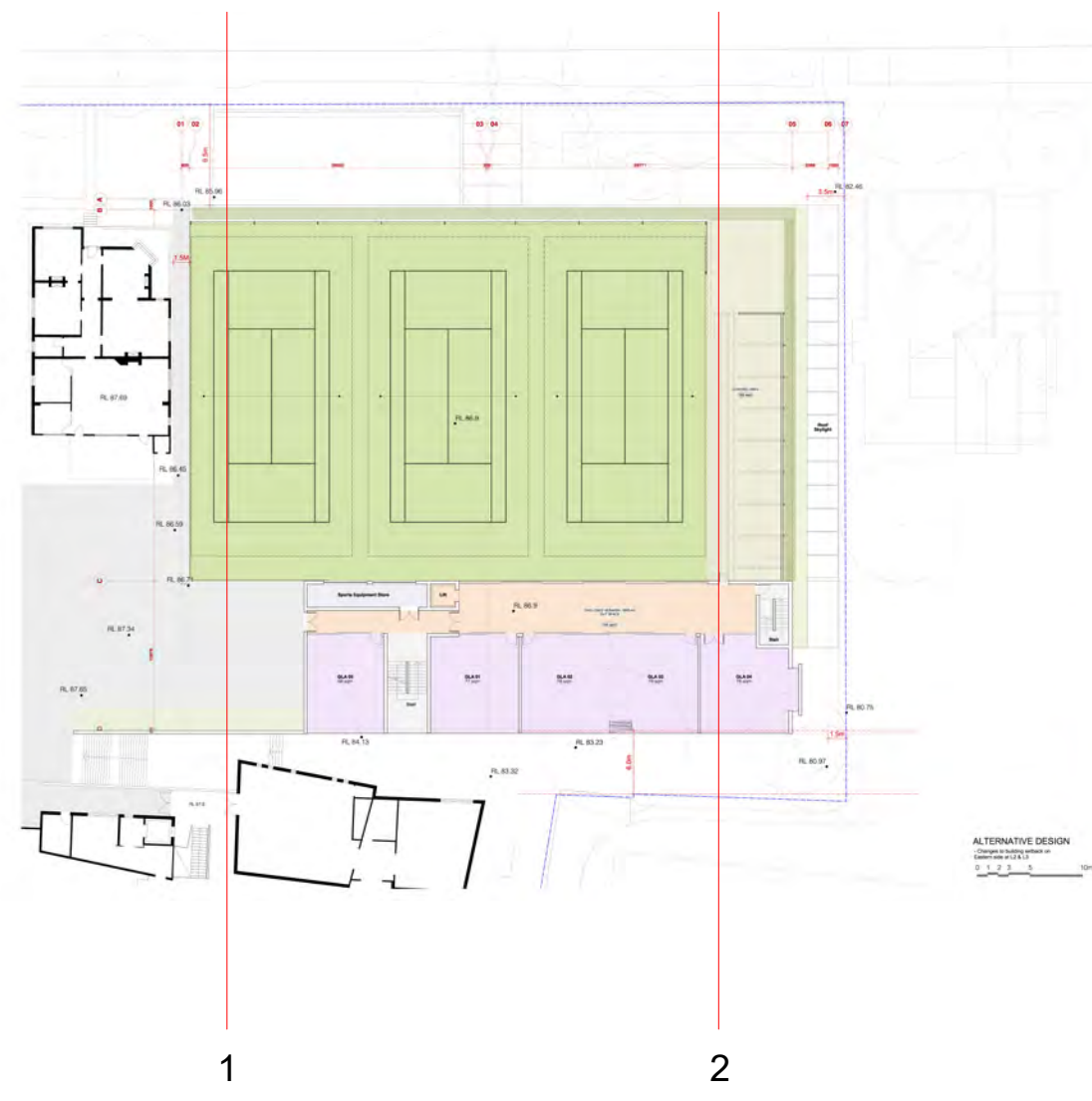
07
Elevation
East&West

roseville college -
swell centre

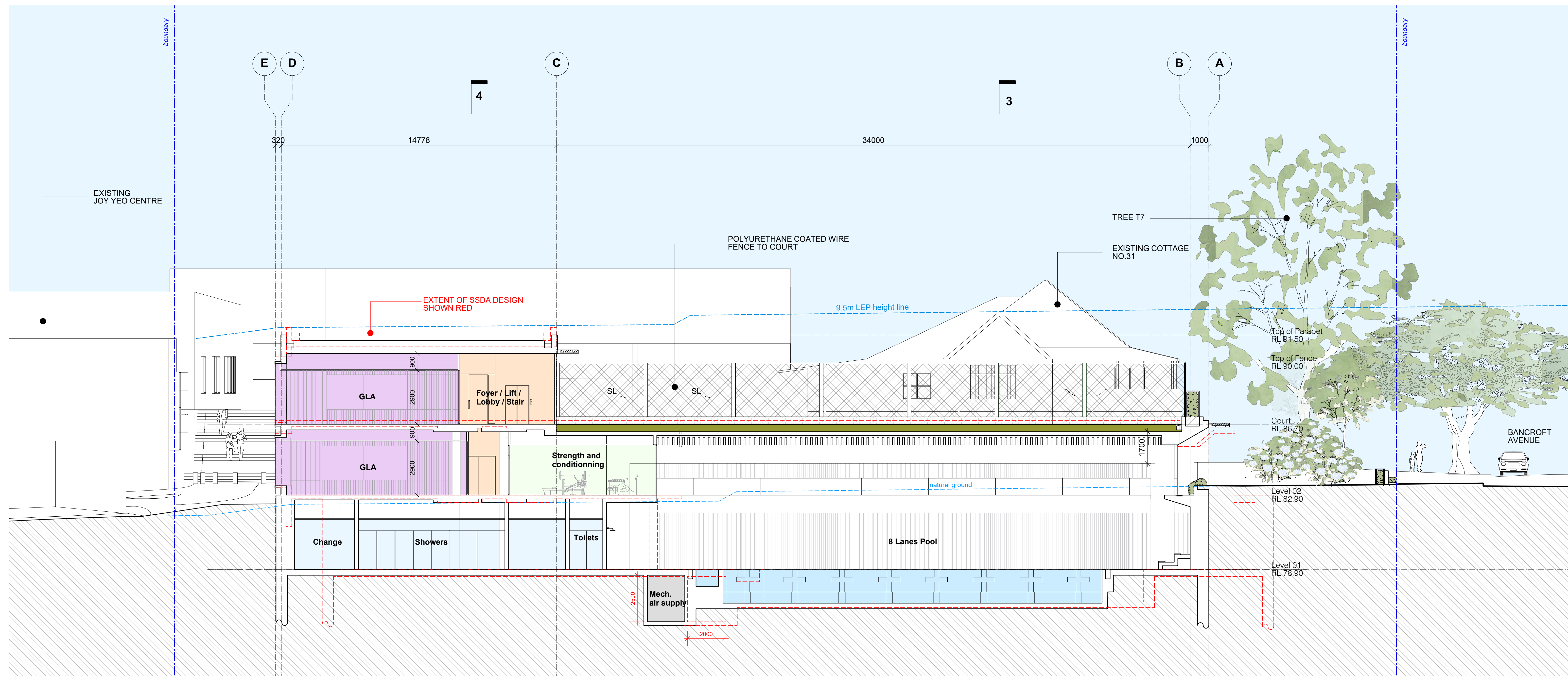
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Section 01



Section 02

1:100 @ A0 + 1:200 @ A2

Boundary Line
Extent of SSDA Design



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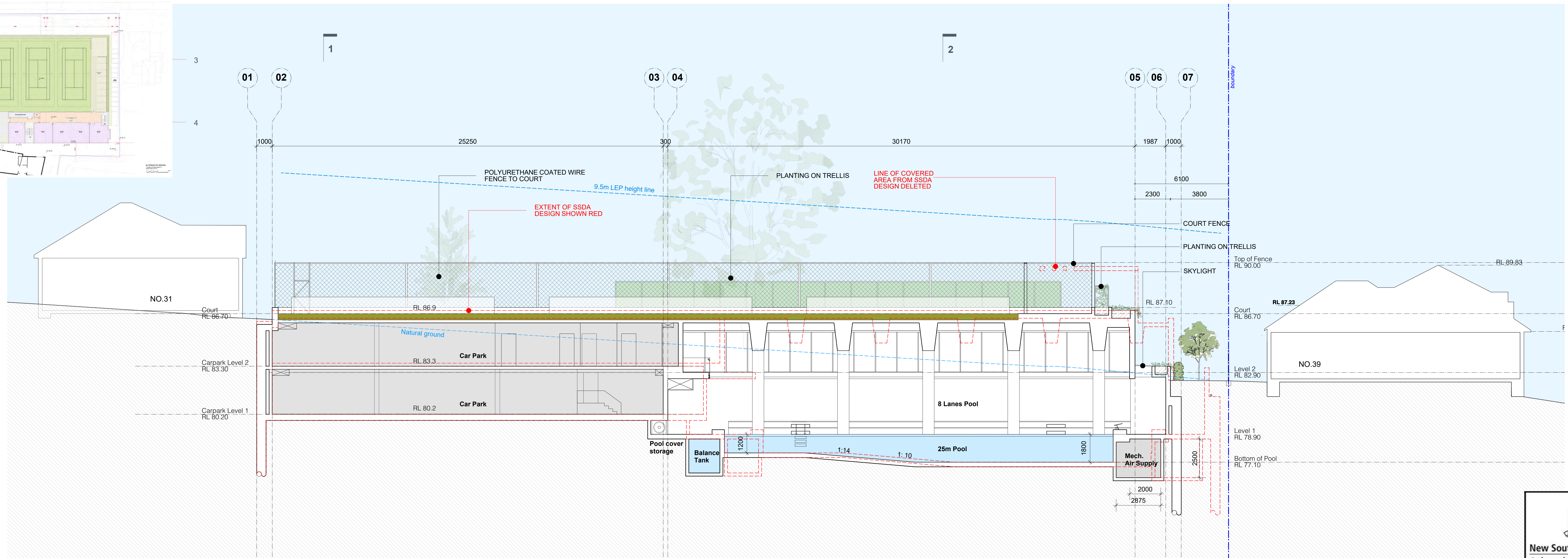
08
Section 01&02

roseville college -
swell centre

27-29 Bancroft Avenue, Roseville

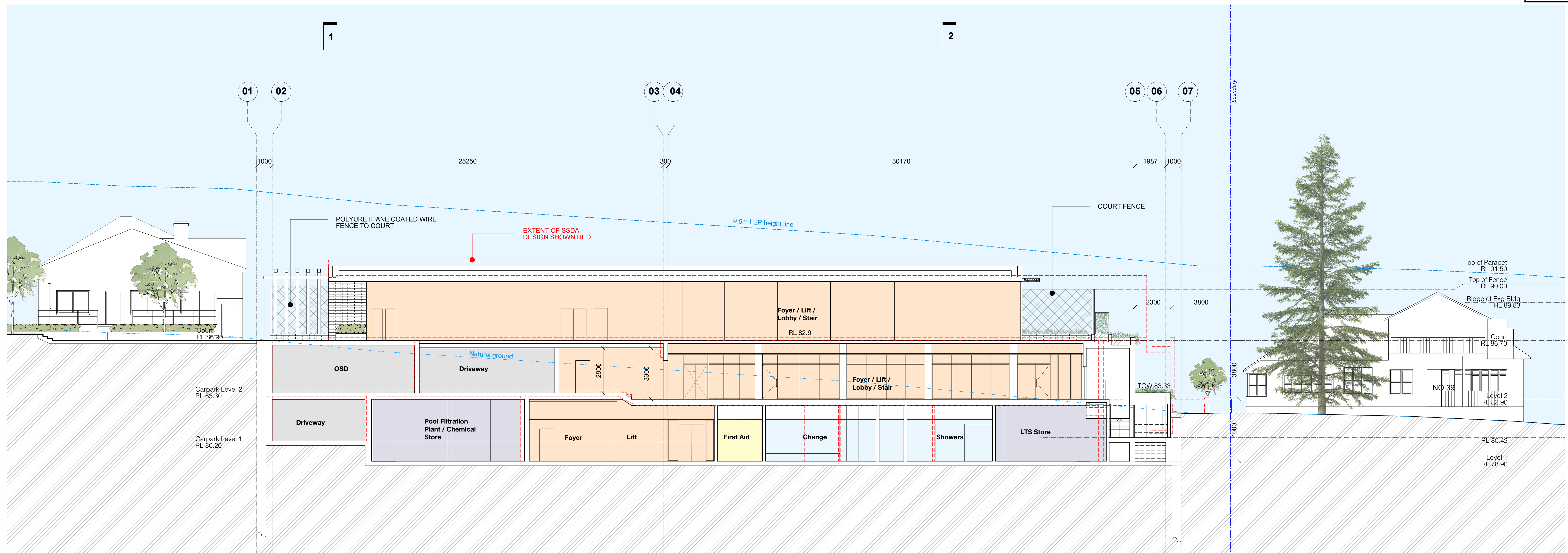


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Section 03


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 Approved Application: SSD-9912 Signed: *BDevine*
 Granted on: 18 June 2021 Sheet: 9 of 18



Section 04

1:100 @ A0 + 1:200 @ A2

Boundary Line
 Extent of SSDA Design

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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1:100 @ A0 + 1:200 @ A2

Existing tree (kept)

Existing tree (removed)

Existing building elements to be demolished

Boundary Line



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D 19/10/20 Response to Submissions

C 6/10/20 Response to Submissions

B 03/10/19 SSDA Submission

10

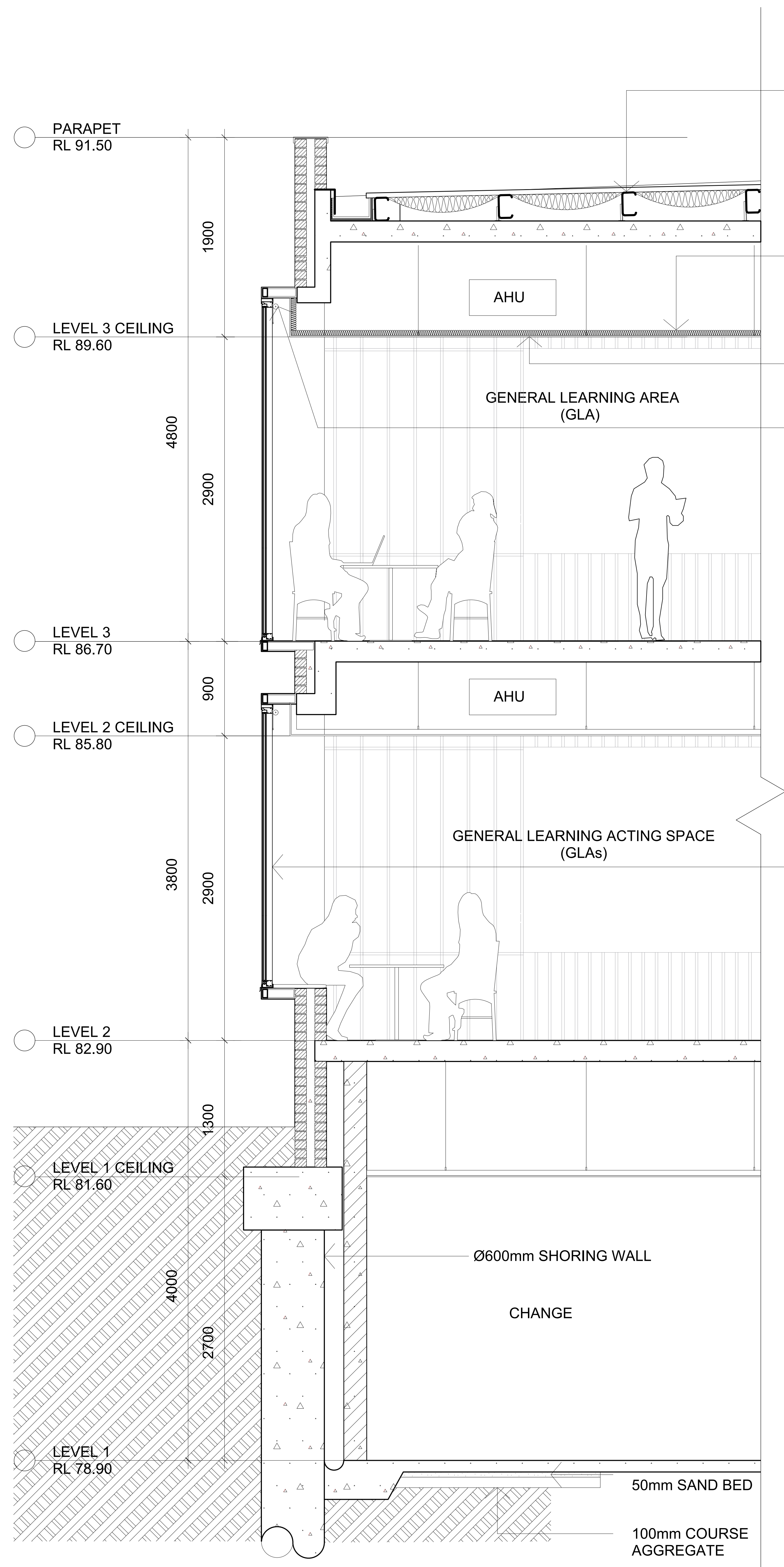
Demolished Plan

roseville college - swell centre

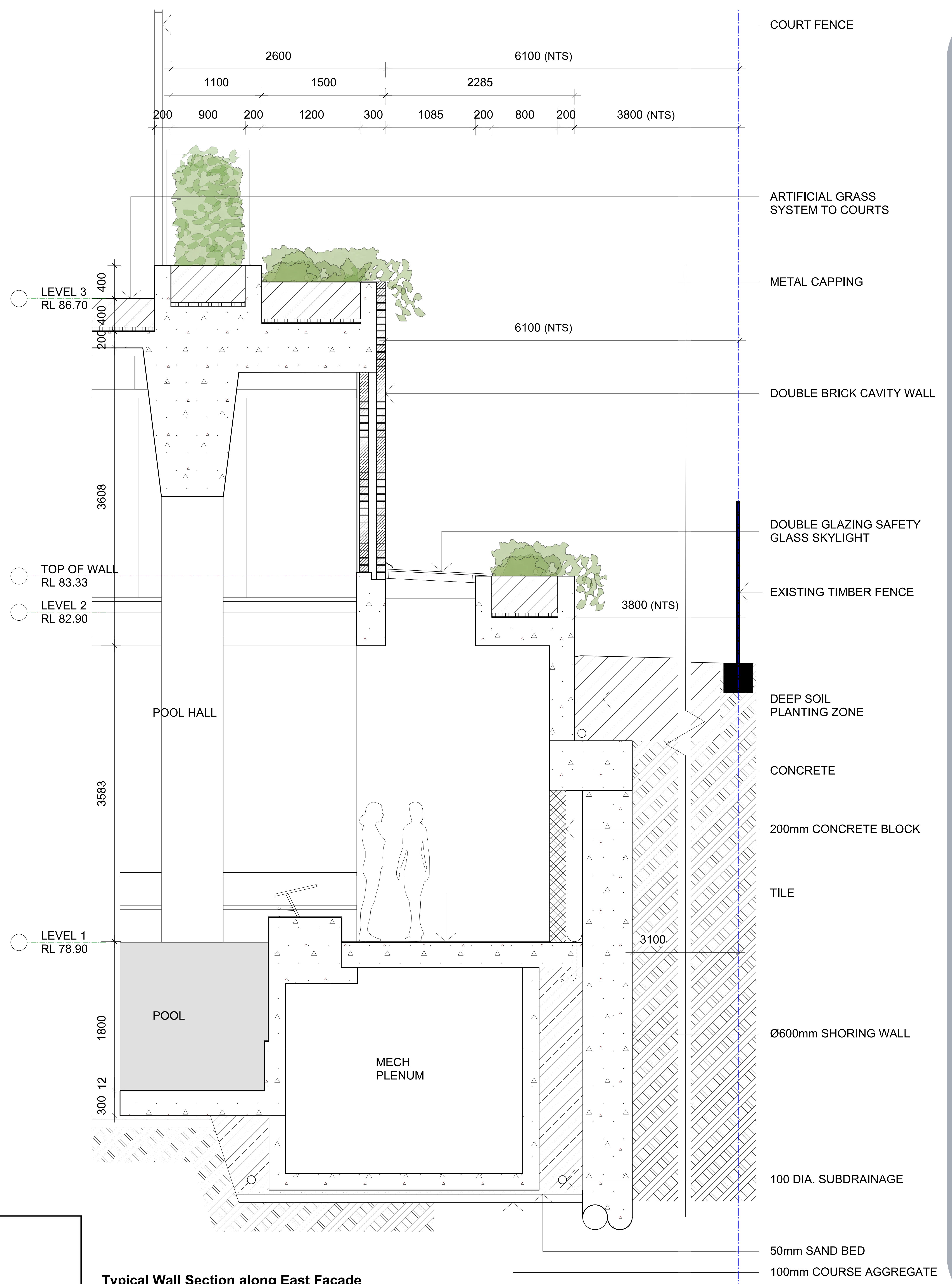
27-29 Bancroft Avenue, Roseville



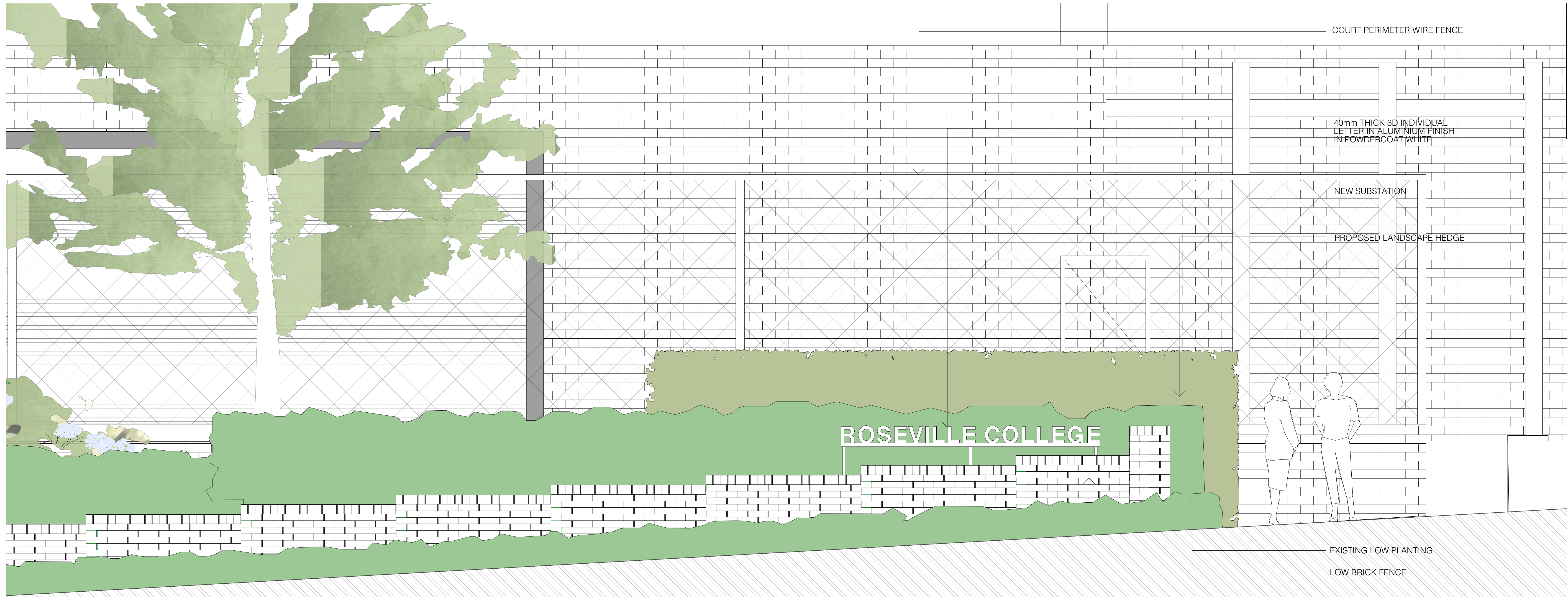
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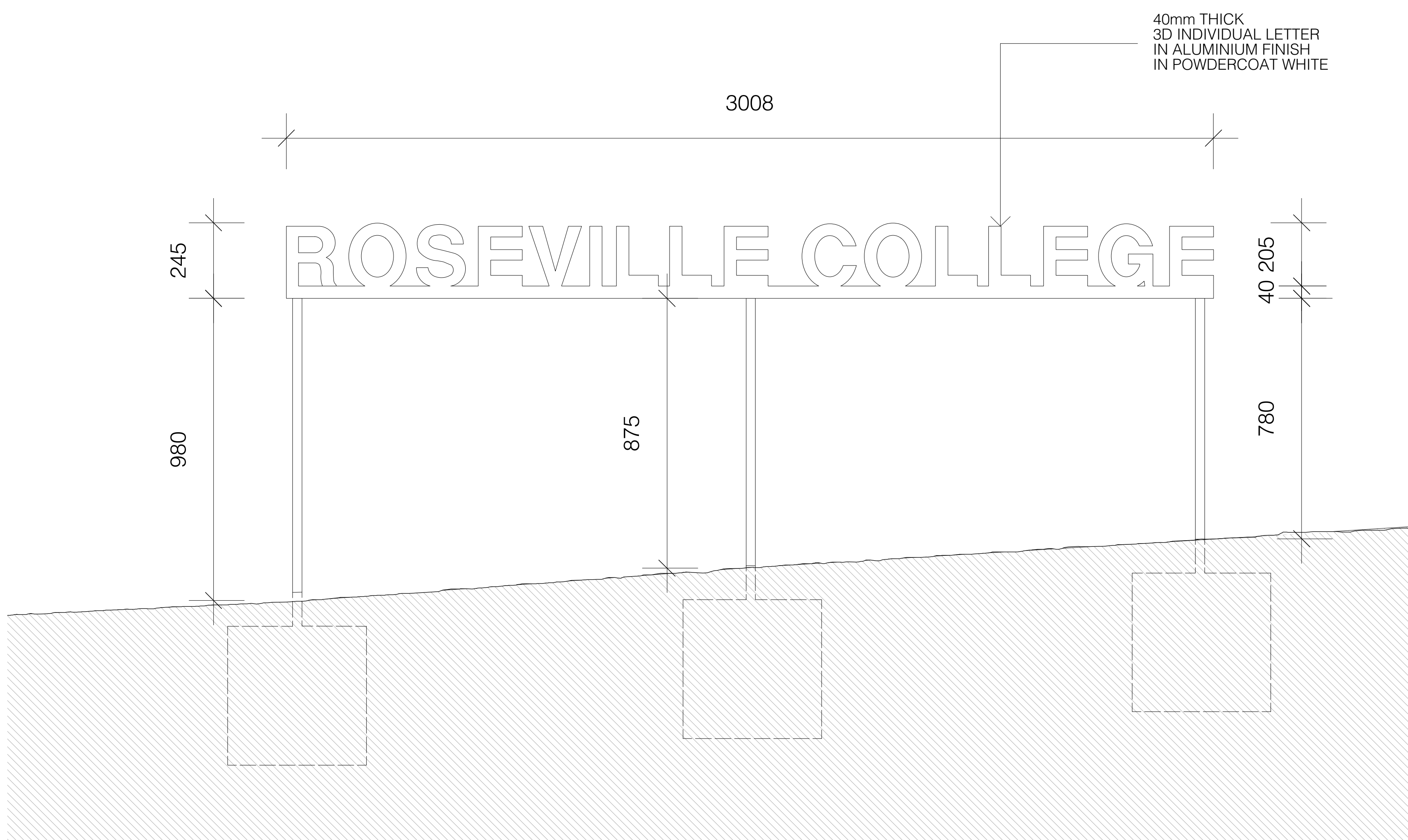
Typical Wall Section along South Facade



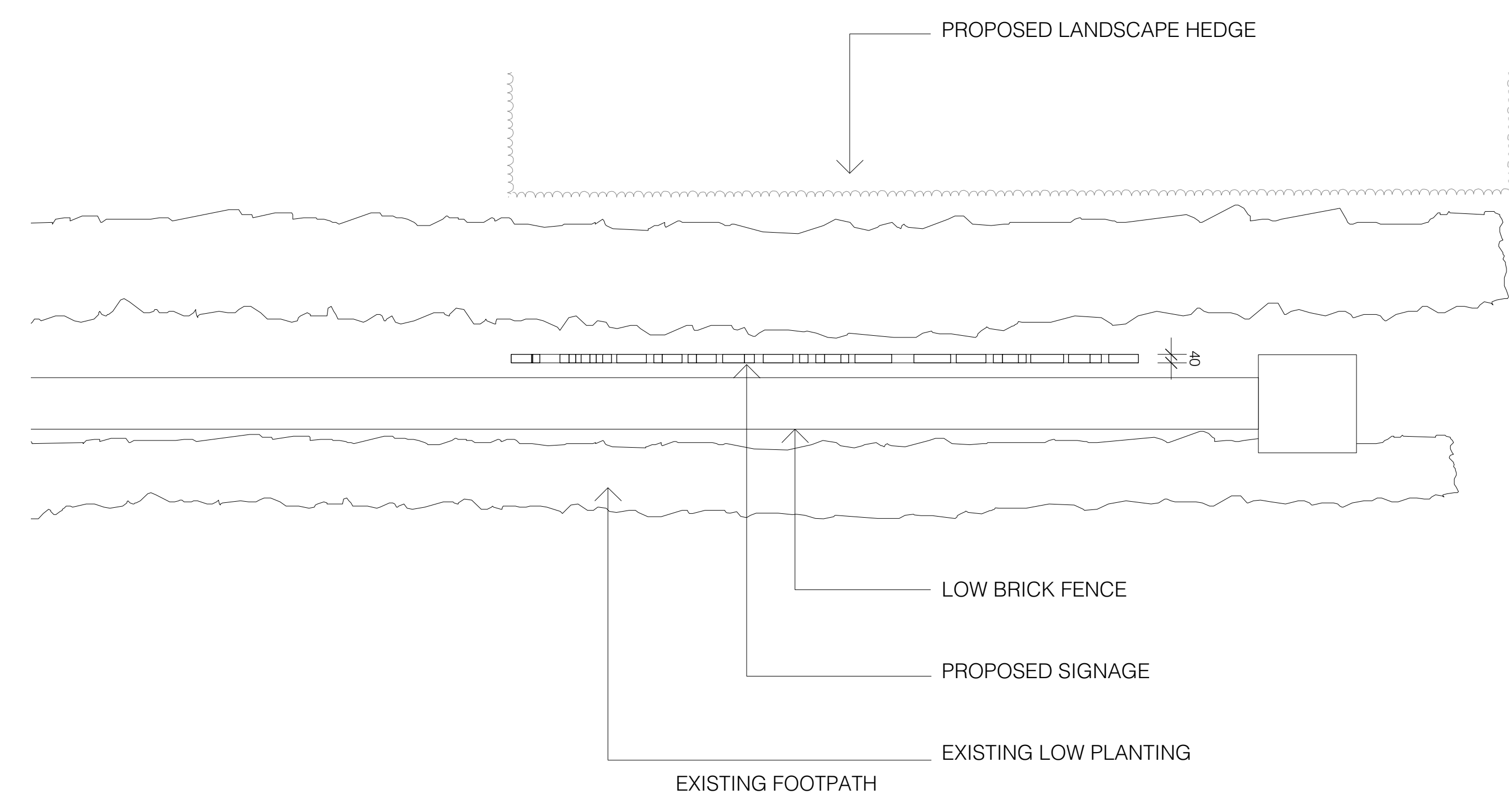
Typical Wall Section along East Facade



North Elevation (Bancroft Avenue) 1:20



Elevation: Signage 1:10



Plan 1:20



1:20 @ A0 + 1:40 @ A2

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

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Signage

roseville college -
swell centre

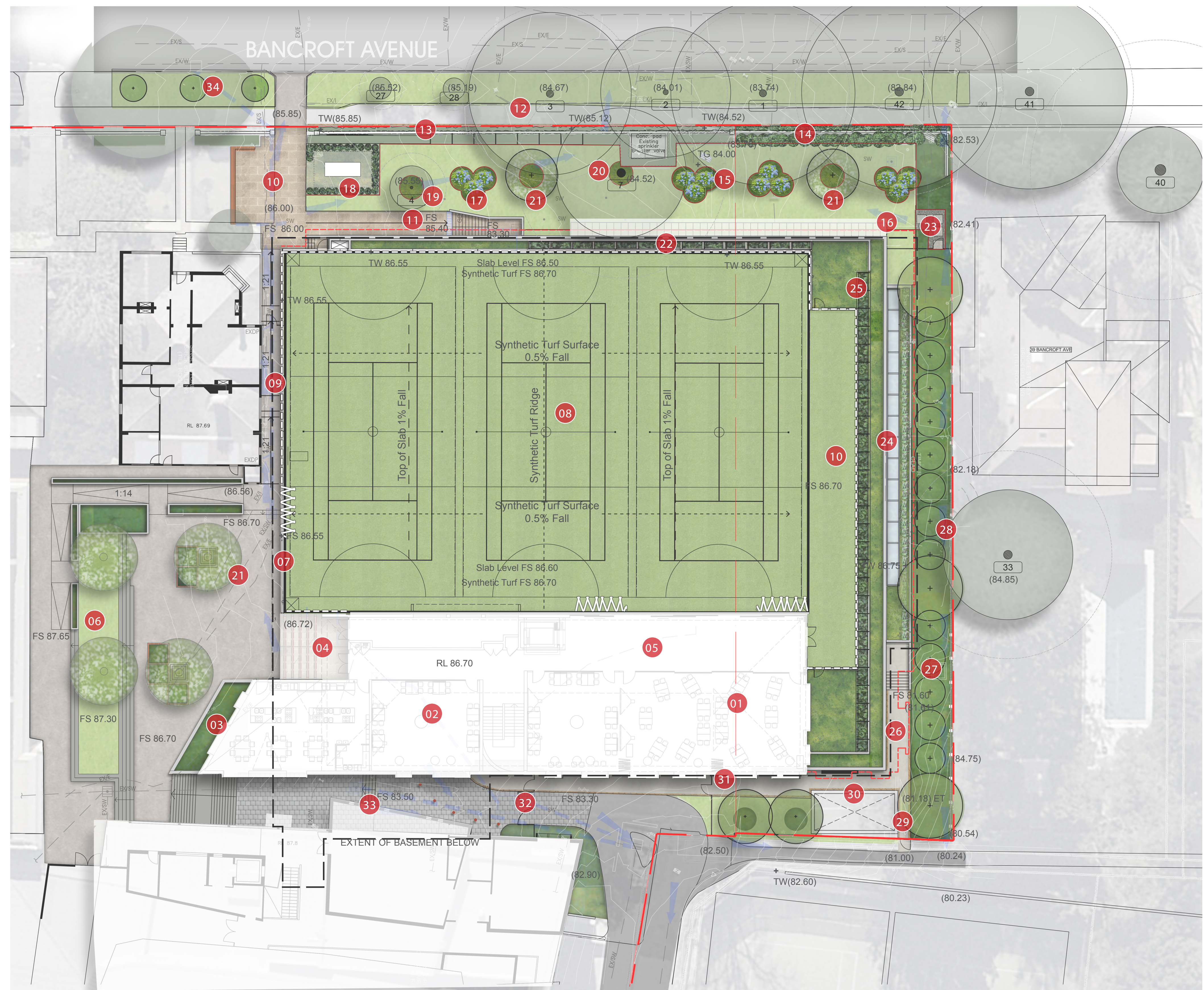
27-29 Bancroft Avenue, Roseville



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LEGEND

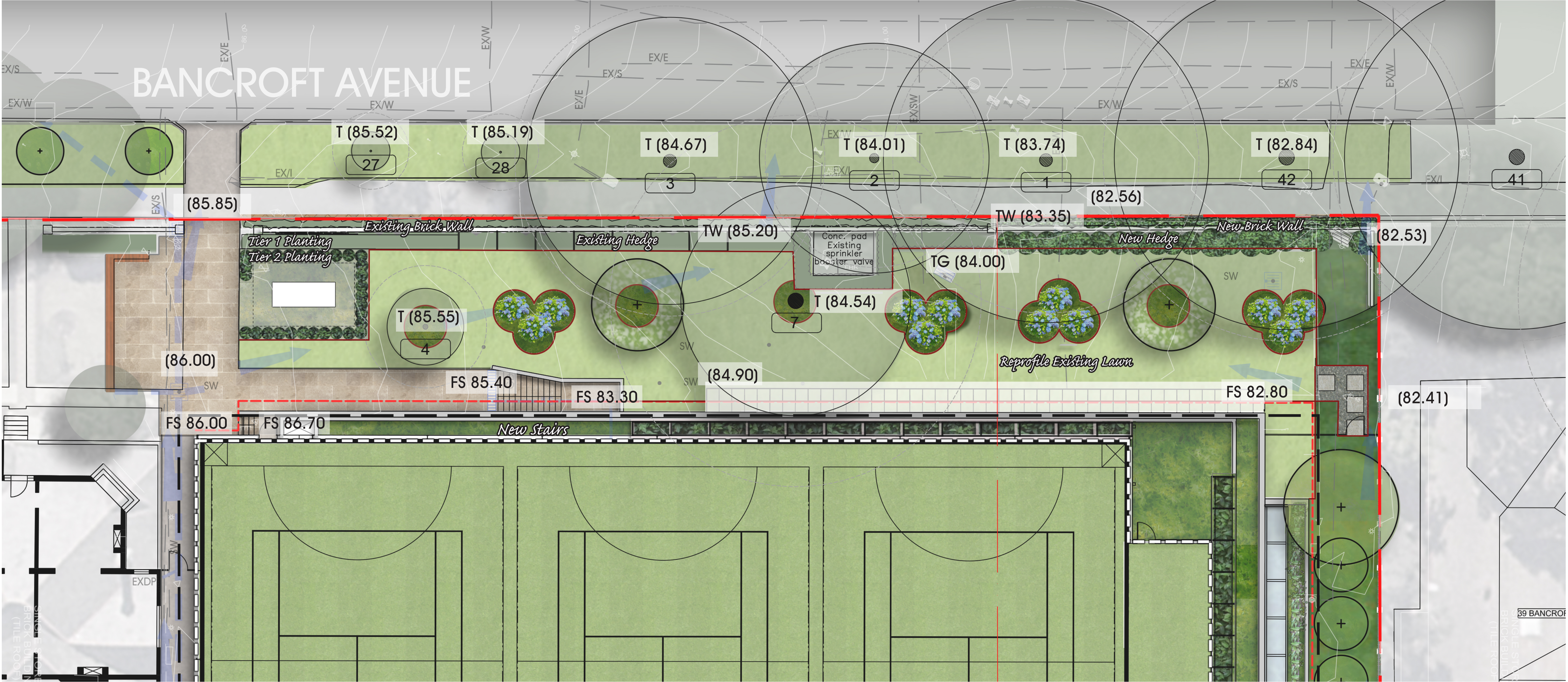
- Property Boundary
- Extent of basement (below)
- Line of SSDA
- (xx.xx) Existing Levels
- xx.xx Proposed Levels
- Existing trees to be retained
- Proposed Trees
- Existing Planting to be retained
- Mass Planting
- Lawn - Managed
- Lawn - Synthetic Turf
- Retractable Sports Fencing
- Landscape Walling
- 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)



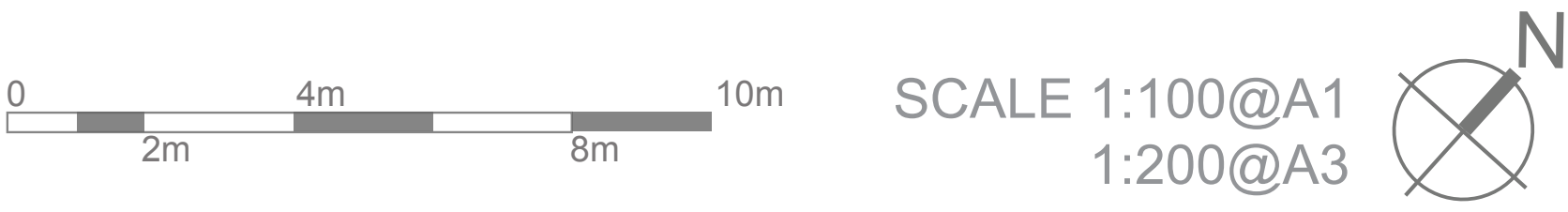
KEY

- 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 Transplanted Deciduous Pear Tree, qty.6
- 22 Building Green Screen w/ Climbing vines
- 23 SWELL Centre Maintenance Access
- 24 SWELL Pool Roof Skylight
- 25 SWELL Level 3 Rooftop Planter, 0.4M depth
- 26 SWELL Centre Tertiary Pedestrian Exit
- 27 New mid-story Screen Trees
- 28 Existing Timber Fence, 1.8M - repair as required
- 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

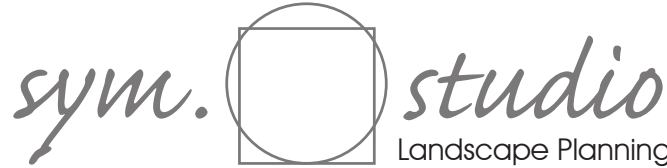

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epm
projects pty ltd



Sheet: EPM05-DA-102

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

D



Roof Level - Green Screen/Steel Trellis.



Elaeocarpus reticulatus



Pyrus calleryana 'Capital'



Lagerstroemia indica natchez



Camellia sasanqua 'Early Pearly'



Michelia figo



Magnolia grandiflora 'Teddy Bear'



Rhampholepis indica 'Cosmic White'



Juniperus conferta



Pandorea pandorana

4 x transplanted Pyrus calleryana (Ornamental Pears). Refer Plant Schedule 'Trees'



Trachelospermum jasminoides



Brachyscome multifida



Carpobrotus edulis



Lomandra longifolia 'Tanika'



Myoporum parvifolium



Rosmarinus 'Prostratus'



Frontage Design Intent
Species to Bancroft frontage reflect an informal landscape character, referencing previous lot boundaries (residential street scale) and heritage adjacent location.

Street frontage Infill Planting to match existing (18 Lm) Refer Plant Schedule 'Street Frontage Infill Planting' Continuation of Bancroft Avenue existing streetscape character including brick wall, hedge planting and brick garden edge.

12 x Hydrangea macrophylla (planted in groups of 3) in garden beds. Underplant w/ Ajuga reptans 'Catkins Giant' & Juniperus conferta.

1 x Pyrus calleryana (transplanted)

Roof Level - Mass planting.
Grasses & Groundcovers. Refer below callout for species list. 0.3 - 0.45m soil depth.

1 x Specimen Tree
Pyrus calleryana 'Capital'

Roof Level - Green Screen/Steel Trellis. (50 Lm)
Pre-grown Climbers/Vines for instant impact.
Trachelospermum jasminoides (Star Jasmine) and Pandorea pandorana (Wonga Wonga Vine)

13 x Ground Level - Medium Screen Planting (Approx. 3.5m High)
Option 1: Michelia figo (Port Wine Magnolia)
Option 2: Lagerstroemia indica 'Nafray'
Option 3: Magnolia "Teddy Bear"

Level 2 - Low Planting (Approx. 1.5m High)
Planter alongside skylights.
Stachys lanta 'Silver Carpet'
0.45m soil depth.

1 x Specimen Tree
Pyrus calleryana 'Capital'

Ground Level - Ground Cover Planting
Low maintenance. Trafficable, easy to access skylights for maintenance.
Juniper conferta (Shore Juniper)

Roof Level - Mass planting.
Grasses & Groundcovers
Brachyscome multifida (Cut-Leafed Daisy)
Carpobrotus edulis (Pig face)
Lomandra longifolia 'Tanika' (Tanika Mat Rush)
Myoporum parvifolium (Creeping boobiala)
Rosmarinus 'Prostratus' (Creeping Rosemary)
0.3 - 0.45m soil depth.

1 x Specimen Tree
Pyrus calleryana 'Capital'

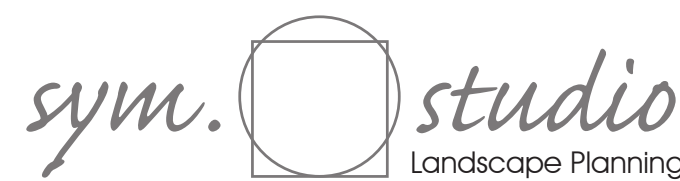
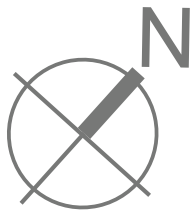
2 x Elaeocarpus reticulatus (Blueberry Ash) Trees.



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SCALE 1:200@A1
1:400@A3



Sheet: EPM05-DA-103

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

D

EXISTING LANDSCAPE PALETTE



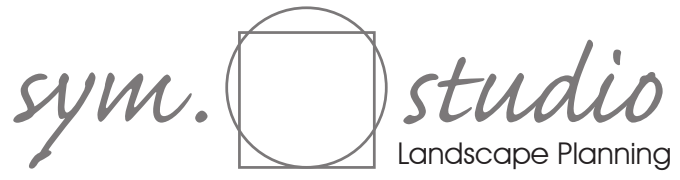
PROPOSED LANDSCAPE PALETTE

Code	Botanical Name	Common Name	Mature size (HxS) (m)	Pot Size	Qty
Trees					
ELA ref	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	3
PYR cal	Pyrus calleryana (Transplant Existing)	Ornamental Pear	6 x 4	Advanced	6
FRONT GARDEN BED/POCKET PLANTING					
Groundcovers & Grasses					
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
STREET FRONTAGE INFILL PLANTING					
Climbers					
CAL vin	Callistemon viminalis	weeping bottlebrush	2.0 x 1.0 (hedged)	400mm	-
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 x1.0	200mm	-
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' Option 3: Magnolia 'Teddy Bear'	-	-	-	13
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	-
CAR edu	Carpobrotus edulis	Pig face	0.2 x 1	140 mm	-
LOM lon T	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	140mm	-
MYO par	Myoporum parvifolium	Creeping boobiala	0.2 x 1.5	140mm	-
ROS pro	Rosmarinus 'Prostratus'	Rosemary	0.4 x 1.5	200mm	-
GREEN SCREEN TRELIS & GREEN FACADE					
Climbers					
TRA jas	Trachelospermum jasminoides	Star jasmine	0.2 x 1	Advanced pre grown	-
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





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Sheet: EPM05-DA-104

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

D

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.

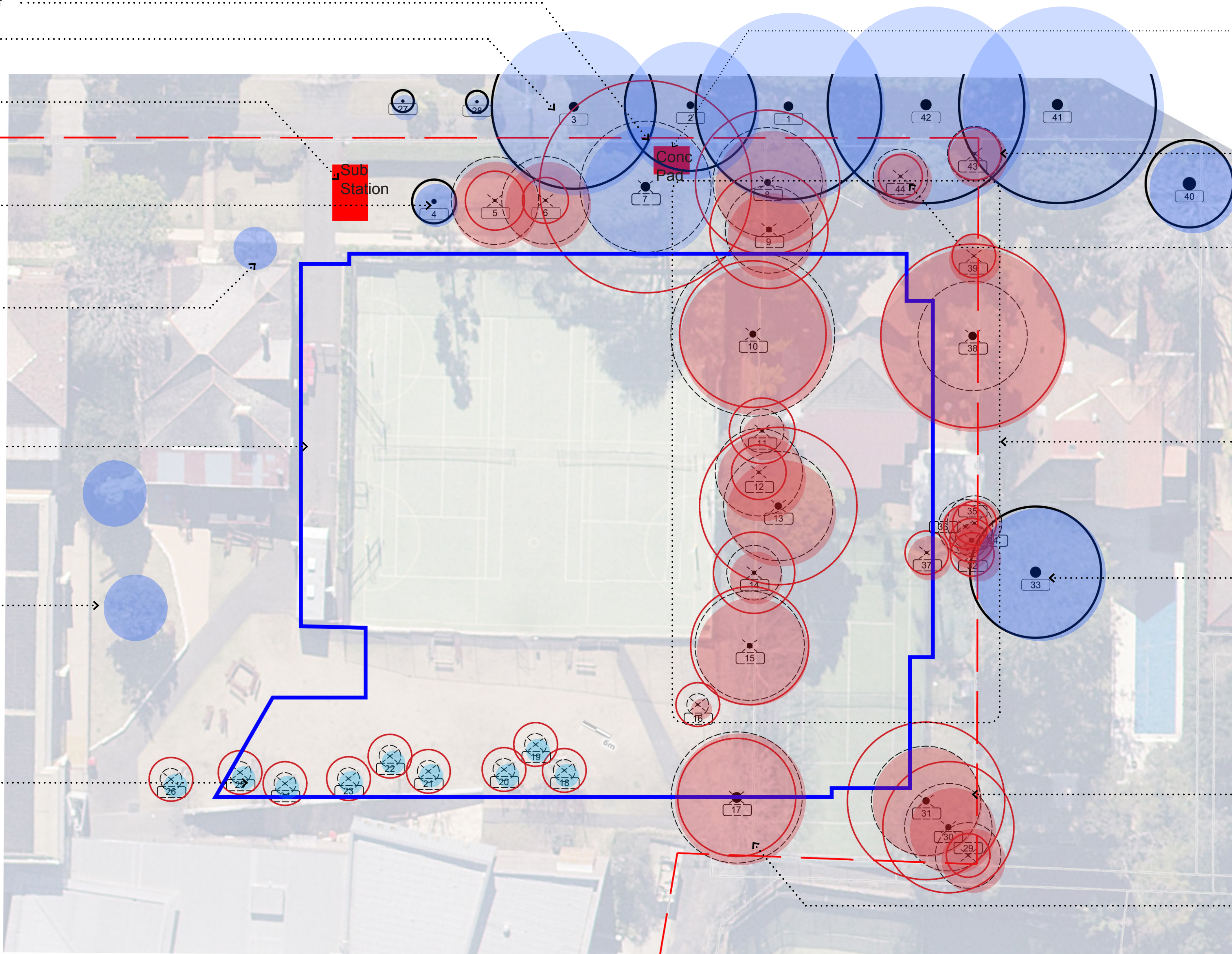
T18-26. 9 trees to be removed due to development impact and transplanted on site (where possible.)



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ROSEVILLE COLLEGE SWELL CENTRE
27-29 Bancroft Avenue, Roseville NSW



Existing concrete pad/ fire booster

T43 Olea europaea africana to be removed

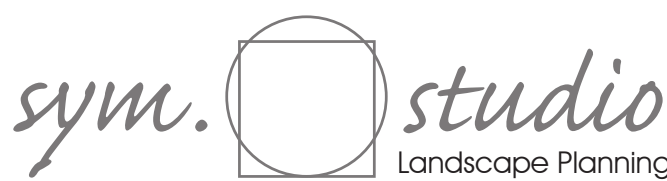
T44 Acer palmatum (lopped around service wires) to be removed.

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

D



1. EXISTING - STREET FRONTAGE CHARACTER



2. DEVELOPMENT IMPACT - STREET FRONTAGE CHARACTER



3. ENHANCEMENT STRATEGY - STREET FRONTAGE CHARACTER




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Sheet: EPM05-DA-106

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Stage: SSDA, Amended
Prepared: MCG/CG
Date: 29/10/2020

D