



ARCHITECTURAL

| SHEET | SHEET NAME |
|-------|------------|
|-------|------------|

|                 |                                 |
|-----------------|---------------------------------|
| DA00.00         | COVER SHEET                     |
| DA01.00         | SITE ANALYSIS                   |
| DA01.10         | DESIGN NARRATIVE                |
| DA02.01         | EASEMENT PLAN                   |
| DA03.01         | EXISTING & DEMOLITION SITE PLAN |
| DA04.00         | PROPOSED SITE PLAN              |
| DA04.10         | GROUND LEVEL FLOOR PLAN         |
| DA04.11         | LEVEL 1 FLOOR PLAN              |
| DA04.12         | LEVEL 1M FLOOR PLAN             |
| DA04.13         | LEVEL 2 FLOOR PLAN              |
| DA04.14         | LEVEL 2M FLOOR PLAN             |
| DA04.15         | ROOF PLAN                       |
| DA11.00         | BUILDING ELEVATIONS             |
| DA12.00         | BUILDING SECTIONS               |
| DA13.00         | 3D RENDERS - ARTIST IMPRESSION  |
| DA20.00         | AREA CALCULATIONS               |
| DA22.00         | SHADOW DIAGRAMS                 |
| DA23.00         | SIGNAGE ZONE PLAN               |
| Grand total: 18 |                                 |

| Document Notes                                                                                                                                                                                                                                                                 |                         |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------|
| Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All work shall be carried out in accordance with the relevant Australian Standards and Codes together with all applicable requirements and legislation. |                         |             |
| REV                                                                                                                                                                                                                                                                            | DESCRIPTION             | APP DATE    |
| M                                                                                                                                                                                                                                                                              | Revised DA Drawings Set | JW 01.08.24 |
| N                                                                                                                                                                                                                                                                              | For DA submission       | JW 10.09.24 |
| P                                                                                                                                                                                                                                                                              | DA Council RFI revision | JW 23.04.25 |

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT:

**CM<sup>+</sup>**  
CORBYEAR MORRISON INTERNATIONAL PTY LTD | ABN 69 956 972 248  
T: 61 2 2444 8888 W: www.cmplus.com.au E: info@cmplus.com.au  
Architects, Lvl 10, 1000 Pitt St, Sydney, NSW, 2000

50% @ A2

PROJECT:

**23077**

**NUTRISOY FACILITY**

47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:

**COVER SHEET**

SHEET NUMBER:

**DA00.00**

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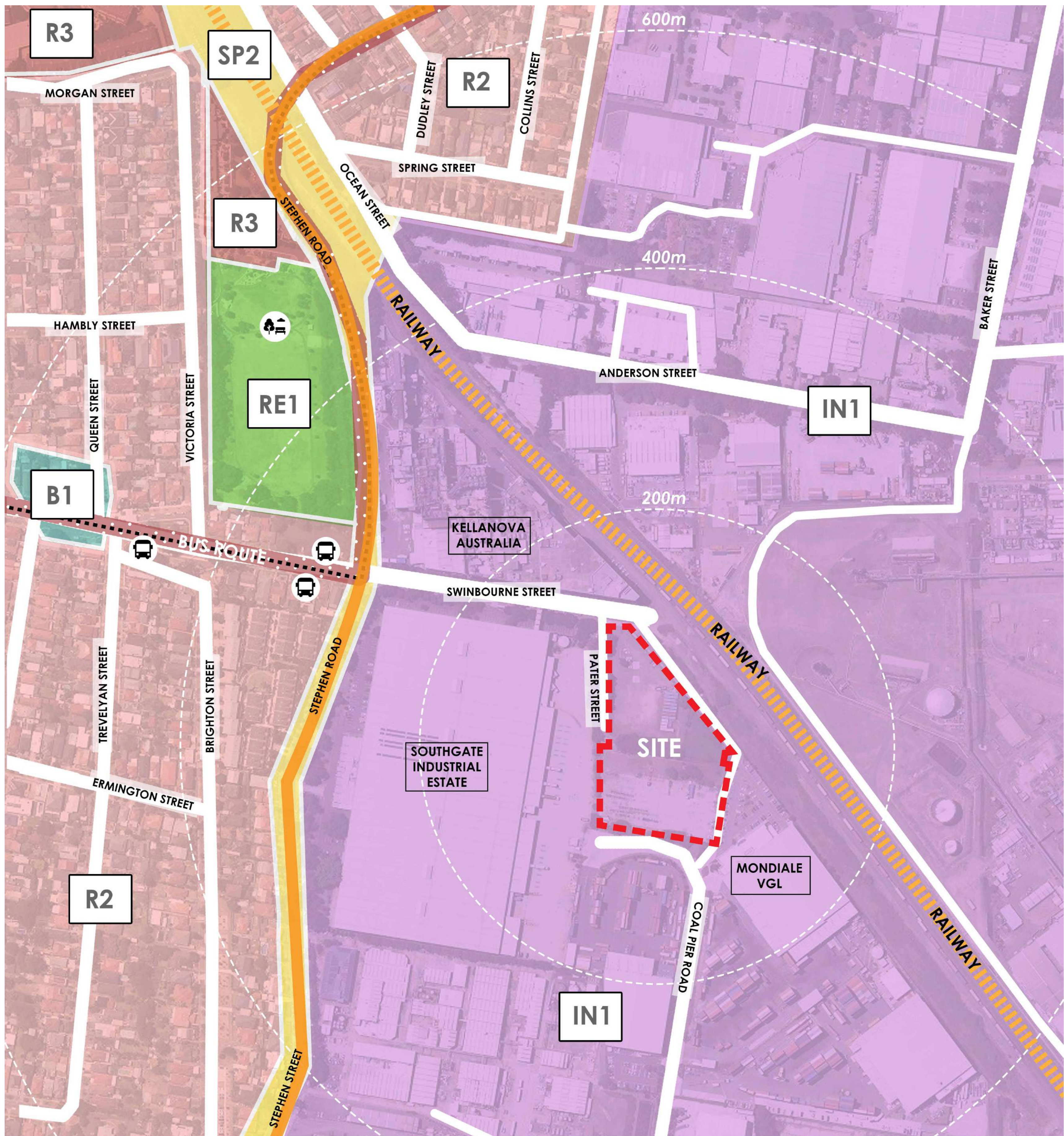
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DEVELOPMENT APPLICATION





- LEGEND**
- B1 Neighbourhood Centre
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - IN1 General Industrial
  - RE1 Public Recreation
  - SP2 Infrastructure

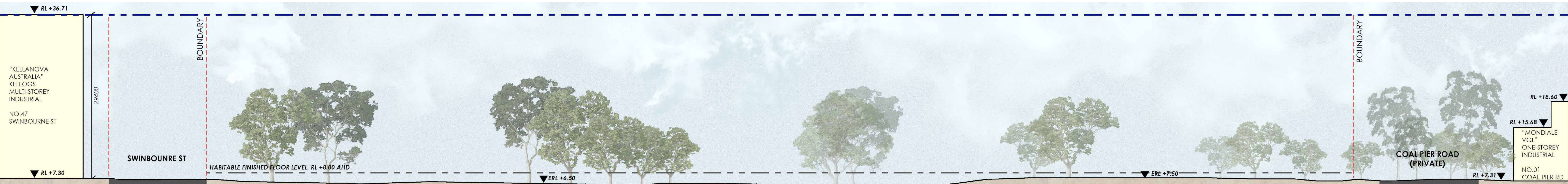
1 SITE ANALYSIS - LOCATION PLAN  
1:2000

#### SITE INFORMATION

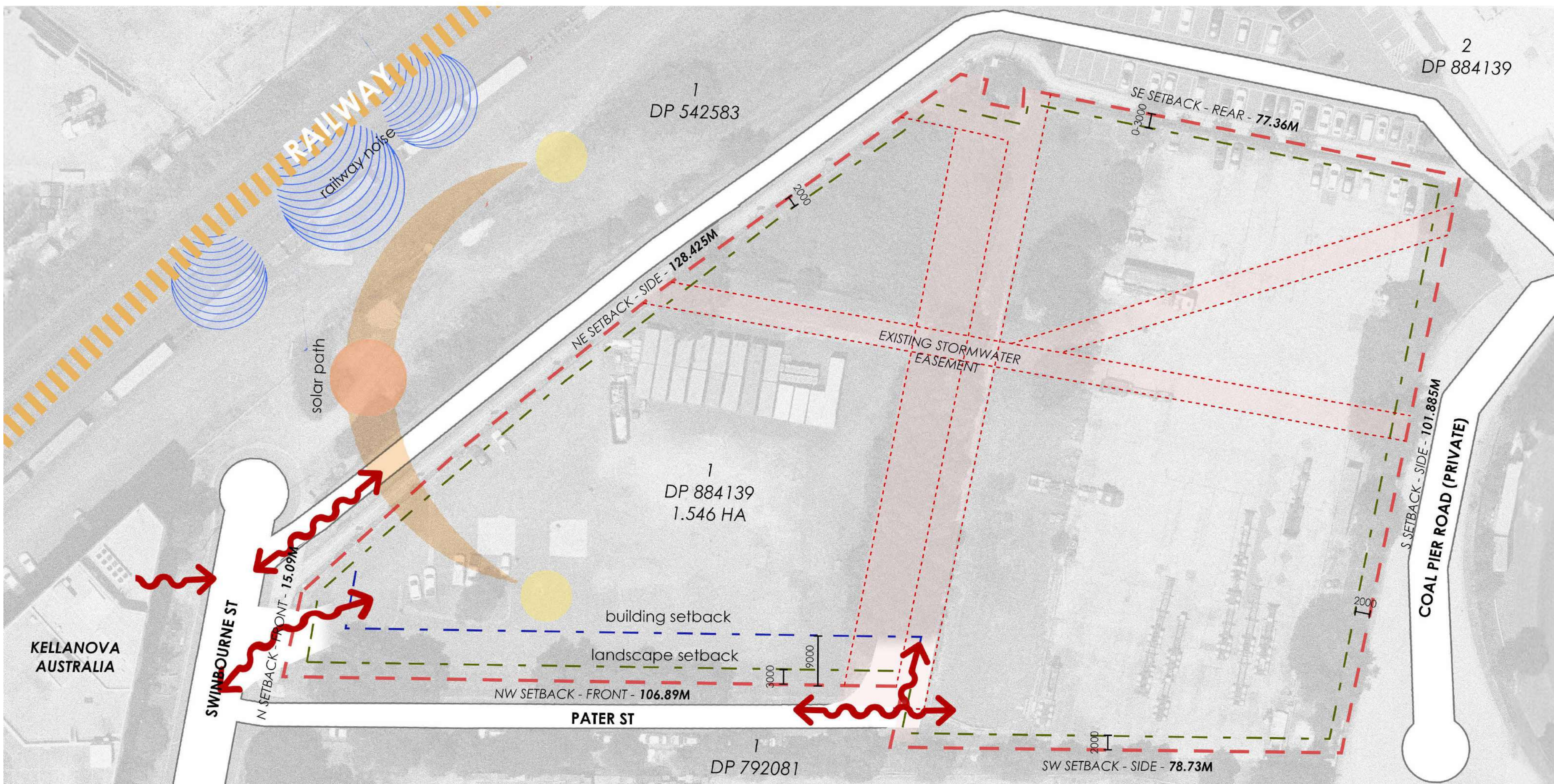
**ADDRESS:**  
47 SWINBOURNE STREET, BANKSMEADOW NSW 2019

**SITE ZONE:**  
IN1 GENERAL INDUSTRIAL ZONE

**SITE AREA:**  
1.546 ha (15,460 sqm)

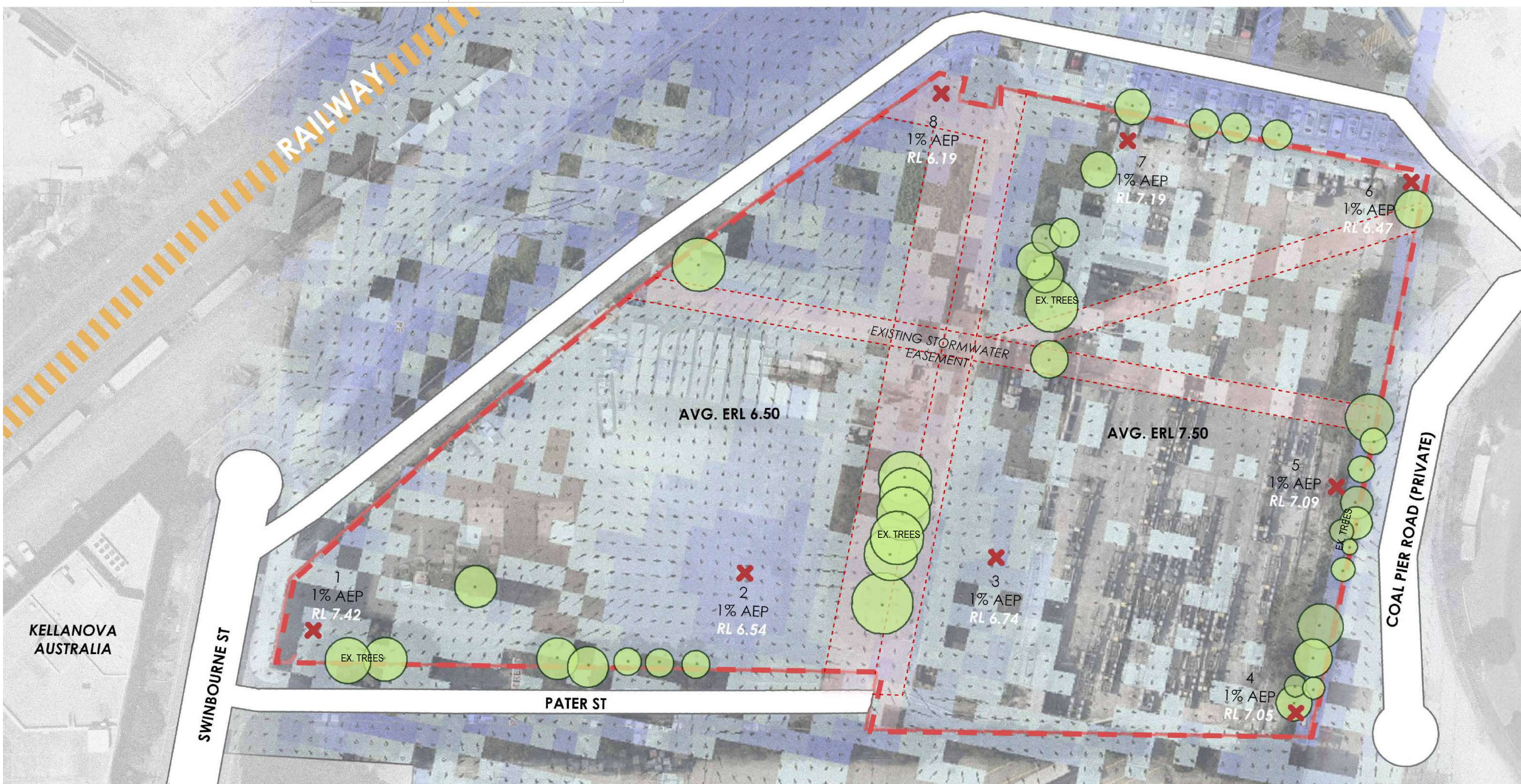


4 SITE ANALYSIS - EXISTING SITE SECTION DIAGRAM  
1:250



2 SITE ANALYSIS - DIAGRAM 01  
1:500

| FRONT SETBACK (Non-classified road) | LANDSCAPE 3M, BUILDING 9M.     |
|-------------------------------------|--------------------------------|
| SIDE SETBACK                        | LANDSCAPE 2M, BUILDING 2M.     |
| REAR SETBACK                        | LANDSCAPE 0-3M, BUILDING 0-3M. |



3 SITE ANALYSIS - DIAGRAM 02  
1:500

• OVERLAY OF FLOOD MAP AND FLOOD ADVICE 1% AEP LEVELS THROUGH THE SITE. REFER TO STORMWATER FLOOD REPORT.

| REV | DESCRIPTION             | APP | DATE     |
|-----|-------------------------|-----|----------|
| M   | Revised DA Drawings Set | JW  | 01.08.24 |
| N   | For DA Submission       | JW  | 10.08.24 |
| P   | DA Council RFI revision | JW  | 23.04.25 |

KEY PLAN:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH  
ARCHITECT.

**CM+**

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11/11/2024 08:08:00  
11/11/2024 08:08:00  
11/11/2024 08:08:00

0 SCALE 1:500 20  
SCALE: @ A0  
50% @ A2

PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBOURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**SITE ANALYSIS**

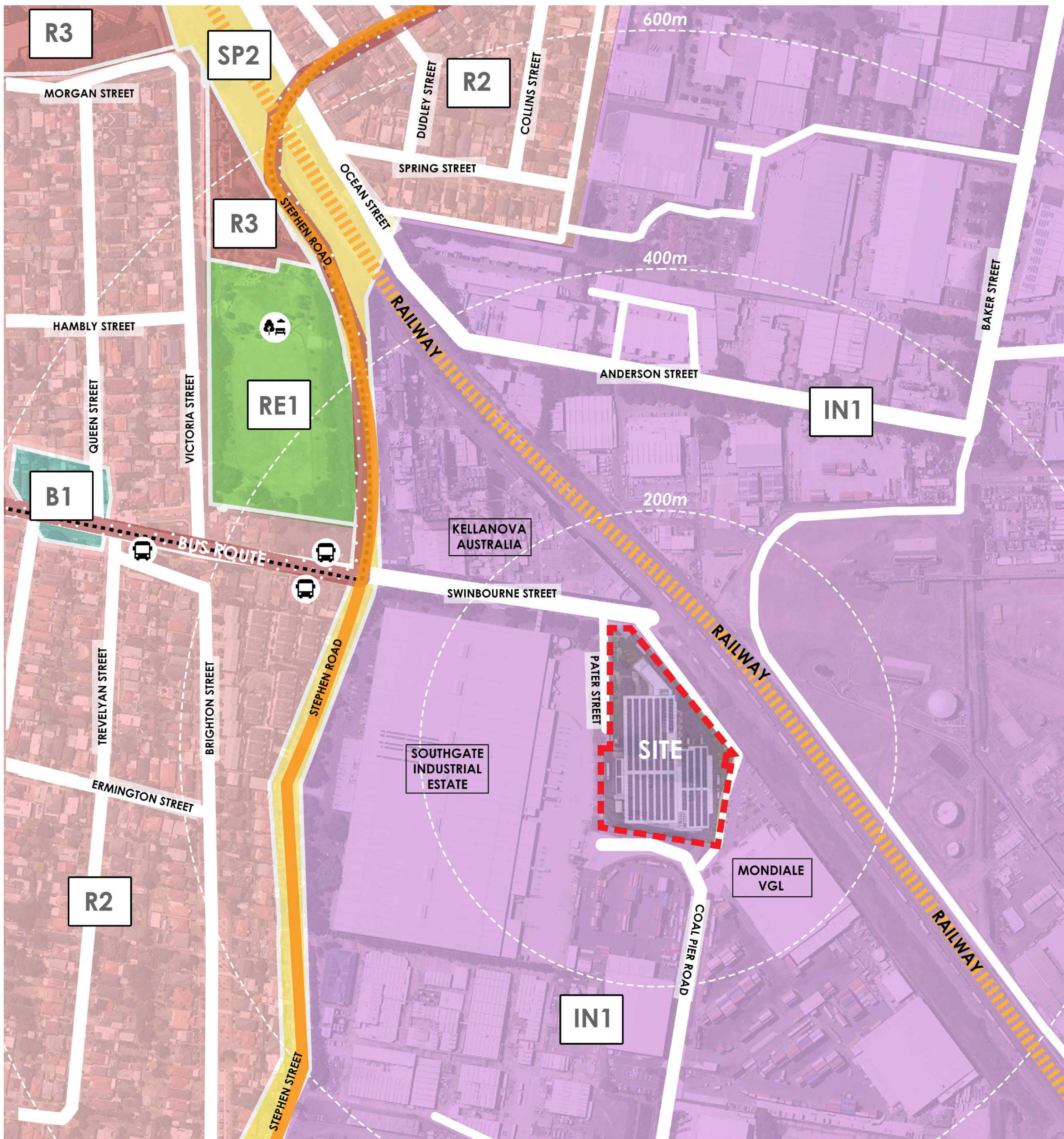
SHEET NUMBER:  
**DA01.00**

REV:  
**P**

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DEVELOPMENT APPLICATION





- LEGEND**
- B1 Neighbourhood Centre
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - IN1 General Industrial
  - RE1 Public Recreation
  - SP2 Infrastructure

1 DESIGN NARRATIVE - LOCATION PLAN  
1:2000

#### SITE INFORMATION

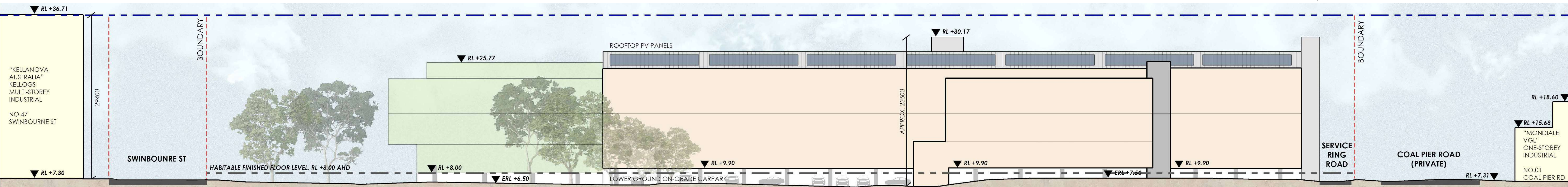
**ADDRESS:**  
47 SWINBOURNE STREET, BANKSMEADOW NSW 2019

**SITE ZONE:**  
IN1 GENERAL INDUSTRIAL ZONE

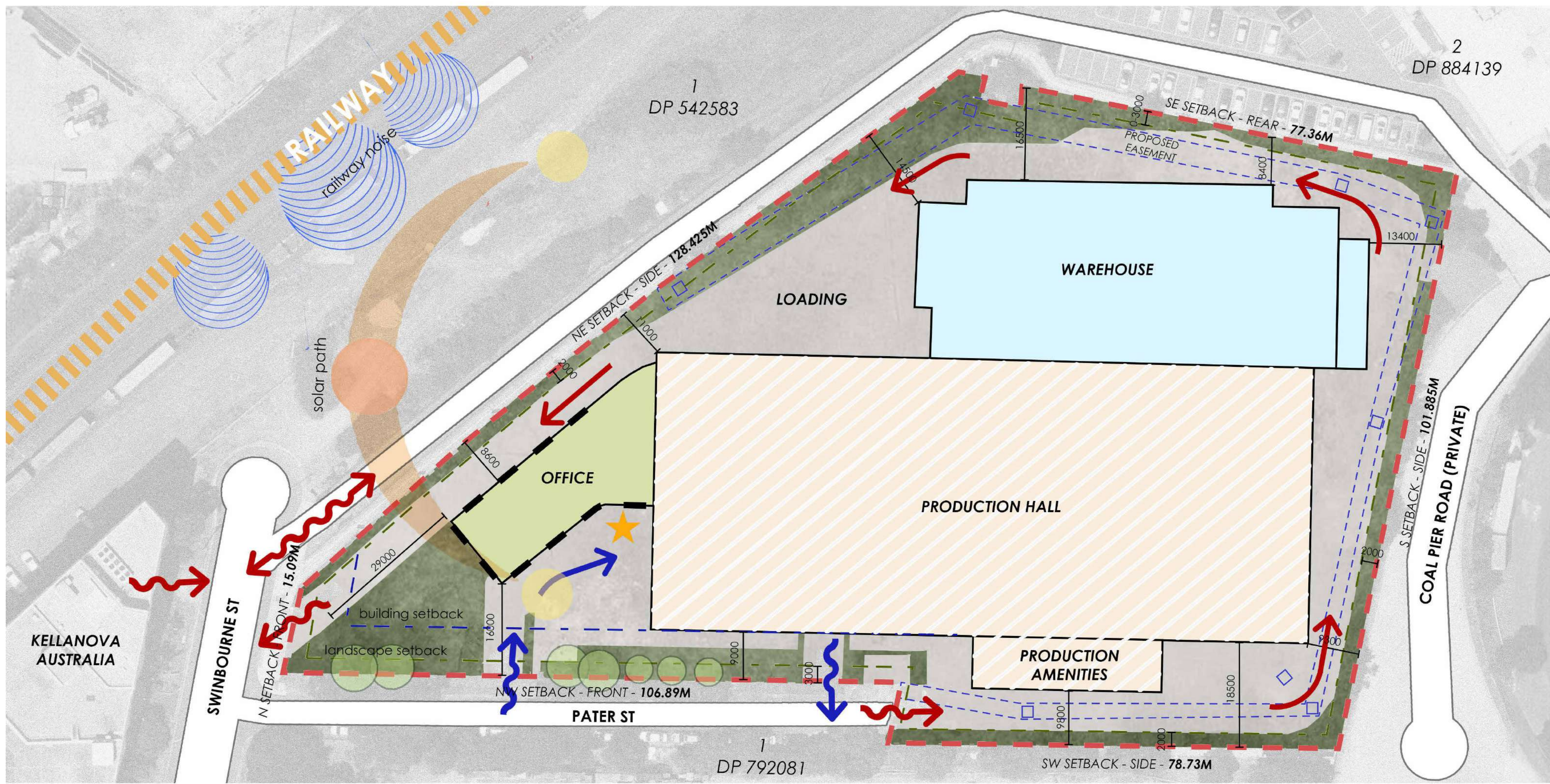
**SITE AREA:**  
1.546 ha (15,460 sqm)

#### KEY DESIGN MERIT

- GREEN SPINE AND RETAINING MATURE EXISTING TREES ON PATER STREET. PATER ST AND SWINBOURNE ST ARE PROPOSED TO BE THE FRONTAGE OF THE SITE.
- FRONT OF HOUSE (OFFICE) BUILDING IS SITED CLOSE TO SWINBOURNE ST - ACTIVATED FRONTAGE AND WELL PRESENTED STREETSCAPE.
- FRONT CORNER LANDSCAPE TO CONCENTRATE AND CREATE A MASS GREEN AT CORNER SWINBOURNE AND PATER STREET.
- SIMPLIFICATION AND SAFE SEPARATION OF TRAFFIC FLOW INTO THE SITE BETWEEN PUBLIC ENTRY (LIGHT VEHICLES) AND SERVICE/ LOADING ENTRY (HEAVY VEHICLES). UTILISING PATER ST TO MINIMISE IMPACT ON SWINBOURNE STREET.
- COMPLIANT AND GREATER SETBACK THAN THE DCP WITH THE PERIMETER INTERNAL SERVICE ROAD. THE SERVICE ROAD ALLOWS FOR FIRE BRIGADE ACCESS TO THE BUILDING'S PERIMETER.
- BULK AND SCALE IN CONSIDERATION TO THE SURROUNDING. ACHIEVING GREATER LANDSCAPE AREA THAN THE DCP REQUIREMENT. PROPOSED USE OF DEVELOPMENT IS IN KEEPING WITH THE SURROUNDING PRECINCT.

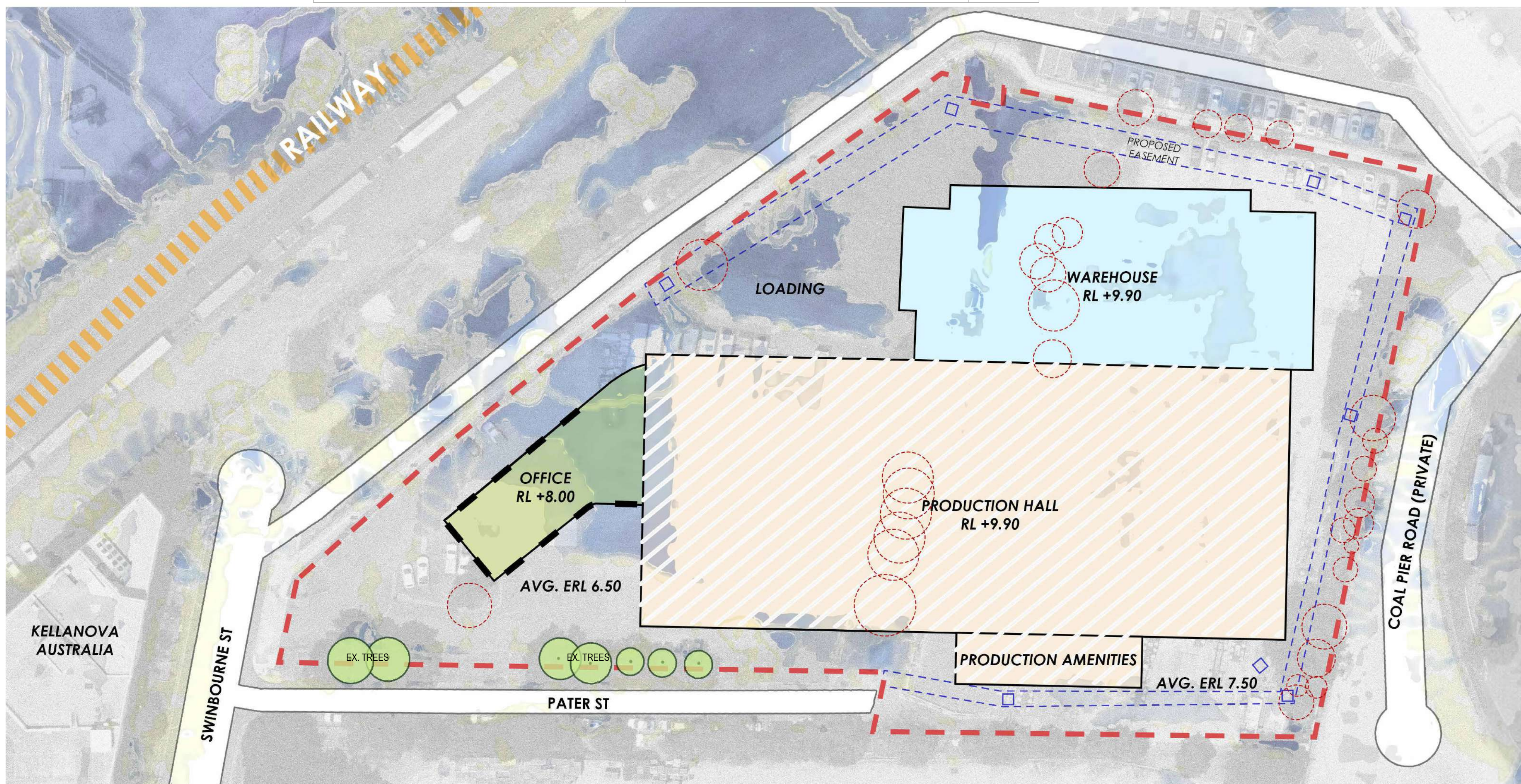


4 DESIGN NARRATIVE - PROPOSED SITE SECTION DIAGRAM  
1:250



2 DESIGN NARRATIVE - DIAGRAM 01  
1:500

| DCP SETBACKS                        | PROPOSED BUILDING SETBACKS:    |                                                                   |
|-------------------------------------|--------------------------------|-------------------------------------------------------------------|
| FRONT SETBACK (Non-classified road) | LANDSCAPE 3M, BUILDING 9M.     | NORTH & NWEST SETBACK: LANDSCAPE 3M TO 29M, BUILDING 9M TO 29M    |
| SIDE SETBACK                        | LANDSCAPE 2M, BUILDING 2M.     | SOUTH WEST SETBACK: LANDSCAPE 2M, BUILDING 9.8 TO 18.5M           |
| REAR SETBACK                        | LANDSCAPE 0.3M, BUILDING 0.3M. | NORTH EAST SETBACK: LANDSCAPE 2M, BUILDING 8.6 TO 14.5M           |
|                                     |                                | SOUTH SETBACK: LANDSCAPE 2M TO 8M, BUILDING 9.3 TO 13.4M          |
|                                     |                                | SOUTH EAST SETBACK: LANDSCAPE 0.9M TO 8.5M, BUILDING 6.4 TO 16.5M |



3 DESIGN NARRATIVE - DIAGRAM 02  
1:500

- GREEN SPINE AND RETAINING MATURE EXISTING TREES ON PATER STREET. PATER ST AND SWINBOURNE ST ARE PROPOSED TO BE THE FRONTAGE OF THE SITE.
- DUE TO FLOOD ENGINEERING REQUIREMENTS, BUILDING HABITABLE LEVEL IS ELEVATED.
- MINIMISE EARTHWORKS TO SIMPLIFY FLOOD & CONTAMINATION MITIGATION BY SLEEVEING ON-GRADE CARPARKS UNDER THE ELEVATED FACILITY, RETAINING MAJORITY OF THE NATURAL GROUND LINE AND NO PROPOSED BASEMENT.
- PROPOSED NEW REDIRECTED STORMWATER CULVERT IN CONSULTATION WITH COUNCIL AND MEETS THE REQUIRED STANDARDS, REFER TO CIVIL'S ENGINEER'S DESIGN.

Document Notes

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| REV | DESCRIPTION             | APP | DATE     |
|-----|-------------------------|-----|----------|
| M   | Revised DA Drawings Set | JW  | 01.08.24 |
| N   | For DA submission       | JW  | 19.09.24 |
| P   | DA Council RFI revision | JW  | 23.04.25 |

KEY PLAN:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
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ARCHITECT:

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T 61 2 9244 8888 W www.cmplus.com.au E info@cmplus.com.au  
Architect: LAR 2019 A20 No 7033 1 Martin, Wynyard NSW No 11088

PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBOURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**DESIGN NARRATIVE**

SHEET NUMBER:  
**DA01.10**

REV:  
**P**

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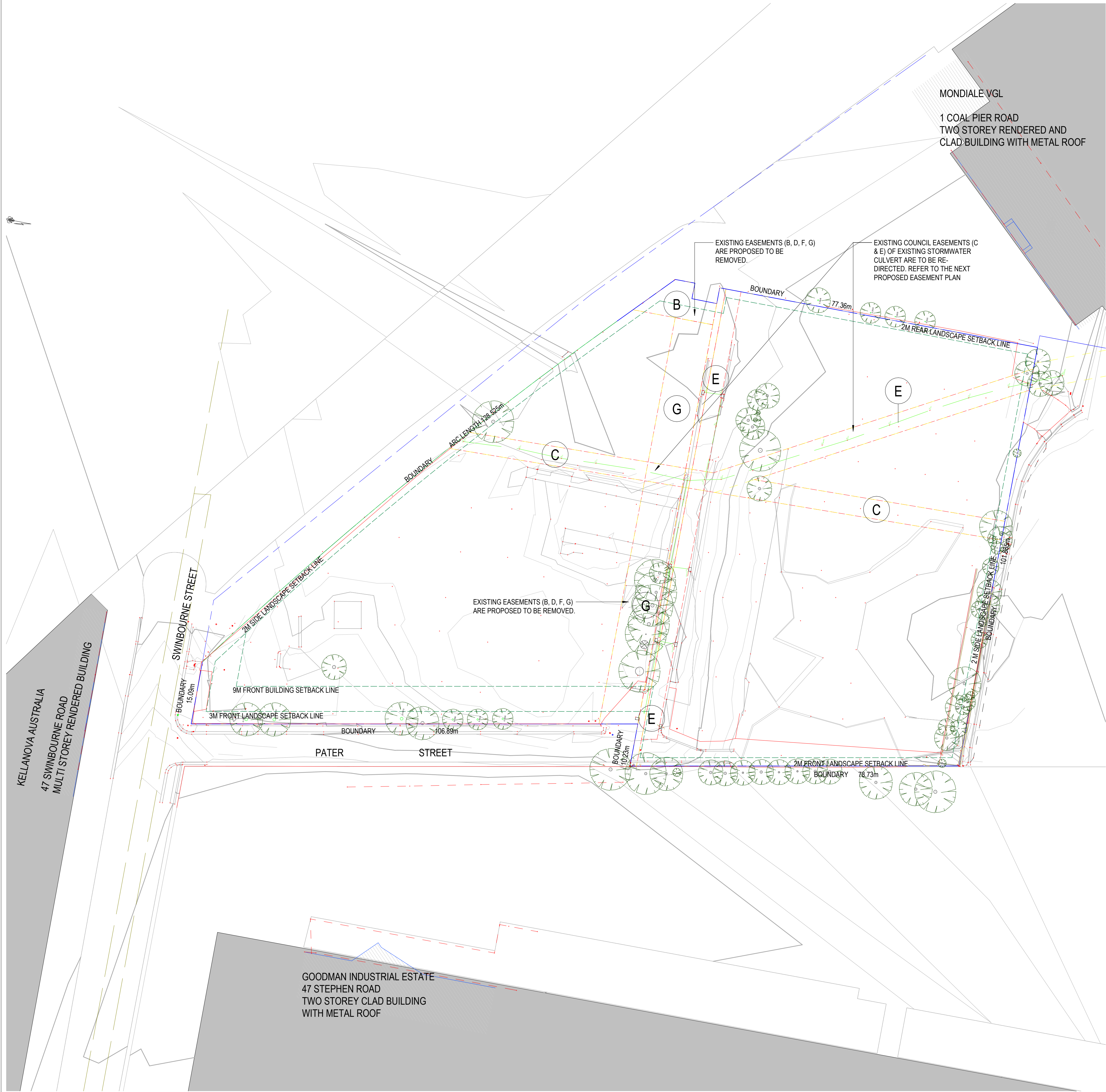
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DEVELOPMENT APPLICATION

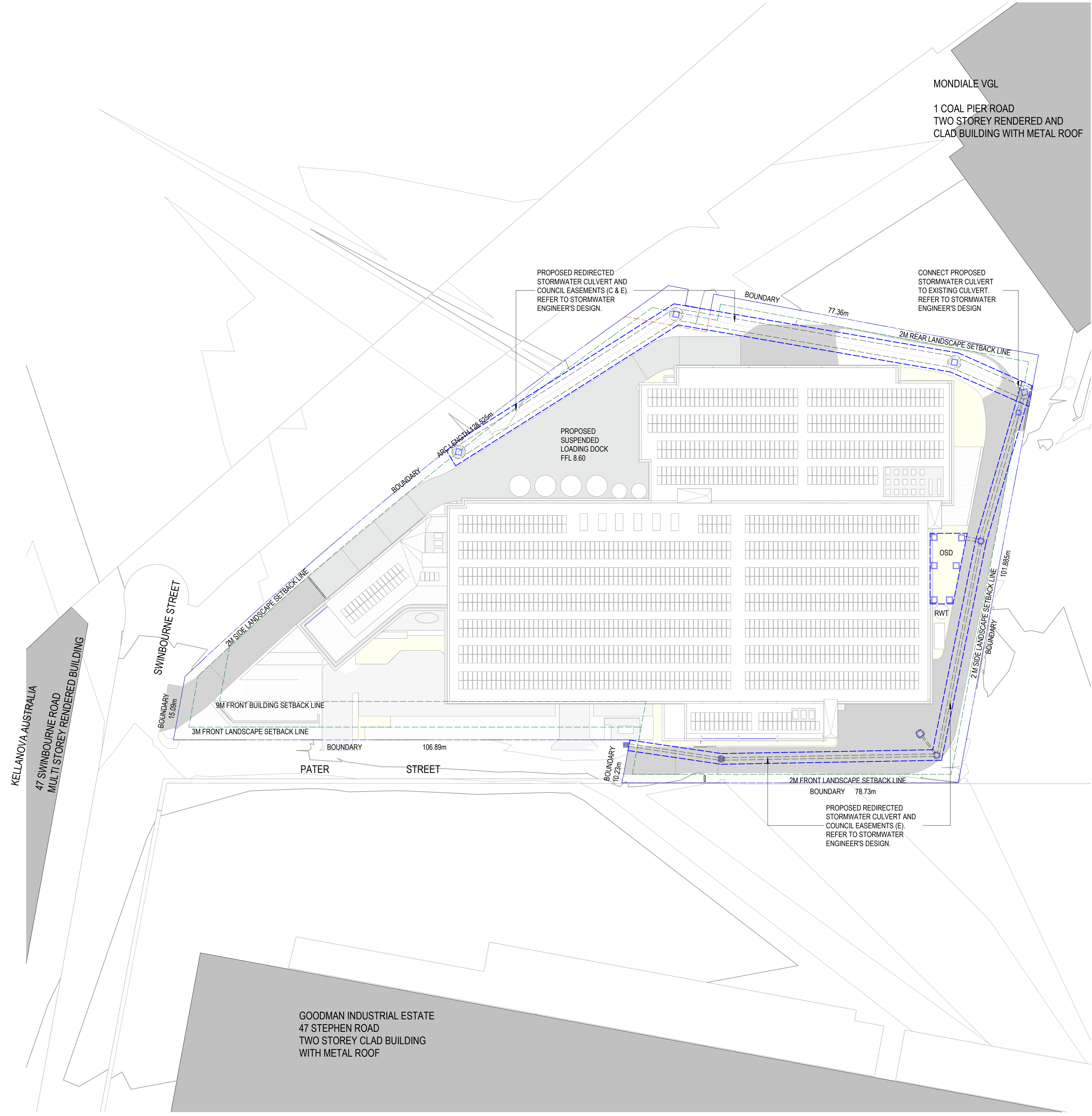


NOTATION ON THE TITLE OF THE LAND AS PER SURVEY PLAN NO. 240138-2 DETAILED::

- B. EASEMENT FOR PUMP STATION (V798230)  
C. EASEMENT FOR DRAINAGE 4.57m WIDE (D134115, D115495)  
D. EASEMENT FOR STORMWATER DRAINAGE 6.095m WIDE (H460596) (DP884139 SHOWS LOCATED ON ADJACENT LOT)  
E. EASEMENT FOR DRAINAGE 1.525m & 4.57m WIDE (G508827)  
F. NONE  
G. RIGHT OF CARRIAGEWAY 9.15m WIDE (V798230)



1 EXISTING EASEMENT PLAN  
1:500



2 PROPOSED EASEMENT PLAN  
1:500

Document Notes  
Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All spatial dimensions to be indicated in meters. Dimensions to be indicated to the nearest millimetre or to the nearest centimetre as appropriate. All work to be in accordance with the relevant Australian Standards and Codes together with all applicable requirements and Regulations.

| REV | DESCRIPTION             | APP | DATE     |
|-----|-------------------------|-----|----------|
| M   | Revised DA Drawings Set | JW  | 01.08.24 |
| N   | For DA submission       | JW  | 10.09.24 |
| P   | DA Council RFI revision | JW  | 23.04.25 |

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CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

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ARCHITECT:

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Architects: Level 10/100 The Rocks NSW 1500 NSW 1500

0 SCALE 1:500 20  
SCALE: 1:500 @ A0  
50% @ A2

PROJECT:

**23077**

**NUTRISOY FACILITY**

47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:

**EASEMENT PLAN**

SHEET NUMBER:

**DA02.01**

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REV: **P**

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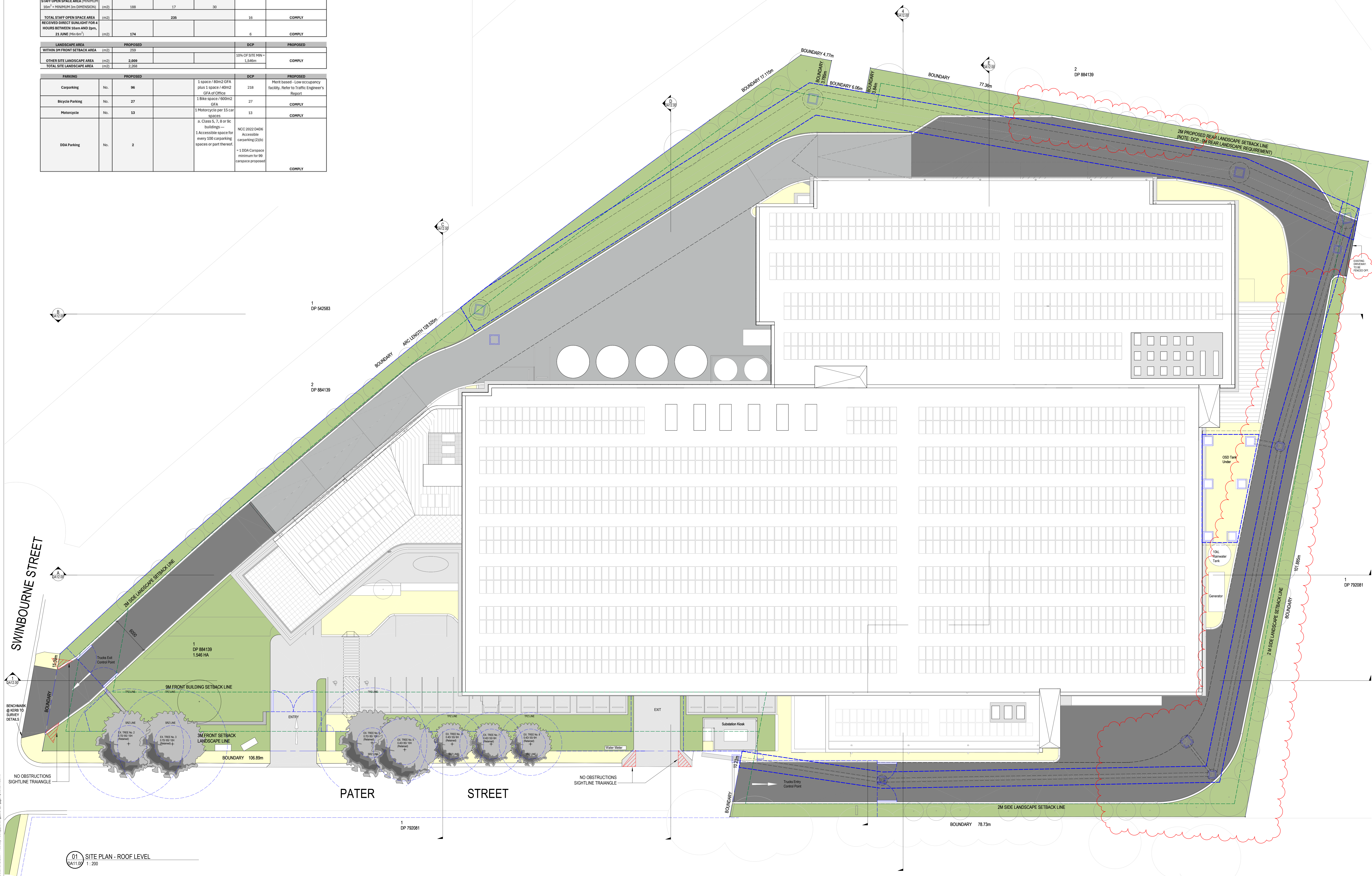
**DEVELOPMENT APPLICATION**







| GROSS FLOOR AREA CALCULATIONS                                                                                         |     |                                                        |                                                                                                                                                                 |                                           |                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------|
| SITE AREA (m <sup>2</sup> )                                                                                           |     | 15,460                                                 |                                                                                                                                                                 |                                           |                                                                          |
| LEVELS                                                                                                                |     | PROPOSED DEPARTMENT GROSS FLOOR AREA (m <sup>2</sup> ) |                                                                                                                                                                 | BAYSIDE LEP 2021                          | PROPOSED                                                                 |
|                                                                                                                       |     | OFFICE                                                 | PRODUCTION                                                                                                                                                      | WAREHOUSE STORAGE                         |                                                                          |
| GROUND FLOOR                                                                                                          |     | 30                                                     |                                                                                                                                                                 |                                           |                                                                          |
| LEVEL 1                                                                                                               |     | 268                                                    | 5,386                                                                                                                                                           | 1,516                                     |                                                                          |
| LEVEL 1M                                                                                                              |     | 421                                                    | 237                                                                                                                                                             | 17                                        |                                                                          |
| LEVEL 2                                                                                                               |     | 453                                                    | 5,335                                                                                                                                                           | 1,863                                     |                                                                          |
| LEVEL 2M (ROOF TERRACE)                                                                                               |     | 210                                                    |                                                                                                                                                                 | 112                                       |                                                                          |
| DEPARTMENT FLOOR AREA (m <sup>2</sup> )                                                                               |     | 1,482                                                  | 10,957                                                                                                                                                          | 3,547                                     |                                                                          |
| % OF THE PROPOSED TOTAL GFA                                                                                           |     | 9%                                                     | 69%                                                                                                                                                             | 22%                                       |                                                                          |
| TOTAL GROSS FLOOR AREA (m <sup>2</sup> )                                                                              |     | 15,460                                                 |                                                                                                                                                                 |                                           |                                                                          |
| PROPOSED FSR                                                                                                          |     | 1.03:1                                                 |                                                                                                                                                                 | N/A                                       | COMPLY                                                                   |
| SITE COVERAGE AREA (m <sup>2</sup> )                                                                                  |     | 8676                                                   |                                                                                                                                                                 |                                           |                                                                          |
| SITE COVERAGE RATIO                                                                                                   |     | 0.55:1                                                 |                                                                                                                                                                 |                                           |                                                                          |
| OPEN SPACE AREA                                                                                                       |     | PROPOSED                                               |                                                                                                                                                                 | DCP                                       | PROPOSED                                                                 |
|                                                                                                                       |     |                                                        |                                                                                                                                                                 |                                           |                                                                          |
| STAFF OPEN SPACE AREA (MINIMUM 36m <sup>2</sup> x MINIMUM 3m DIMENSION)                                               |     | 188                                                    | 17                                                                                                                                                              | 30                                        |                                                                          |
| TOTAL STAFF OPEN SPACE AREA RECEIVED DIRECT SUNLIGHT FOR 4 HOURS BETWEEN 10am AND 2pm, 21 June (Min 6m <sup>2</sup> ) |     |                                                        | 235                                                                                                                                                             |                                           | 16                                                                       |
|                                                                                                                       |     |                                                        |                                                                                                                                                                 |                                           | COMPLY                                                                   |
| TOTAL STAFF OPEN SPACE AREA                                                                                           |     |                                                        |                                                                                                                                                                 |                                           |                                                                          |
| 21 June (Min 6m <sup>2</sup> )                                                                                        |     | 174                                                    |                                                                                                                                                                 | 6                                         | COMPLY                                                                   |
| LANDSCAPE AREA                                                                                                        |     | PROPOSED                                               |                                                                                                                                                                 | DCP                                       | PROPOSED                                                                 |
|                                                                                                                       |     |                                                        |                                                                                                                                                                 |                                           |                                                                          |
| WITHIN 3M FRONT SETBACK AREA (m <sup>2</sup> )                                                                        |     | 259                                                    |                                                                                                                                                                 | 15% OF SITE 19M x 1,546m                  |                                                                          |
| OTHER SITE LANDSCAPE AREA (m <sup>2</sup> )                                                                           |     | 2,009                                                  |                                                                                                                                                                 |                                           | COMPLY                                                                   |
| TOTAL SITE LANDSCAPE AREA                                                                                             |     | 2,268                                                  |                                                                                                                                                                 |                                           |                                                                          |
| PARKING                                                                                                               |     | PROPOSED                                               |                                                                                                                                                                 | DCP                                       | PROPOSED                                                                 |
|                                                                                                                       |     |                                                        |                                                                                                                                                                 |                                           |                                                                          |
| Carparking                                                                                                            | No. | 96                                                     | 1 space / 80m <sup>2</sup> GFA plus 1 space / 40m <sup>2</sup> GFA of Office                                                                                    | 218                                       | Merit based - Low occupancy facility. Refer to Traffic Engineer's Report |
| Bicycle Parking                                                                                                       | No. | 27                                                     | 1 Bike space / 600m <sup>2</sup> GFA                                                                                                                            | 237                                       | COMPLY                                                                   |
| Motorcycle                                                                                                            | No. | 13                                                     | 1 Motorcycle per 15 car spaces                                                                                                                                  | 13                                        | COMPLY                                                                   |
| DDA Parking                                                                                                           | No. | 2                                                      | a. Class 5, 7, 8 or 9c buildings – 1 Accessible space for every 100 carparking spaces or part thereof.<br><br>1 DDA Carpace minimum for 99 Carspaces (proposed) | NCC 2022 D406 Accessible carparking (218) |                                                                          |
|                                                                                                                       |     |                                                        |                                                                                                                                                                 |                                           | COMPLY                                                                   |



Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scale and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

| REV | DESCRIPTION                | APP | DATE     |
|-----|----------------------------|-----|----------|
| K   | Issue for Client's comment | JW  | 15.07.24 |
| J   | Post client review - DRAFT | JW  | 22.07.24 |
| M   | Revised DA Drawings Set    | JW  | 01.08.24 |
| N   | For DA submission          | JW  | 10.09.24 |
| P   | DA Council RFI revision    | JW  | 23.04.25 |

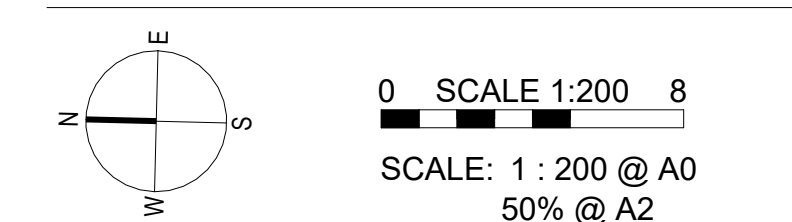
**KEY PLAN:**

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH  
ARCHITECT:

# CM+



PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**PROPOSED SITE PLAN**

SHEET NUMBER: **DA04.00** REV: **P**

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## DEVELOPMENT APPLICATION



**KEY PLAN:**

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH  
ARCHITECT:

# CM+



PROJECT:

23077

**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**GROUND LEVEL FLOOR  
PLAN**

SHEET NUMBER:

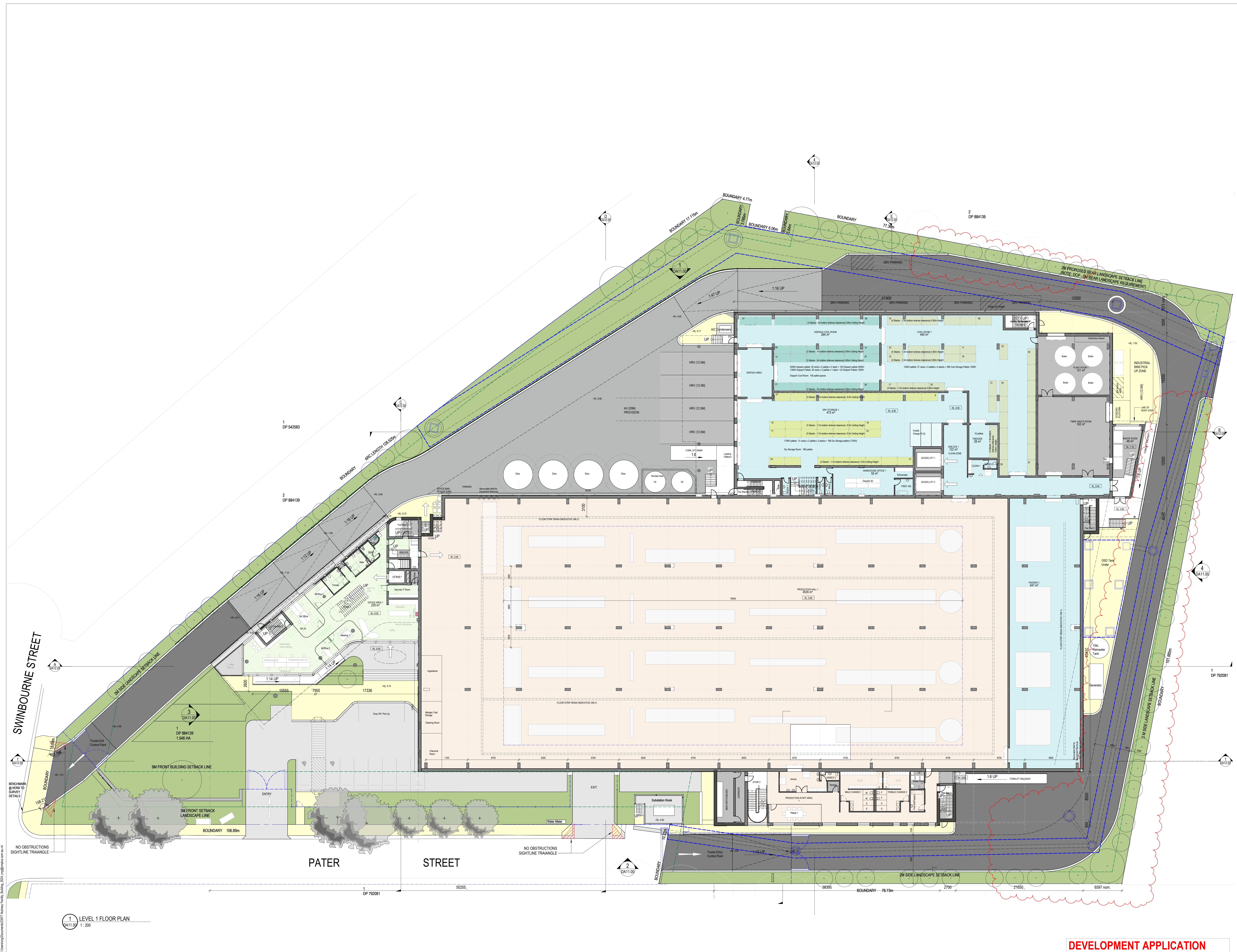
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DA04.10  
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| REV | DESCRIPTION                         | APP | DATE     |
|-----|-------------------------------------|-----|----------|
| F   | Draft design issue for coordination | JW  | 21.06.24 |
| G   | Draft issue for design review       | JW  | 04.07.24 |
| H   | Draft issue for coordination        | JW  | 09.07.24 |
| K   | Post-client review - 190417         | JW  | 22.07.24 |
| L   | Issue for Client's final review     | JW  | 26.07.24 |
| M   | Review DA Drawings Set              | JW  | 01.08.24 |
| N   | For DA submission                   | JW  | 10.09.24 |
| P   | DA Council RFI revision             | JW  | 23.04.25 |

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CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

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TOFU AND TEMPEH

ARCHITECT:

**CM+**

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Address: Unit 1/11 2/244 Bide Wy | 2160 | Banksmeadow NSW 2176

0 SCALE 1:200 8  
SCALE: 1:200 @ A0  
50% @ A2

PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**LEVEL 1 FLOOR PLAN**

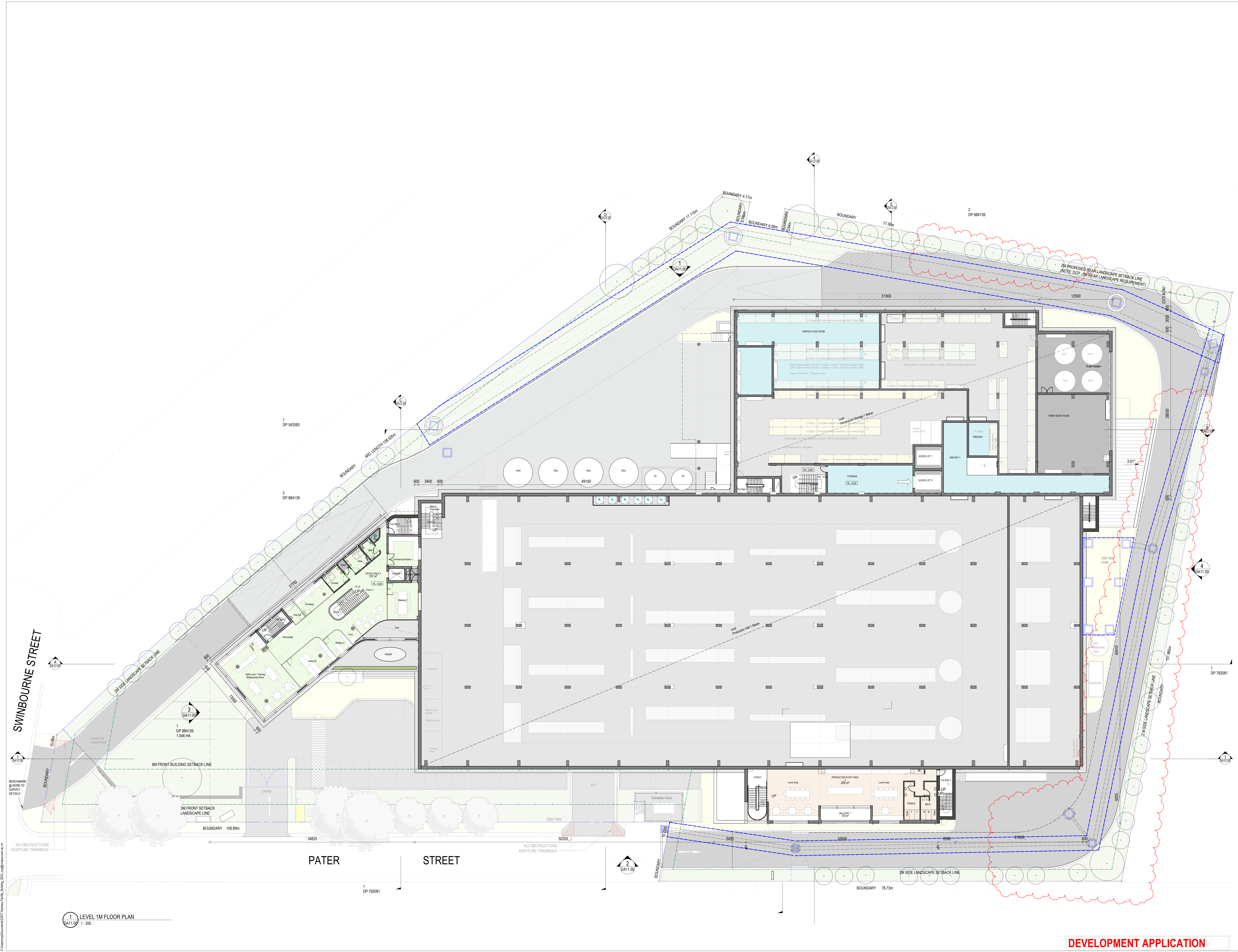
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**DA04.11**

REV:  
**P**

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DEVELOPMENT APPLICATION





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| REV | DESCRIPTION                         | APP | DATE     |
|-----|-------------------------------------|-----|----------|
| F   | Draft design issue for coordination | JW  | 21.06.24 |
| G   | Draft issue for design review       | JW  | 04.07.24 |
| H   | Draft issue for coordination        | JW  | 09.07.24 |
| K   | Issue for Client's comment          | JW  | 15.07.24 |
| L   | Post-client review - 19/08/24       | JW  | 22.07.24 |
| M   | Issue for Client's final review     | JW  | 26.07.24 |
| N   | Review DA Drawings Set              | JW  | 01.08.24 |
| O   | For DA submission                   | JW  | 10.09.24 |
| P   | DA Council RFI revision             | JW  | 23.04.25 |

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT:

**CM+**

CONTRIBUTOR: MORRISON INTERNATIONAL PTY LTD | ABN 69 956 972 248  
T: 61 2 944 8888 W: www.crisp.com.au E: info@crisp.com.au  
Architect: Lili Miller ABN No 763 111 8888 VVWV No 11088

0 SCALE 1:200 8  
SCALE: 1:200 @ A0  
50% @ A2

PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**LEVEL 1M FLOOR PLAN**

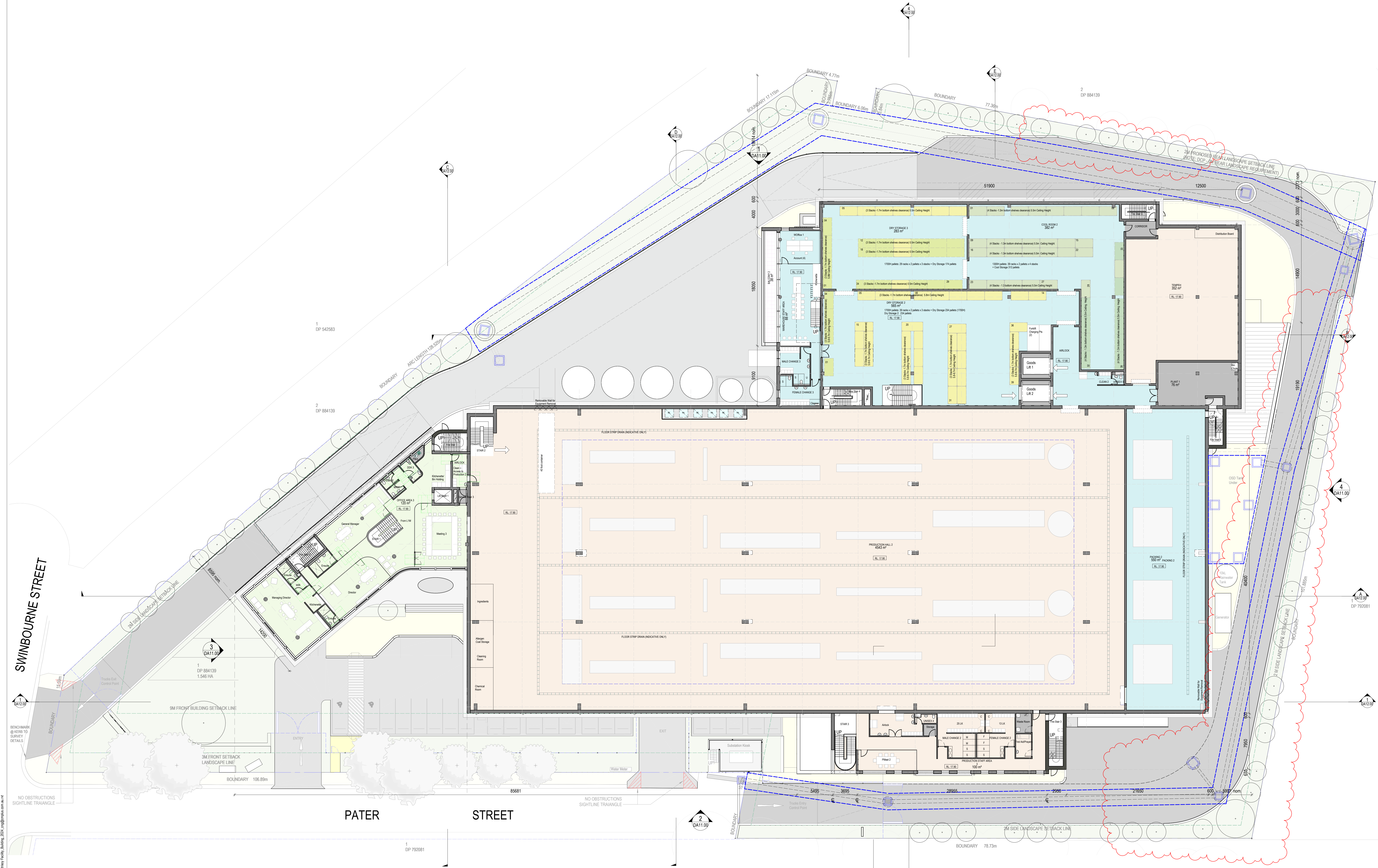
SHEET NUMBER:  
**DA04.12**

REV:  
**P**

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1 LEVEL 2 FLOOR PLAN  
DA04.13 1:200

DEVELOPMENT APPLICATION

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All spatial dimensions to be indicated in meters. Dimensions noted to larger values or for general purposes. All work to conform to relevant Australian Standards and Codes together with all Authoritative requirements and Regulations.

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| H   | Draft issue for Coordination        | JW  | 09.07.24 |
| K   | Issue for Client's comment          | JW  | 16.07.24 |
| L   | Post-client review - 19/08/24       | JW  | 22.07.24 |
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| N   | Review DA Drawings Set              | JW  | 01.08.24 |
| P   | For DA submission                   | JW  | 10.09.24 |
| P   | DA Council RFI revision             | JW  | 23.04.25 |

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

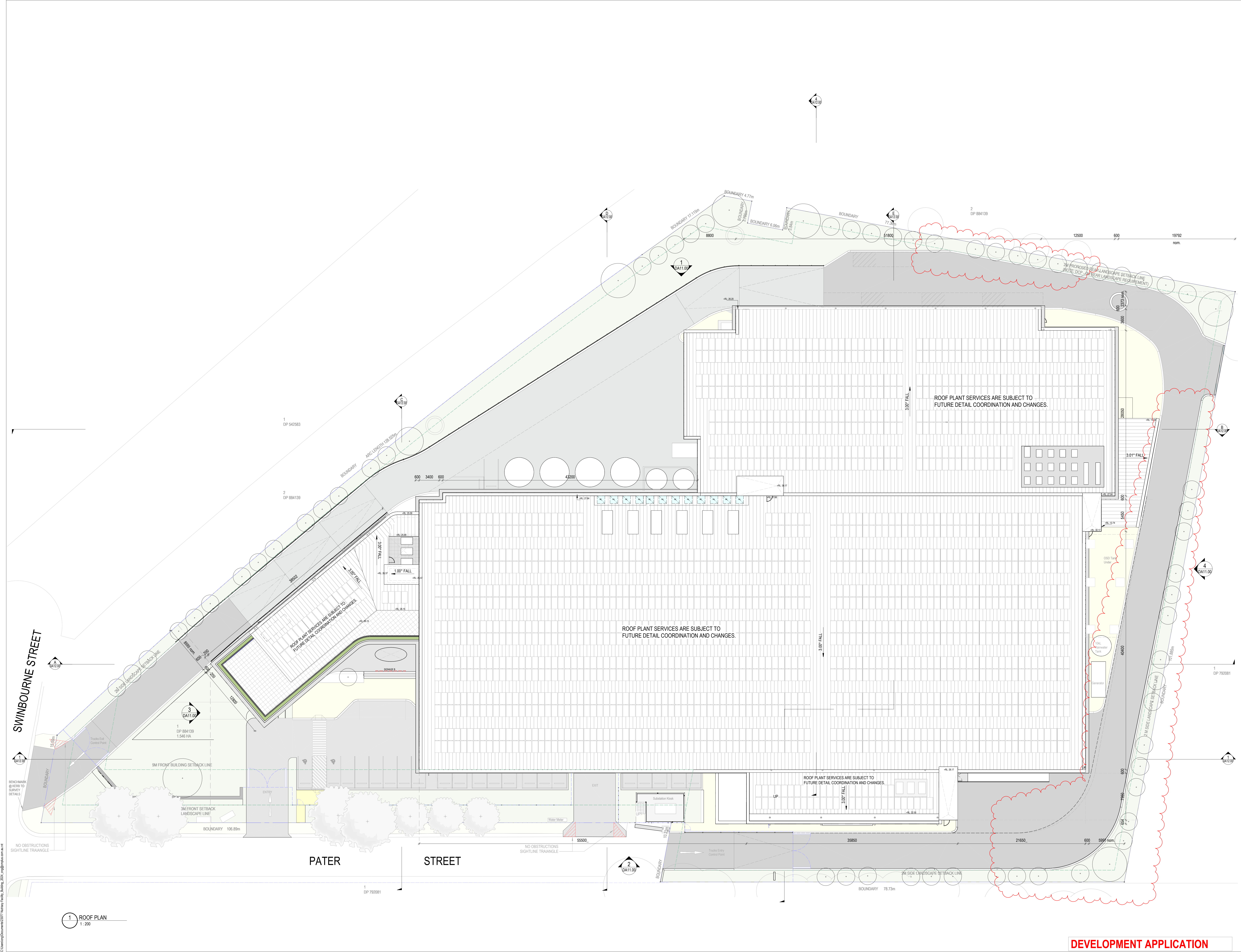
ARCHITECT:

**CM+**  
CORREASE MORRISON INTERNATIONAL PTY LTD | ABN 69 956 972 248  
T: 61 2 9244 8856 W: www.correase.com.au E: info@correase.com.au  
Architects: Lvl 10, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 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Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All spatial dimensions by reference to a fixed reference. Dimensions noted to upper corner or for general purposes. All work to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.

| REV | DESCRIPTION                     | APP | DATE     |
|-----|---------------------------------|-----|----------|
| G   | Draft issue for design review   | JW  | 04.07.24 |
| H   | Draft issue for Coordination    | JW  | 08.07.24 |
| J   | Issue for Client's comment      | JW  | 15.07.24 |
| K   | Post client review - DRAFT      | JW  | 22.07.24 |
| L   | Issue for Client's final review | JW  | 28.07.24 |
| M   | Revised DA Drawings Set         | JW  | 01.08.24 |
| N   | For DA submission               | JW  | 10.08.24 |
| P   | DA Council RFI revision         | JW  | 23.04.25 |

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT:

**CM<sup>+</sup>**  
CORREASE MORRISON INTERNATIONAL PTY LTD | ABN 69 956 972 248  
T 61 2 9244 8858 W www.correase.com.au E info@correase.com.au  
Address: Level 10/100 Macquarie Street, Sydney, NSW 2000

0 SCALE 1:200 8  
SCALE: 1 : 200 @ A0  
50% @ A2

PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**ROOF PLAN**

SHEET NUMBER:  
**DA04.15**

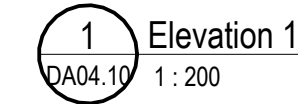
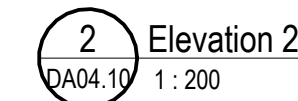
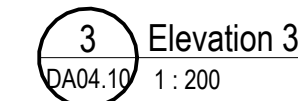
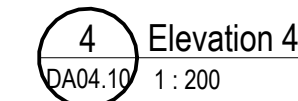
REV:  
**P**

PLOTTED: 2025/03/20 10:30 PM

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DEVELOPMENT APPLICATION





EXTERNAL STONE FLOOR AT SELECT AREA. LIMESTONE OR OTHER SUITABLE TO SLIP RESISTANCE REQUIREMENTS

1000



EXTERNAL NON-COMBUSTIBLE  
INSULATED PANEL OR  
CONCRETE PRECAST PANEL.  
COLOURS TO BE COMBINATION  
OF THE SELECT COLOURS.



COLOUR: PALE  
EUCALYPT OR SIMILAR



COLOUR: METALIC RHEA OR  
SIMILAR



METAL ROOF, LIGHT COLOUR,  
INDICATIVE COLOUR: SURFMIST



STANDING SEAM METAL  
CLADDING OR SIMILAR,  
IN SELECT COLOUR



COMMERCIAL GLAZING/  
BALCONY EXTERNAL DOOR



COLOUR: WOODLAND GREY  
OR SIMILAR



CONCRETE FINISH (GENERALLY  
EXTERNAL FIRE STAIR SHAFT)

| REV | DESCRIPTION                         | APP | DATE     |
|-----|-------------------------------------|-----|----------|
| F   | Draft design issue for coordination | JW  | 21.06.24 |
| G   | Draft issue for design review       | JW  | 04.07.24 |
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| L   | Issue for Client's final review     | JW  | 26.07.24 |
| N   | For DA submission                   | JW  | 10.09.24 |
| P   | DA Council RFI revision             | JW  | 23.04.25 |

CONSULTANTS:

**Nutri soy**  
TOFU AND TEMPEH  
ARCHITECT:

# CM+

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0 SCALE 1:200 8

PROJECT:  
**23077**

## NUTRISOY FACILITY

## BUILDING ELEVATIONS

## BUILDING ELEVATIONS

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SHEET NUMBER:                      REV:

DA11.00 P

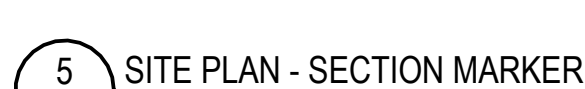
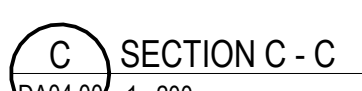
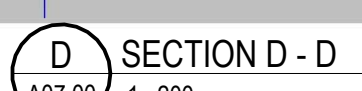
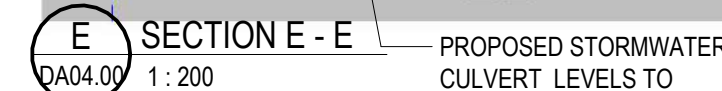
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## DEVELOPMENT APPLICATION





**KEY PLAN:**

CONSULTANTS:

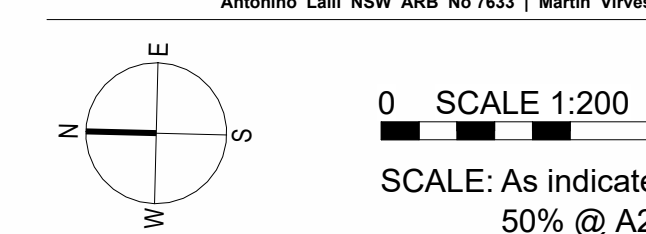
CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT

CM<sup>+</sup>

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T | 61 2 8244 8888 W | [www.cmiplus.com.au](http://www.cmiplus.com.au) E | [mail@cmiplus.com.au](mailto:mail@cmiplus.com.au)  
Australia 1-800-MQML ADD 61-08-855-10000 1-MQML 10-MQML 100-MQML 1000-MQML 10000-MQML



PROJECT:  
**23077**  
**NUTRISOY FACILITY**  
47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:  
**BUILDING SECTIONS**

SHEET NUMBER: **DA12.00** REV: **P**

PLOTTED: 23/04/2025 5:19:03 PM

## DEVELOPMENT APPLICATION





NORTH VIEW - SWINBOURNE AND PATER STREET CORNER



SOUTH VIEW - BACK OF HOUSE



NORTH WEST VIEW



NORTH WEST VIEW - PATER STREET



EAST VIEW - LOADING DOCK



AERIAL VIEW - PROPOSED DEVELOPMENT

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All work shall be carried out in accordance with the relevant Australian Standards and Codes together with all applicable requirements and Regulations.

| REV | DESCRIPTION             | APP | DATE     |
|-----|-------------------------|-----|----------|
| N   | For DA submission       | JW  | 10.09.24 |
| P   | DA Council RFI revision | JW  | 23.04.25 |

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH  
ARCHITECT:

**CM<sup>+</sup>**  
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T: 61 2 2444 8888 W: www.cmplus.com.au E: info@cmplus.com.au  
Sydney, NSW 1588 | Melbourne, VIC 3003 | Brisbane, QLD 4000

SCALE: @ A0  
50% @ A2

PROJECT:

**23077**

**NUTRISOY FACILITY**

47 SWINBOURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:

**3D RENDERERS - ARTIST  
IMPRESSION**

SHEET NUMBER:

**DA13.00**

REV:

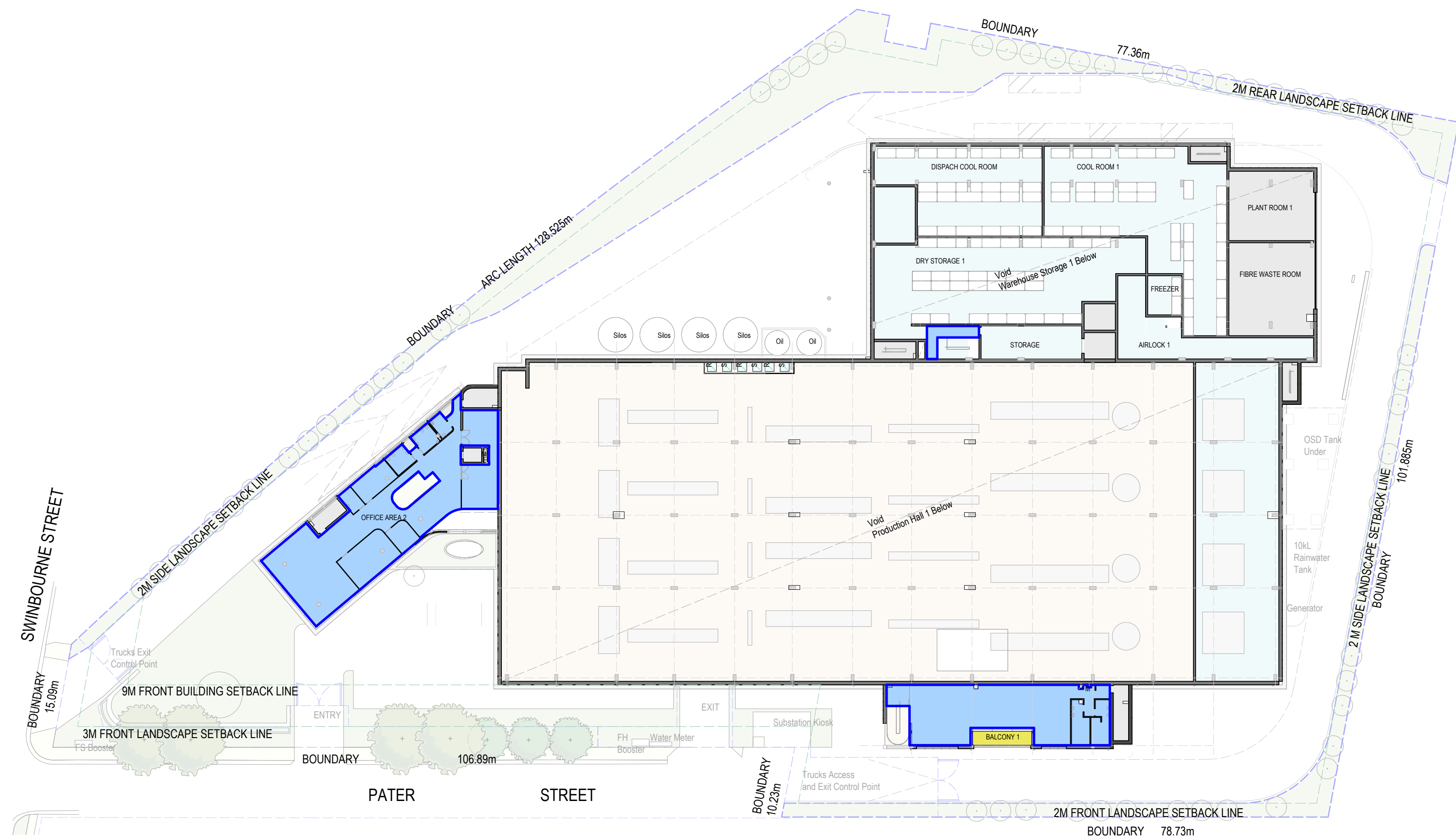
**P**

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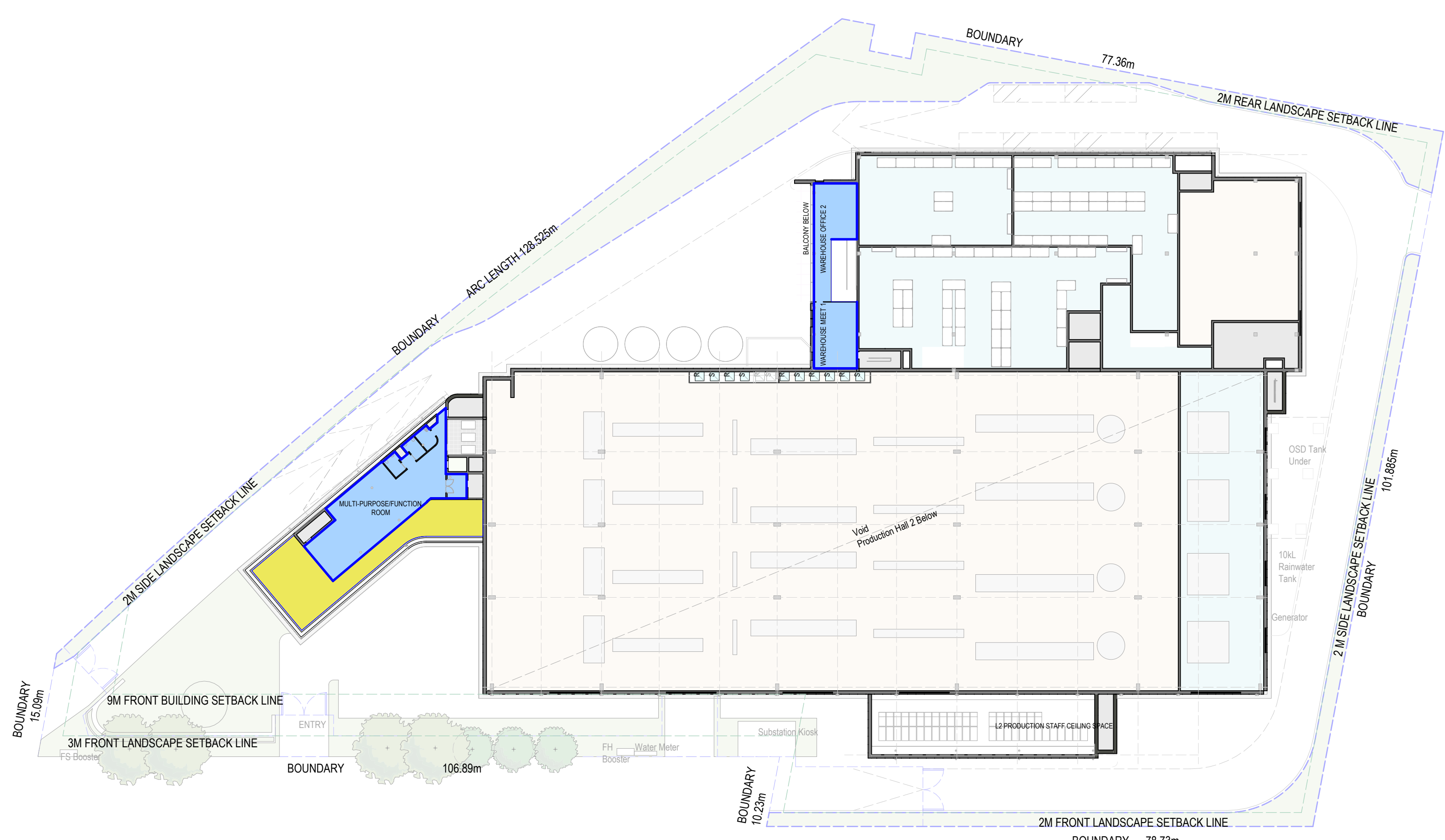
DEVELOPMENT APPLICATION



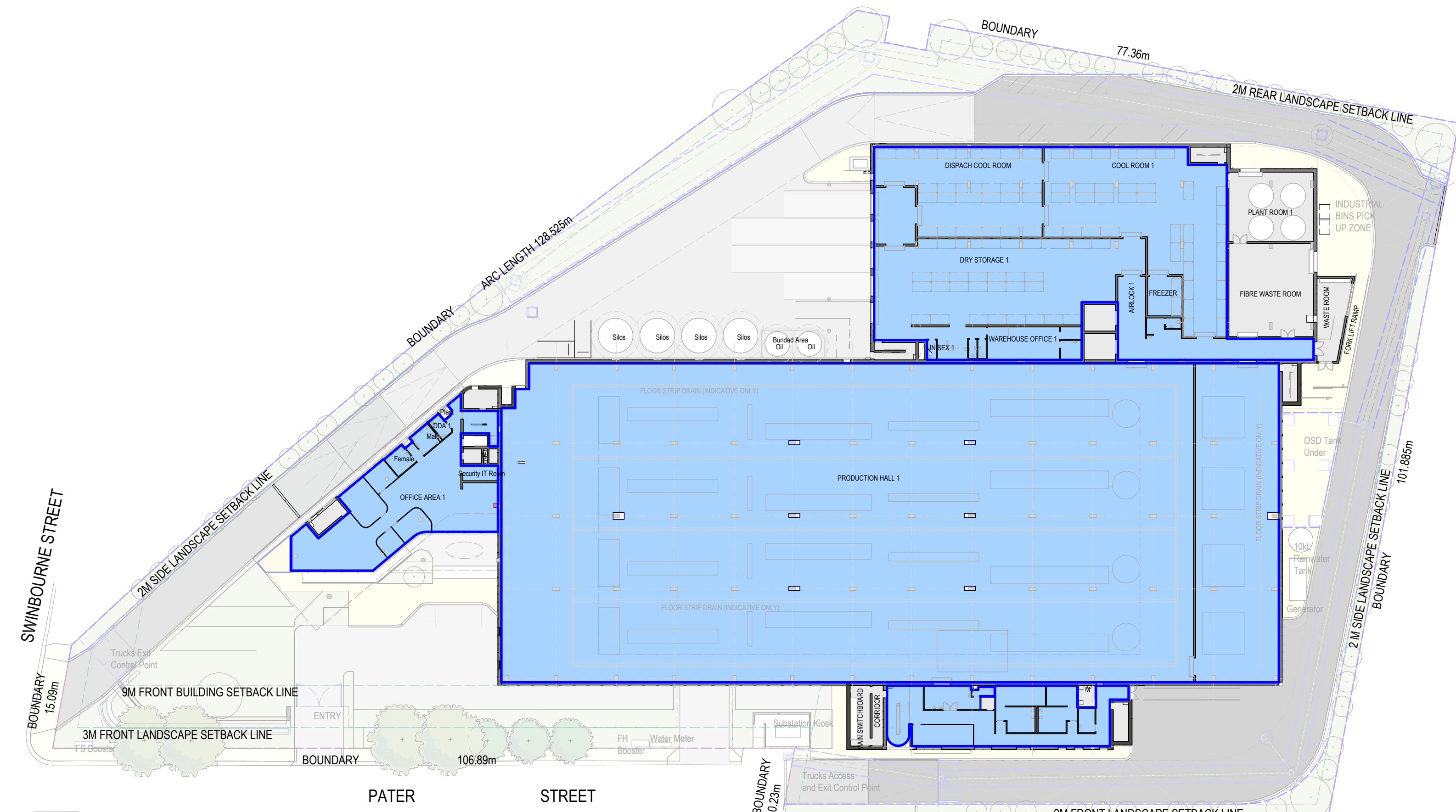
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----|----------|
| Document Notes                                                                                                                                                                                                                                                                                                                                                                      |                              |     |          |
| Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All spatial dimensions by reference to a suitable reference. Dimensions noted to larger values or for general purposes. All work to be in accordance with relevant Australian Standards and Codes together with all applicable requirements and Regulations. |                              |     |          |
| REV                                                                                                                                                                                                                                                                                                                                                                                 | DESCRIPTION                  | APP | DATE     |
| H                                                                                                                                                                                                                                                                                                                                                                                   | Draft Issue for Coordination | JW  | 09.07.24 |
| J                                                                                                                                                                                                                                                                                                                                                                                   | Issue for Client's comment   | JW  | 15.07.24 |
| K                                                                                                                                                                                                                                                                                                                                                                                   | Post client review - DRAFT   | JW  | 22.07.24 |
| M                                                                                                                                                                                                                                                                                                                                                                                   | Revised DA Drawings Set      | JW  | 01.08.24 |
| N                                                                                                                                                                                                                                                                                                                                                                                   | For DA submission            | JW  | 10.08.24 |
| P                                                                                                                                                                                                                                                                                                                                                                                   | DA Council RFI revision      | JW  | 23.04.25 |



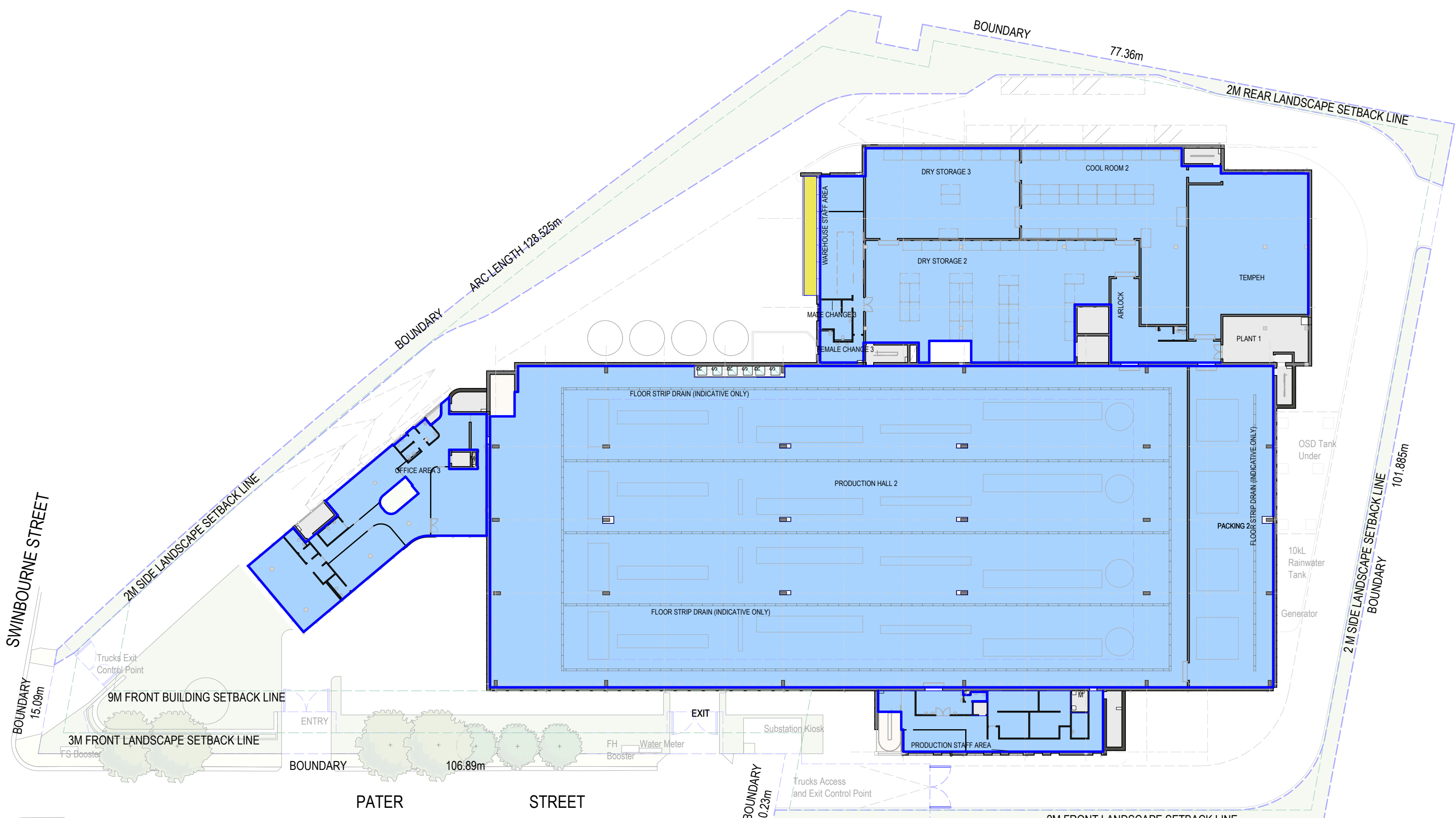
3 LEVEL 1M FLOOR PLAN - AREA CALCULATION  
DA111.00 1:500



5 LEVEL 2M FLOOR PLAN - AREA CALCULATION  
DA111.00 1:500



2 LEVEL 1 FLOOR PLAN - AREA CALCULATION  
DA111.00 1:500



4 LEVEL 2 FLOOR PLAN - AREA CALCULATION  
DA111.00 1:500



1 GROUND LEVEL FLOOR PLAN - AREA CALCULATION  
DA111.00 1:500

| GROSS FLOOR AREA CALCULATIONS                                                |  |                                           |            |                                                                                                                                                                                                   |          |
|------------------------------------------------------------------------------|--|-------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| SITE AREA (m2)                                                               |  | 15,460                                    |            |                                                                                                                                                                                                   |          |
| LEVELS                                                                       |  | PROPOSED DEPARTMENT GROSS FLOOR AREA (m2) |            | BAYSIDE LEP 2021                                                                                                                                                                                  |          |
|                                                                              |  | OFFICE                                    | PRODUCTION | WAREHOUSE STORAGE                                                                                                                                                                                 | PROPOSED |
| GROUND FLOOR                                                                 |  | 1,038                                     | 5,385      | 1,515                                                                                                                                                                                             |          |
| LEVEL 1M                                                                     |  | 385                                       | 237        | 17                                                                                                                                                                                                |          |
| LEVEL 2M                                                                     |  | 421                                       | 5,335      | 1,883                                                                                                                                                                                             |          |
| LEVEL 3M                                                                     |  | 453                                       | 5,335      | 1,883                                                                                                                                                                                             |          |
| LEVEL 4M                                                                     |  | 453                                       | 5,335      | 1,883                                                                                                                                                                                             |          |
| DEPARTMENT FLOOR TERRACE                                                     |  | 1,482                                     | 10,957     | 3,547                                                                                                                                                                                             |          |
| % OF THE PROPOSED TOTAL GFA                                                  |  | 9%                                        | 69%        | 22%                                                                                                                                                                                               |          |
| TOTAL GROSS FLOOR AREA (m2)                                                  |  | 15,396                                    |            |                                                                                                                                                                                                   |          |
| PROPOSED FSR                                                                 |  | 1.05.1                                    |            |                                                                                                                                                                                                   |          |
| SITE COVERAGE AREA (m2)                                                      |  | 8576                                      |            |                                                                                                                                                                                                   |          |
| SITE COVERAGE RATIO                                                          |  | 0.55.1                                    |            |                                                                                                                                                                                                   |          |
| OPEN SPACE AREA                                                              |  | PROPOSED                                  |            | DCP                                                                                                                                                                                               |          |
| STAFF OPEN SPACE AREA (MINIMUM 100m² + MINIMUM 3m DIMENSION)                 |  | 188                                       | 17         | 30                                                                                                                                                                                                |          |
| TOTAL STAFF OPEN SPACE AREA (m2)                                             |  |                                           | 235        | 16                                                                                                                                                                                                | COMPLY   |
| RECEIVED DIRECT SUNLIGHT FOR 4 HOURS BETWEEN 10am AND 2pm, 21 JUNE (Min 6m²) |  | 174                                       |            | 6                                                                                                                                                                                                 | COMPLY   |
| LANDSCAPE AREA                                                               |  | PROPOSED                                  |            | DCP                                                                                                                                                                                               |          |
| WITHIN 3M FRONT SETBACK AREA (m2)                                            |  | 259                                       |            | 10% OF SITE MIN + 1,546m                                                                                                                                                                          |          |
| OTHER SITE LANDSCAPE AREA (m2)                                               |  | 2,009                                     |            |                                                                                                                                                                                                   | COMPLY   |
| TOTAL SITE LANDSCAPE AREA (m2)                                               |  | 2,268                                     |            |                                                                                                                                                                                                   |          |
| PARKING                                                                      |  | PROPOSED                                  |            | DCP                                                                                                                                                                                               |          |
| Car parking                                                                  |  | No.                                       | 96         | 1 space / 80m2 GFA plus 1 space / 40m2 GFA of Office                                                                                                                                              | 238      |
| Bicycle Parking                                                              |  | No.                                       | 27         | 1 Bike space / 600m2 GFA                                                                                                                                                                          | 27       |
| Motorcycle                                                                   |  | No.                                       | 13         | 1 Motorcycle per 15 car spaces                                                                                                                                                                    | 13       |
| DDA Parking                                                                  |  | No.                                       | 2          | a. Class 5, 7, 8 or 9c buildings - 1 Accessible space for every 100 car parking spaces or part thereof. NCC 2022 D404 Accessible carparking (216) + 1 DDA Carpace minimum for 99 carpace proposed | COMPLY   |

#### DEFINITION FROM BAYSIDE LEP 2021

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—  
(a) the area of a mezzanine, and  
(b) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—  
(c) any area for common vertical circulation, such as lifts and stairs, and  
(d) any basement—  
(e) storage, and  
(f) vehicular access, loading areas, garbage and services, and  
(g) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and  
(h) any space used for the loading or unloading of goods (including access to it), and  
(i) terraces and balconies with outer walls less than 1.4 metres high, and  
(j) voids above a floor at the level of a storey or storey above.

#### AREA - HATCH LEGEND

- GROSS FLOOR AREA (GFA)
- LANDSCAPE AREA
- FRONT LANDSCAPE AREA
- STAFF OPEN SPACE

KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT:

**CM+**  
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1/11 2/244 BAYVIEW RD | BAYVIEW NSW 1518  
AUSTRALIA | TEL: 02 9554 8888 | WWW.CMPLUS.COM.AU | E: info@cmplus.com.au

0 SCALE 1:500 20  
SCALE: As indicated @ A0  
50% @ A2

PROJECT:

**23077**

**NUTRISOY FACILITY**

47 SWINBURNE STREET, BANKSMEDAW, NSW

DRAWING TITLE:

**AREA CALCULATIONS**

SHEET NUMBER:

**DA20.00**

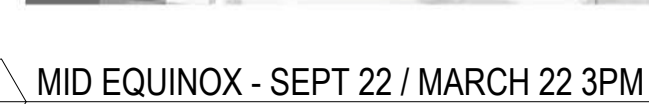
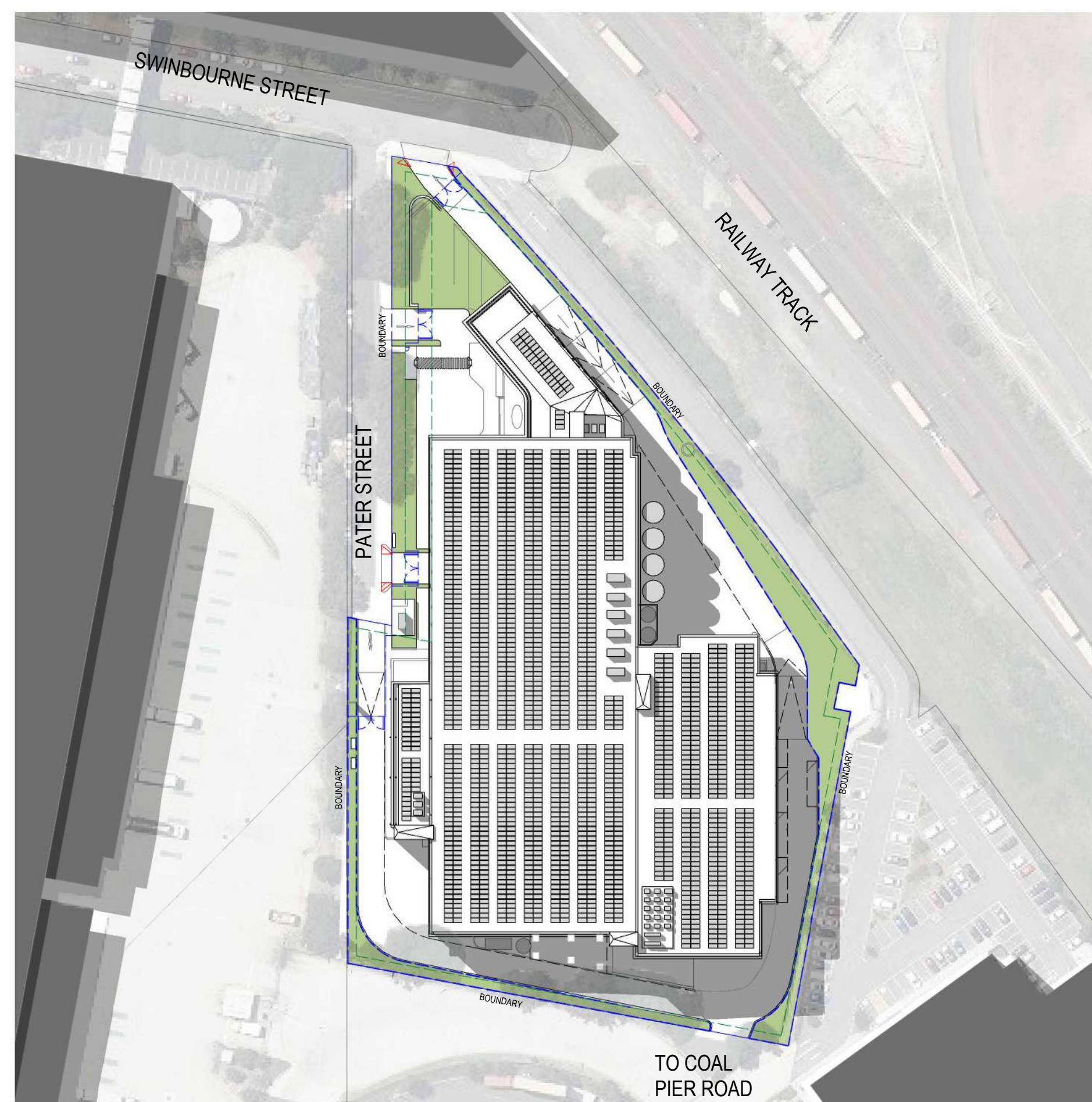
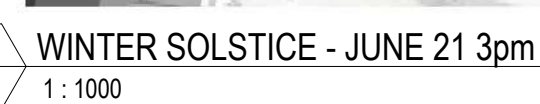
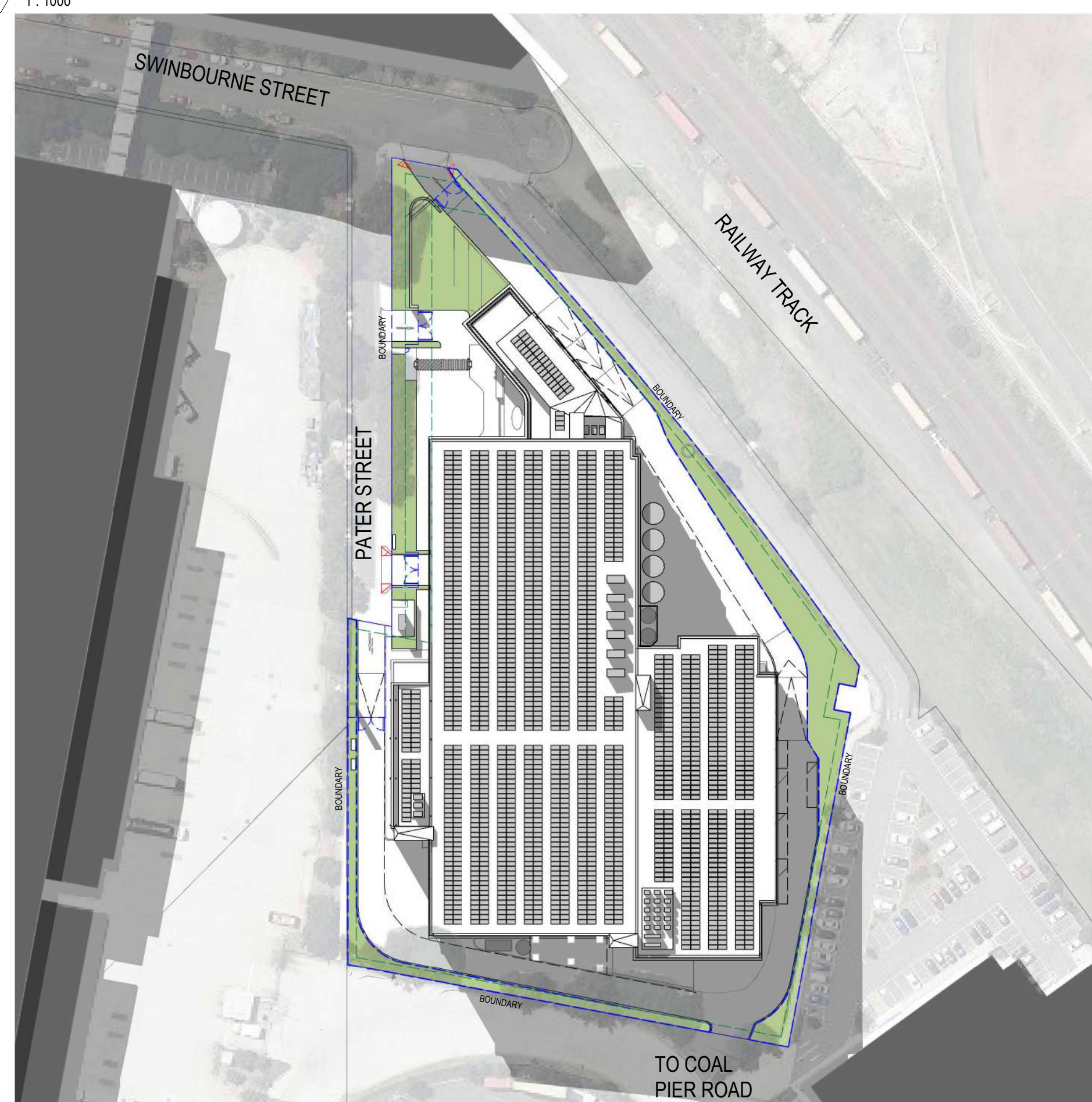
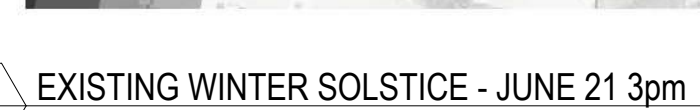
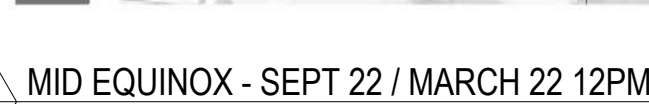
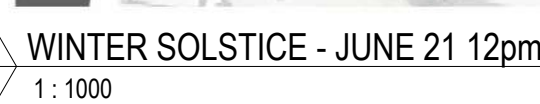
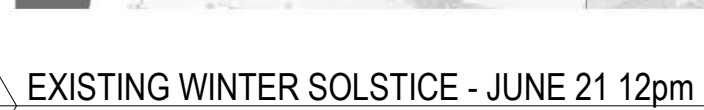
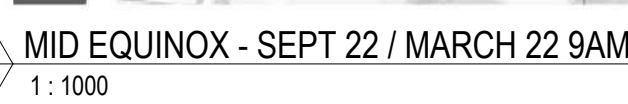
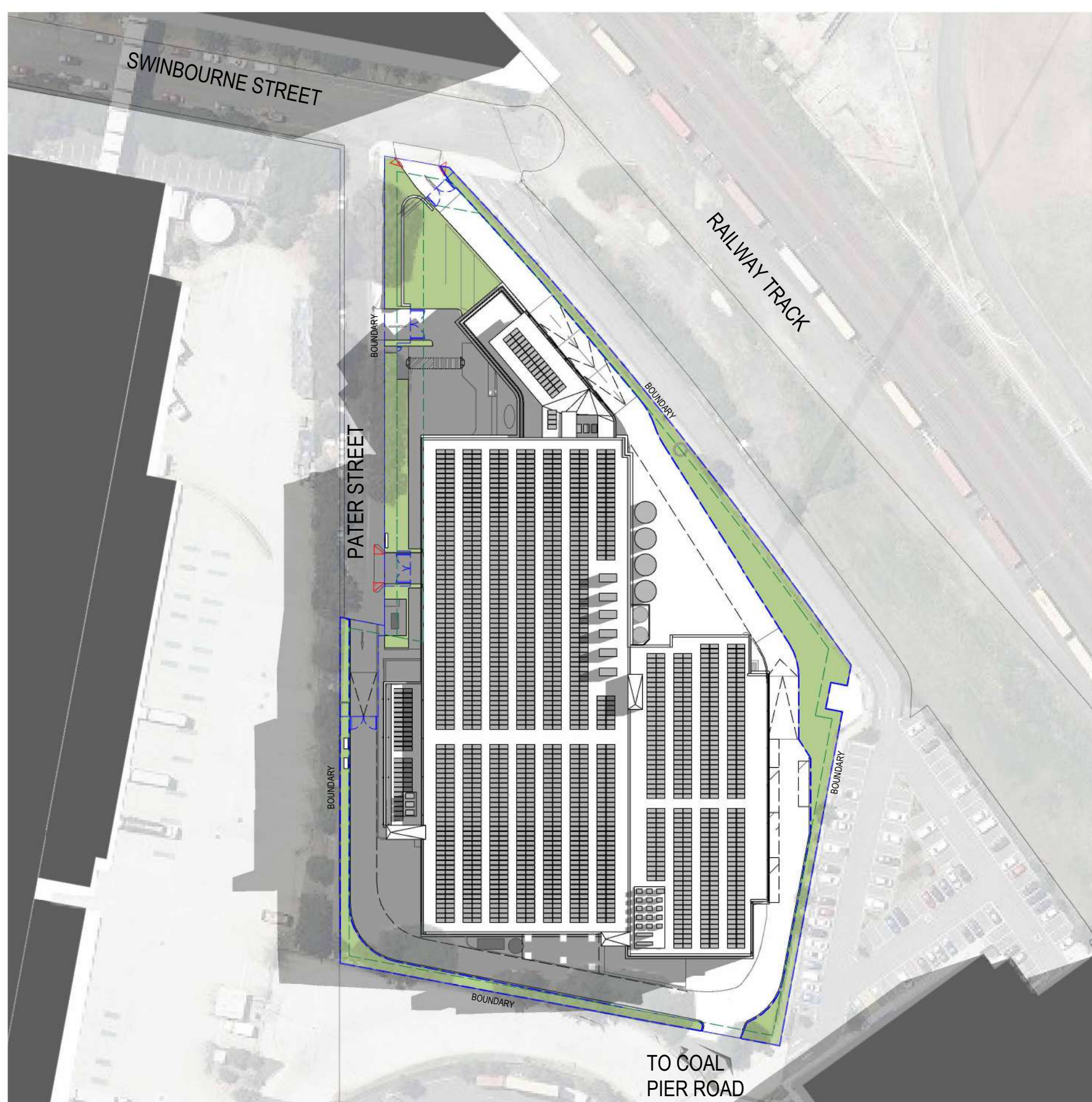
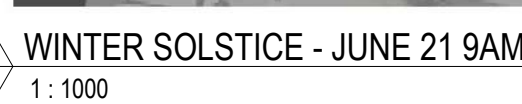
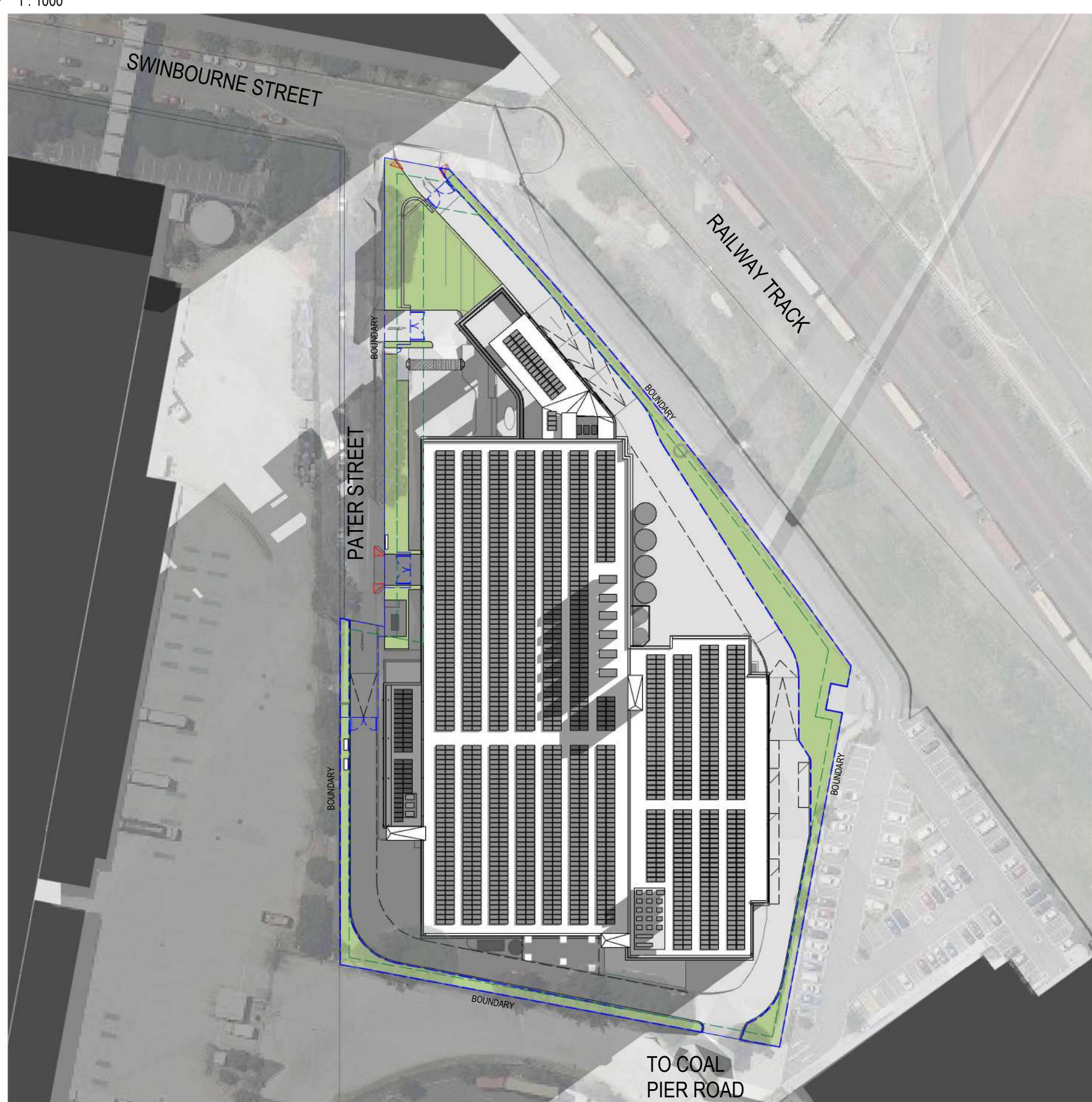
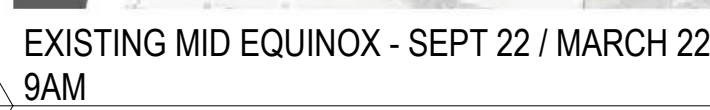
REV:

**P**

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DEVELOPMENT APPLICATION





| REV | DESCRIPTION                | APP | DATE     |
|-----|----------------------------|-----|----------|
| K   | Post client review - DRAFT | JW  | 22.07.24 |
| M   | Revised DA Drawings Set    | JW  | 01.08.24 |
| N   | For DA submission          | JW  | 10.09.24 |
| P   | DA Council RFI revision    | JW  | 23.04.25 |

**KEY PLAN:**

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH

ARCHITECT

$$CM^+$$

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Antorino Lalli NSW ARB No 7633 | Martin Virvesse NSW No 118



PROJECT

23077

## NUTRISOY FACILITY

47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:

## DRAWING TITLE:

# SHADOW DIAGRAMS

SHEET NUMBER:

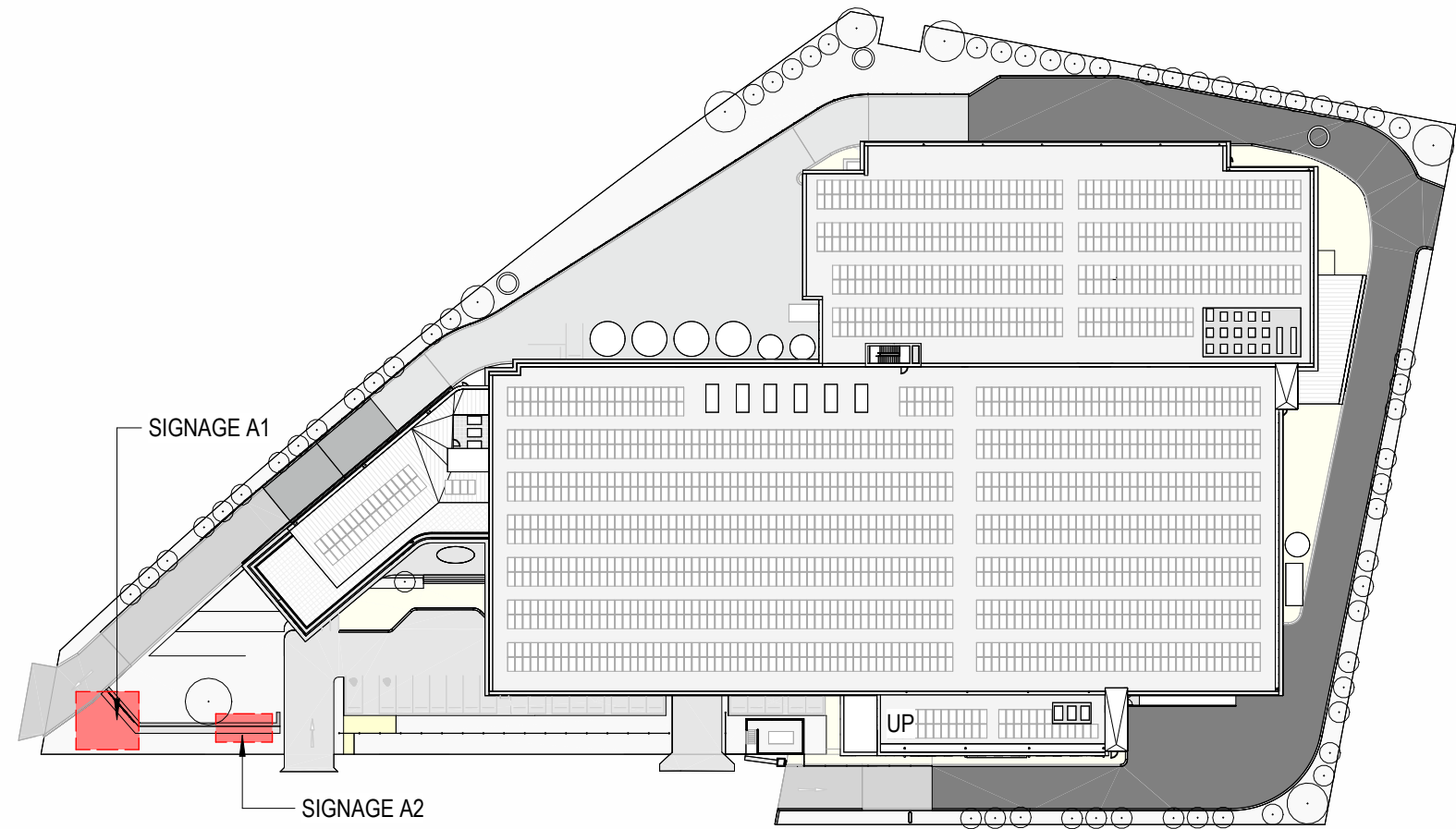
DA22 00

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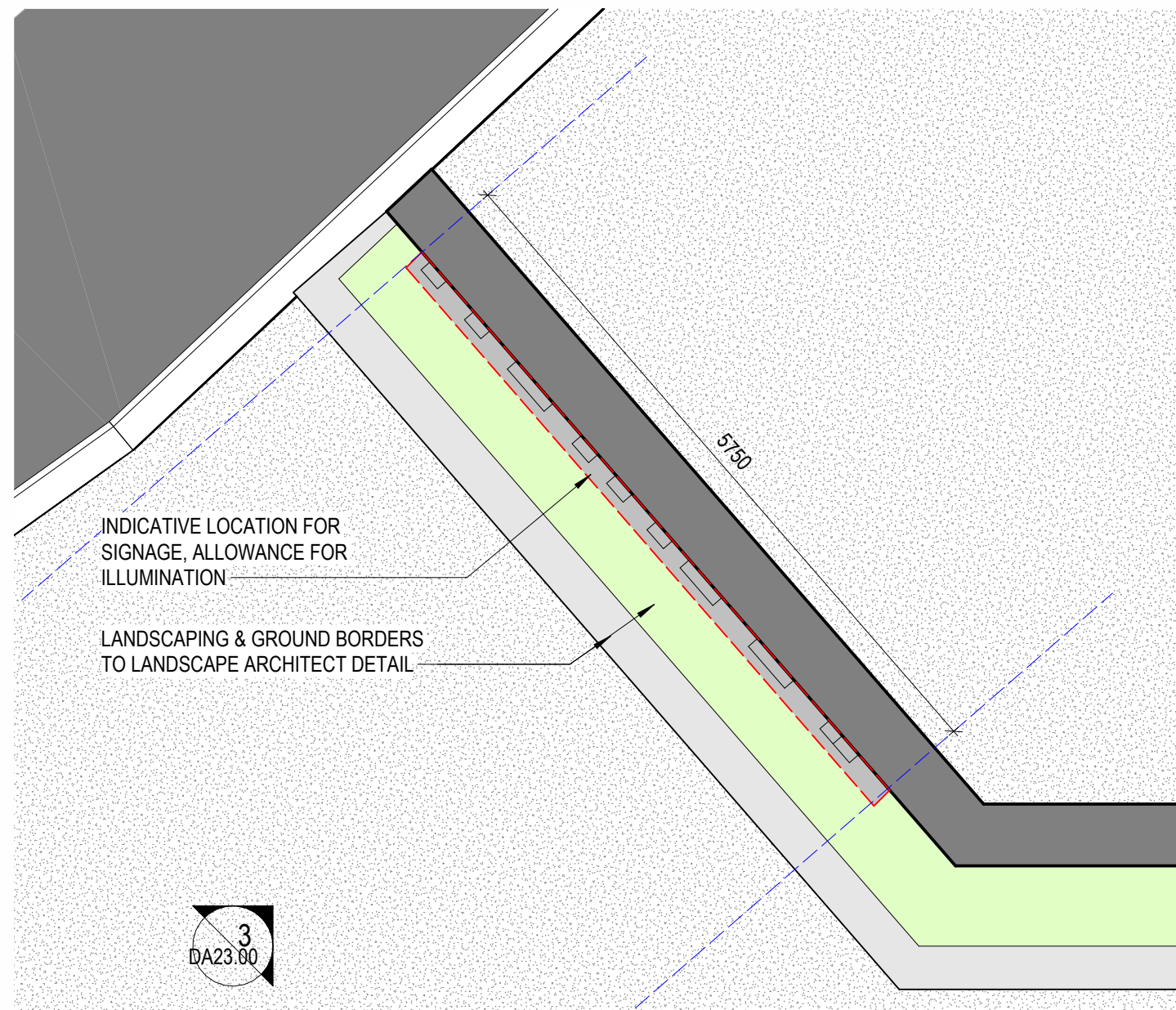
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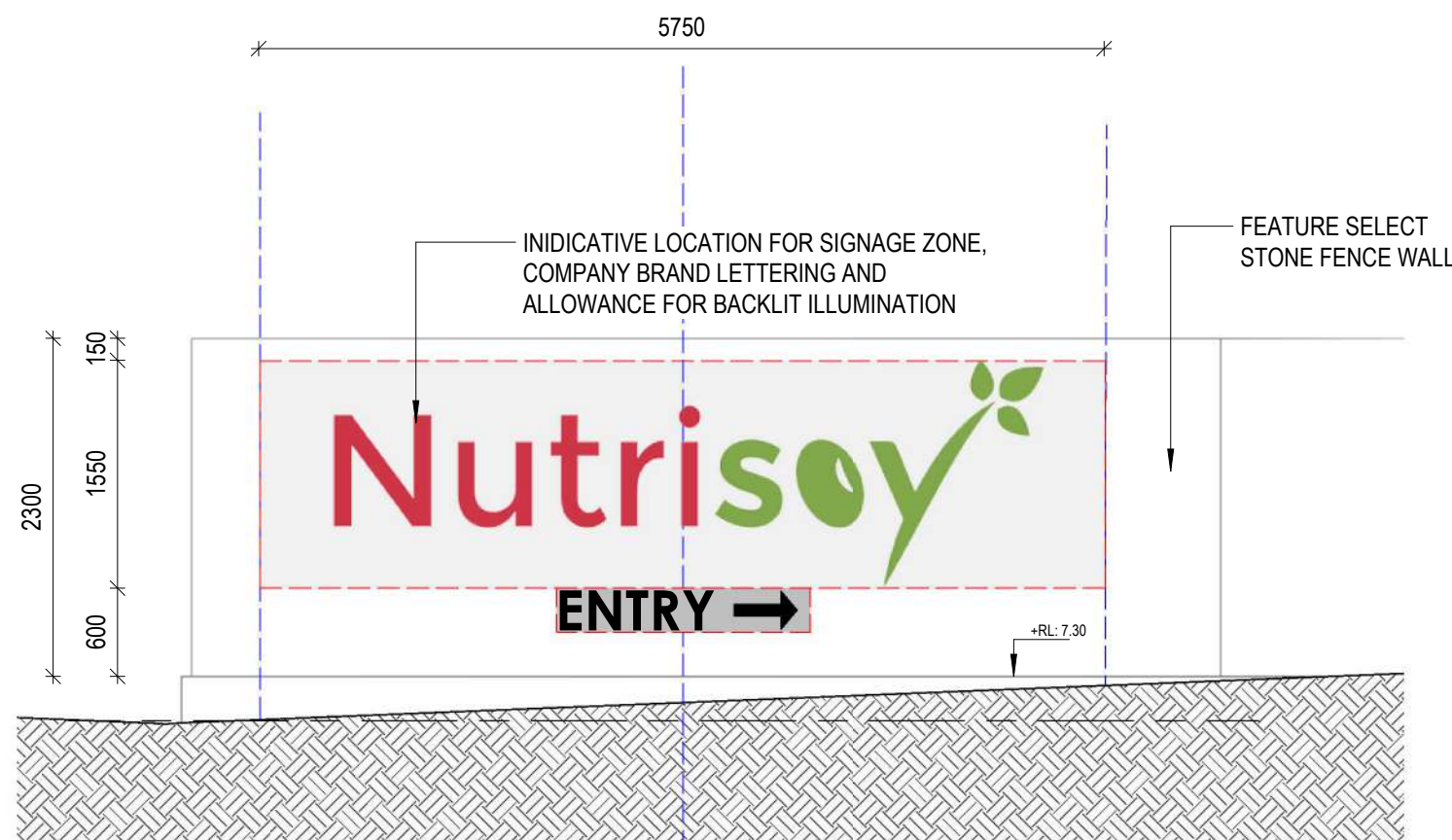
SIGNAGE ZONE PLAN IS INDICATIVE SIZE AND LOCATION. FINAL DETAIL IS TO FUTURE FABRICATION CONTRACTOR.



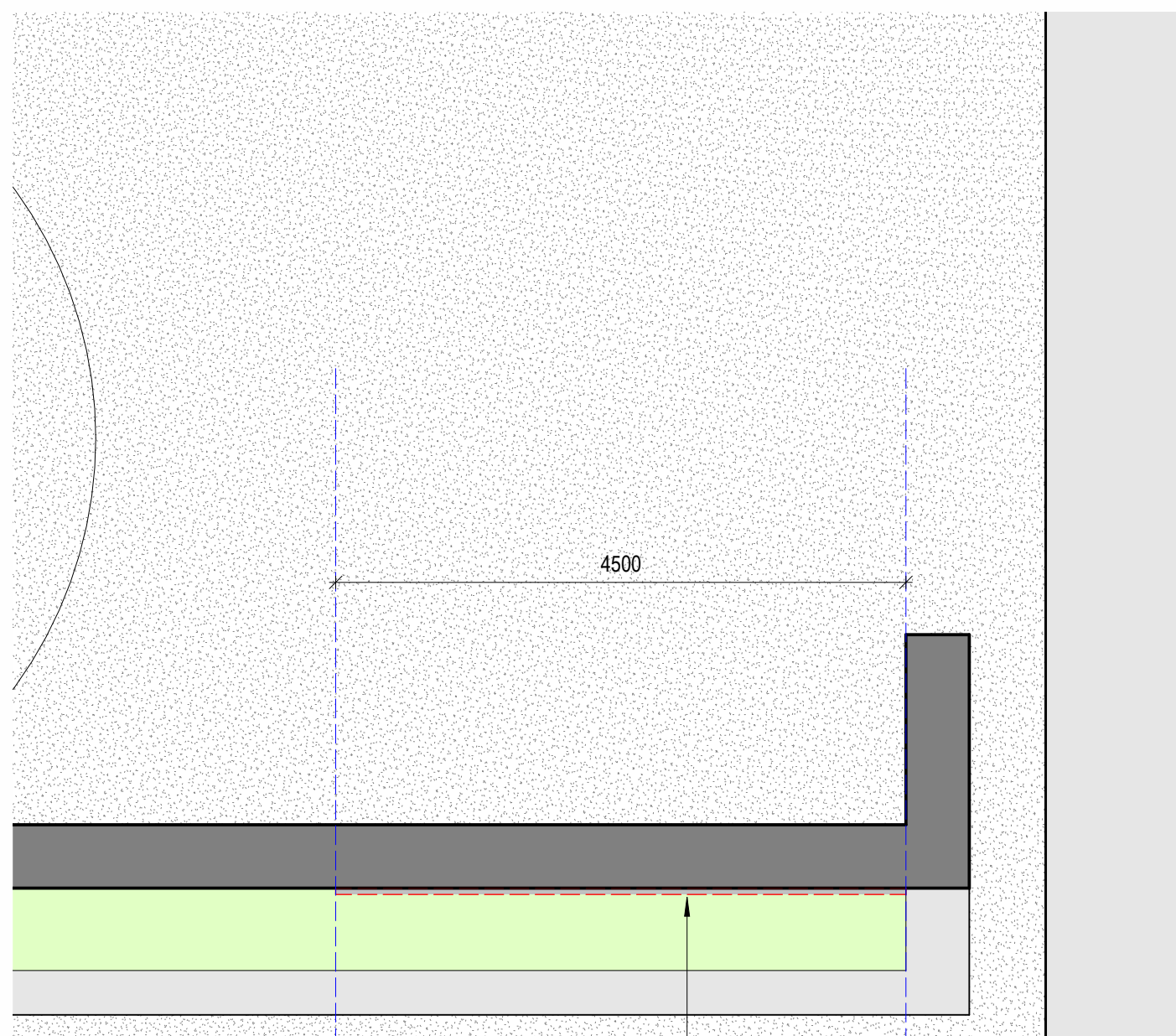
1 SITE PLAN - SIGNAGE A  
1:1000



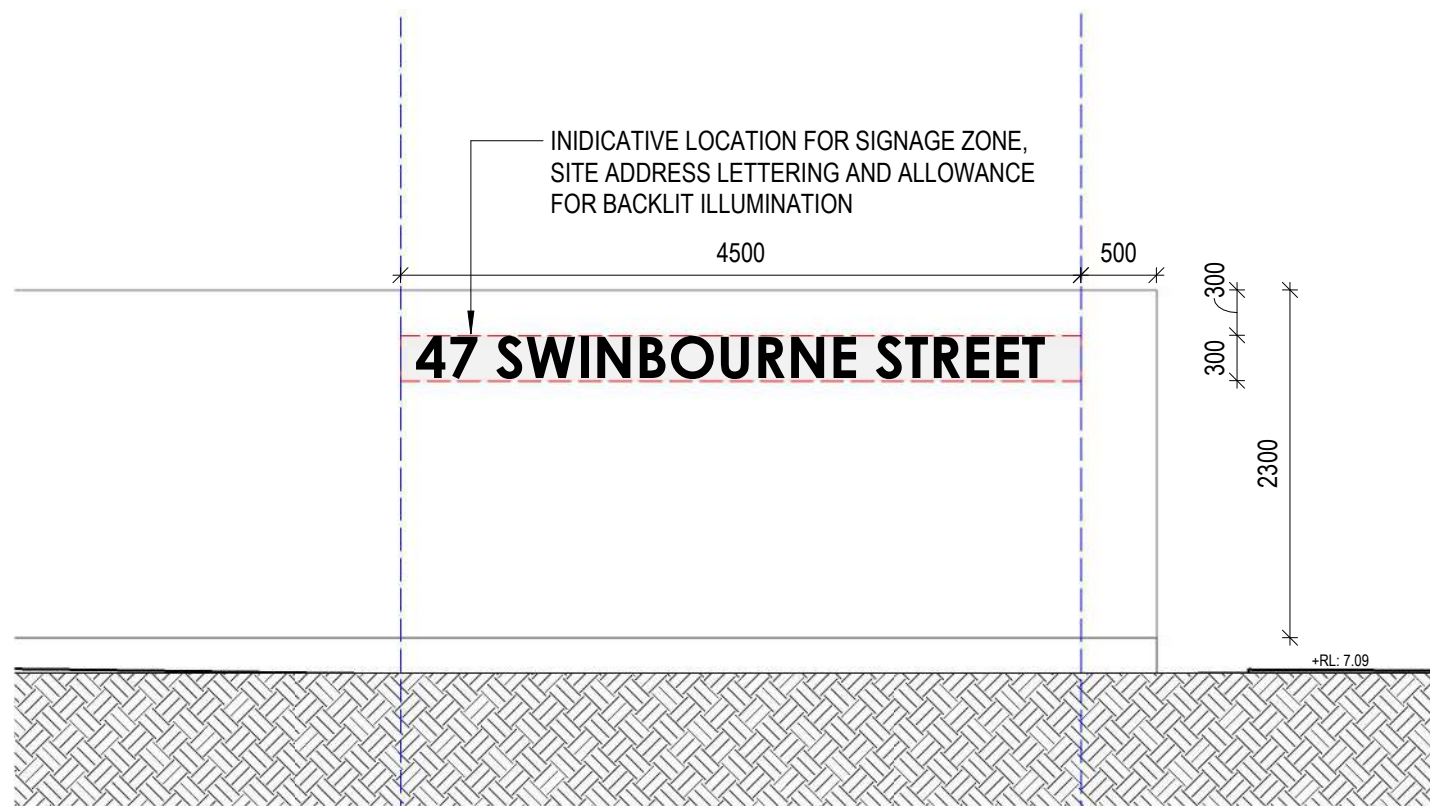
2 SIGNAGE A1 - PLAN  
1:50



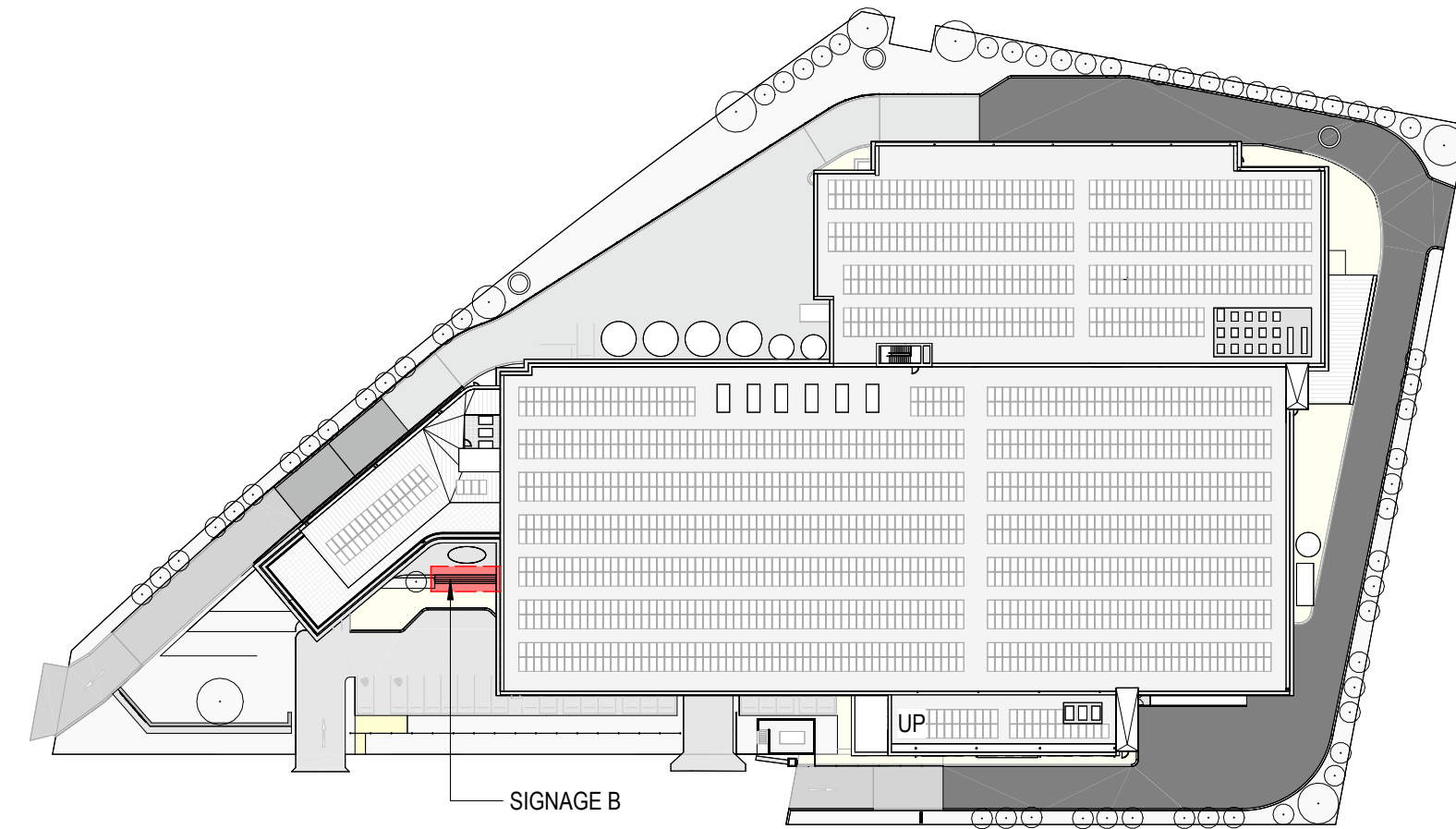
3 SIGNAGE A1 - ELEVATION 01  
1:50



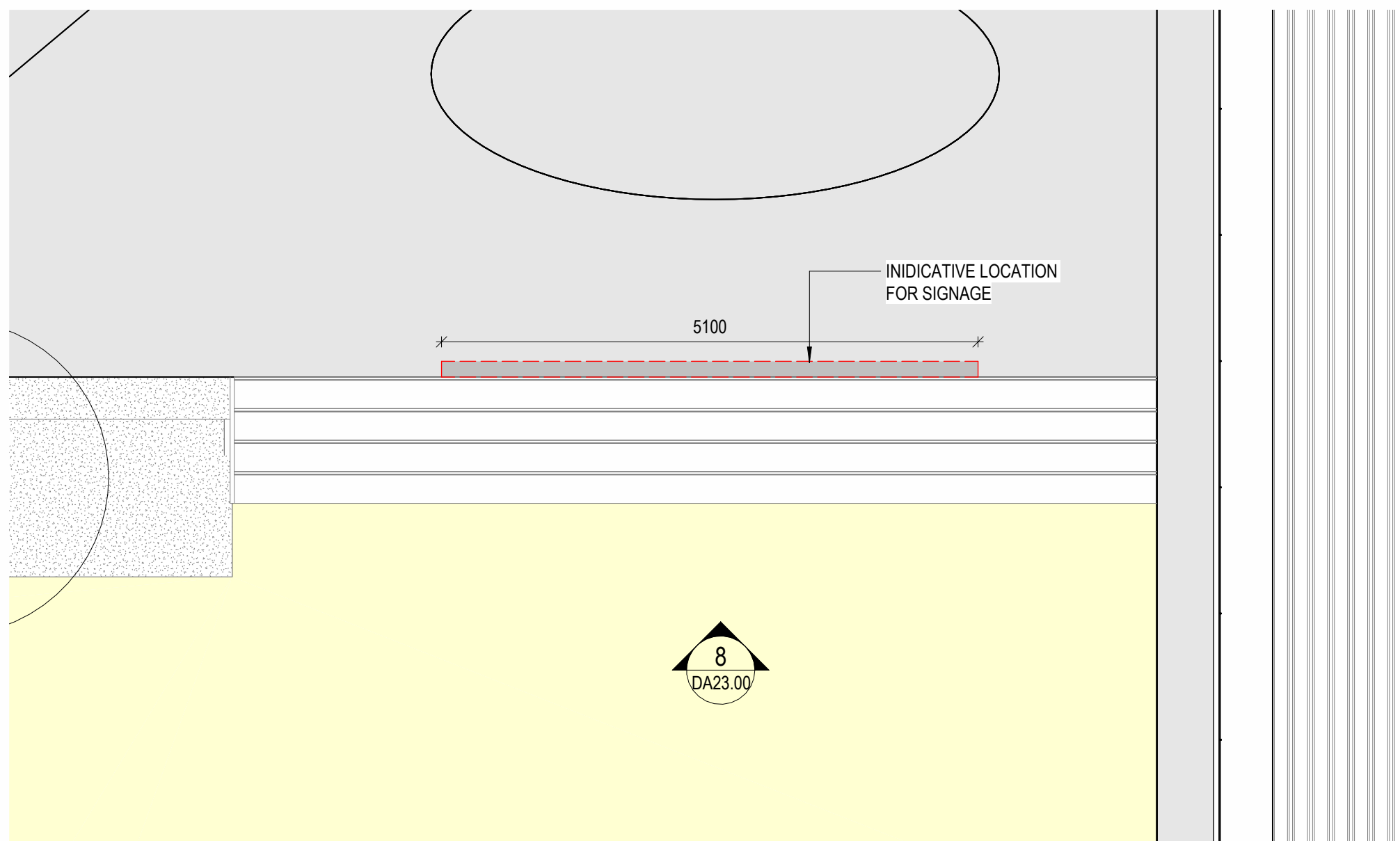
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1:50



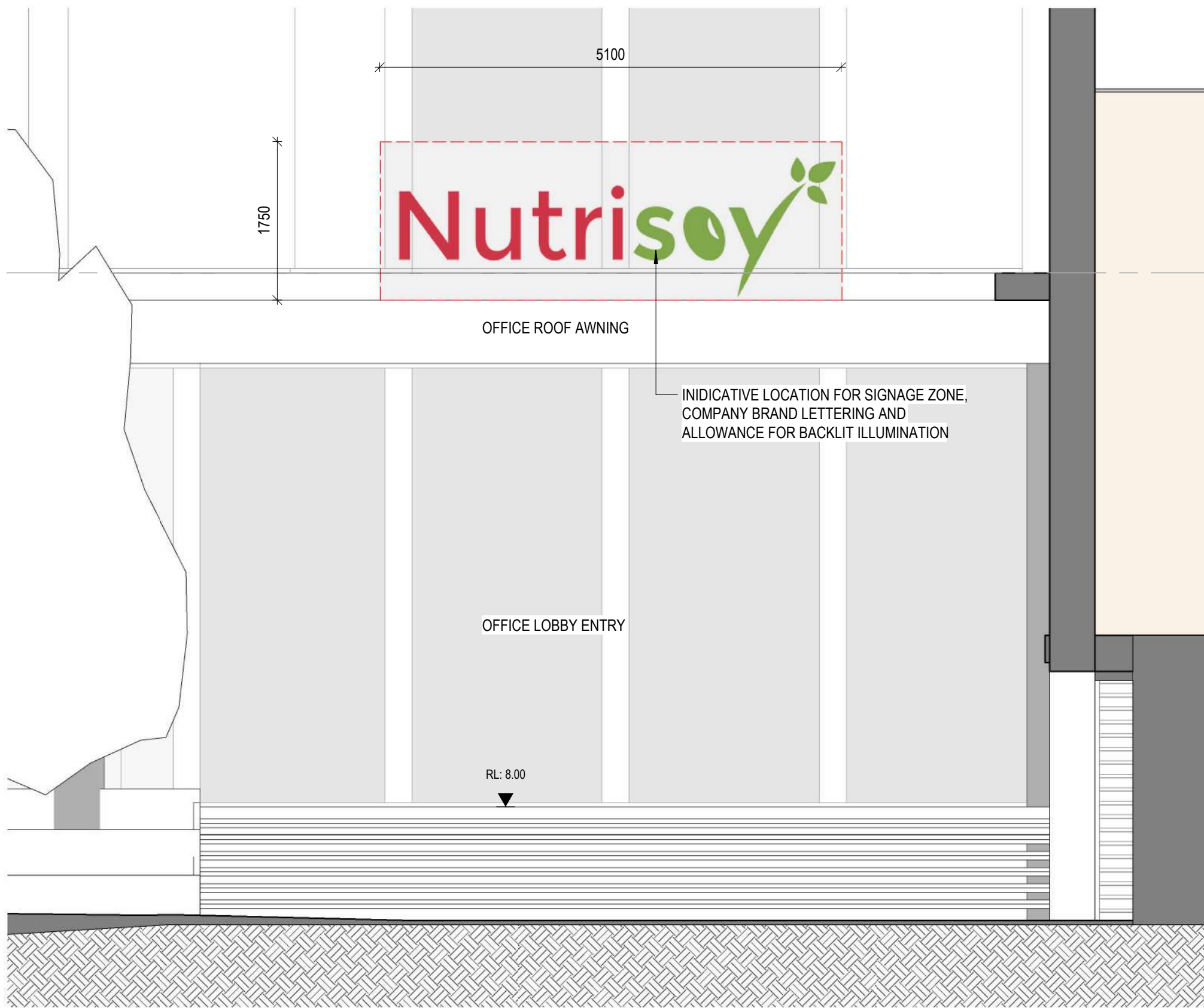
5 SIGNAGE A2 - ELEVATION 01  
1:50



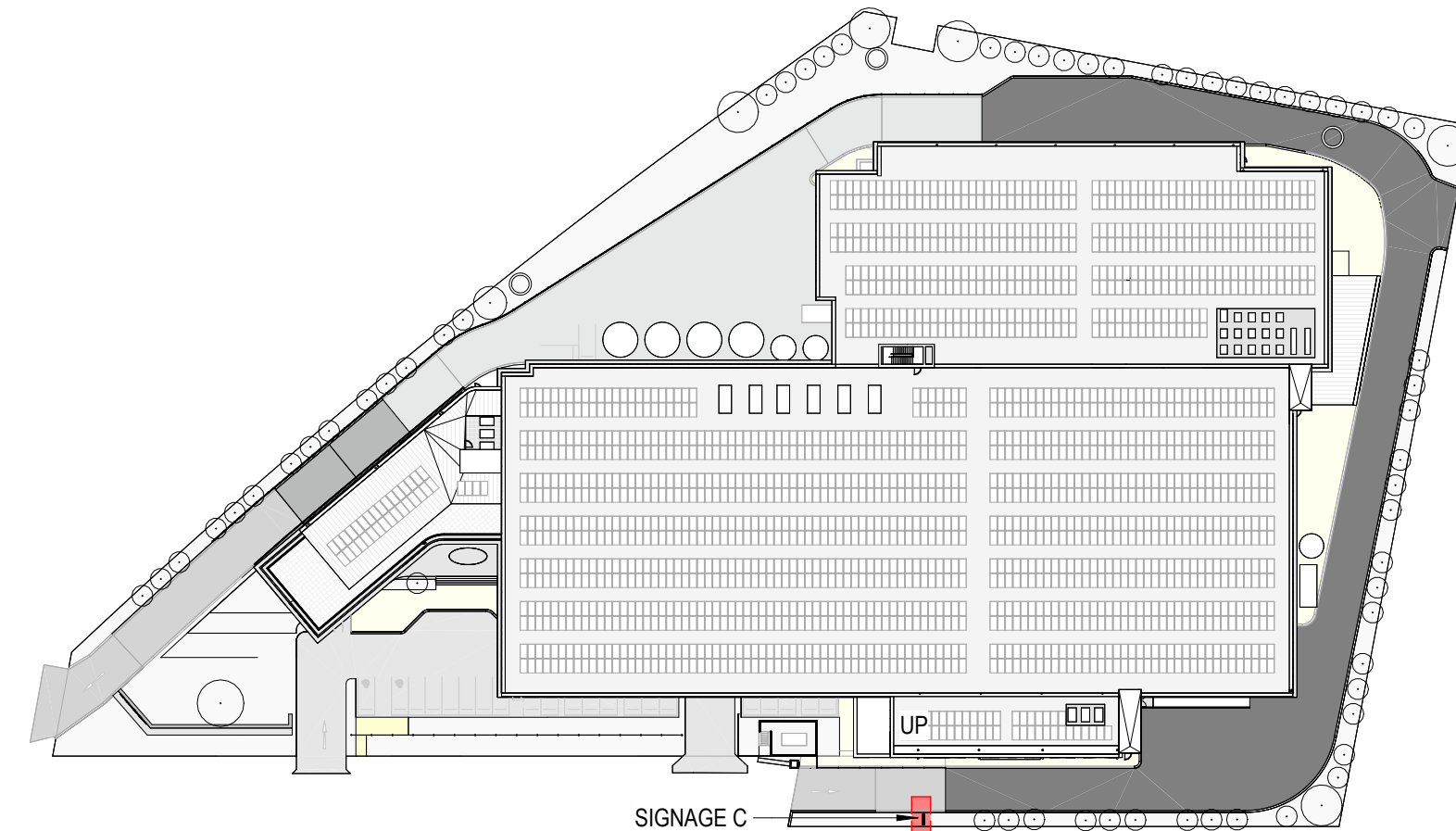
6 SITE PLAN - SIGNAGE B  
1:1000



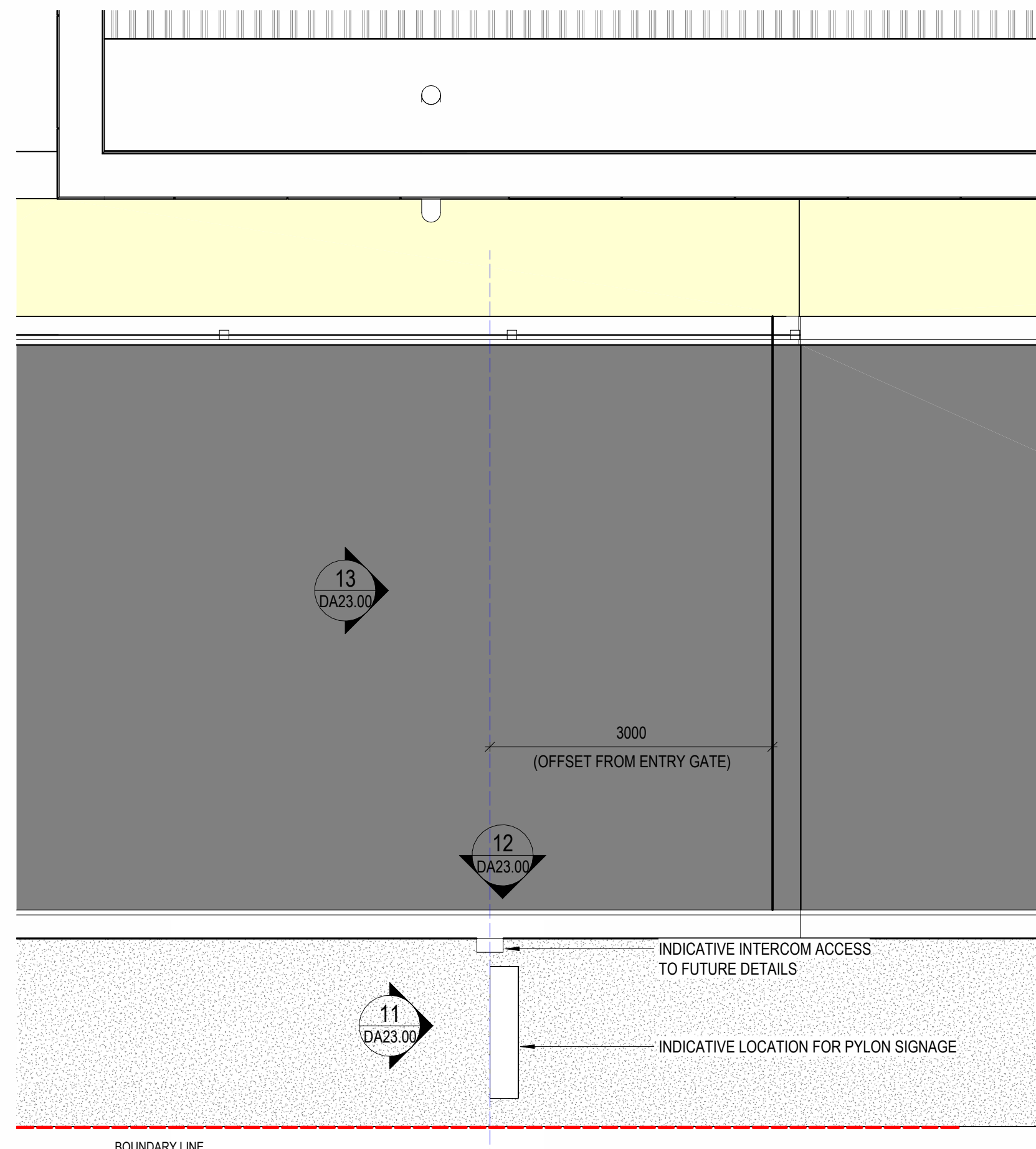
7 SIGNAGE B - PLAN  
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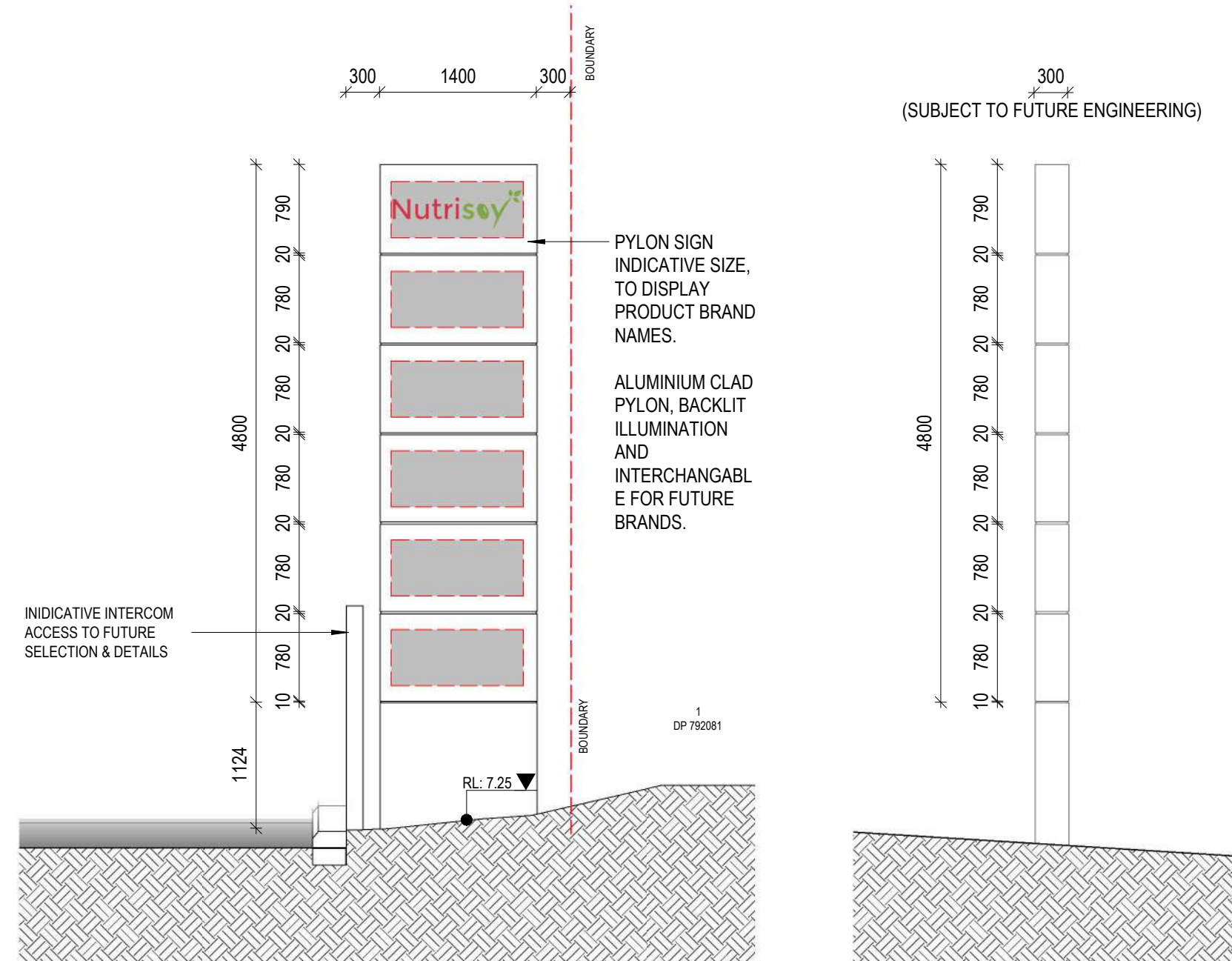
8 SIGNAGE B - ELEVATION 01  
1:50



9 SITE PLAN - SIGNAGE C  
1:1000

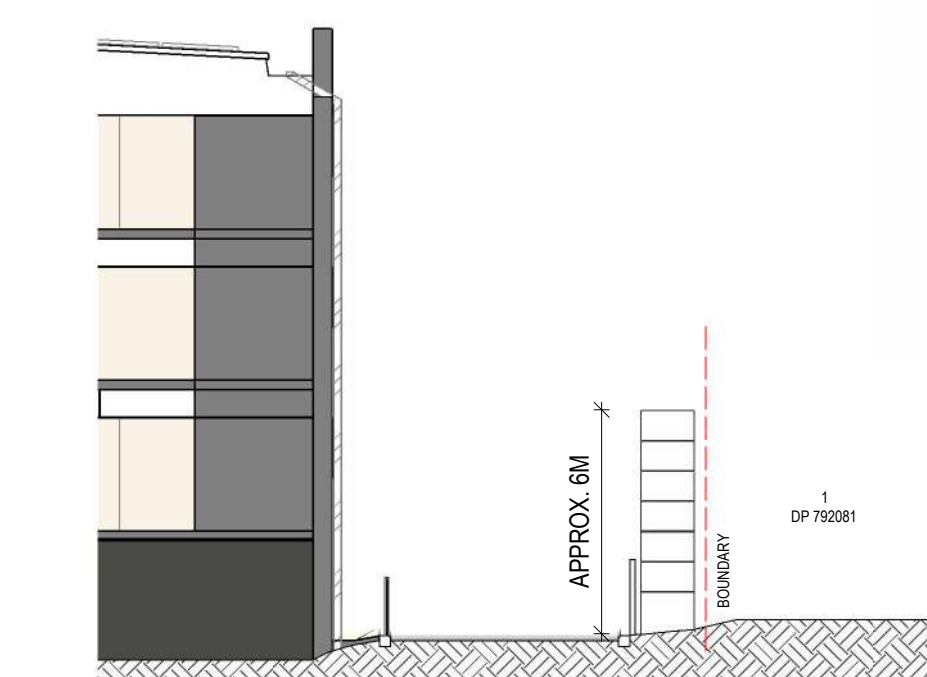


10 SIGNAGE C - PLAN  
1:50



11 SIGNAGE C - ELEVATION 1  
1:50

12 SIGNAGE C - ELEVATION 2  
1:50



13 SIGNAGE C - SIGNAGE WITH CONTEXTS  
1:200

DEVELOPMENT APPLICATION

| Document Notes                                                                                                                                                                                                                                                                      |                                 |     |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----|----------|
| Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. All signed drawings are to be used in accordance with the relevant Australian Standards and Codes together with all applicable requirements and Regulations. |                                 |     |          |
| REV                                                                                                                                                                                                                                                                                 | DESCRIPTION                     | APP | DATE     |
| K                                                                                                                                                                                                                                                                                   | Post client review - DRAFT      | JW  | 22.07.24 |
| L                                                                                                                                                                                                                                                                                   | Issue for Client's final review | JW  | 26.07.24 |
| M                                                                                                                                                                                                                                                                                   | Revised DA Drawings Set         | JW  | 01.08.24 |
| N                                                                                                                                                                                                                                                                                   | For DA submission               | JW  | 10.08.24 |
| P                                                                                                                                                                                                                                                                                   | DA Council RFI revision         | JW  | 23.08.25 |

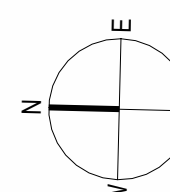
KEY PLAN:

CONSULTANTS:

CLIENT: NUTRISOY PTY LTD

**Nutrisoy**  
TOFU AND TEMPEH  
ARCHITECT:

**CM<sup>+</sup>**  
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Architects: Lic No 10113 | Builders: Lic No 11088



0 SCALE 1:100 4  
SCALE: As indicated @ A0  
50% @ A2

PROJECT:

**23077**

**NUTRISOY FACILITY**

47 SWINBURNE STREET, BANKSMEADOW, NSW

DRAWING TITLE:

**SIGNAGE ZONE PLAN**

SHEET NUMBER:

**DA23.00**

PLOTTED: 23/08/25 9:03:05 PM

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