

# SSD APPLICATION

## PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT AND CHILDCARE CENTRE

### 15A, 15B MOSELEY STREET & 25-31 DONALD STREET, CARLINGFORD



SSD DRAWING LIST			
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3D VEIW	SSD 512	1	02.04.25



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

#### CLIENT:

**CAPTAG INVESTMENTS PTY LTD**

#### PROJECT:

**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

#### DRAWING TITLE:

COVER PAGE

#### DATE:

Issue Date

FT

#### SCALE:

23002

#### DRAWING No:

SSD 000

1

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#### FOR APPROVAL

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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT

DEVELOPMENT SUMMARY							
ADDRESS: 15a, 15b MOSELEY STREET & 25 - 31 DONALD STREET, CARLINGFORD, NSW , 2118							
TOTAL SITE AREA: 5948 m <sup>2</sup>		<table border="1"> <tr> <td>LOT 15, 15a, 27, 29, 31</td> <td>4888 m<sup>2</sup></td> </tr> <tr> <td>LOT 25</td> <td>1060 m<sup>2</sup></td> </tr> </table>		LOT 15, 15a, 27, 29, 31	4888 m <sup>2</sup>	LOT 25	1060 m <sup>2</sup>
LOT 15, 15a, 27, 29, 31	4888 m <sup>2</sup>						
LOT 25	1060 m <sup>2</sup>						
LAND ZONE R4 HIGH DENSITY RESIDENTIAL							
LMR COMPLIANCE	LMR CONTROL	CONTROL 30% UPLIFT	PROPOSED				
SITE AREA	5948 m <sup>2</sup>						
FLOOR SPACE RATIO	2.2:1	2.86 : 1	2.36 : 1				
GROSS FLOOR AREA	13074.6 m <sup>2</sup>	17011.28 m <sup>2</sup>	13631 m <sup>2</sup> RESIDENTIAL + 413 m <sup>2</sup> CHILDCARE = TOTAL GFA: 14044 m <sup>2</sup>				
LMR HEIGHT	22 m	28.6 m					
PROPOSED HEIGHT	22 m	28.6 m	31.7m				
UNIT MIX CALCULATION		UNIT MIX					
	1B	9	6.6%				
	2B	88	64.7%				
	3B	22	16.2%				
	4B	17	12.5%				
TOTAL		136					
STAGE 1							
BUILDING A1		1B	-				
		2B	19				
		3B	8				
		4B	9				
TOTAL		36					
BUILDING A2							
		1B	7				
		2B	11				
		3B	6				
TOTAL		24					
STAGE 1 TOTAL UNITS		60					
STAGE 2							
BUILDING B		1B	2				
		2B	58				
		3B	8				
		4B	8				
STAGE 2 TOTAL UNITS		76					
TOTAL UNITS		136					

PROPOSED UNITS - CAR PARKING				
TOTAL UNITS		REQUIRED PARKING		PROVIDED PARKING
1B	AFFORDABLE	9	9 X 0.4 = 3.6	5
2B	MARKET	67	67 X 1 = 67	67
2B	AFFORDABLE	21	21 X 0.5 = 10.5	21 SINGLE
3B	MARKET	22	22 X 1.5 = 33	15 TANDEM + 7 SINGLE
4B	MARKET	17	17 X 1.5 = 25.5	17 TANDEM
TOTAL		136	125.5	164 (including 32 total Tandem )

	REQUIRED	PROVIDED
ACCESSIBLE SPOTS (RESIDENTIAL)	21 x 1 = 21	21
CARWASH BAY (VISITOR)	1	1
ACCESSIBLE SPOTS (VISITOR)	2	2
TOTAL VISITOR (INCL. ACCESSIBLE + CARWASH)	22	22
TOTAL RESIDENTIAL & VISITOR SSD CAR PARKS	178	186

CHILDCARE PARKING	DCP REQ.	PROVIDED
VISITOR (1 SPACE/6 CHILDREN)	9	10
STAFF (1 PER EMPLOYEE)	12	12
ACCESSIBLE SPOTS	1	1
TOTAL	22	23

TOTAL CARSPACES:	209	
BICYCLE PARKING	117	117
MOTORCYCLE PARKING	5	5

ADAPTABLE UNITS = 15% total units = 21 units  
 DDA / LIVABLE = 20% total units = 28  
 PROPOSED AFFORDABLE GFA = 14044 x 15% = 2129 m<sup>2</sup>  
 AFFORDABLE UNITS NO. (30 units) : 107 - 207 - 307 - 407 - 507 - 607 - 707 - 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 408 - 409 - 410 - 411 - 412 - 508 - 509 - 510 - 511 - 512 - 608 - 609 - 610 - 611 - 612

	TOTAL GFA
BUILDING B AREA:	7886 m <sup>2</sup>
BUILDING A1 AREA:	3848 m <sup>2</sup>
BUILDING A2 AREA:	2310 m <sup>2</sup>
TOTAL GFA	14044 m <sup>2</sup>

CHILDCARE				REQUIREMENTS	PROPOSED
CHILDCARE PLACES = 76					
INDOOR UNENCUMBERED PLAYAREA: 3.25m <sup>2</sup> PER CHILD				247m <sup>2</sup>	247m <sup>2</sup>
	PLAYROOMS	AGE	NO. KIDS	AREA	
	1	0 to 2	20	65 m <sup>2</sup>	
	2	2 to 3	18	58 m <sup>2</sup>	
	3	3 to 4	19	62 m <sup>2</sup>	
	4	4 to 5	19	62 m <sup>2</sup>	
TOTAL				76	247 m <sup>2</sup>

OUTDOOR UNENCUMBERED PLAYAREA: 7m <sup>2</sup> PER CHILD				REQUIREMENTS	PROPOSED
	OUTDOOR	AGE	NO. KIDS	AREA	
	1	0 to 2	20	140 m <sup>2</sup>	
	2	2 to 3	18	126 m <sup>2</sup>	
	3	3 to 4	19	133 m <sup>2</sup>	
	4	4 to 5	19	133 m <sup>2</sup>	

CHILDCARE TOTAL GFA: 413m<sup>2</sup>

COMPLIANCE	ADG REQUIREMENTS	PROPOSED
SOLAR ACCESS	70% OF UNITS MUST COMPLY WITH 2HRS SOLAR	70.5% (96/136)
CROSS VENTILATION	60% OF UNITS MUST COMPLY	69.8% (95/136)
COMMUNAL OPEN SPACE	25% OF TOTAL SITE	25.3% (1508m <sup>2</sup> )
LANDSCAPE	30% OF TOTAL SITE	35.8% (2131m <sup>2</sup> )
DEEP SOIL	7% OF TOTAL SITE	17.7% (1053m <sup>2</sup> )

BASIX Building Fabric Requirements: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford

Element	Material Type	Details
External Walls	Hebel PowerPanel + R2.5 Insulation Cavity Brick + R2.5 Insulation	Refer to drawings
Internal Walls	Within Dwellings: Plasterboard on studs + No Insulation Between Dwellings: Party Wall + PB + No Insulation	
Windows	<b>Standards</b> ALM-003-03A (Awning windows) ALM-002-03A (Sliding/flush windows)	NFRC Glazing System values U ≤ 4.3 and SHGC = 0.47 (± 5%) U ≤ 5.4 and SHGC = 0.58 (± 5%)
	<b>Treatment 1:</b> Double Glazed High Solar Gain Low-E to sliding/flush windows in the unit. ALM-004-03A (Sliding/flush windows) 503, 505, 605, 705, 709, 714, 804, 807, 810, 811, 902, 905	Double Glazed High Solar Gain Low-E NFRC Glazing System values U ≤ 4.3 and SHGC = 0.53 (± 5%)
	<b>Treatment 2:</b> Double Glazed High Performance Glazing to All windows in the unit ALM-005-03A (Awning windows) ALM-006-03A (Sliding/flush windows) 506, 606, 706, 712, 1002, 1005	Double Glazed High Performance Glazing NFRC Glazing System values U ≤ 4.1 and SHGC = 0.47 (± 5%) U ≤ 4.1 and SHGC = 0.52 (± 5%)
	<b>Treatment 3:</b> High Performance glazing to All windows in the unit 707, 801, 805	High Performance glazing NFRC Glazing System values U ≤ 3.1 and SHGC = 0.39 (± 5%) U ≤ 3.1 and SHGC = 0.49 (± 5%)
Floor	Concrete Slabs Apply R1.5 Insulation to suspended slabs with carpark/outdoor air below.	Timber to Living areas; Tiles to bathroom, ENS & wet areas; Carpet to bedrooms
Downlight	Default	Sealed
Ceiling	Plasterboard + R3.0 (outdoor air above)	
	<b>Treatment 1:</b> R5.0 807, 1002	
	<b>Treatment 2:</b> R5.5 707, 804, 805, 1005	
Roof	Concrete	Refer to drawings



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Registered Architect: Chenxiao Xu  
 Architect Registration No. NSW - 11314

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**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 DEVELOPMENT SUMMARY

**DATE:** Issue Date  
**SCALE:**  
**DRAWING No:** SSD 012  
**REV:** 1  
**DRAWN BY:** FT  
**PROJECT NO:** 23002

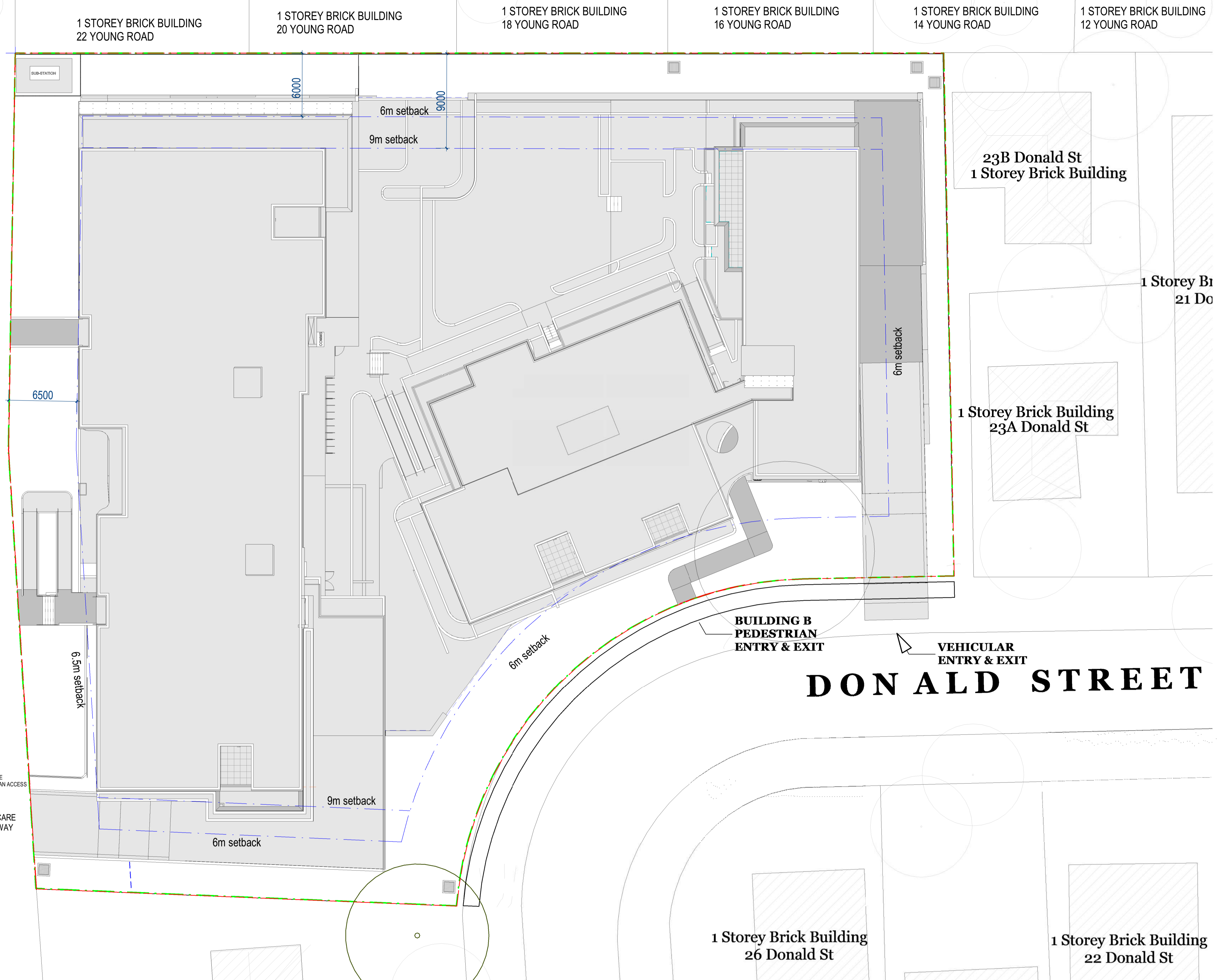
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**MOSELEY STREET**



**ABSA**  
 Accreditation No. 101974  
 Assessor Name: 101974

**Certificate No. #HR-RH7Q6Z-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Xiboren Sun  
 Accreditation No.: ABSA-101958  
 Property Address: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford, NSW, 2118  
<http://www.hero-software.com.au/pdf/HR-RH7Q6Z-01>

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023

**CAPIO**

Registered Architect: Chenxiao Xu  
 Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**SITE PLAN**

**DATE:** Issue Date  
**SCALE:** 1 : 200  
**DRAWING No.:** SSD 103

**DRAWN BY:** FT  
**PROJECT NO.:** 23002  
**REV.:** 1

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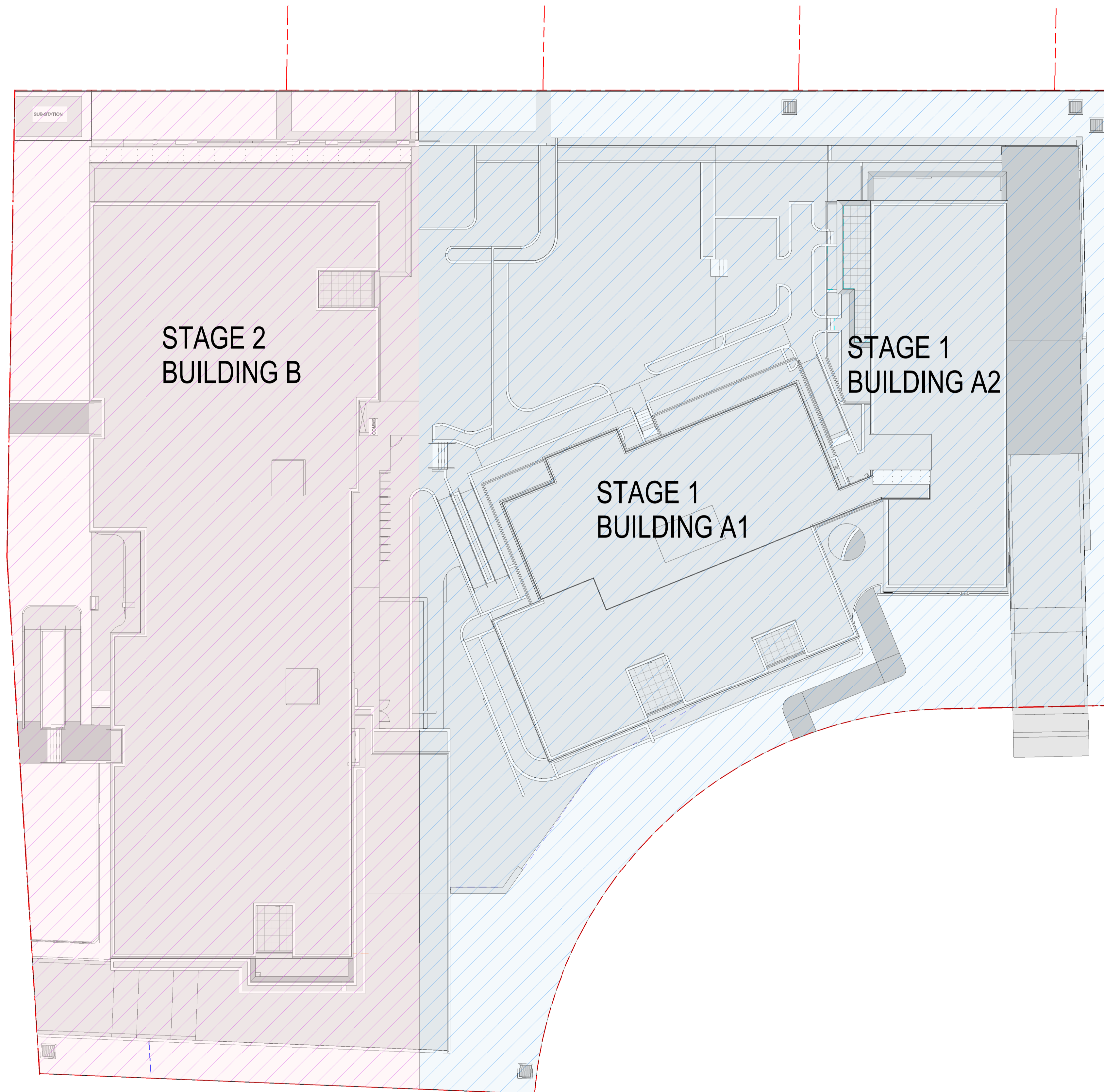
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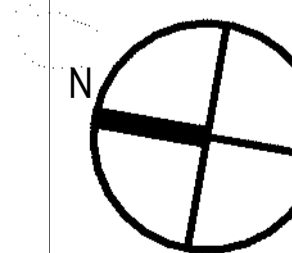
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**BLOSSOM**  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**STAGING PLAN**

DATE: Issue Date	SCALE: 1 : 200	DRAWING No: SSD 104
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

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**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
SITE PLAN EXISTING

**DATE:**  
Issue Date

**SCALE:**  
1 : 500

**DRAWING No.:**  
SSD 105

**REV:**  
1

**PROJECT NO.:**  
23002

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Rev	Date	Description	BY
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08/08/2025 16:05:37

A1



**Certificate No. #HR-RH7Q6Z-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Xiaoran Sun  
 Accreditation No: ABSA 101566  
 Property Address: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford, NSW, 2118  
 http://www.here-software.com.au/pdf/HR-RH7Q6Z-01

Sydney Australia Temple

Harold-West Reserve

VICKERY AVENUE

TRIGG AVENUE

St Paul's Anglican Church

MOSELEY STREET

YOUNG ROAD

DONALD STREET

**LAND ZONING:**

- R2 Low Density Residential
- R4 High Density Residential
- RE1 Public Recreation

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 CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
 BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 SITE PLAN PROPOSED

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 500	<b>DRAWING No.:</b> SSD 106
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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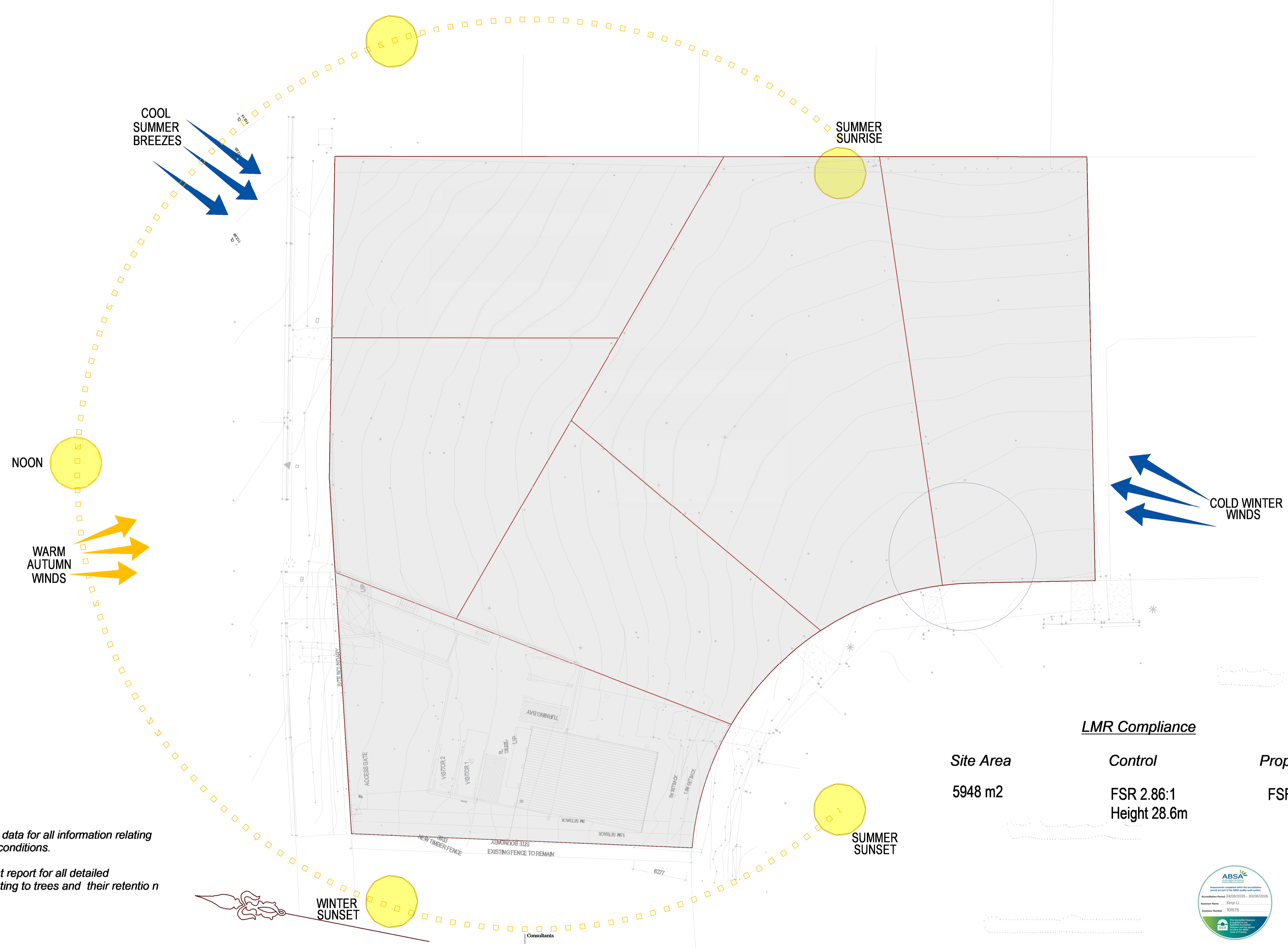
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	

08/08/2025 16:06:01

A1



Refer to survey data for all information relating to existing site conditions.

Refer to arborist report for all detailed information relating to trees and their retention or removal.

LMR Compliance		
Site Area	Control	Proposed
5948 m2	FSR 2.86:1 Height 28.6m	FSR 2.36:1



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
SITE PLAN ANALYSIS

**DATE:**  
Issue Date

**SCALE:**  
1 : 250

**DRAWN BY:**  
FT

**PROJECT NO.:**  
23002

**DRAWING No.:**  
SSD 107

**REV.:**  
1

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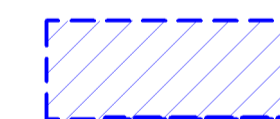
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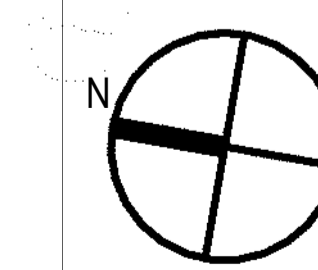
LEGEND:



EXISTING STRUCTURE TO BE DEMOLISHED



EXISTING TREE TO BE REMOVED



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**

**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**

**SITE DEMOLITION PLAN**

**DATE:**

Issue Date

**SCALE:**

As indicated

**DRAWING No.:**

SSD 108

**DRAWN BY:**

FT

**PROJECT NO.:**

23002

**REV.:**

1

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SURVEY BY HRAMSAV SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**LOWER BASEMENT PLAN**

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 200

**PROJECT NO.:**  
23002

**REV.:**  
1

**DRAWN BY:**  
FT

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MOSELEY STREET

DONALD STREET



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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**UPPER BASEMENT PLAN**

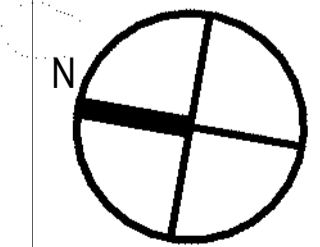
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 201
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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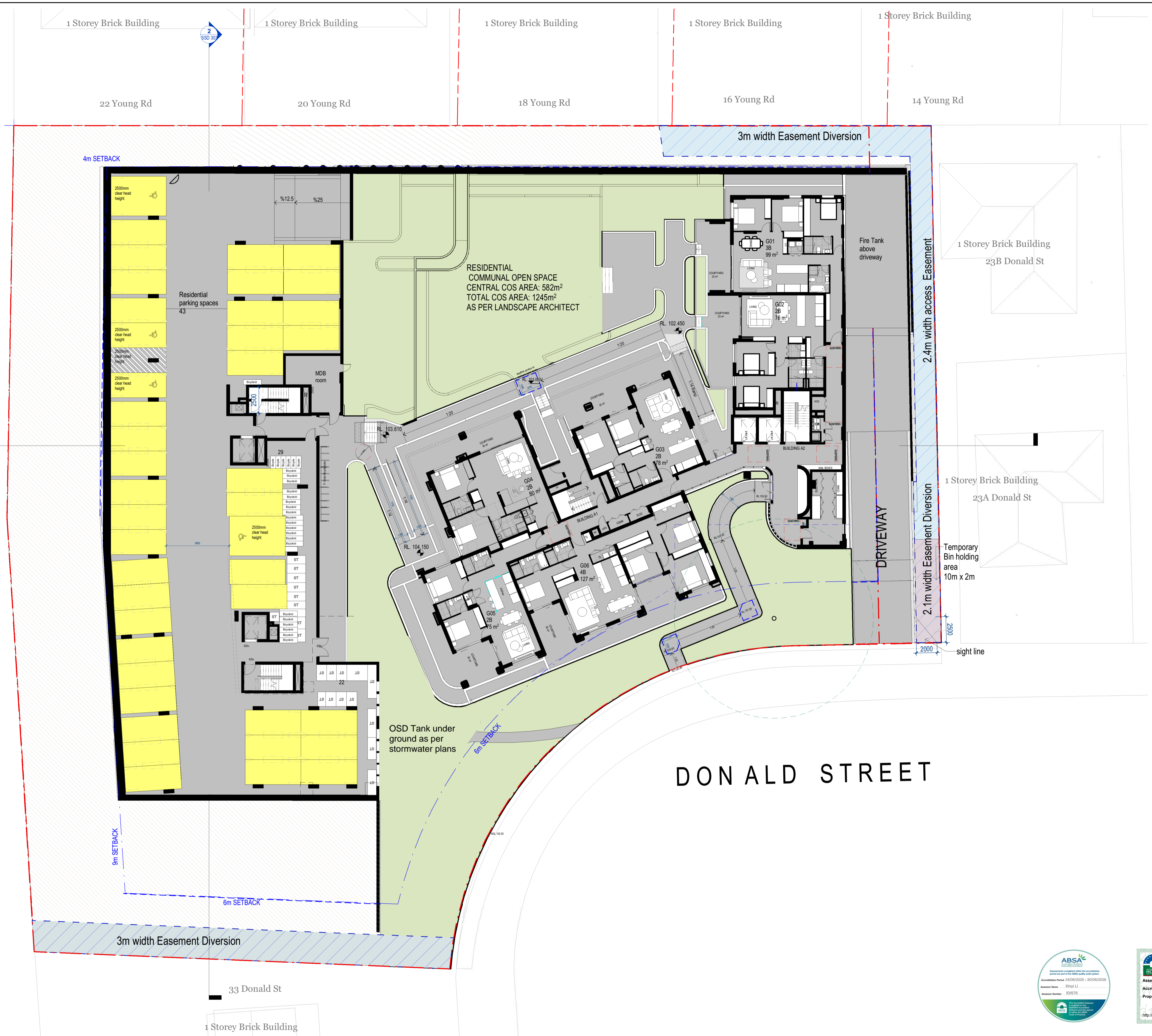
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MOSELEY STREET



DONALD STREET



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**GROUND FLOOR PLAN**

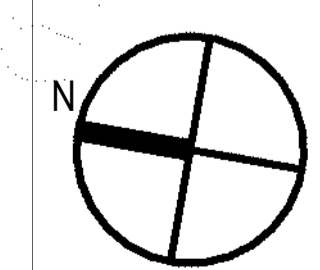
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 202
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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SURVEY BY HRAMSAI SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**LEVEL 1 PLAN**

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 203
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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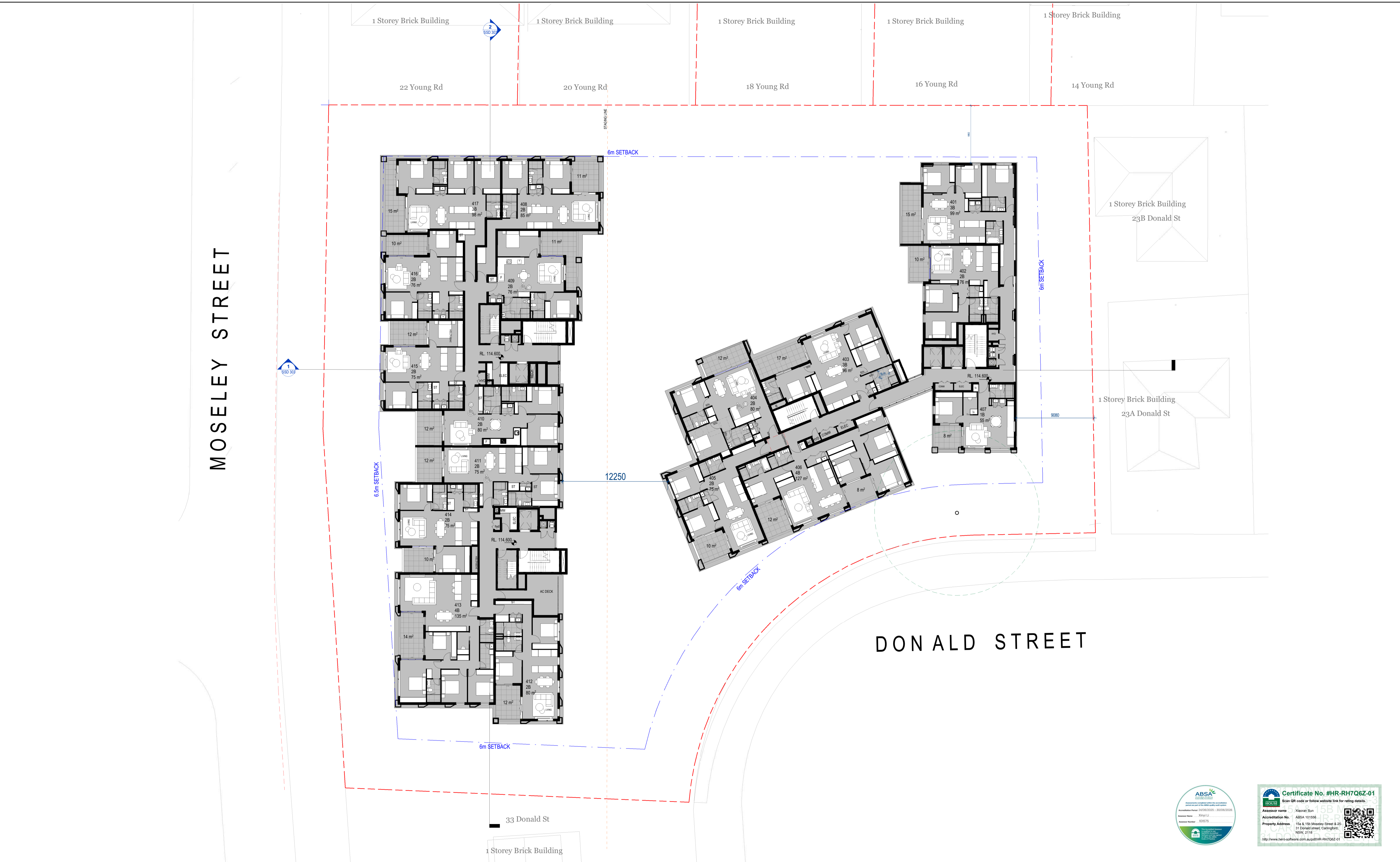
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LEVEL 4 PLAN

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 206
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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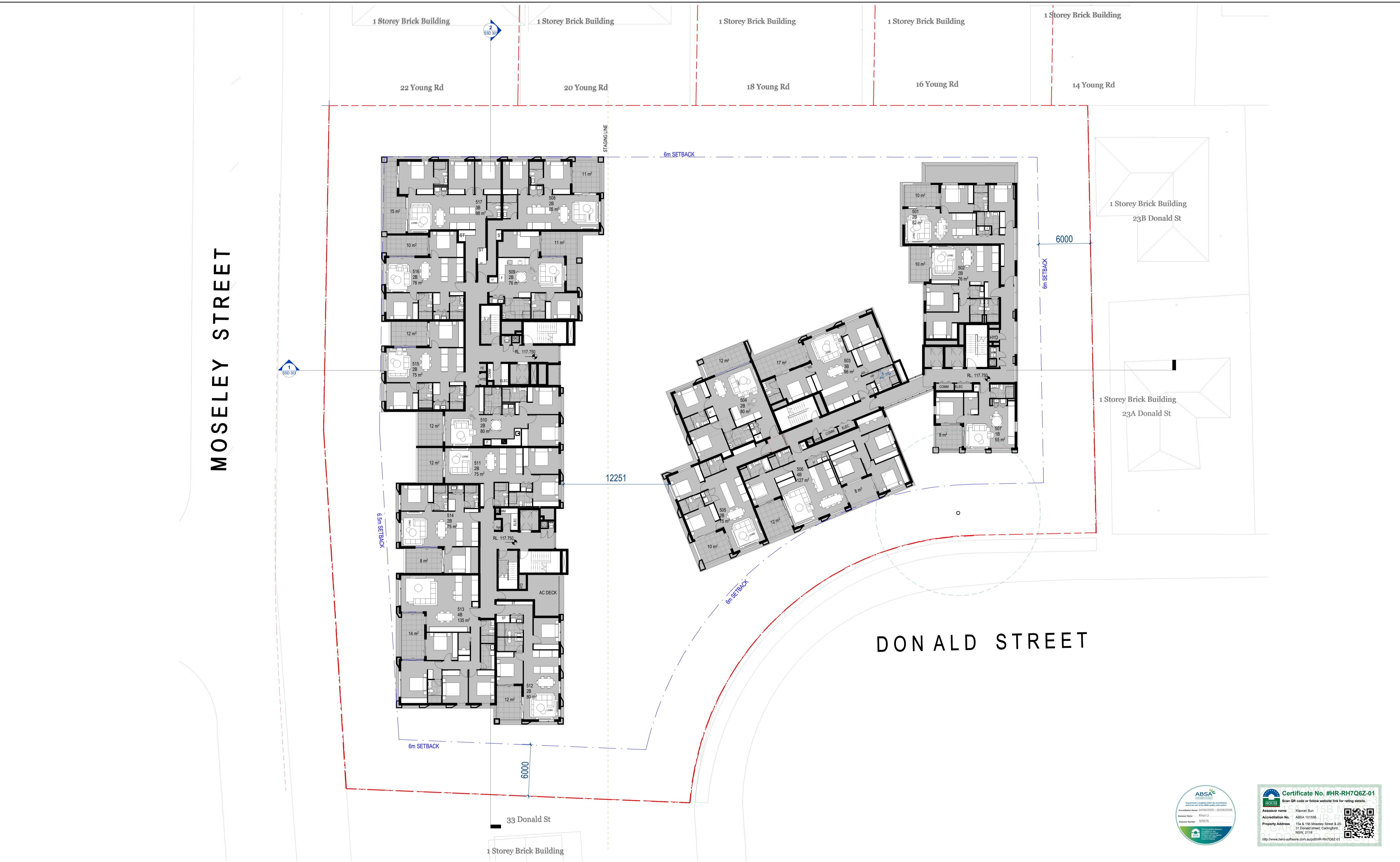
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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**LEVEL 5 PLAN**

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 207
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

**DO NOT SCALE**

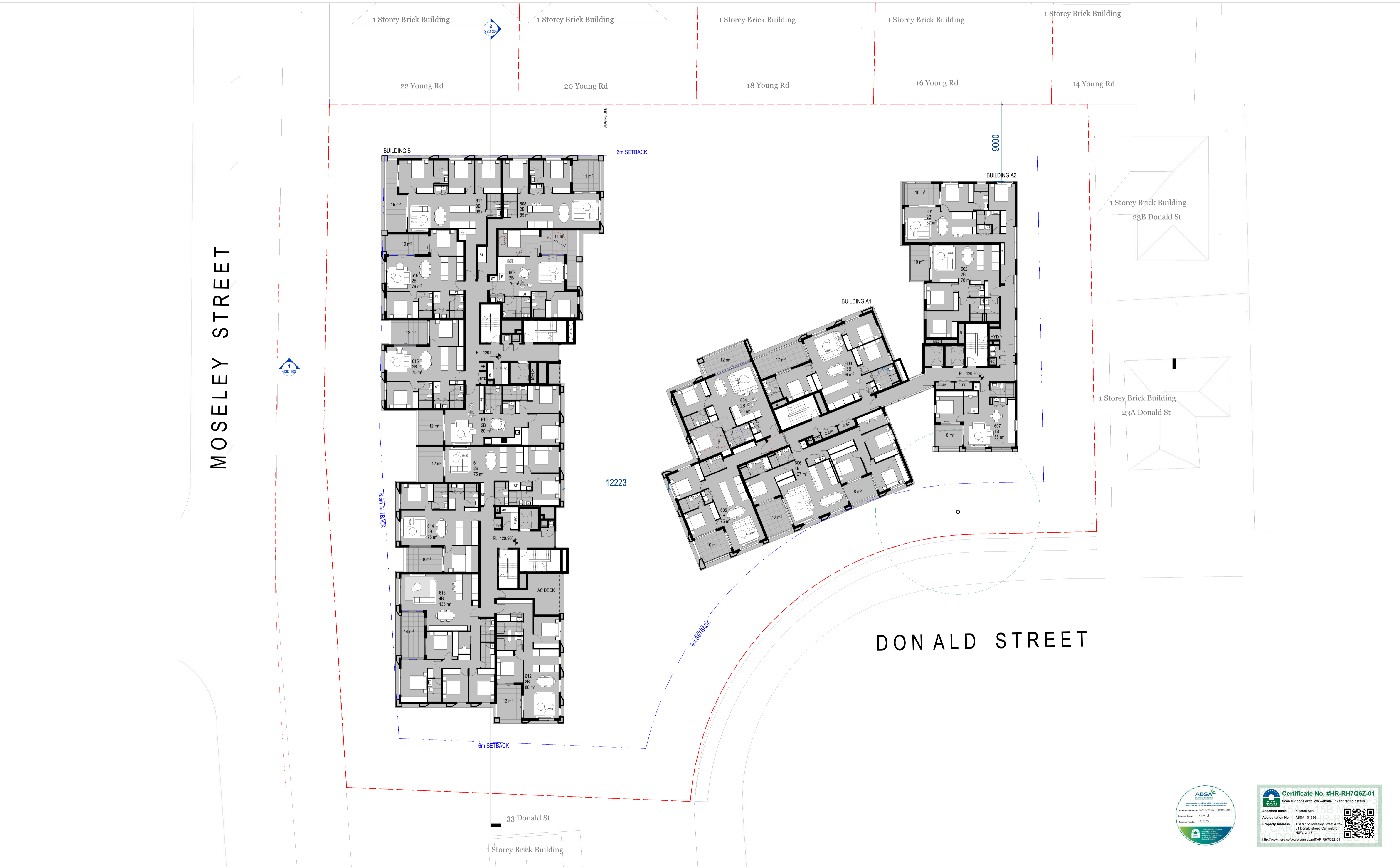
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Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**LEVEL 6 PLAN**

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 208

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 208

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 208

**DO NOT SCALE**

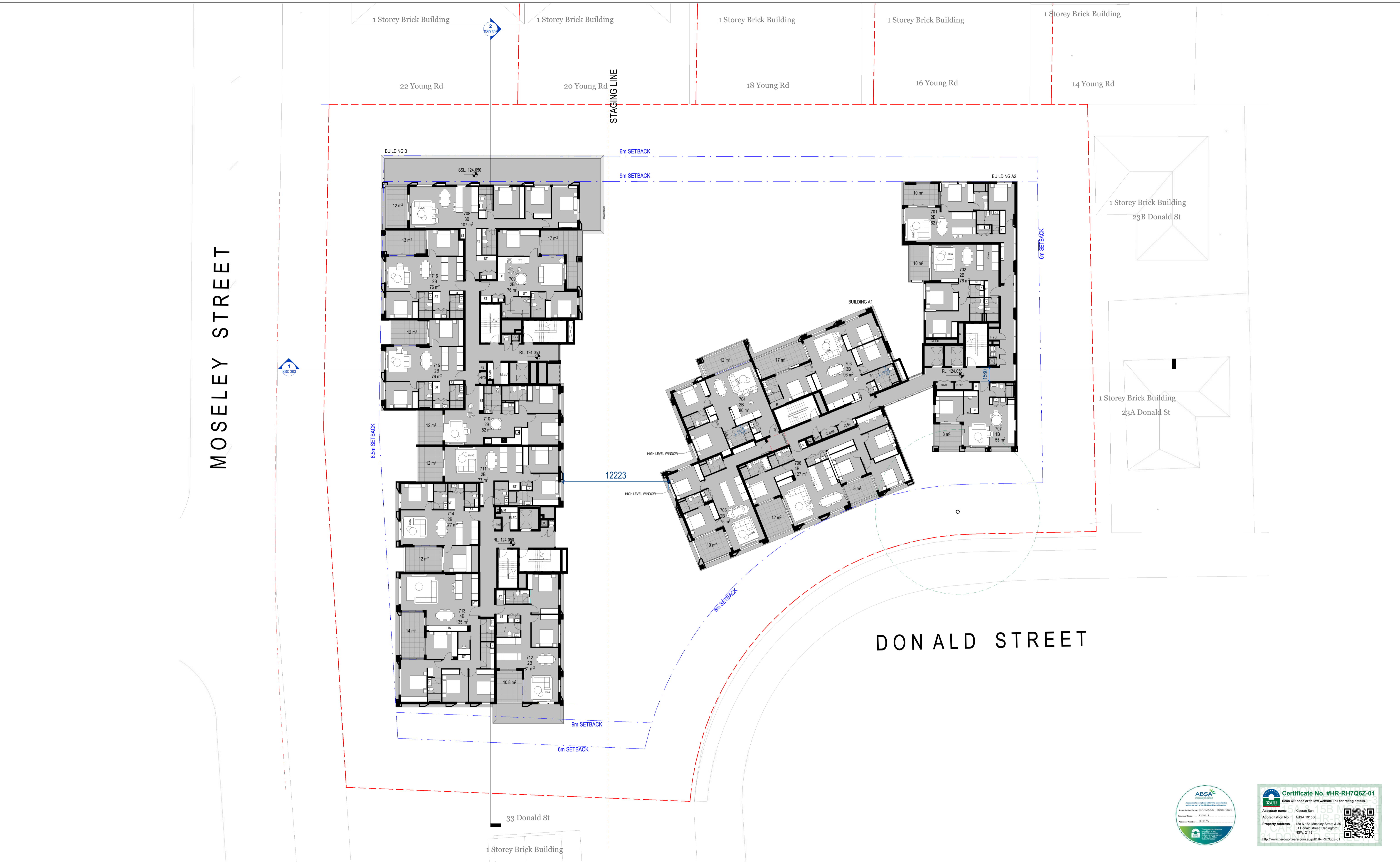
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**LEVEL 7 PLAN**

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

**DO NOT SCALE**

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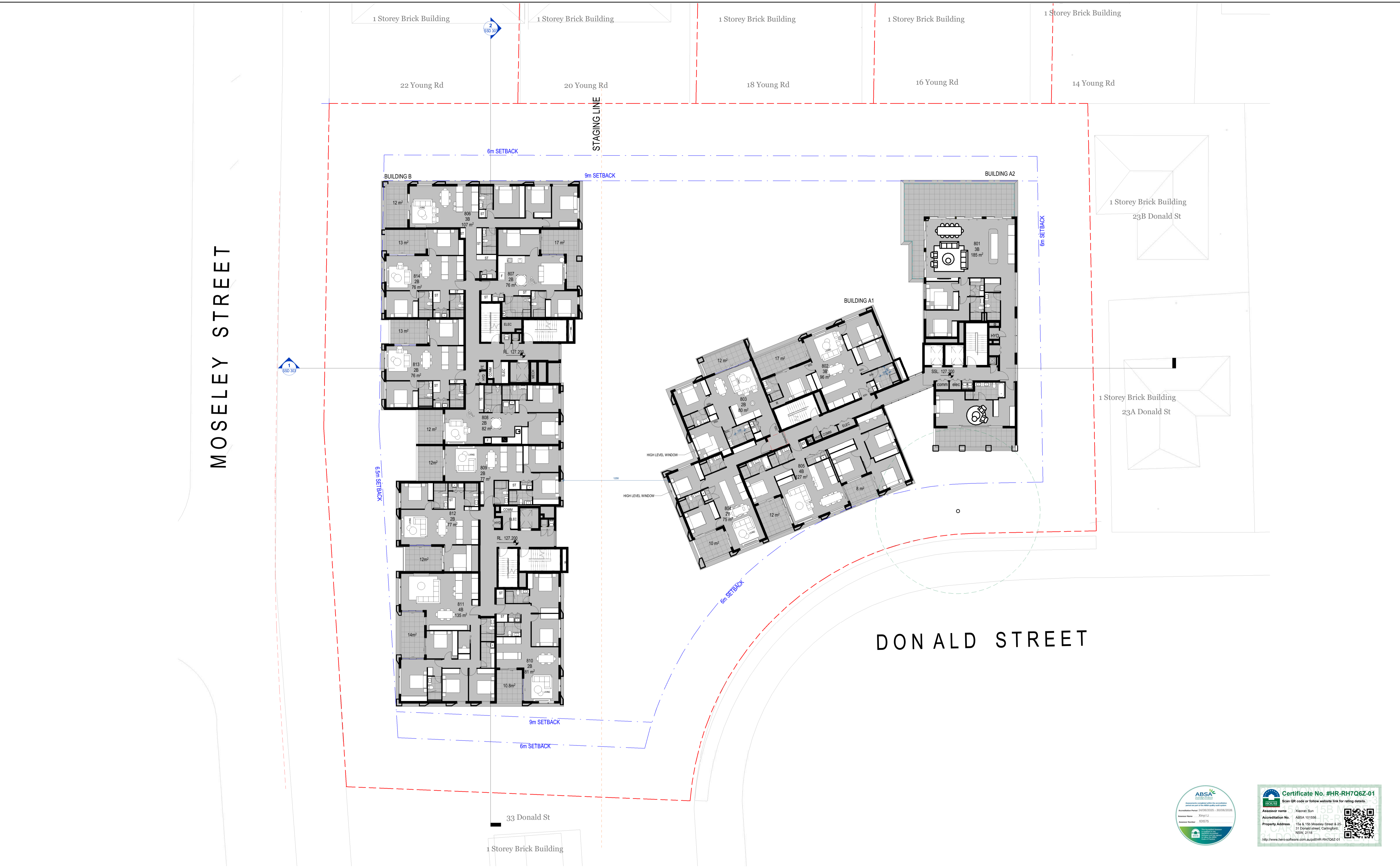
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A1



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LEVEL 8 PLAN

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 210
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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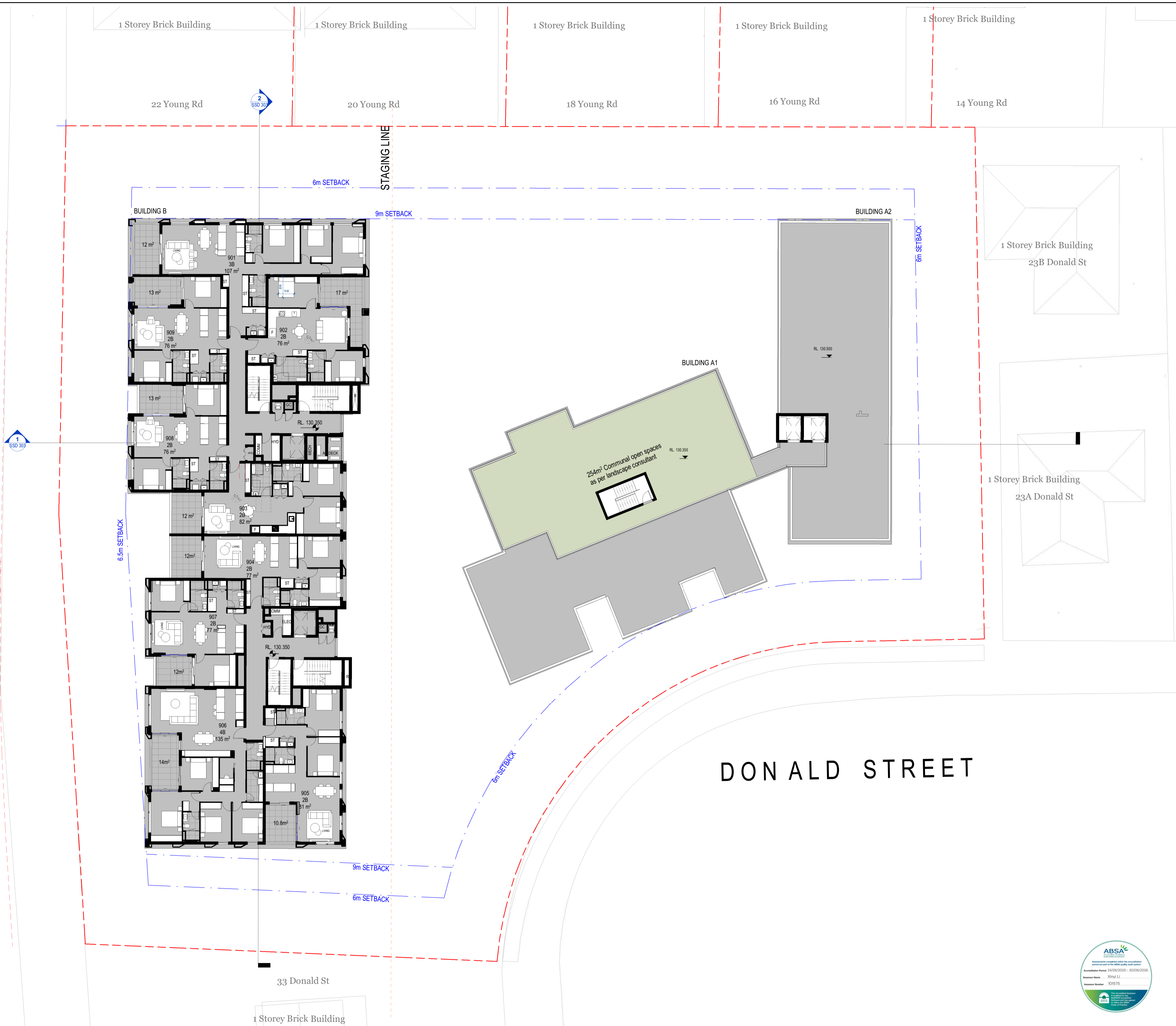
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MOSELEY STREET



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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LEVEL 9 PLAN

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 211

**DRAWN BY:**  
FT

**PROJECT NO.:**  
23002

**REV.:**  
1

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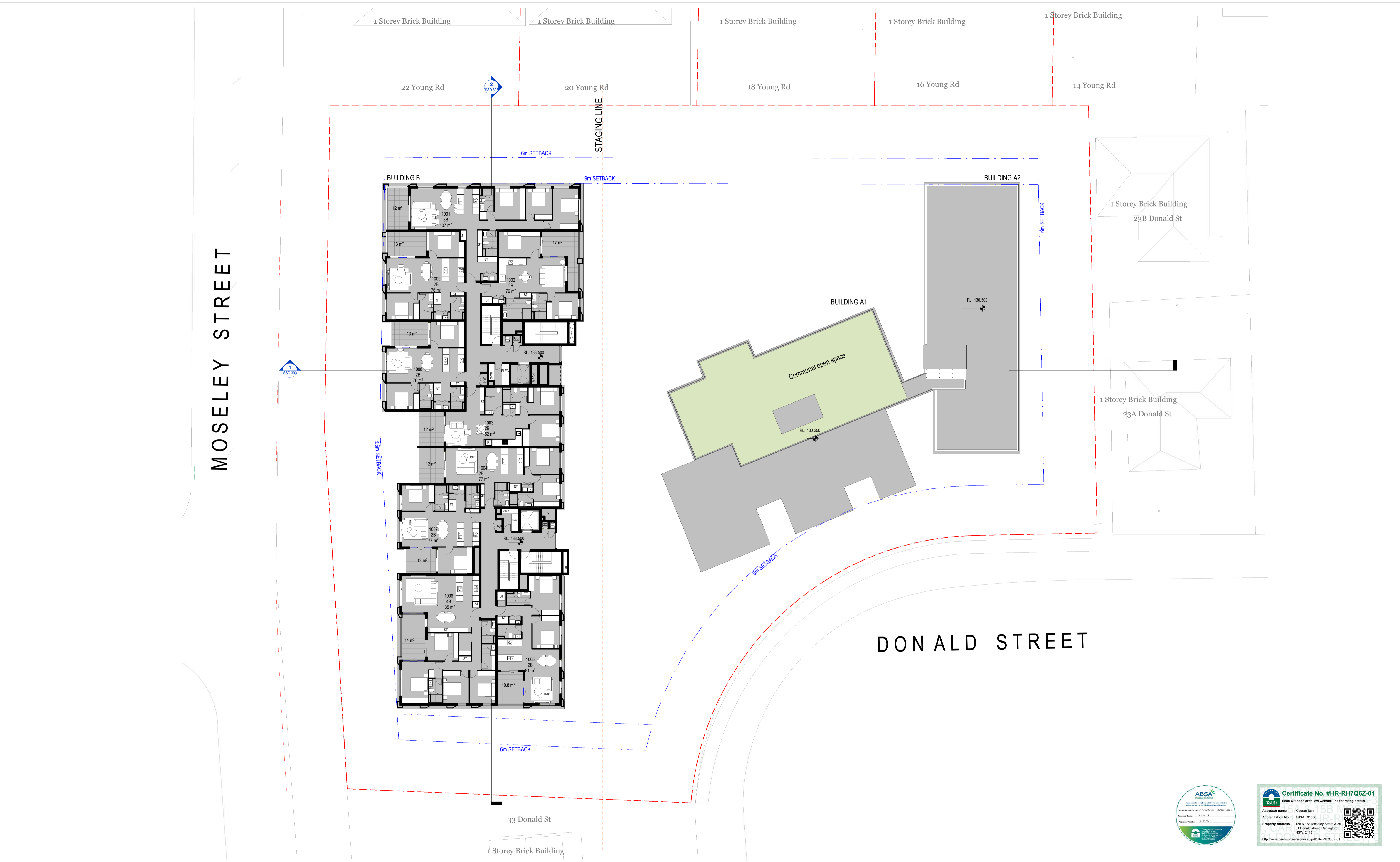
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LEVEL 10 PLAN

<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 212
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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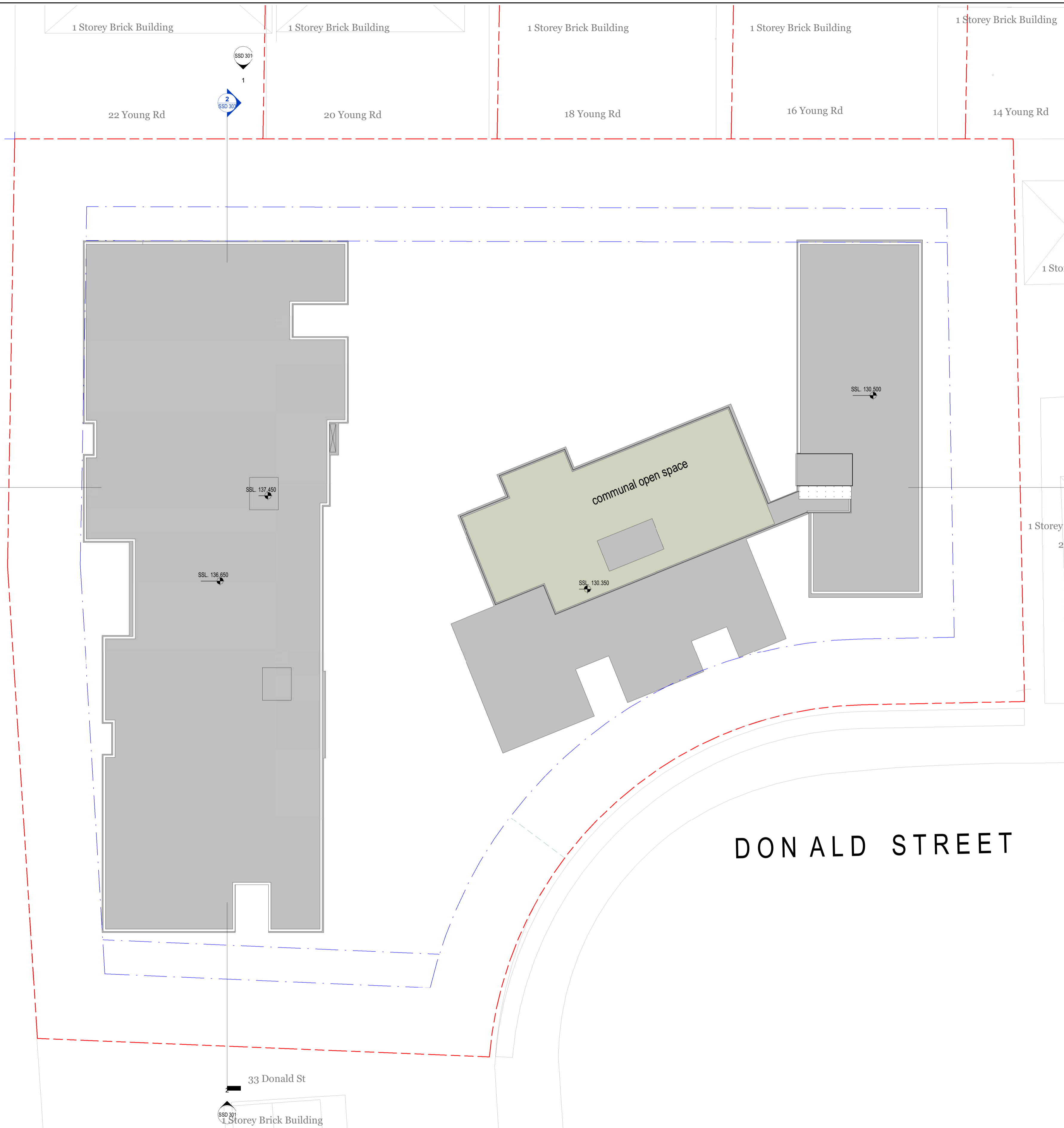
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MOSELEY STREET



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SURVEY BY HRAMSAI SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**ROOF PLAN**

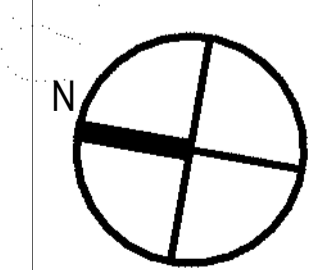
<b>DATE:</b> Issue Date	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 213
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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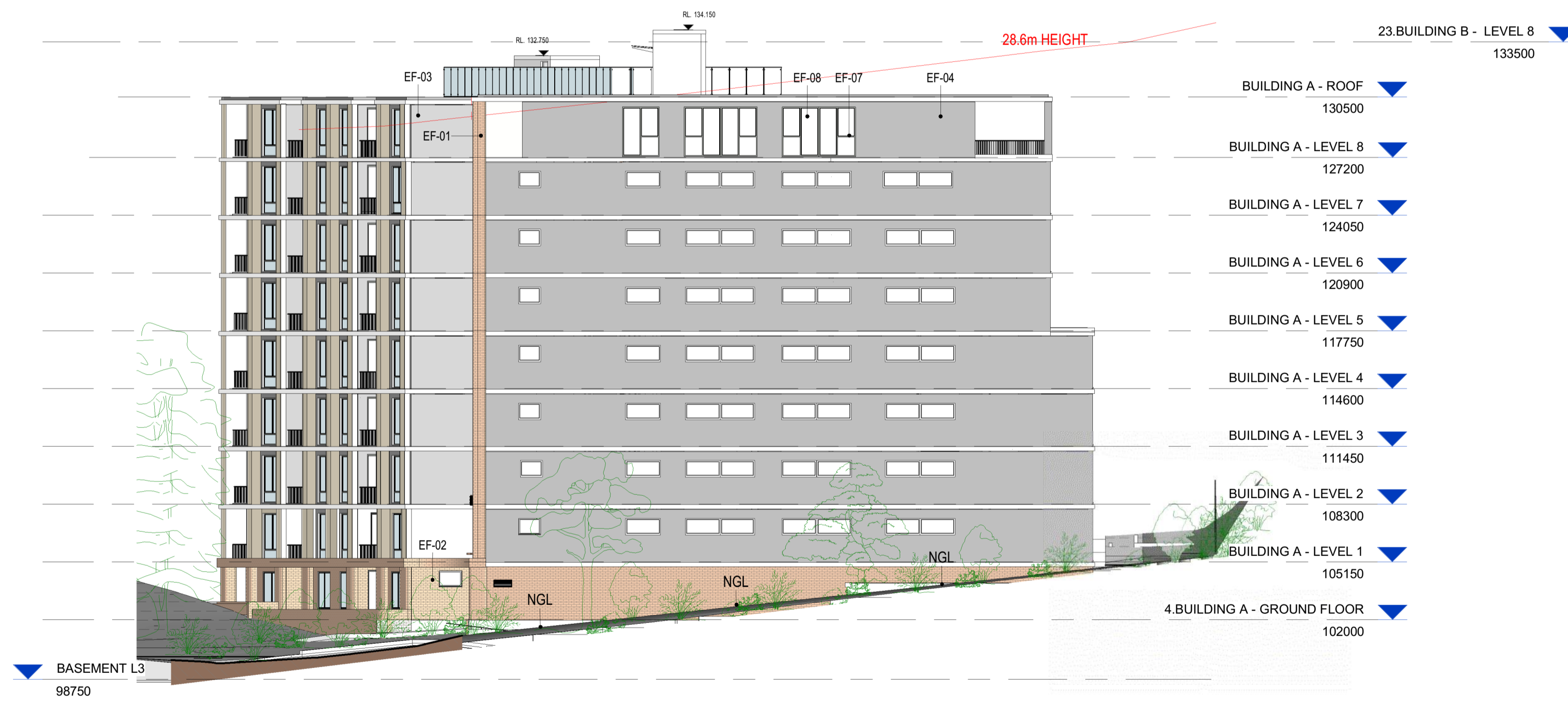


1 NORTH ELEVATION - SSD  
1 : 200

**Materials Schedule**

-  **EF-01**  
Light Brick 1
-  **EF-02**  
Dark Brick 2
-  **EF-03**  
Light Neutral Finish
-  **EF-04**  
Medium Neutral Finish
-  **EF-05**  
Dark Neutral Finish
-  **EF-06**  
Dark Grey Finish
-  **EF-07**  
Powdercoat Black Finish
-  **EF-08**  
Glazing
-  **EF-09**  
Toughened Safety Glass

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor



2 SOUTH ELEVATION - SSD  
1 : 200



Note: Height plane shown at elevations

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SURVEY BY HRAMSA SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
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**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**N & S ELEVATIONS**

**DATE:** Issue Date

**SCALE:** 1 : 200

**DRAWING No.:** SSD 300

**REV:** 1

**DRAWN BY:** FT

**PROJECT NO.:** 23002

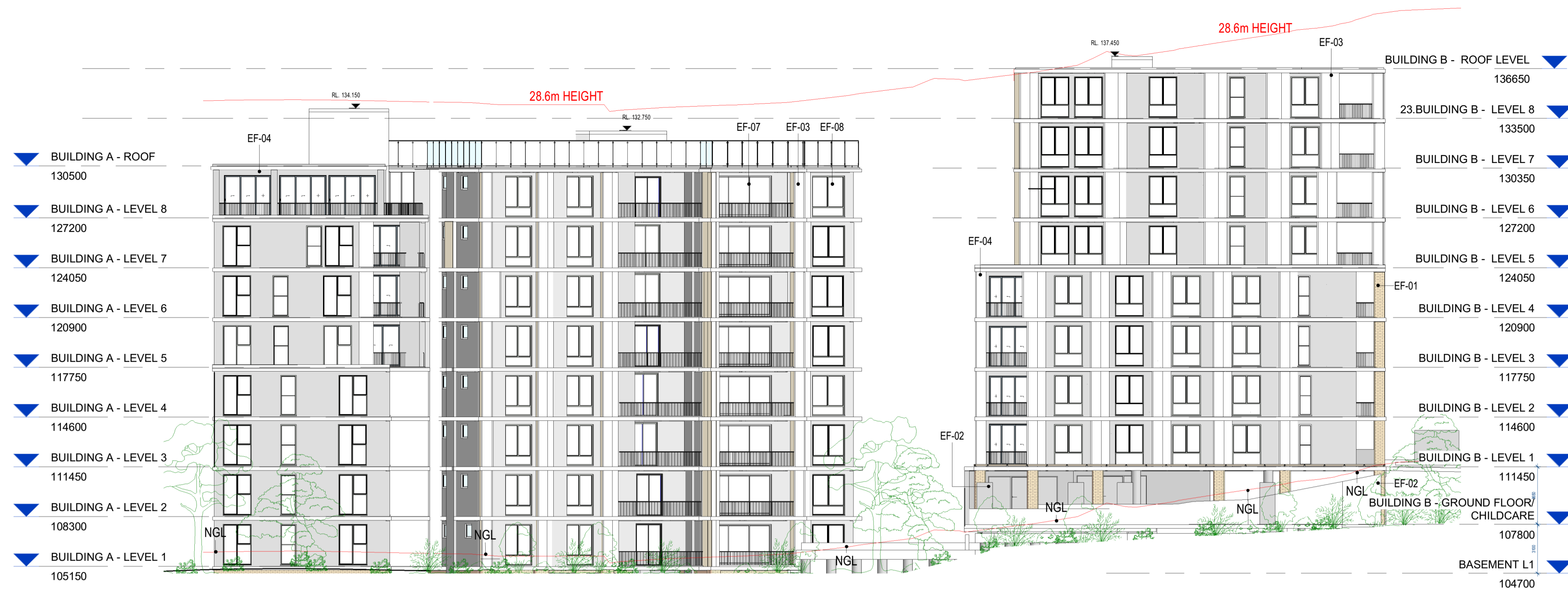
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1 EAST ELEVATION - SSD  
1 : 200

Materials Schedule

-  EF-01  
Light Brick 1
-  EF-02  
Dark Brick 2
-  EF-03  
Light Neutral Finish
-  EF-04  
Medium Neutral Finish
-  EF-05  
Dark Neutral Finish
-  EF-06  
Dark Grey Finish
-  EF-07  
Powdercoat Black Finish
-  EF-08  
Glazing
-  EF-09  
Toughened Safety Glass



2 WEST ELEVATION - SSD  
1 : 200

ADG Compliance: Ceiling heights with a min of 2700mm can be met with 3150 floor to floor




Note: Height plane shown at elevations

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Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
E & W ELEVATIONS

**DATE:**  
Issue Date

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 301

**REV:**  
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**DRAWN BY:**  
FT

**PROJECT NO.:**  
23002

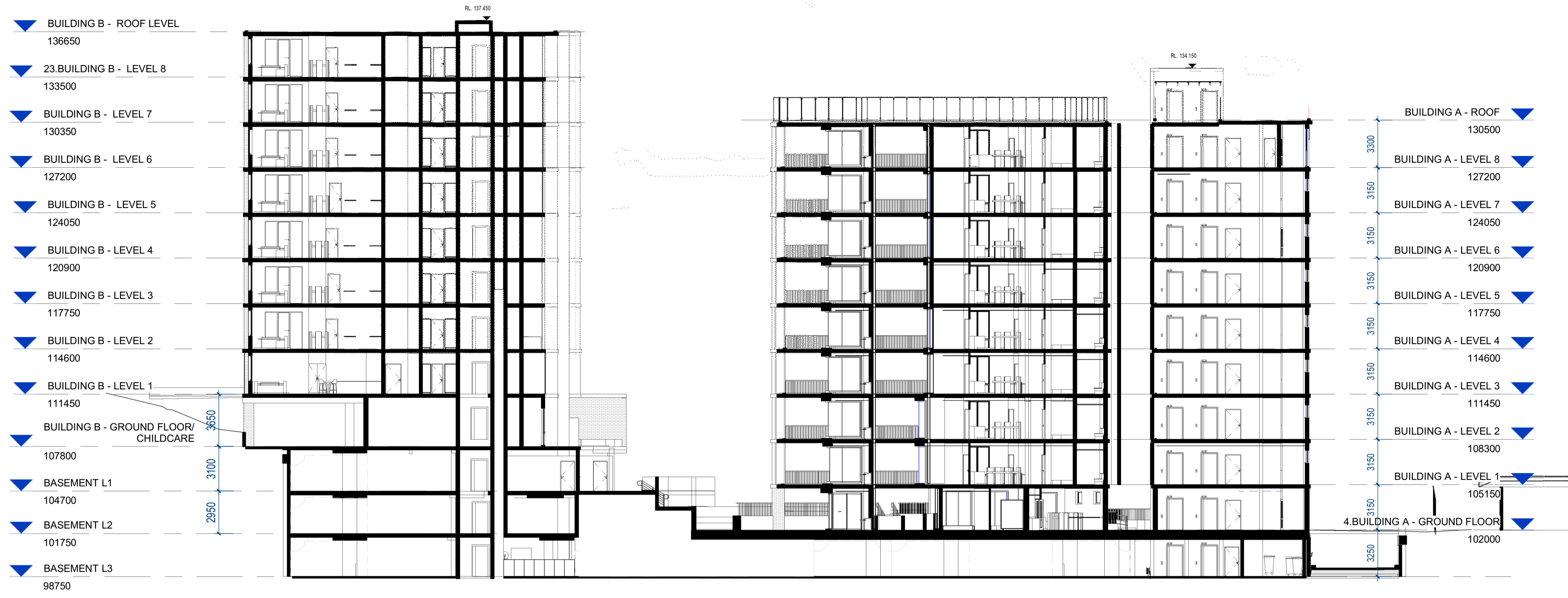
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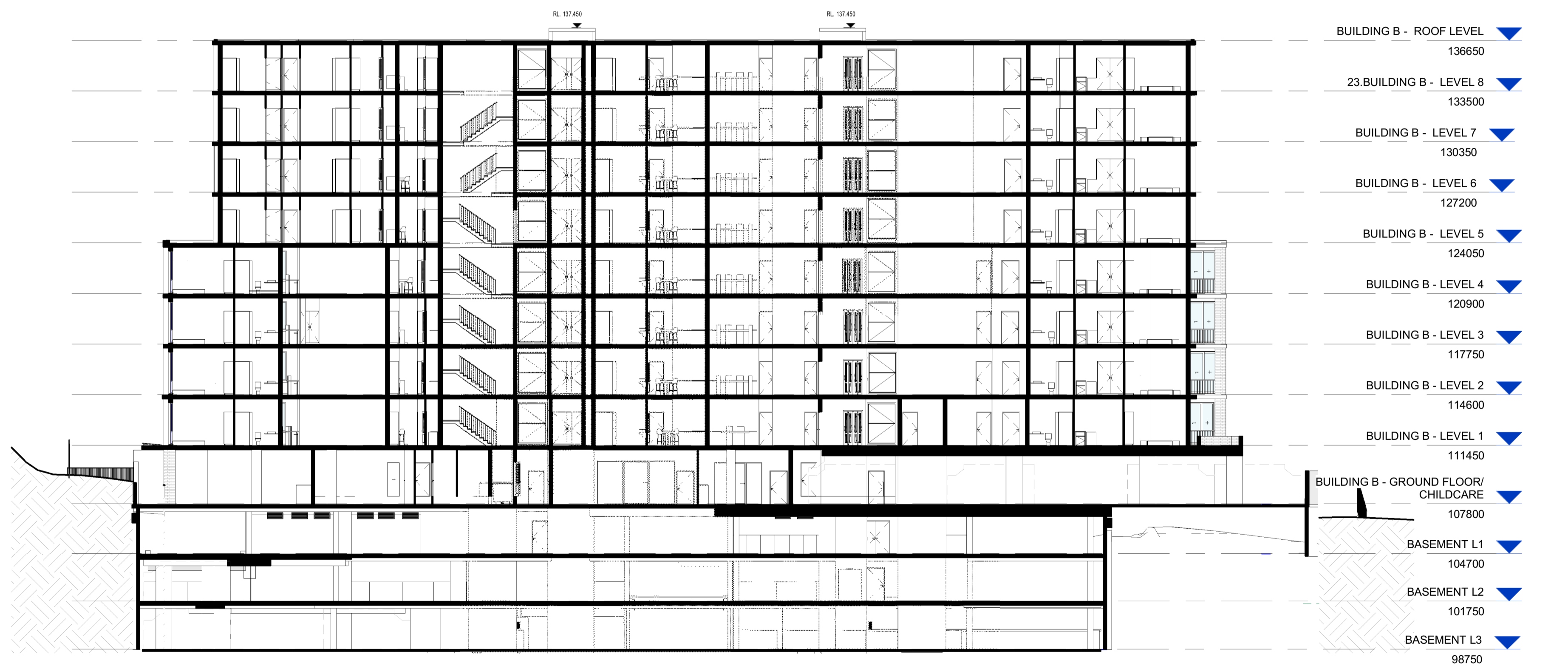
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1 SECTION 1-1 - SSD  
1 : 200



2 SECTION 2-2 - SSD  
1 : 200



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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
SECTIONS

**DATE:** Issue Date

**SCALE:** 1 : 200

**DRAWING No.:** SSD 303

**REV:** 1

**PROJECT NO.:** 23002

**DRAWN BY:** FT

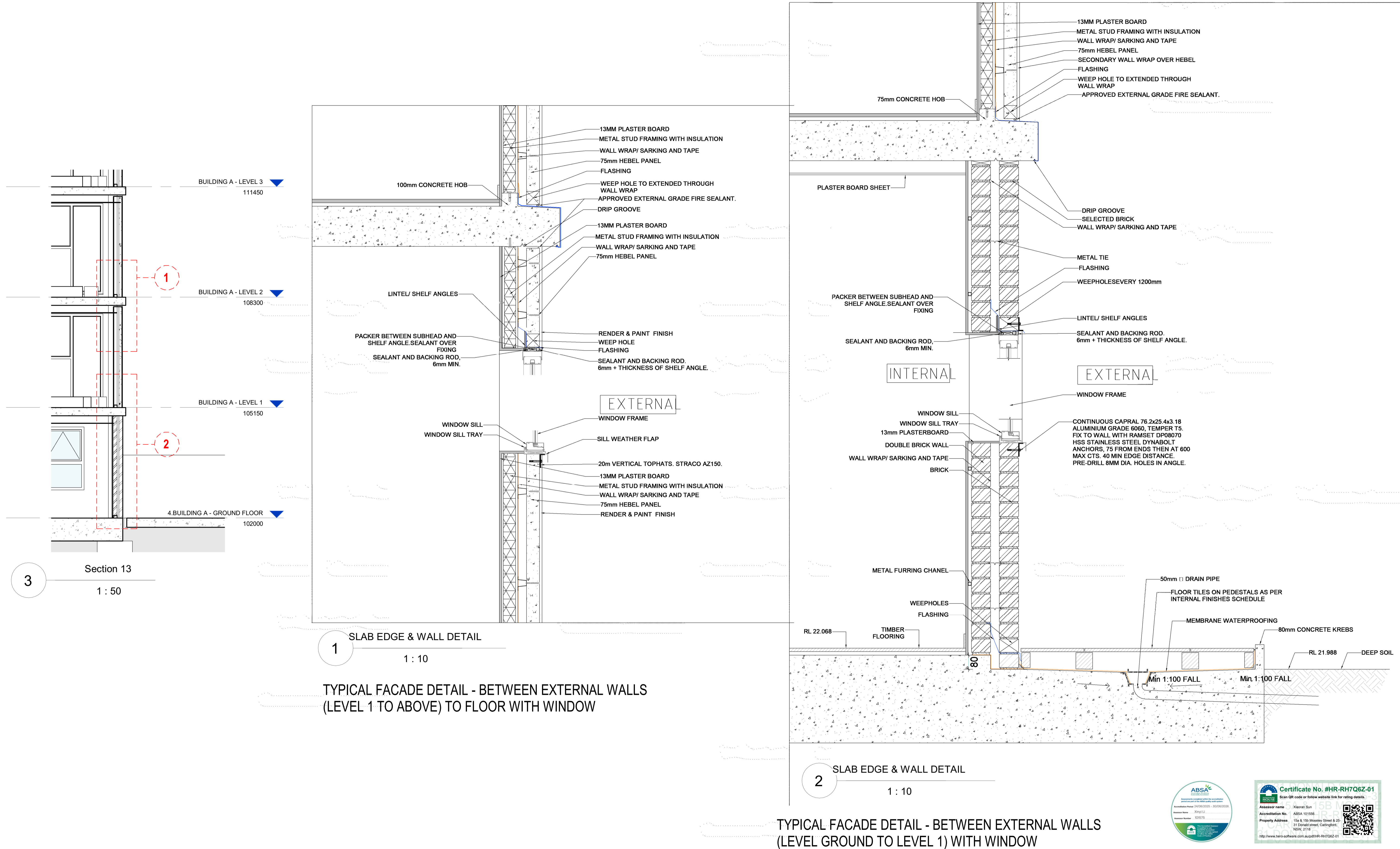
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1 SLAB EDGE & WALL DETAIL  
 1 : 10  
 TYPICAL FACADE DETAIL - BETWEEN EXTERNAL WALLS (LEVEL 1 TO ABOVE) TO FLOOR WITH WINDOW

2 SLAB EDGE & WALL DETAIL  
 1 : 10  
 TYPICAL FACADE DETAIL - BETWEEN EXTERNAL WALLS (LEVEL GROUND TO LEVEL 1) WITH WINDOW

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SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 SECTION DETAIL

**DATE:**  
 Issue Date

**SCALE:**  
 As indicated

**DRAWING No.:**  
 SSD 304

**DATE:**  
 Issue Date

**SCALE:**  
 As indicated

**DRAWING No.:**  
 SSD 304

**DATE:**  
 Issue Date

**SCALE:**  
 As indicated

**DRAWING No.:**  
 SSD 304

**DO NOT SCALE**

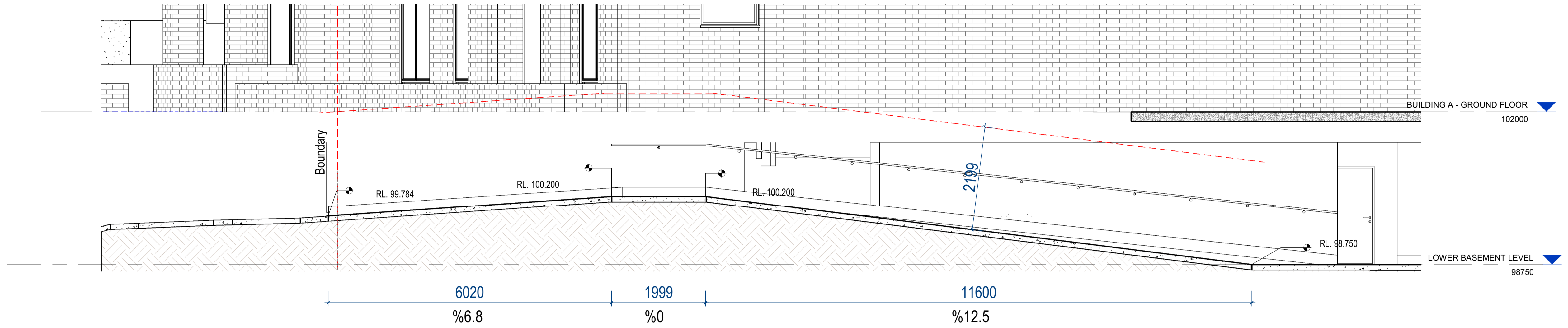
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**FOR APPROVAL**

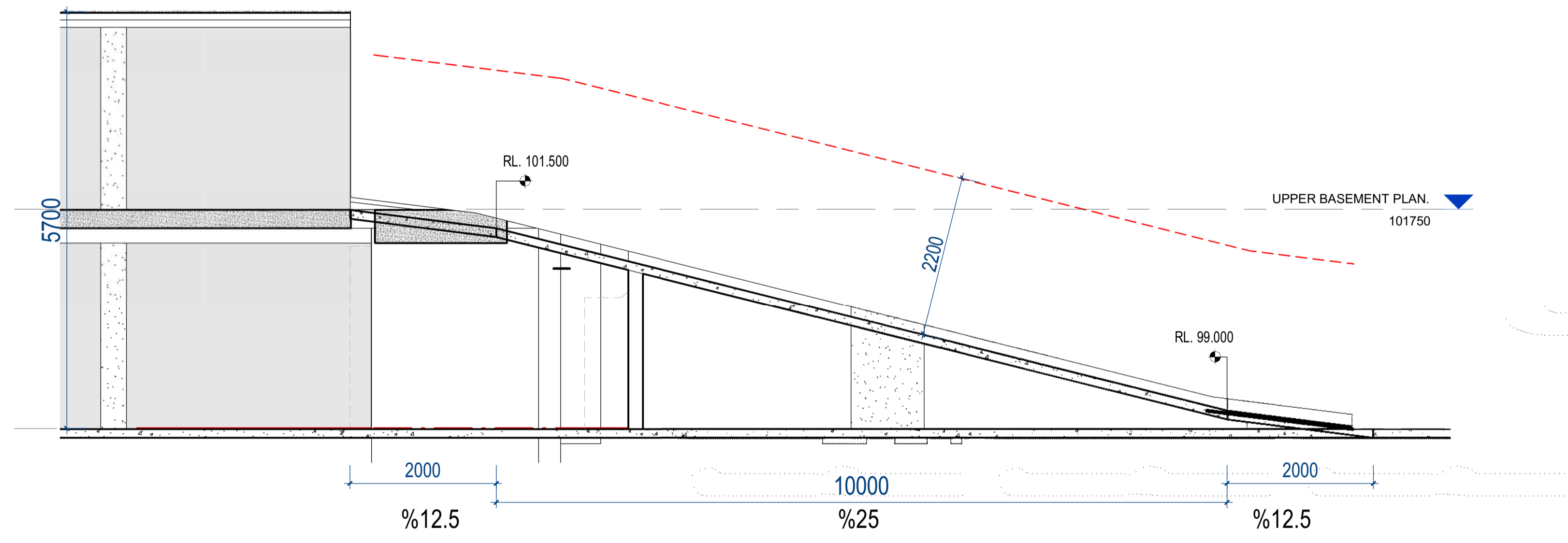
C:\Users\User\OneDrive\Documents\15a & 15b Moseley Street Carlingford\_Central\_R23\_flaghvaei.rvt

Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	FT





1 DRIVEWAY 1 DETAIL - SSD  
1 : 50



2 DRIVEWAY 3 DETAIL - SSD  
1 : 50



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
DRIVEWAY SECTIONS

**DATE:** Issue Date  
**SCALE:** 1 : 50  
**DRAWING No.:** SSD 305

**DRAWN BY:** Author  
**PROJECT NO.:** 23002  
**REV.:** 1

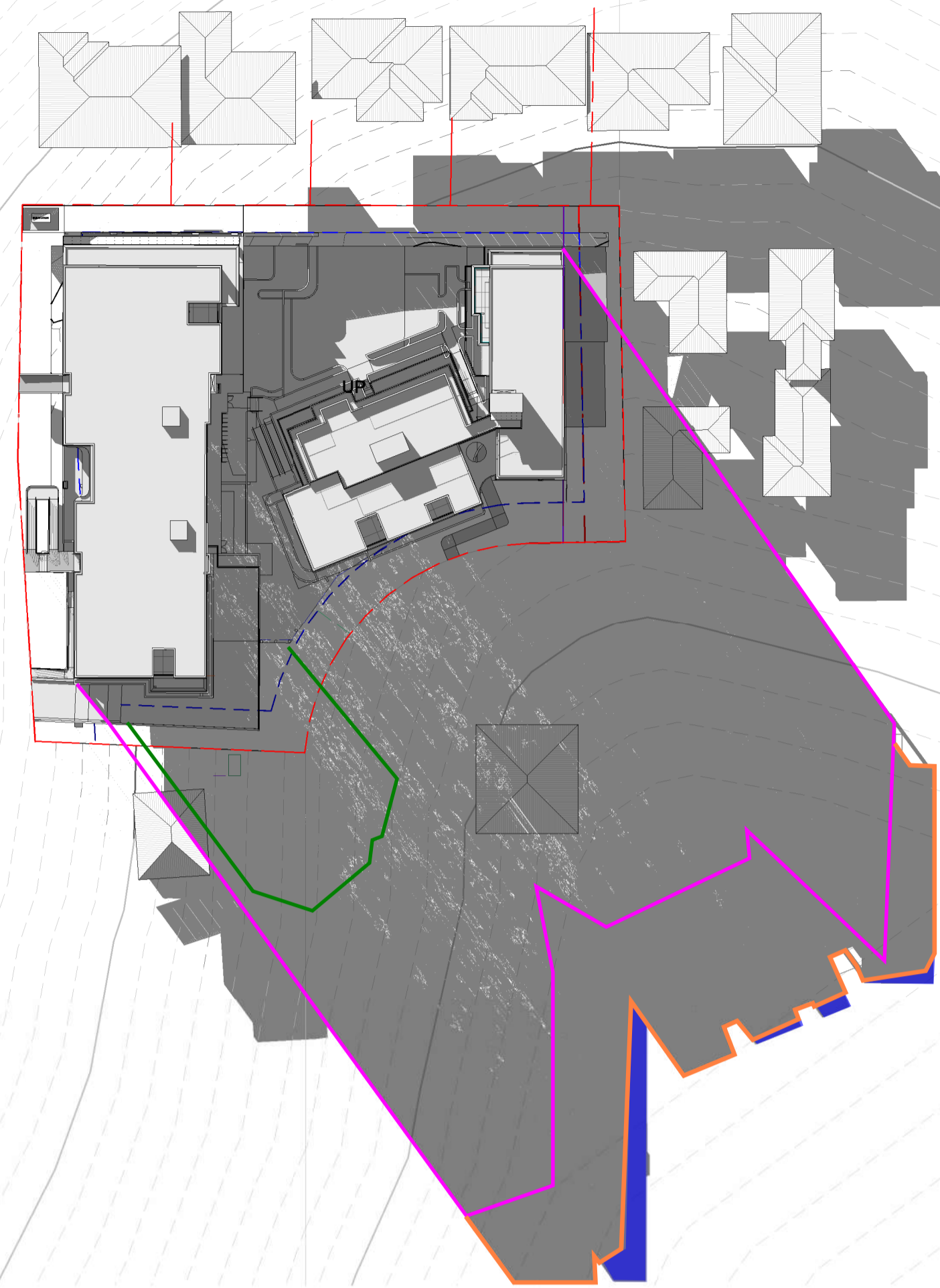
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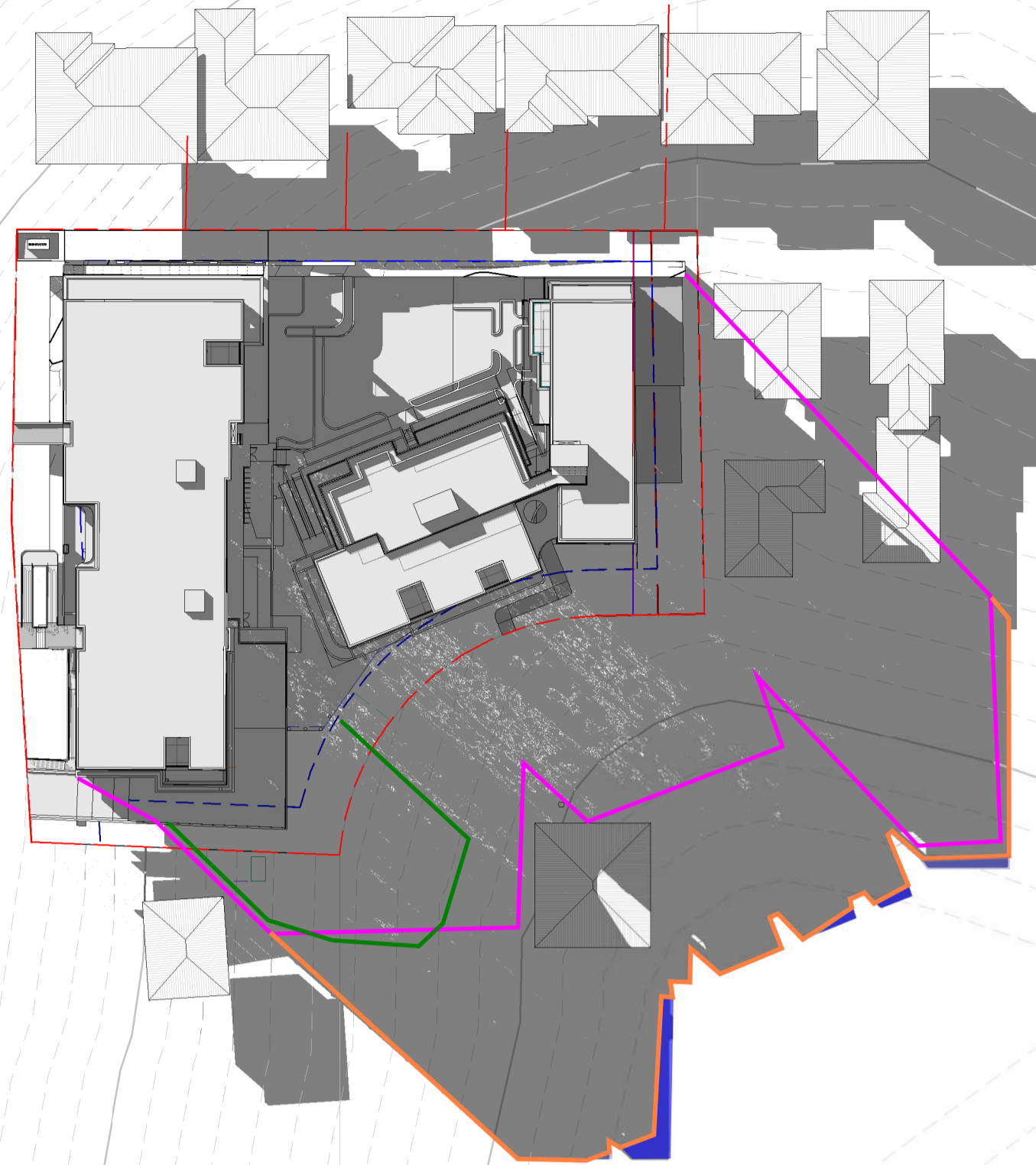
**FOR APPROVAL**

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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



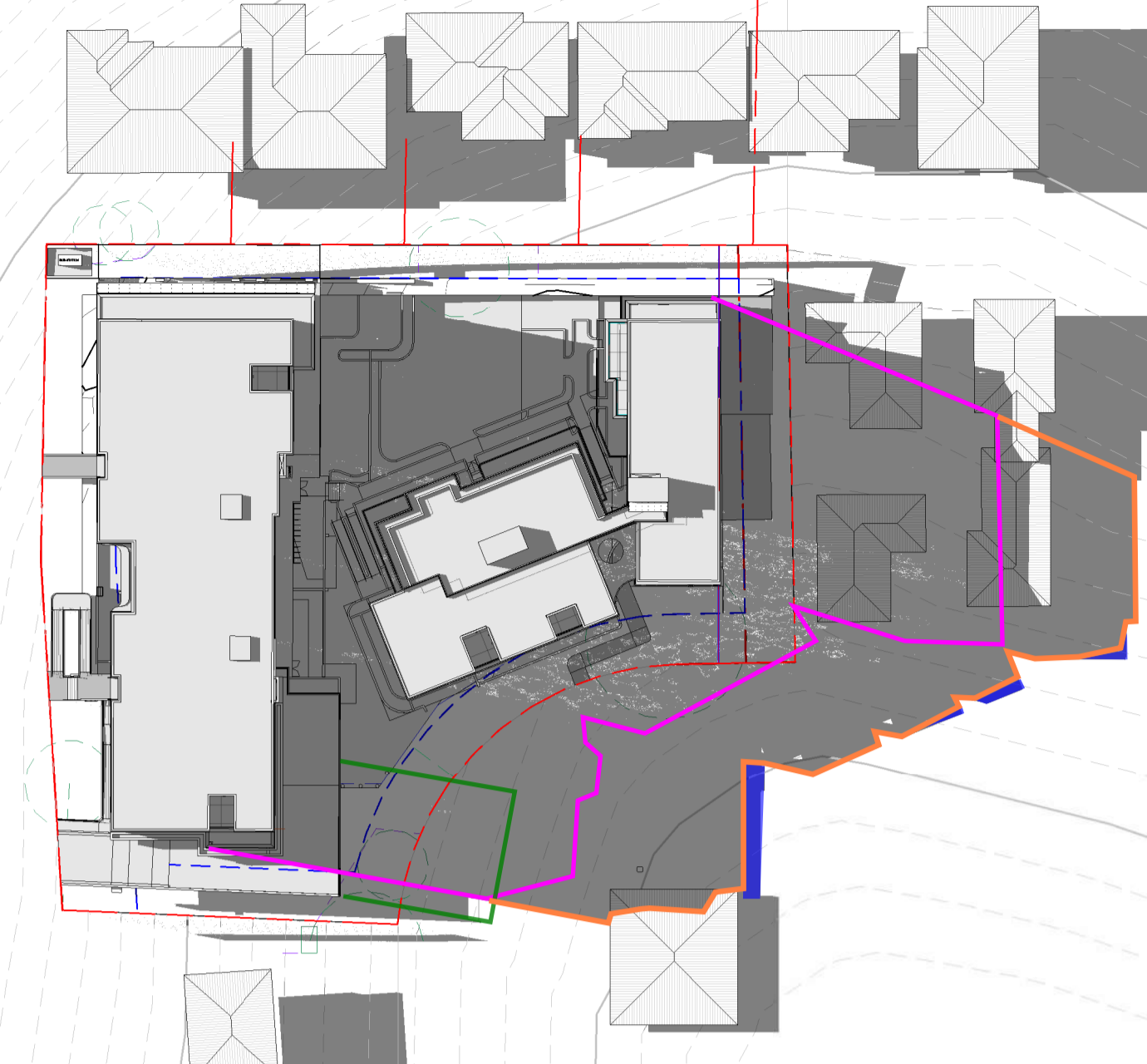
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1 : 750



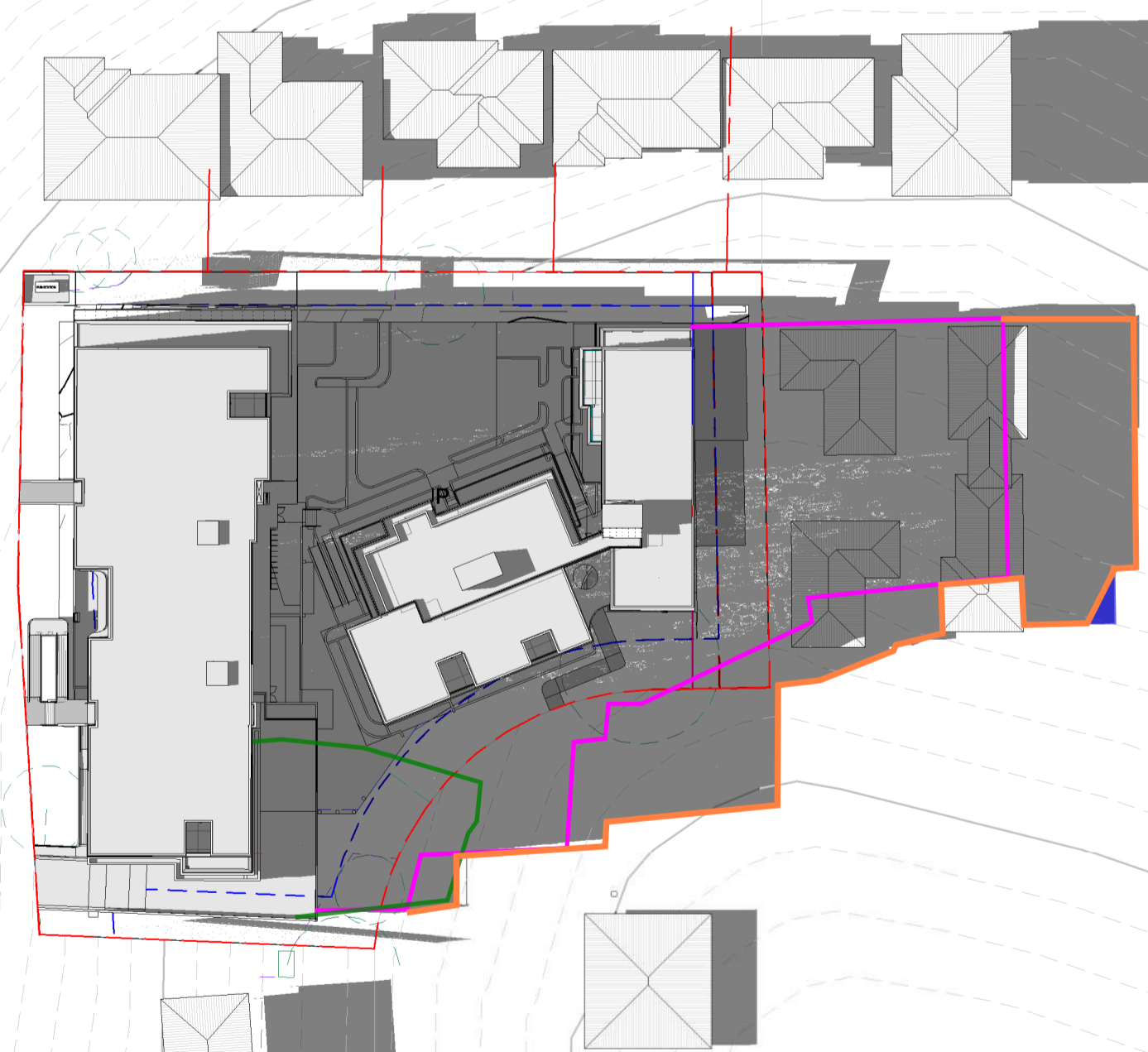
2 10AM SHADOW DIAGRAM (21st JUNE)  
1 : 750



3 11AM SHADOW DIAGRAM (21st JUNE)  
1 : 750



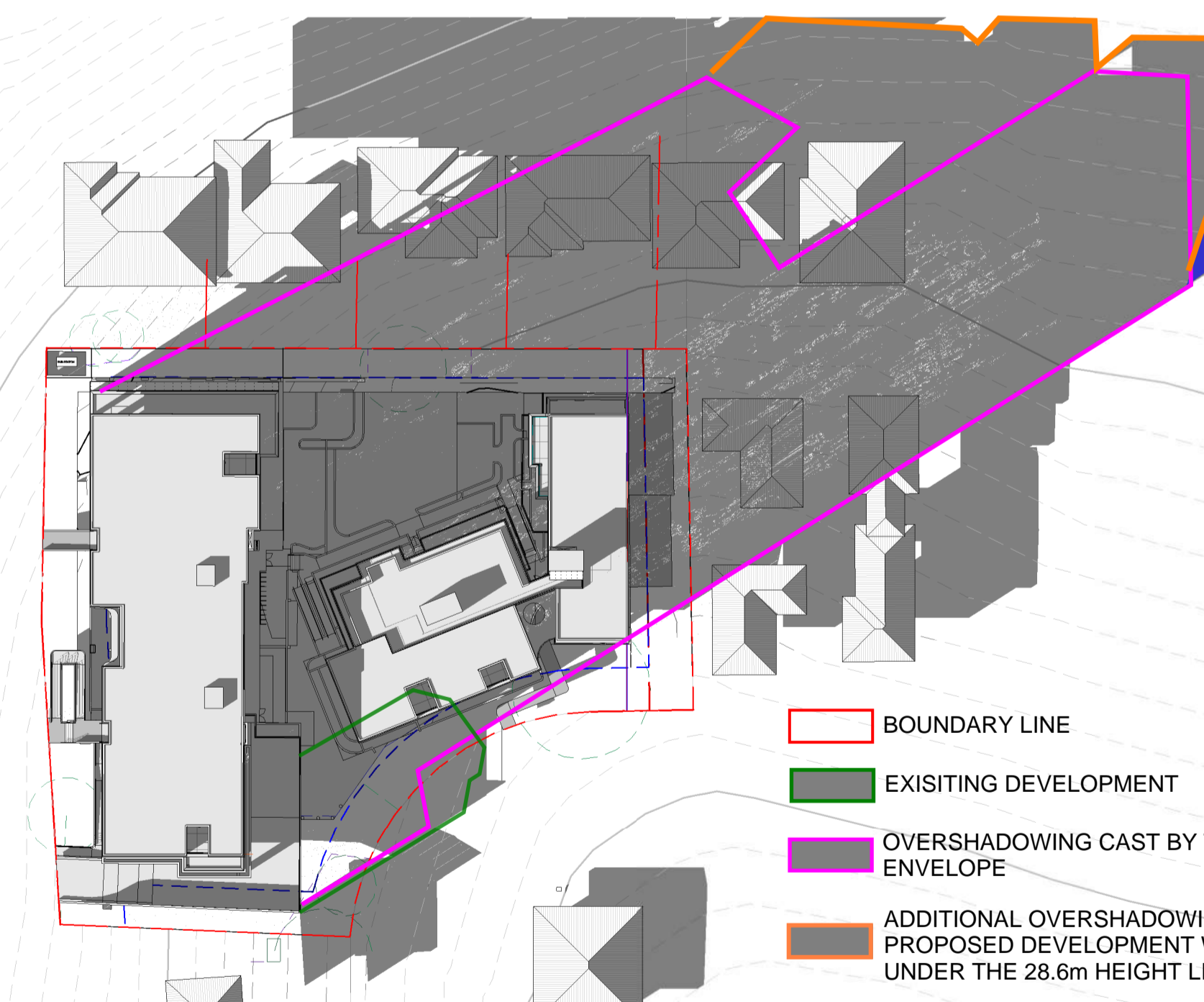
4 12PM SHADOW DIAGRAM (21st JUNE)  
1 : 750



5 1PM SHADOW DIAGRAM (21st JUNE)  
1 : 750



6 2PM SHADOW DIAGRAM (21st JUNE)  
1 : 750



7 3PM SHADOW DIAGRAM (21st JUNE)  
1 : 750

- BOUNDARY LINE
- EXISTING DEVELOPMENT
- OVERSHADOWING CAST BY THE DA BUILDING ENVELOPE
- ADDITIONAL OVERSHADOWING CAST BY THE PROPOSED DEVELOPMENT WITH 30% UPLIFT UNDER THE 28.6m HEIGHT LIMIT
- ADDITIONAL OVERSHADOWING CAST BY THE PROPOSED DEVELOPMENT WITH 30% UPLIFT OVER THE 28.6m HEIGHT LIMIT

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**

**SHADOW ANALYSIS**

**DATE:**  
Issue Date

**SCALE:**  
1 : 750

**DRAWING No.:**  
SSD 401

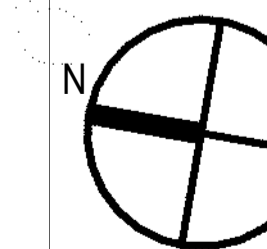
**DRAWN BY:**  
Author

**PROJECT NO.:**  
23002

**REV.:**  
1

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**FOR APPROVAL**

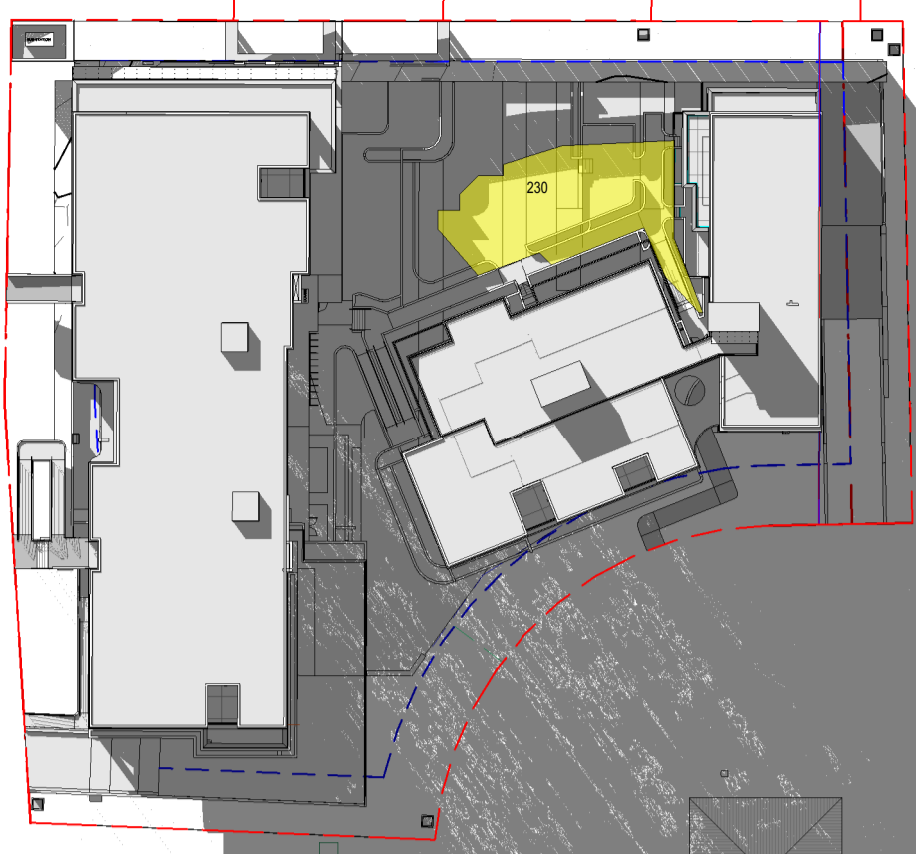
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



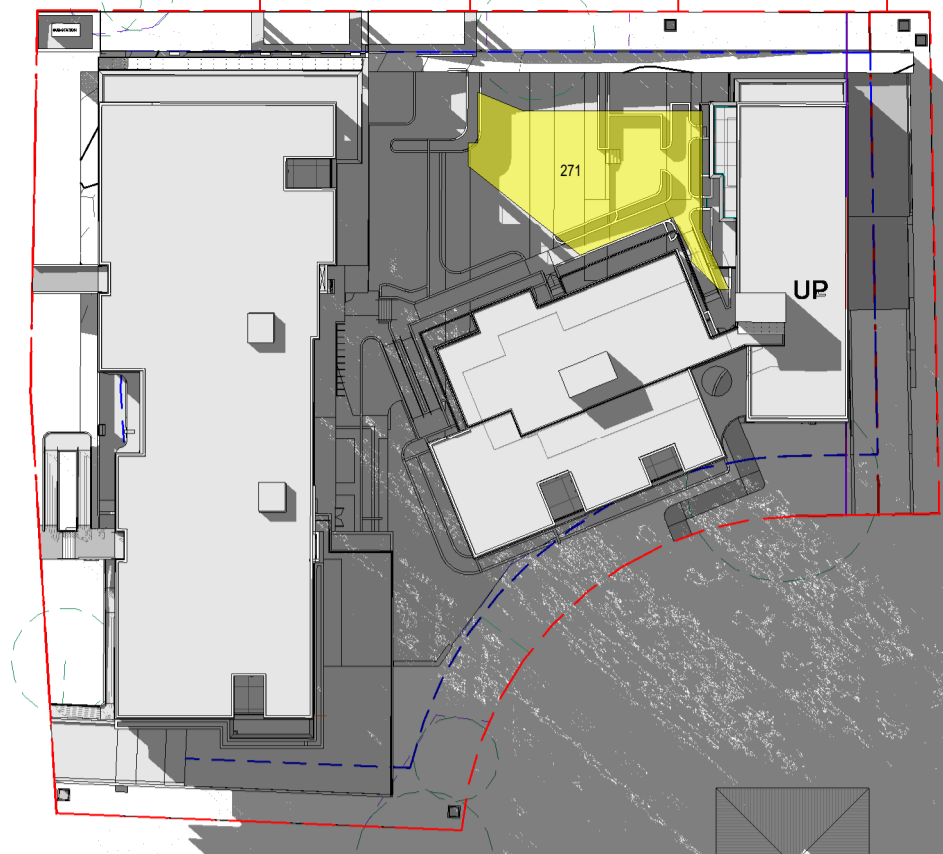
DIRECT SOLAR: 230m<sup>2</sup> /315m<sup>2</sup>  
73 %

9AM SHADOW - COS (21st JUNE)



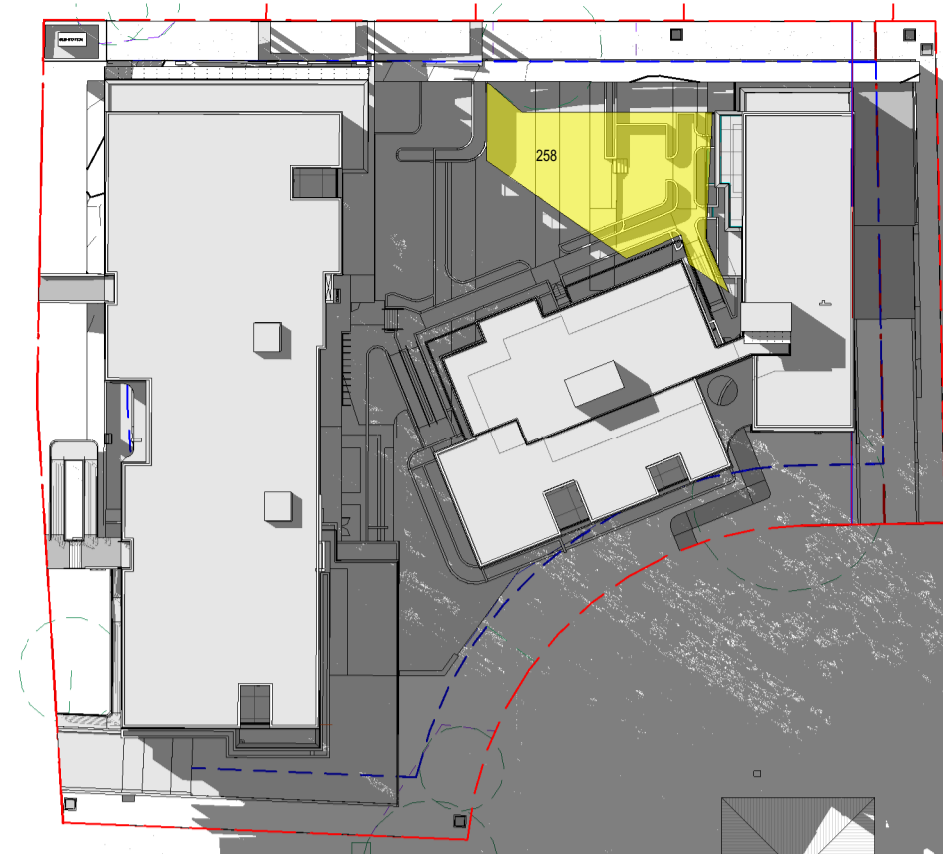
DIRECT SOLAR: 230m<sup>2</sup> /315m<sup>2</sup>  
73 %

9.30AM SHADOW - COS (21st JUNE)



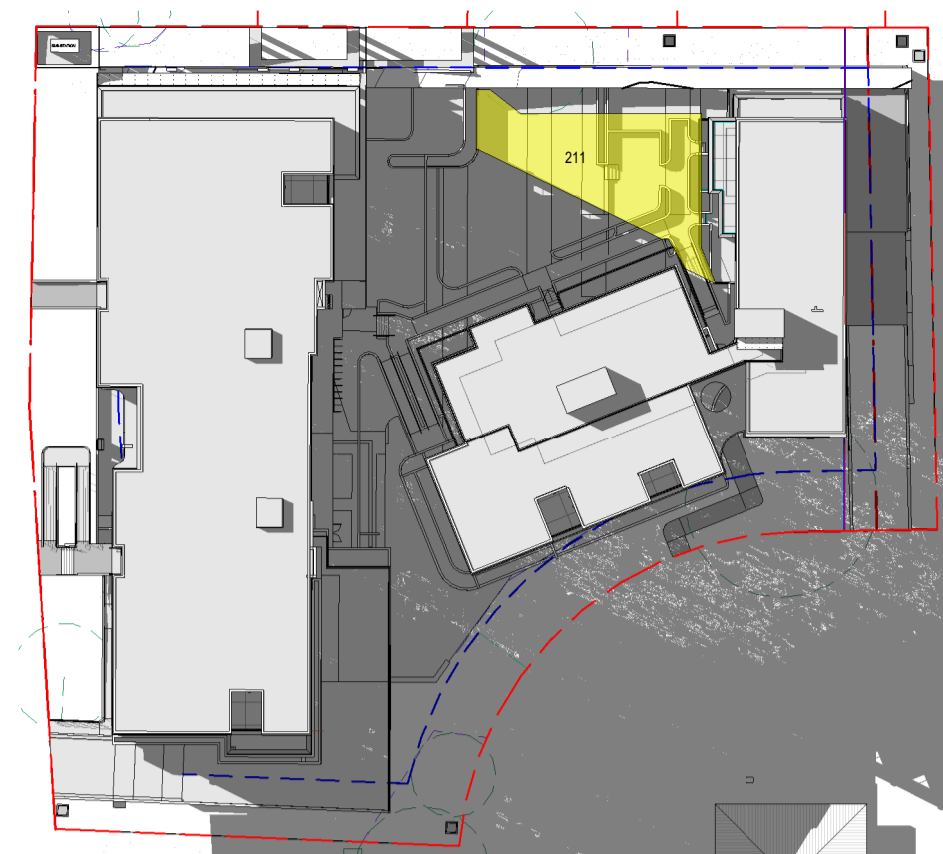
DIRECT SOLAR: 271m<sup>2</sup> /315m<sup>2</sup>  
86 %

10AM SHADOW - COS (21st JUNE)



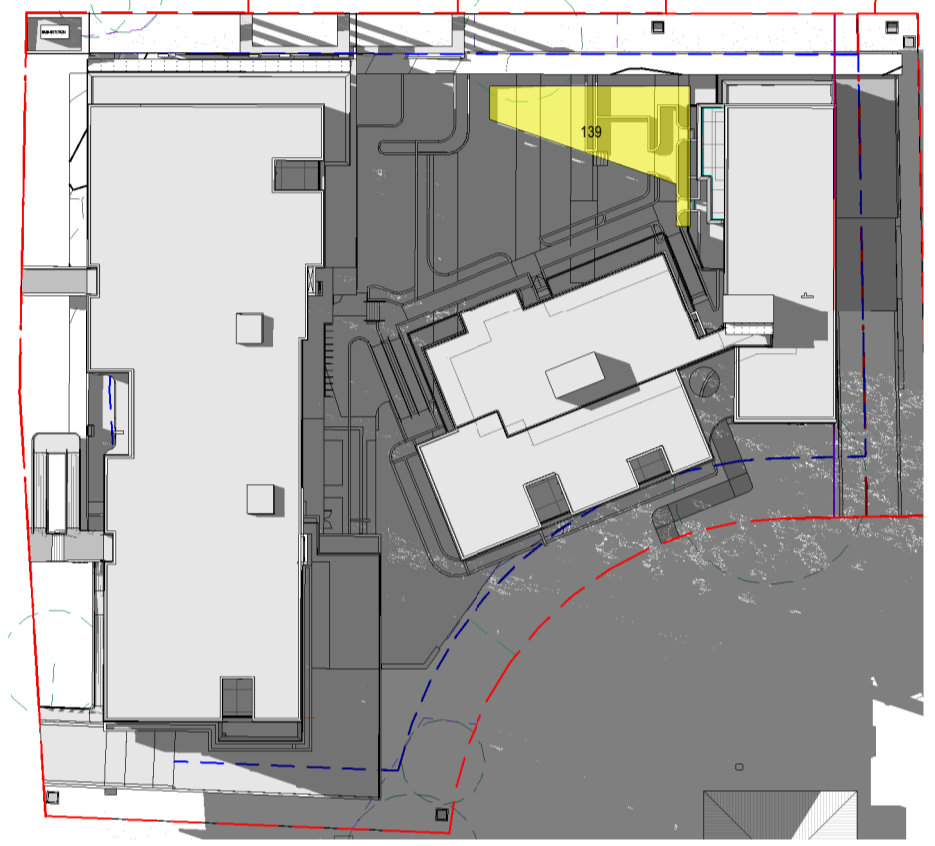
DIRECT SOLAR: 258m<sup>2</sup> /315m<sup>2</sup>  
82 %

10.30AM SHADOW - COS (21st JUNE)



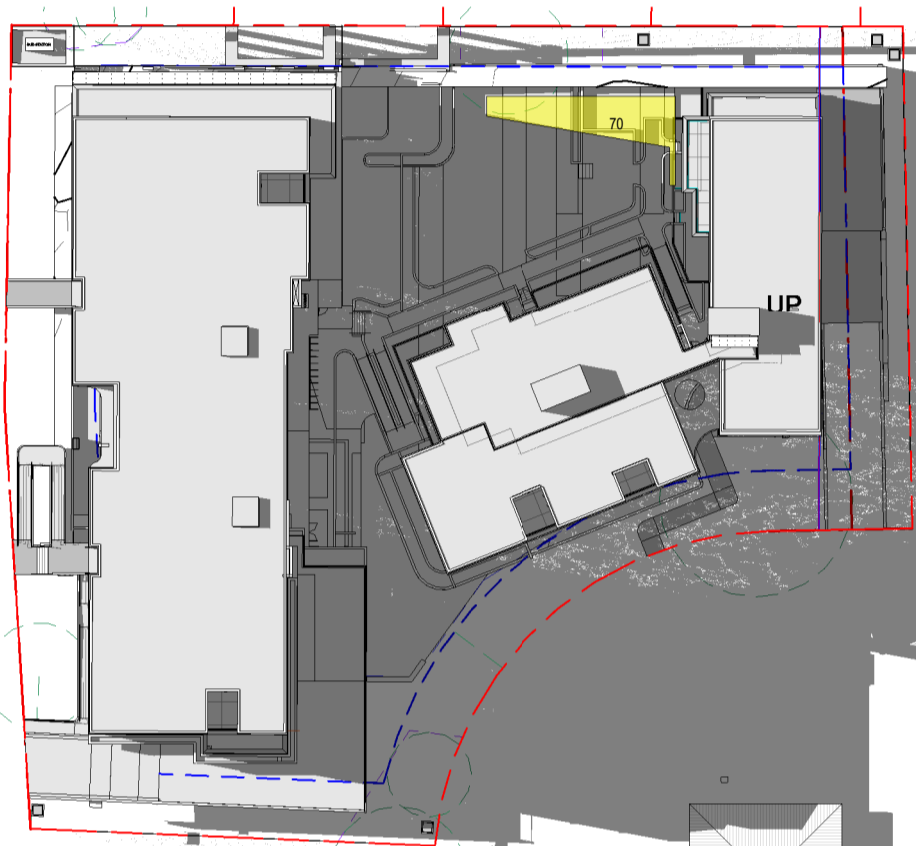
DIRECT SOLAR: 211m<sup>2</sup> /315m<sup>2</sup>  
66 %

11AM SHADOW - COS (21st JUNE)



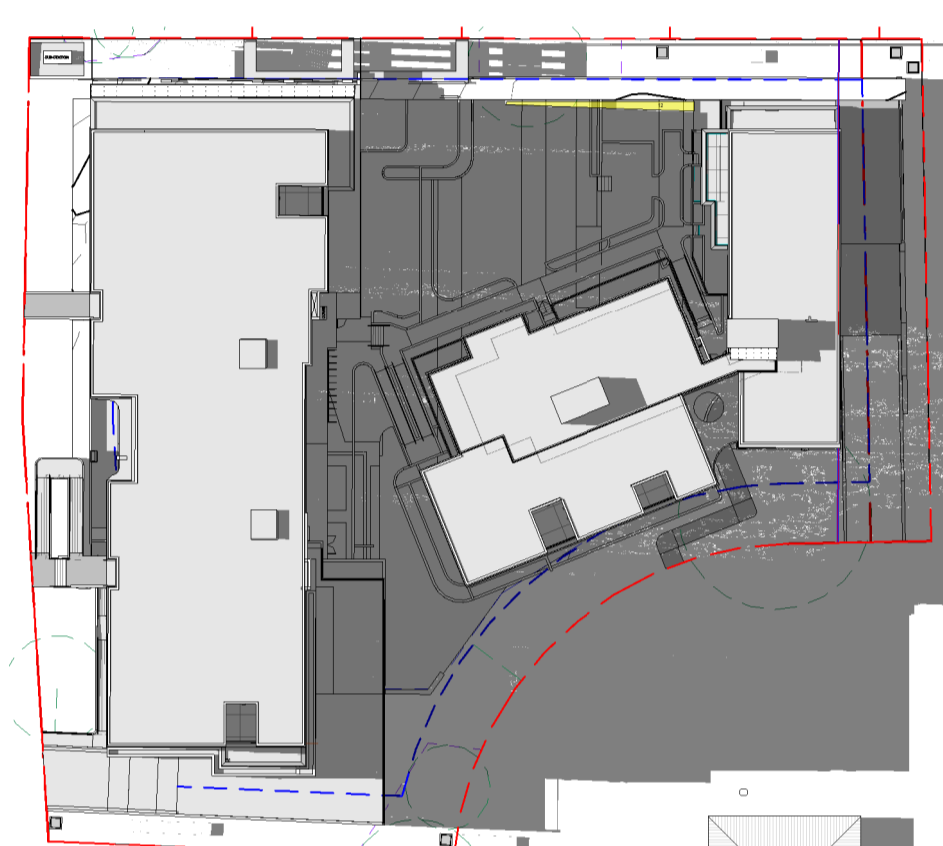
DIRECT SOLAR: 139m<sup>2</sup> /315m<sup>2</sup>  
44 %

11.30 AM SHADOW - COS (21st JUNE)



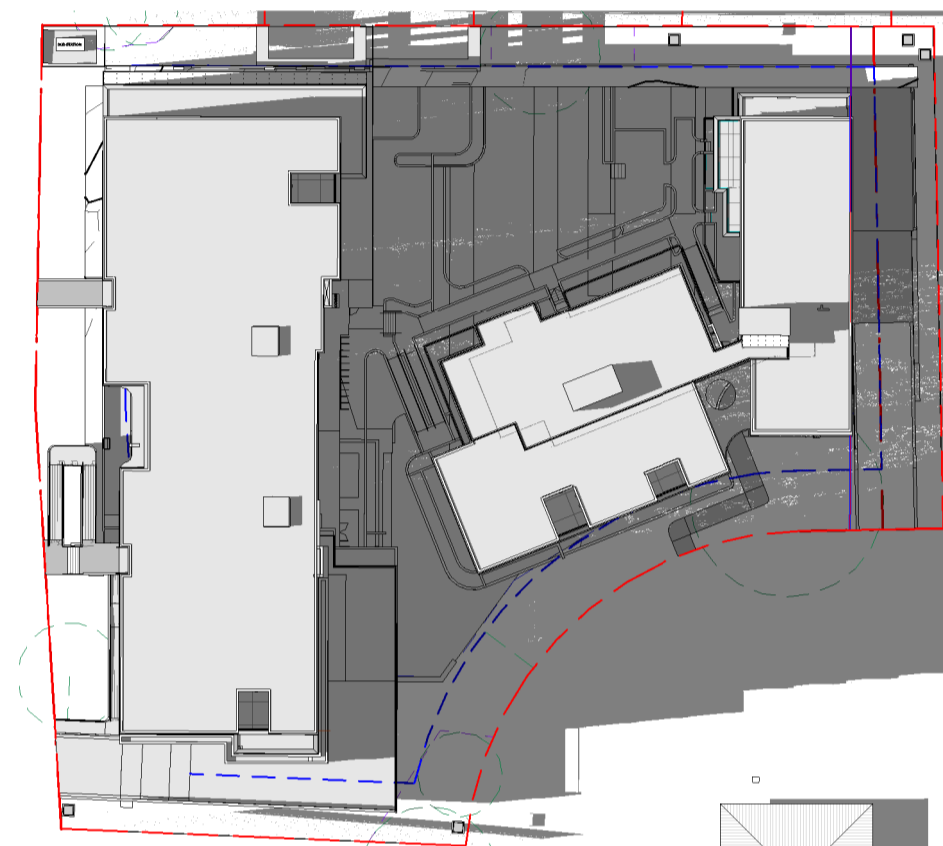
DIRECT SOLAR: 70m<sup>2</sup> /315m<sup>2</sup>  
22 %

12PM SHADOW - COS (21st JUNE)



DIRECT SOLAR: 12m<sup>2</sup> /315m<sup>2</sup>  
0.3 %

12.30 PM SHADOW - COS (21st JUNE)



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

1PM SHADOW - COS (21st JUNE)



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

1.30AM SHADOW - COS (21st JUNE)



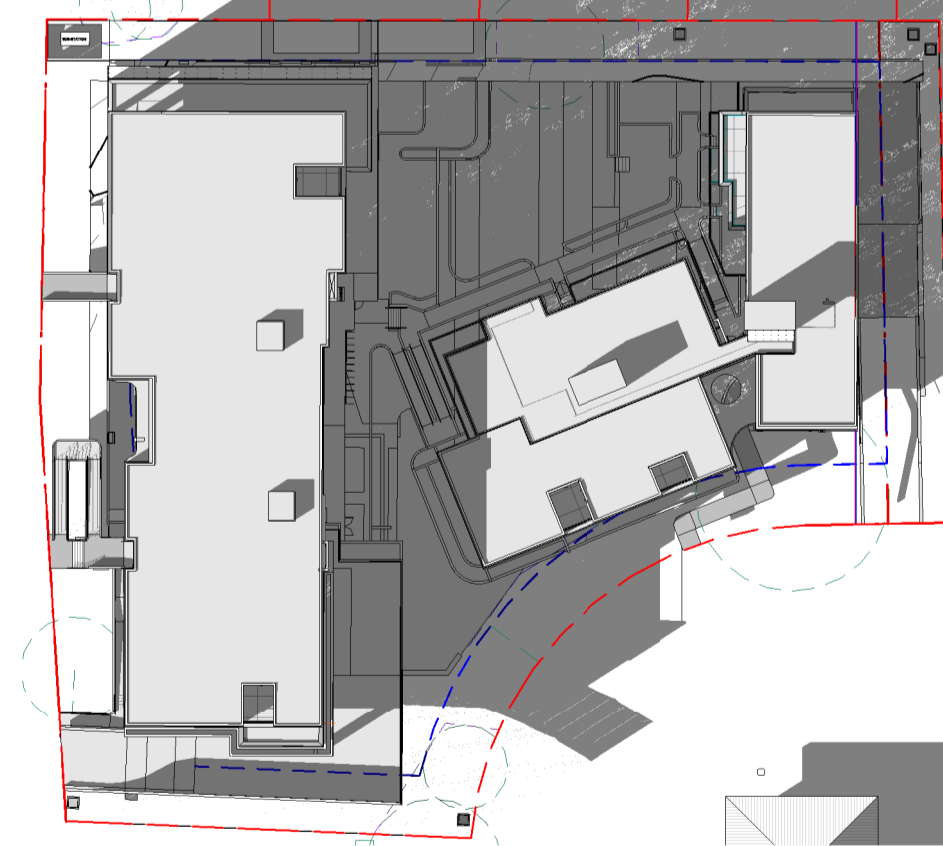
DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

2PM SHADOW - COS (21st JUNE)



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

2.30PM SHADOW - COS (21st JUNE)



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

3PM SHADOW - COS (21st JUNE)

COMMON OPEN SPACE SHADOW ANALYSIS:

- DIRECT SOLAR TO PRIMARY COS AREA
- COMPLIANT: 2 HOURS DIRECT SOLAR ACHIEVED 9:00am - 11:00 am TO 50% OF PRIMARY COS AREA
- REQUIREMENTS: MIN. 2 HRS DIRECT SOLAR TO 50% OF PRIMARY COS AREA

PROPOSED COMPLIANCE: 2HRS ACHIEVED

- 9am: 73%
- 9.30am: 73%
- 10am: 86%
- 10.30am: 82%
- 11am: 66%



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

CLIENT:

**CAPTAG INVESTMENTS PTY LTD**

PROJECT:

**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:

COS SHADOW ANALYSIS

DATE:  
Issue Date

SCALE:  
1 : 750

DRAWING No:  
SSD 403

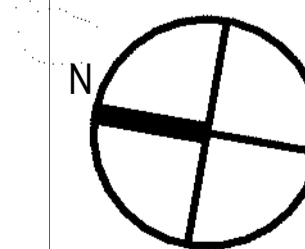
DRAWN BY:  
Author

PROJECT NO:  
23002

REV:  
1

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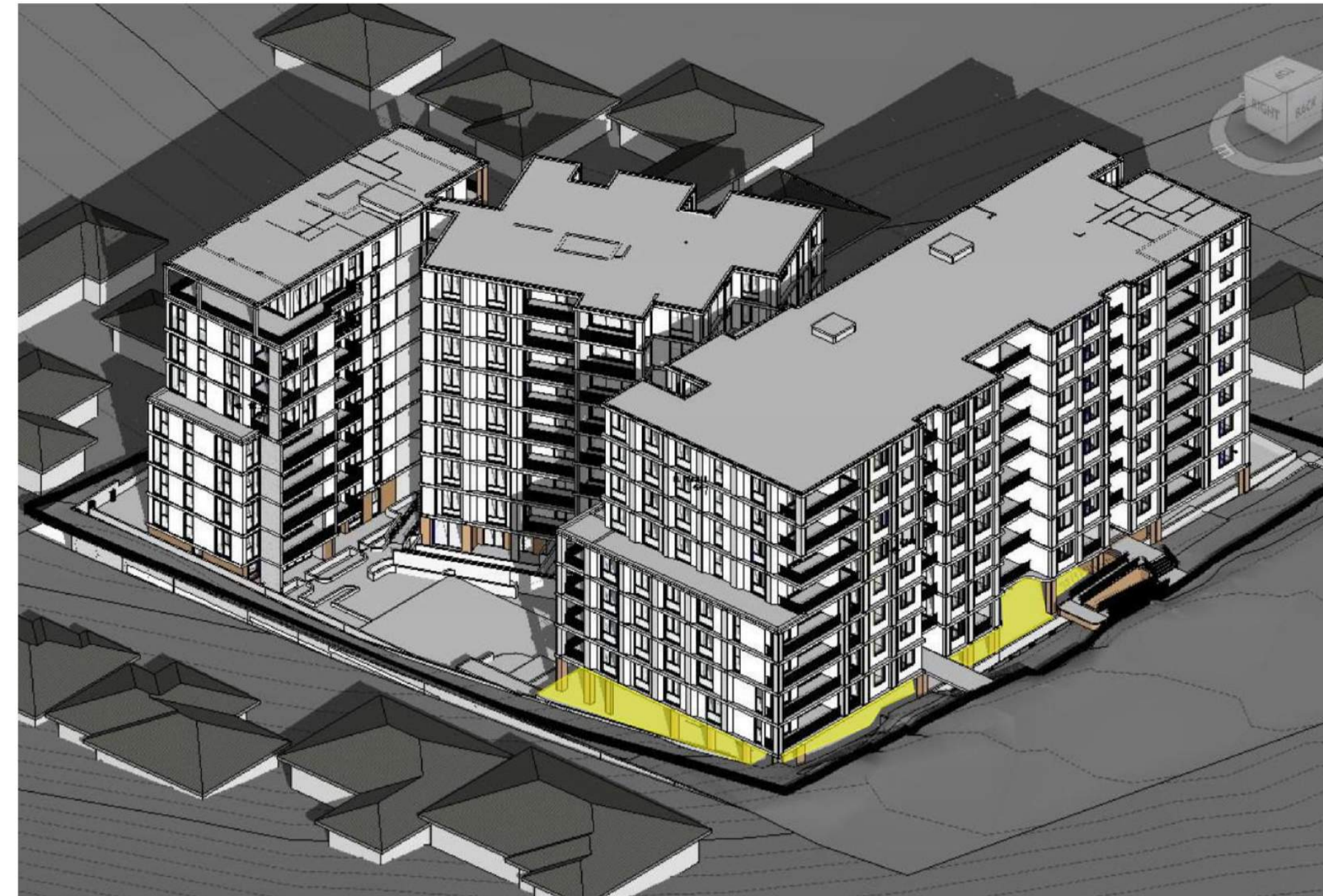
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



21st of June - 9am - Childcare outdoor play area



21st of June - 10am - Childcare outdoor play area



21st of June - 11am - Childcare outdoor play area



21st of June - 12pm - Childcare outdoor play area



**SOLAR ACCESS TO  
CHILDCARE OUTDOOR AREA:**

**REQUIREMENTS: 30% OF OUTDOOR  
PLAY AREA FOR 2HRS**

**AREA RECEIVING SOLAR**

**TOTAL OUTDOOR AREA: 532 sqm**

9am: 160sqm	30%
10am: 170sqm	32%
11am: 175sqm	32%
12pm: 160sqm	30%

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAV SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**

**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**

**SOLAR ANALYSIS OUTDOOR PLAY**

DATE:  
Issue Date

SCALE:

DRAWING No:  
SSD 404

DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
1

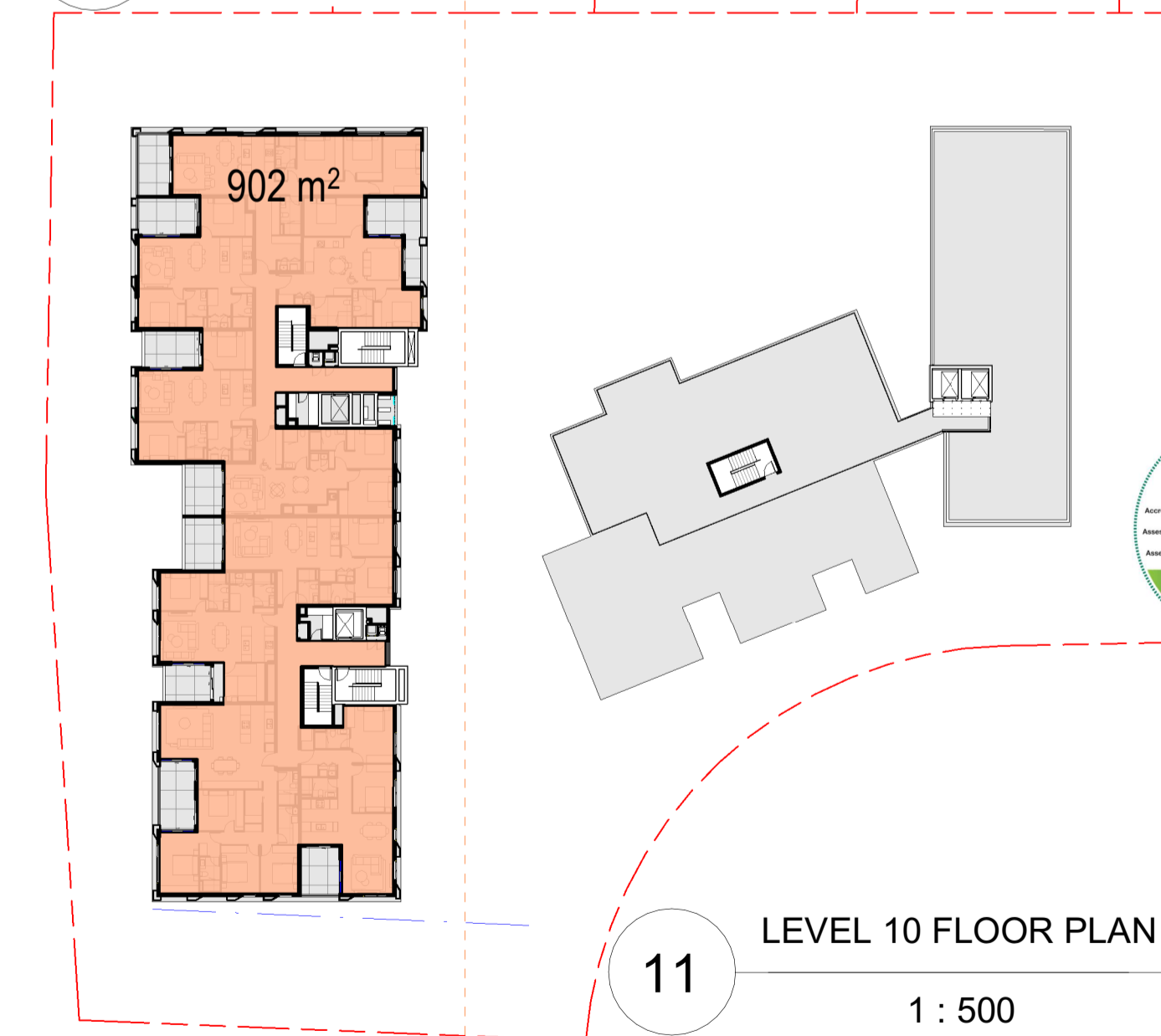
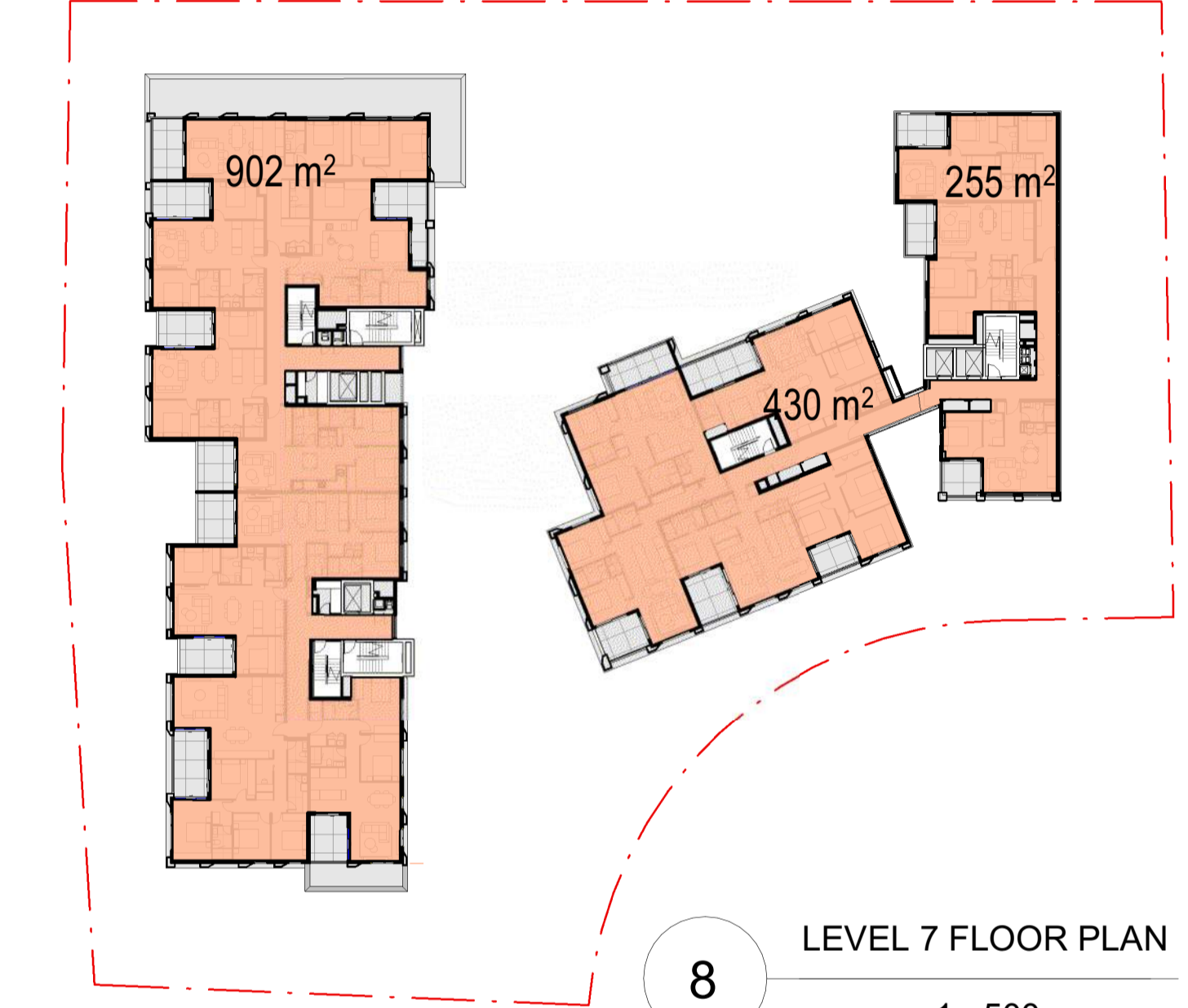
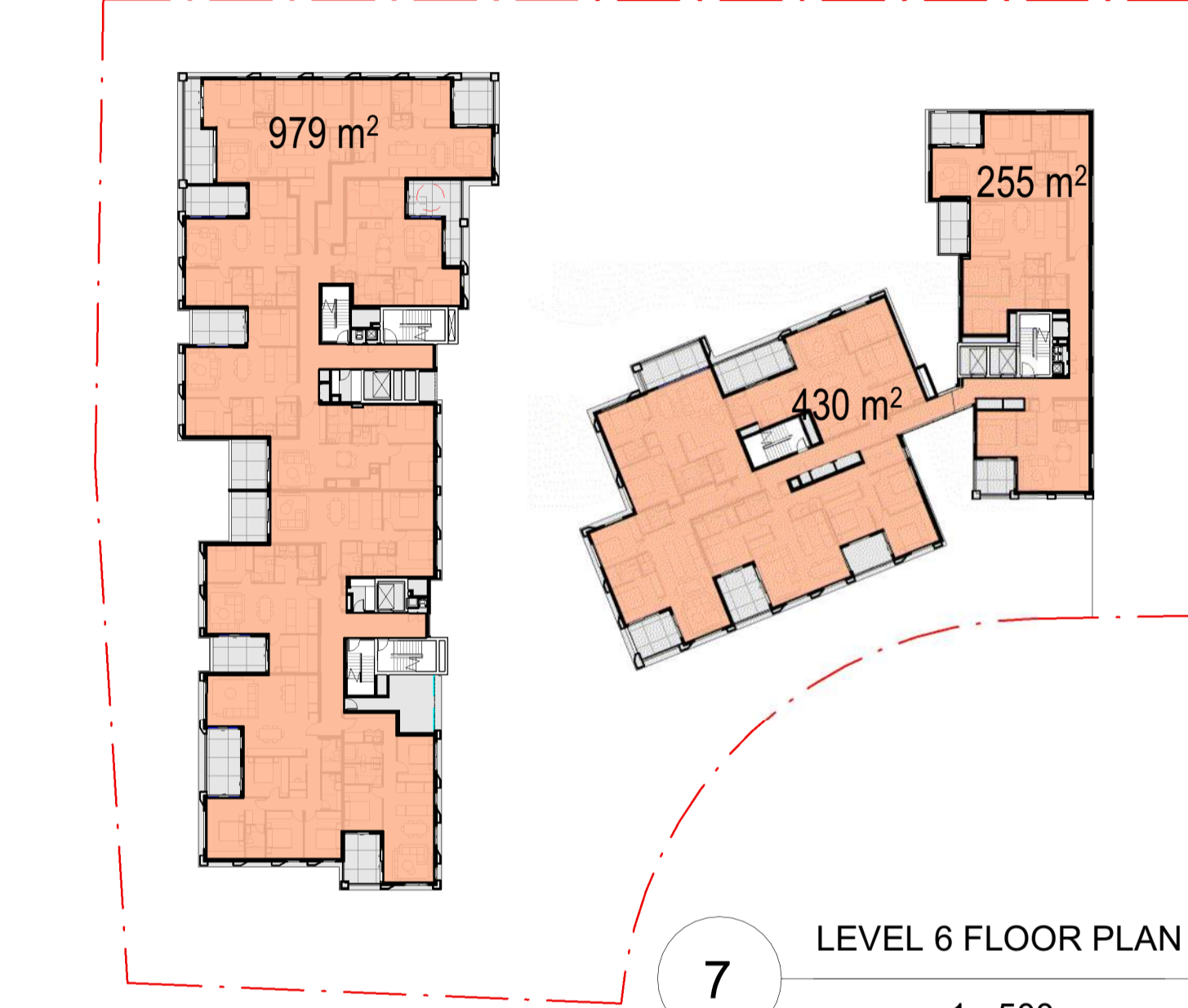
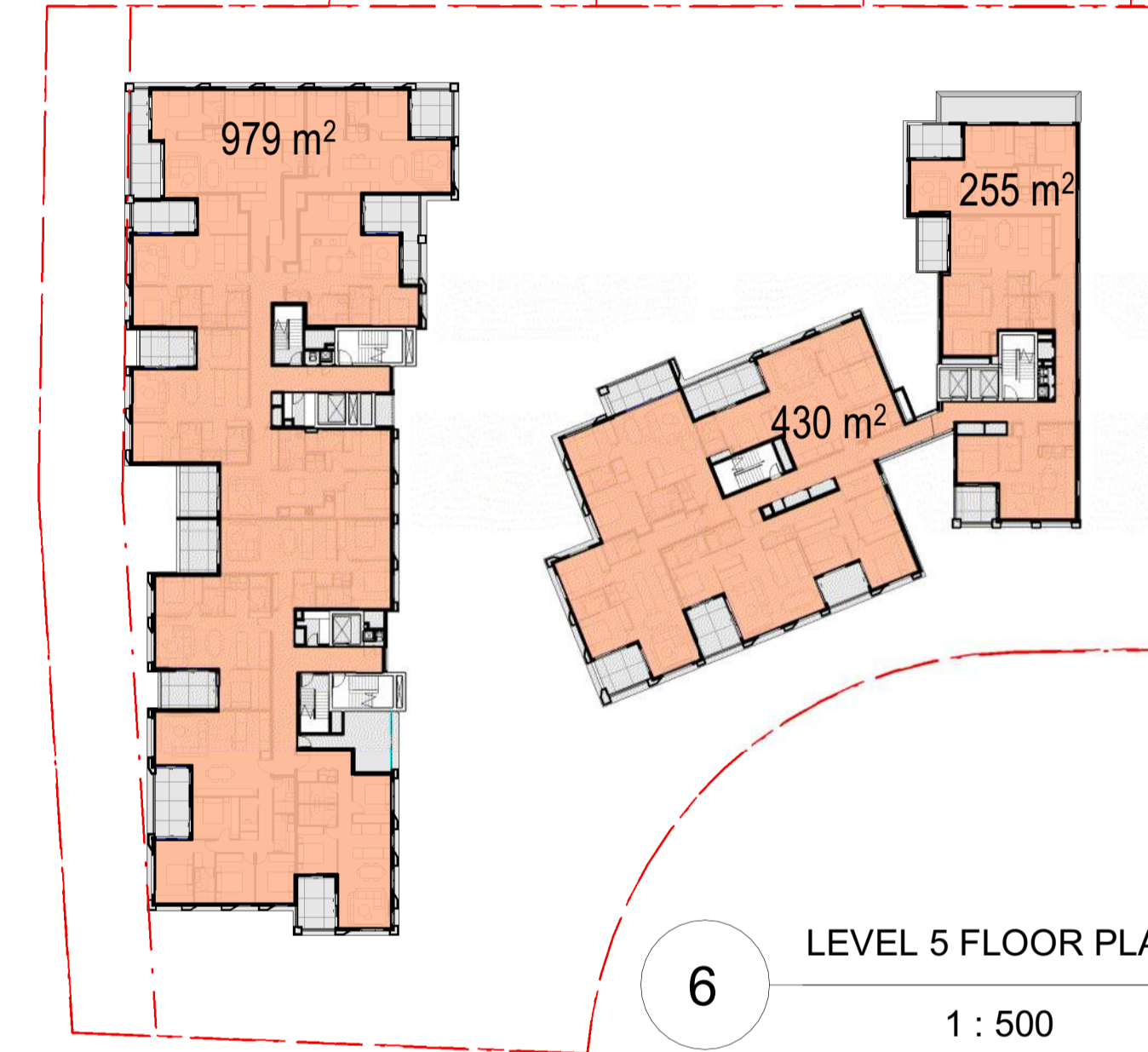
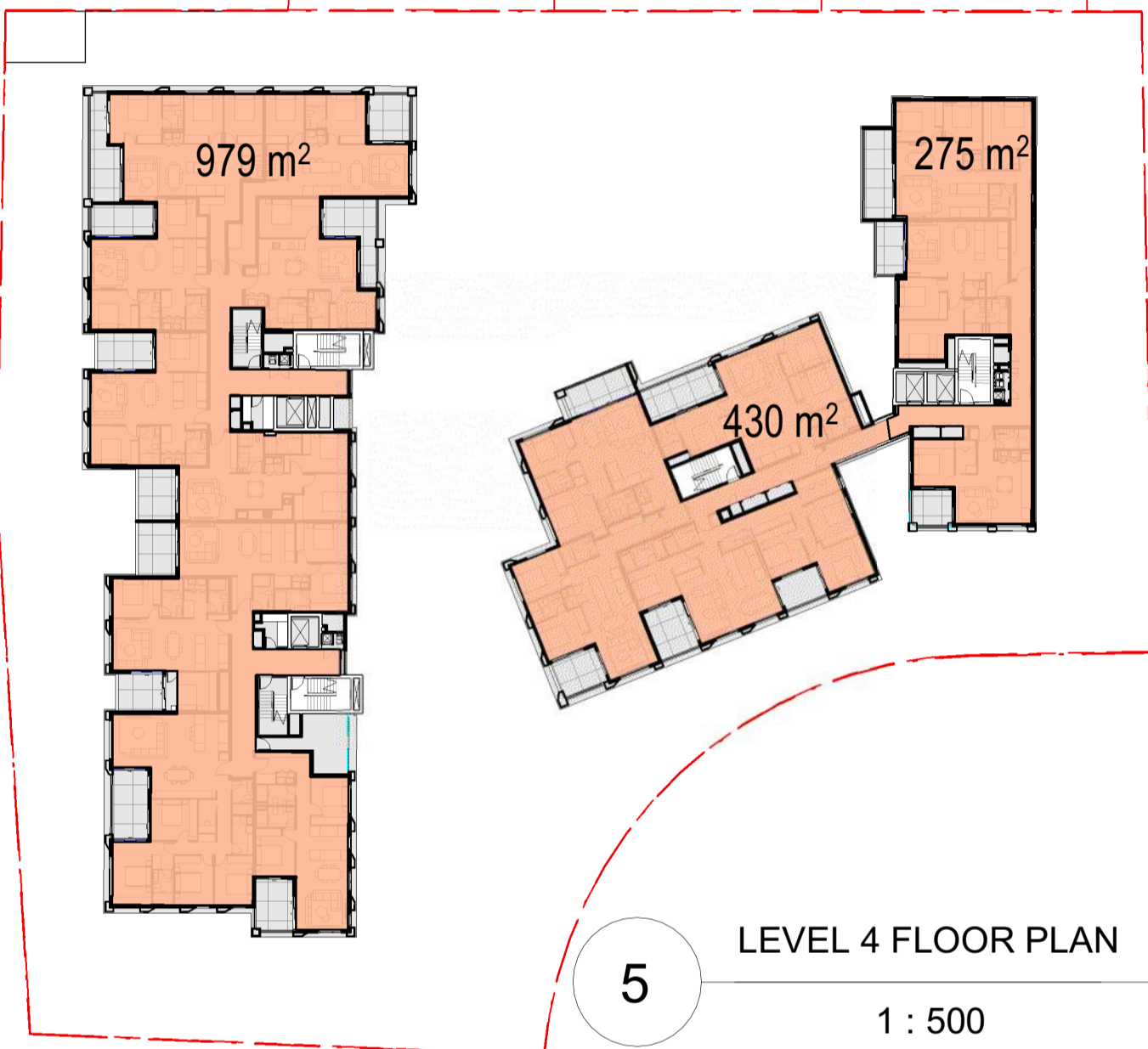
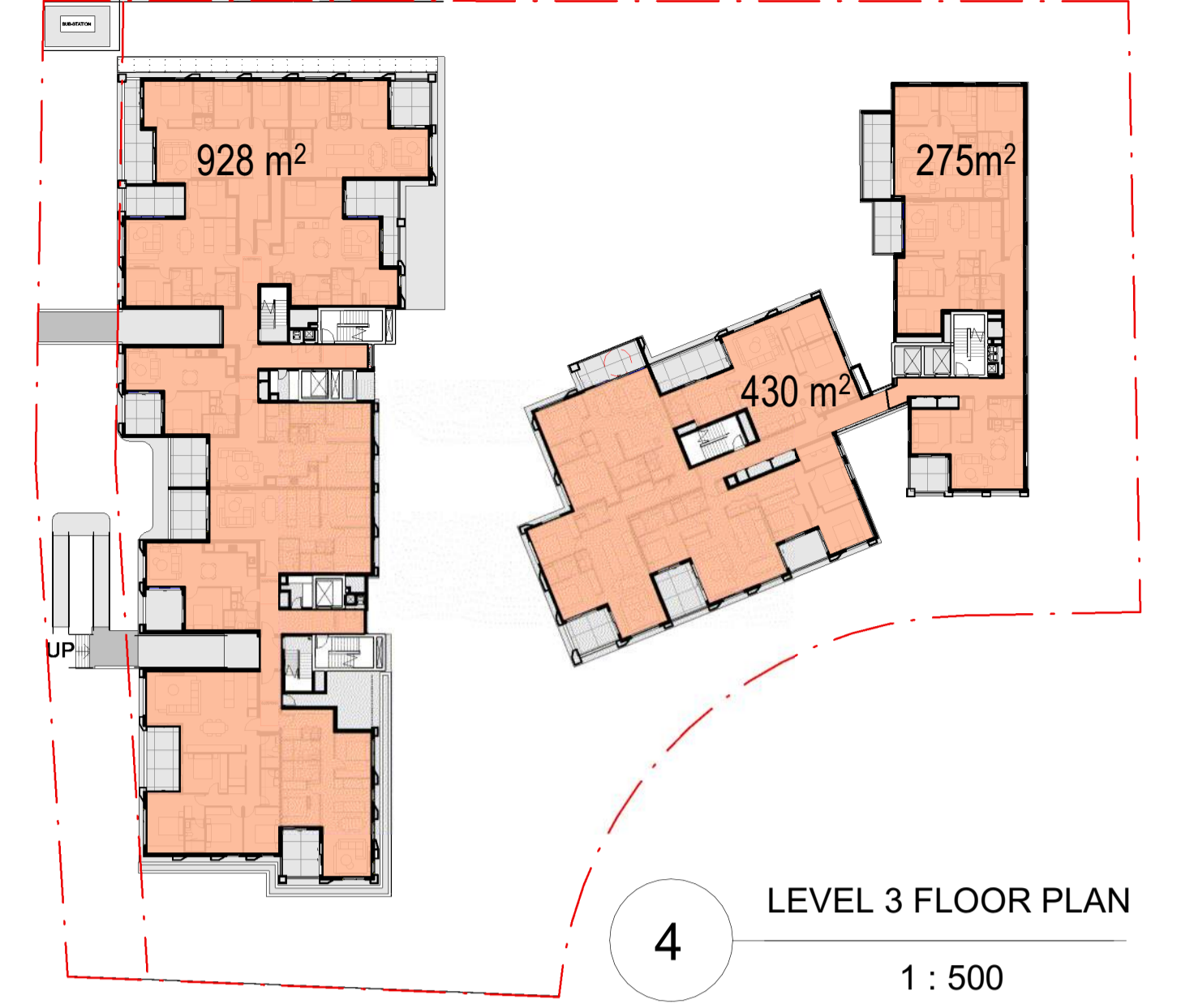
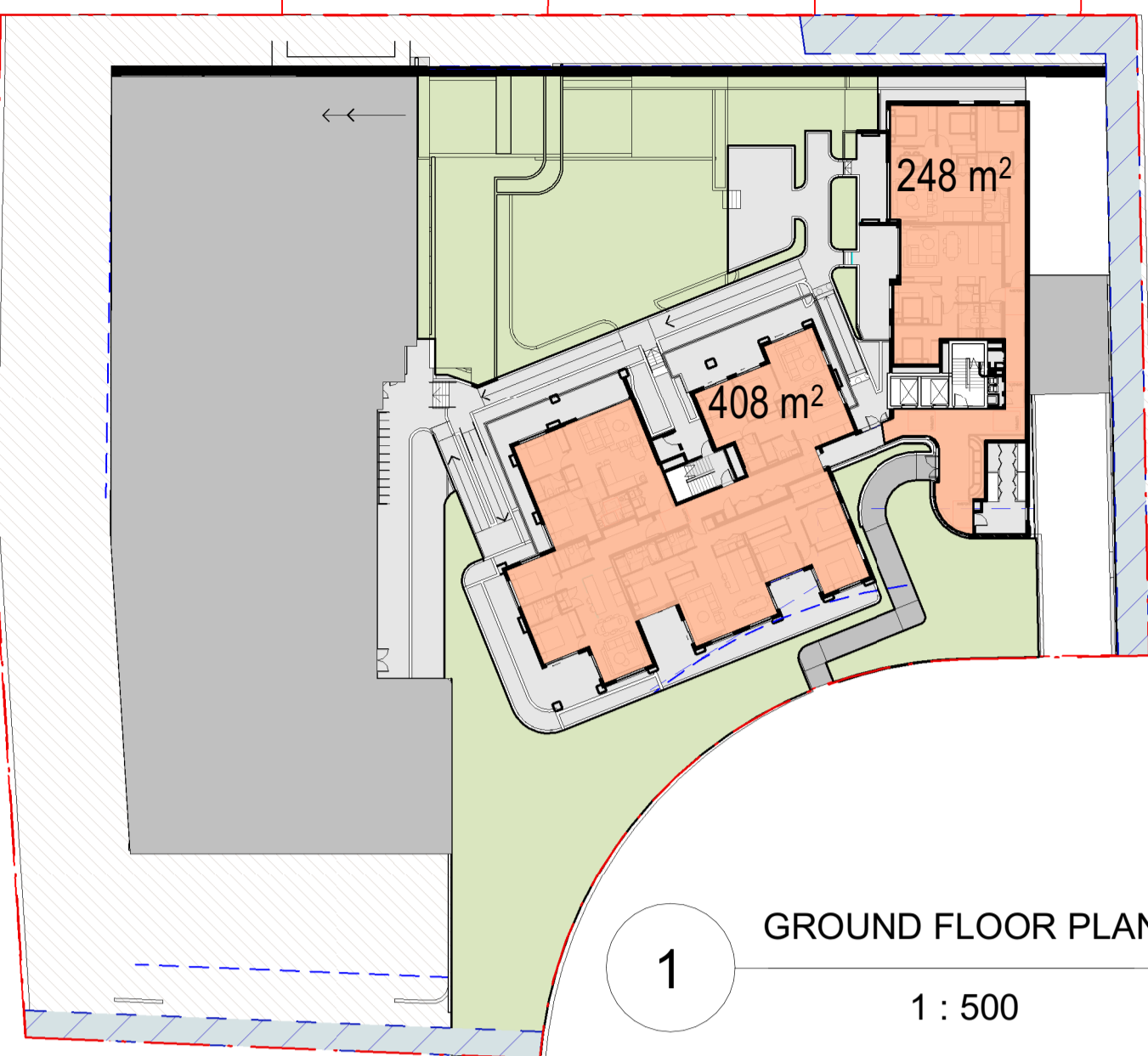
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



RESIDENTIAL GFA: 13631 m<sup>2</sup>  
 CHILDCARE GFA: 413 m<sup>2</sup>  
 TOTAL GFA: 14044 m<sup>2</sup>

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 WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740  
 SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



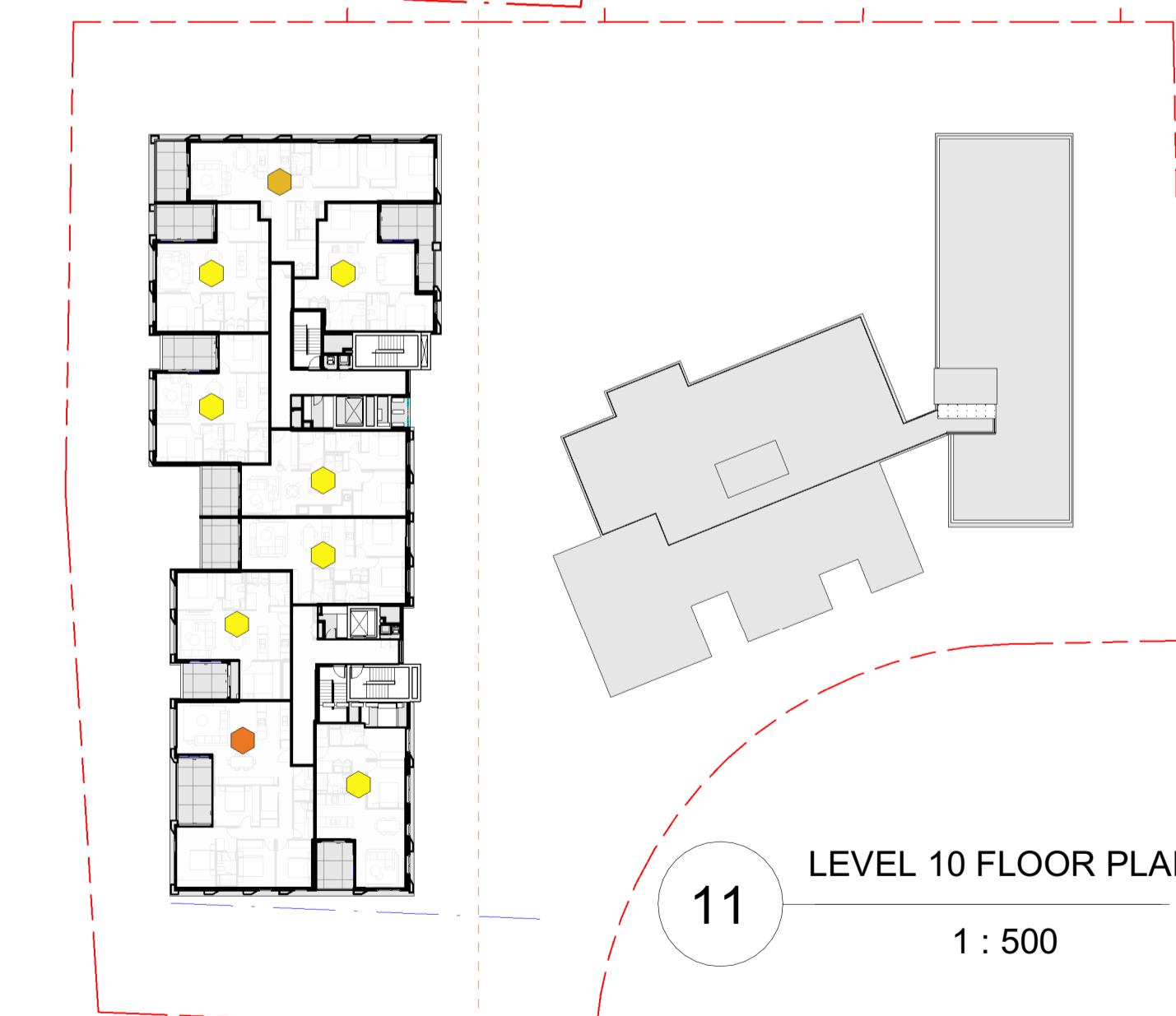
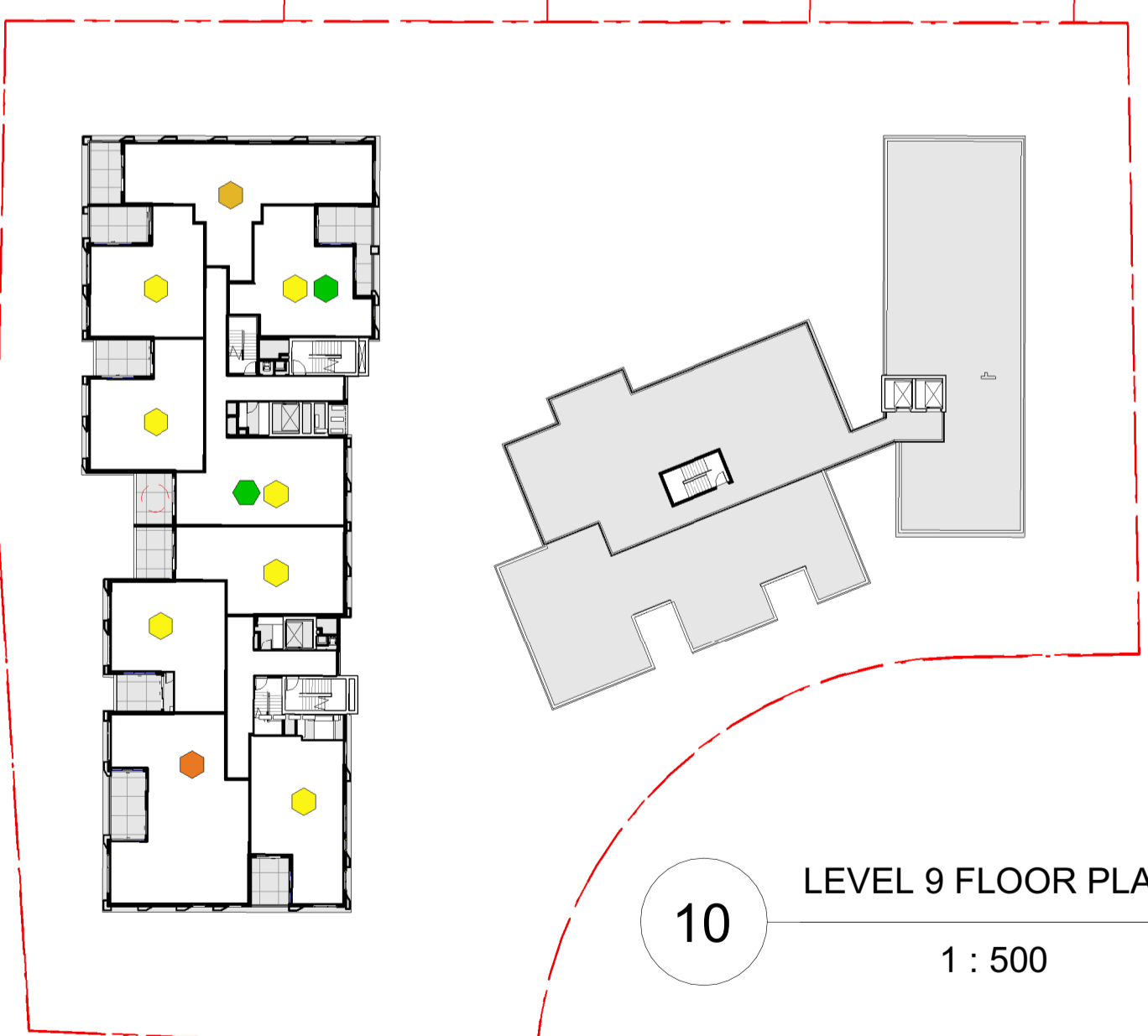
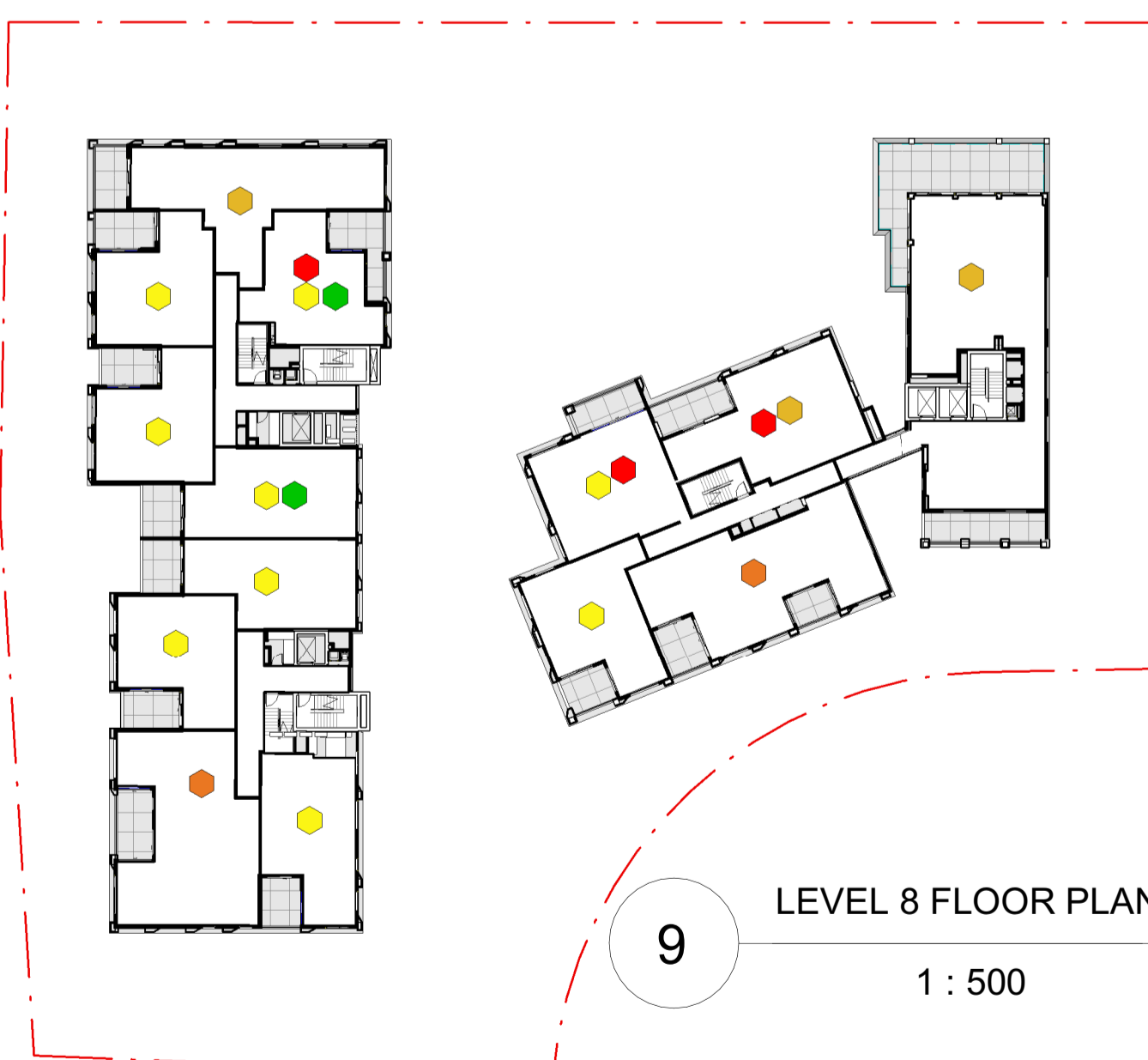
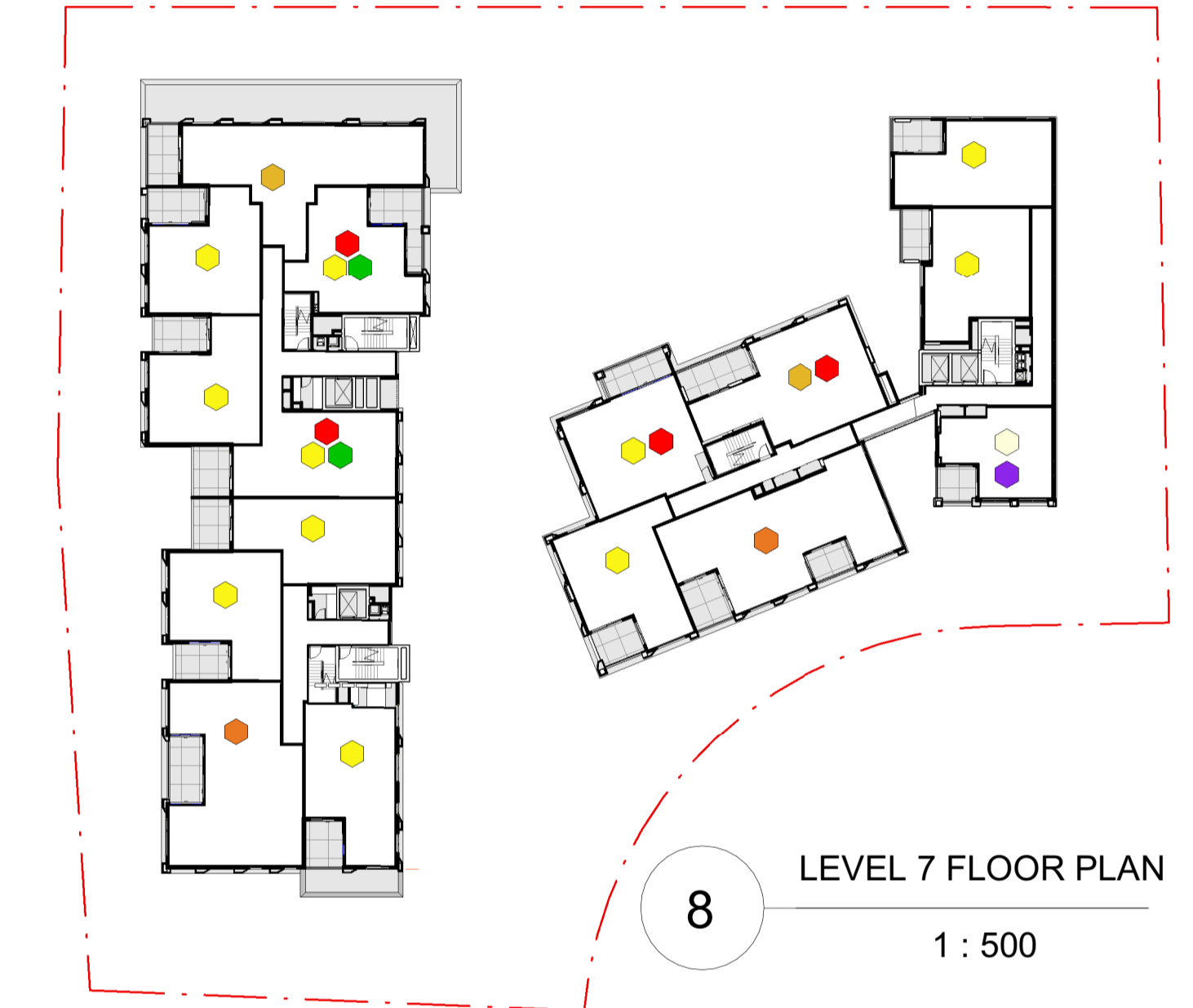
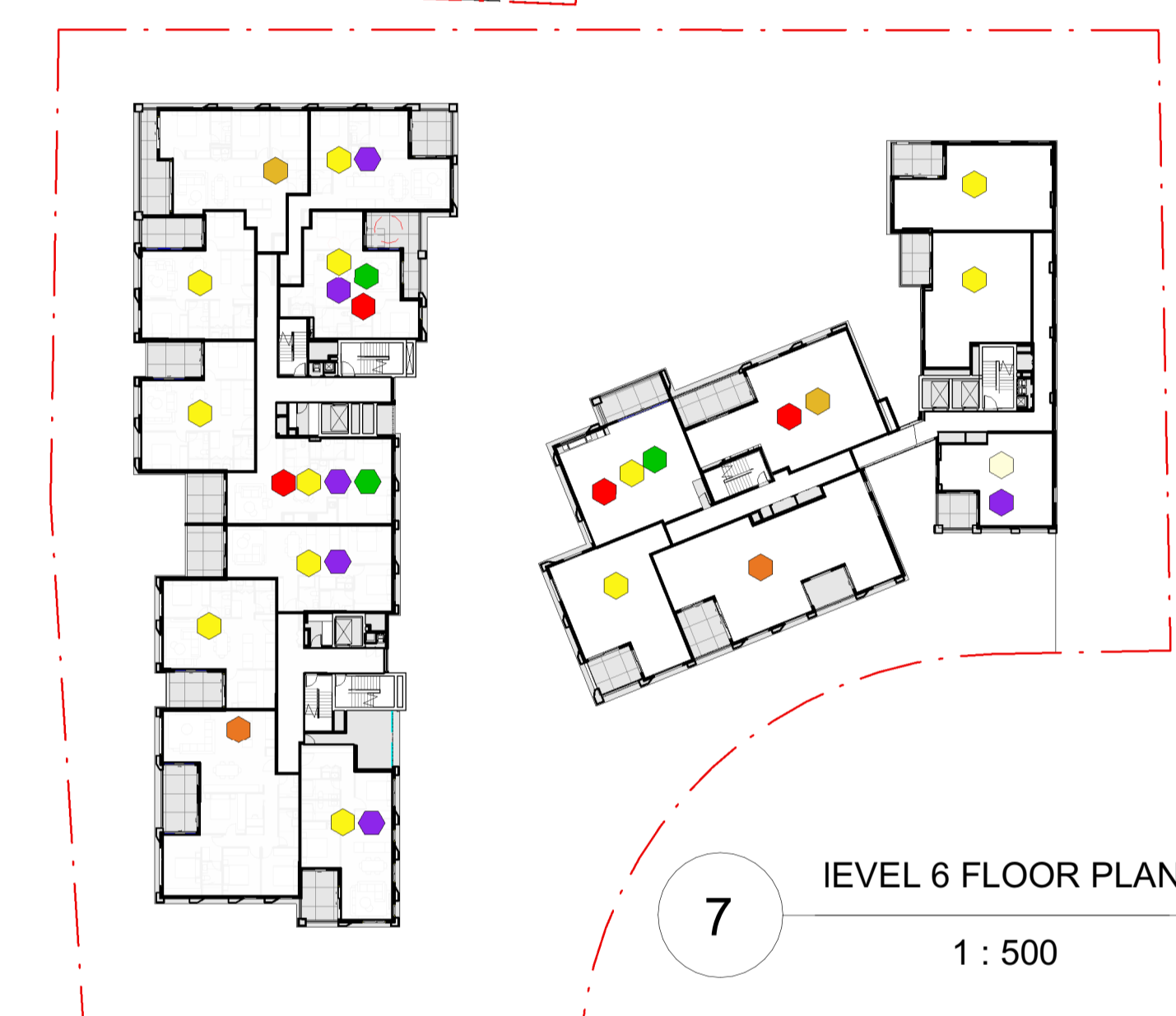
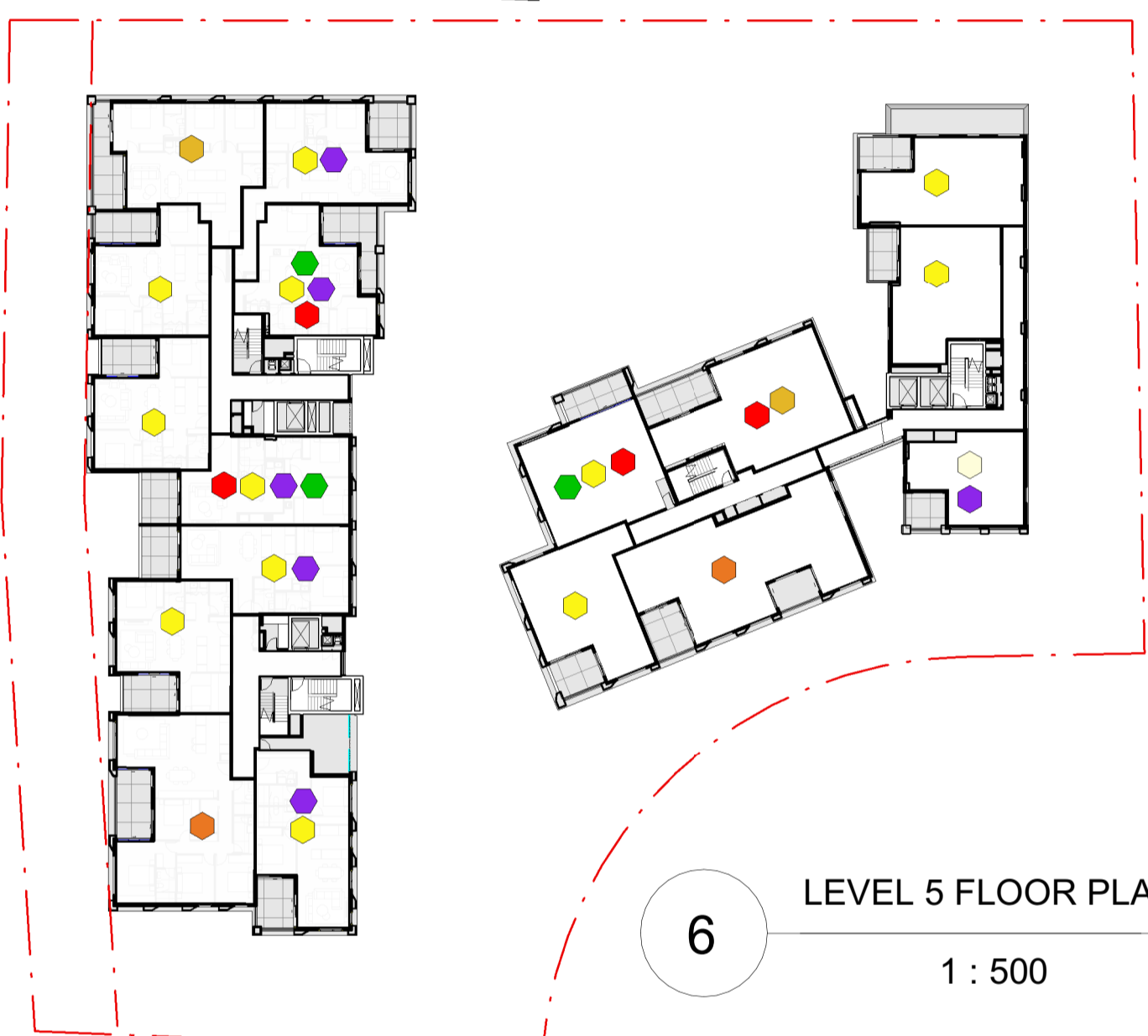
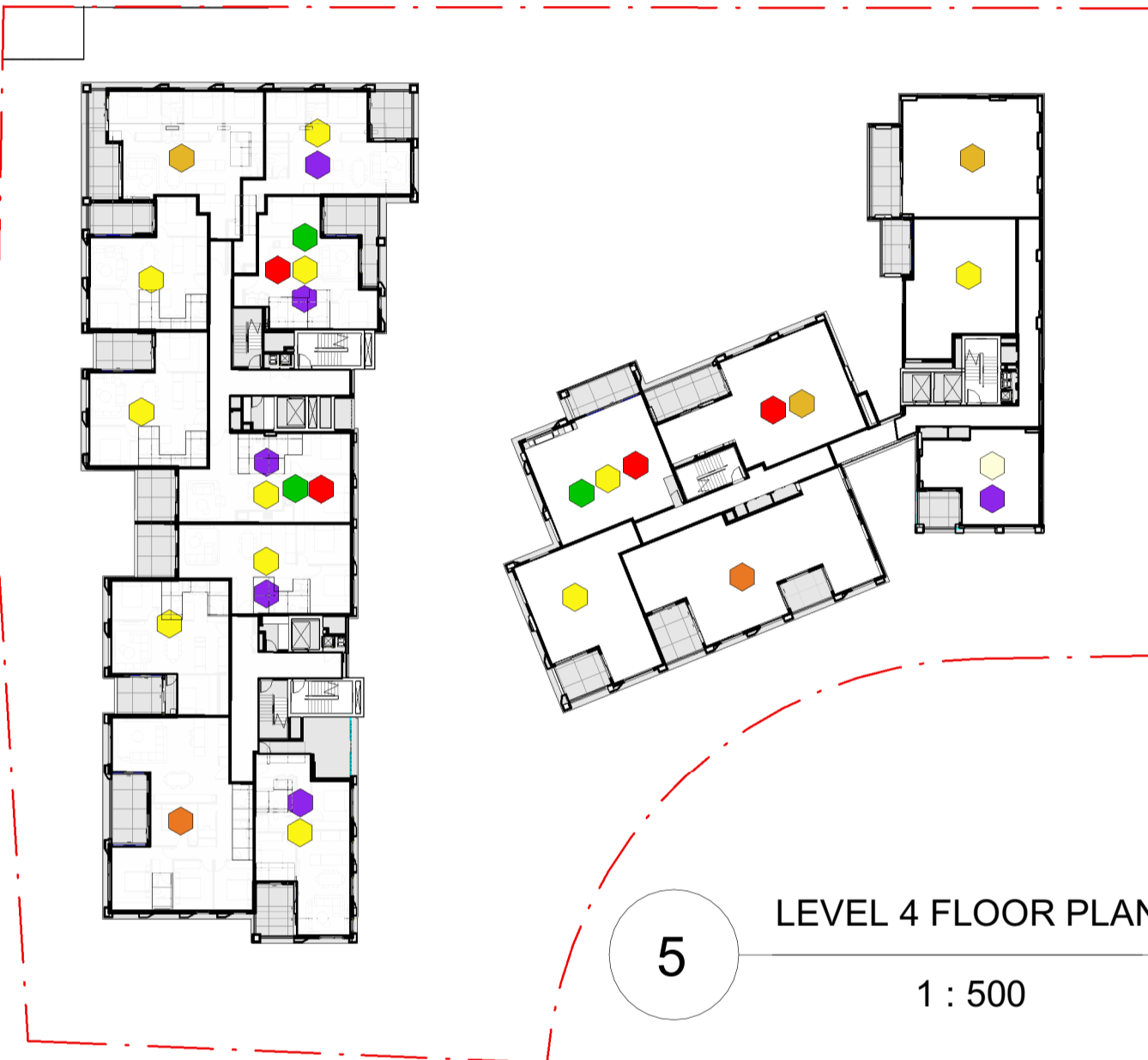
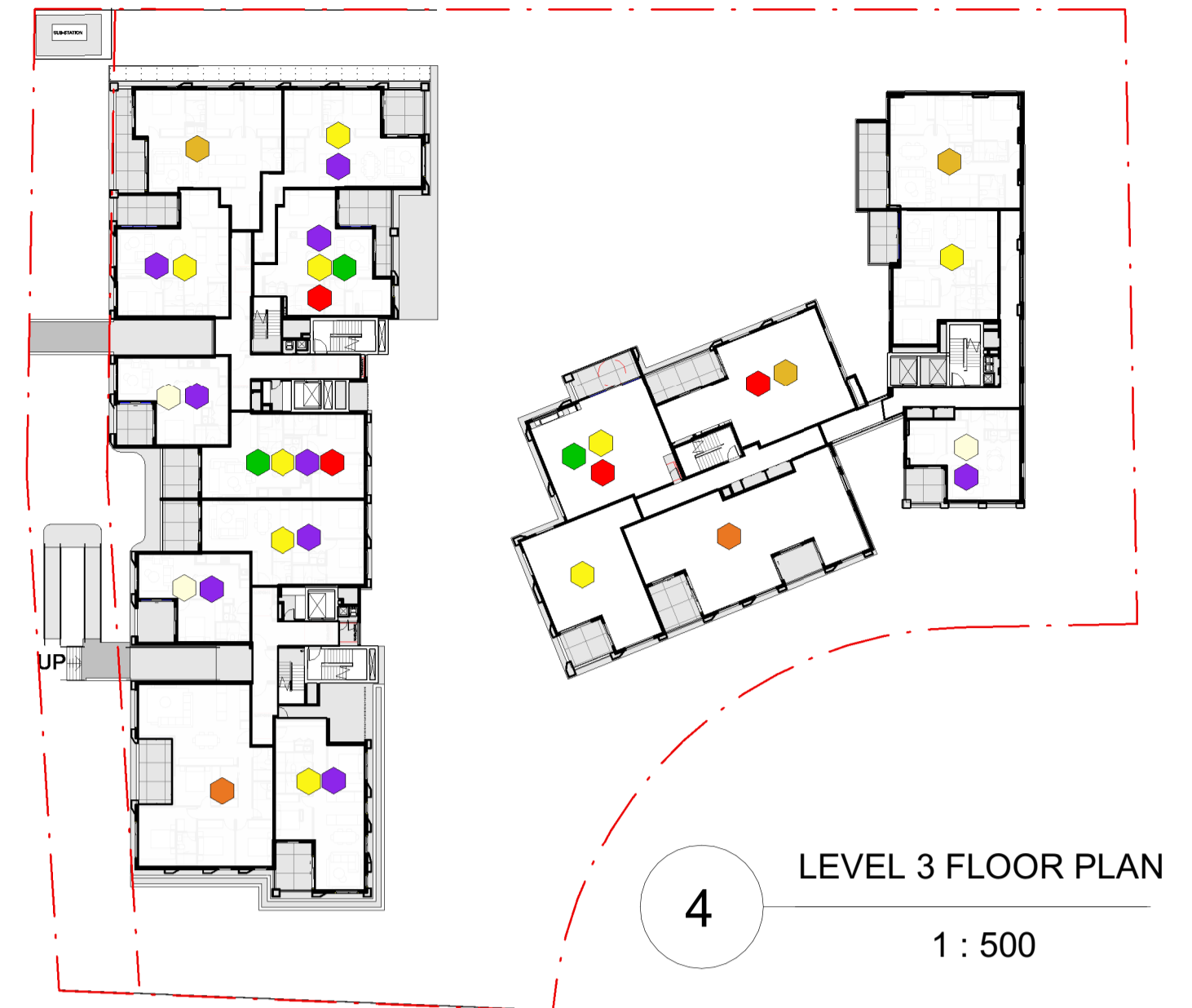
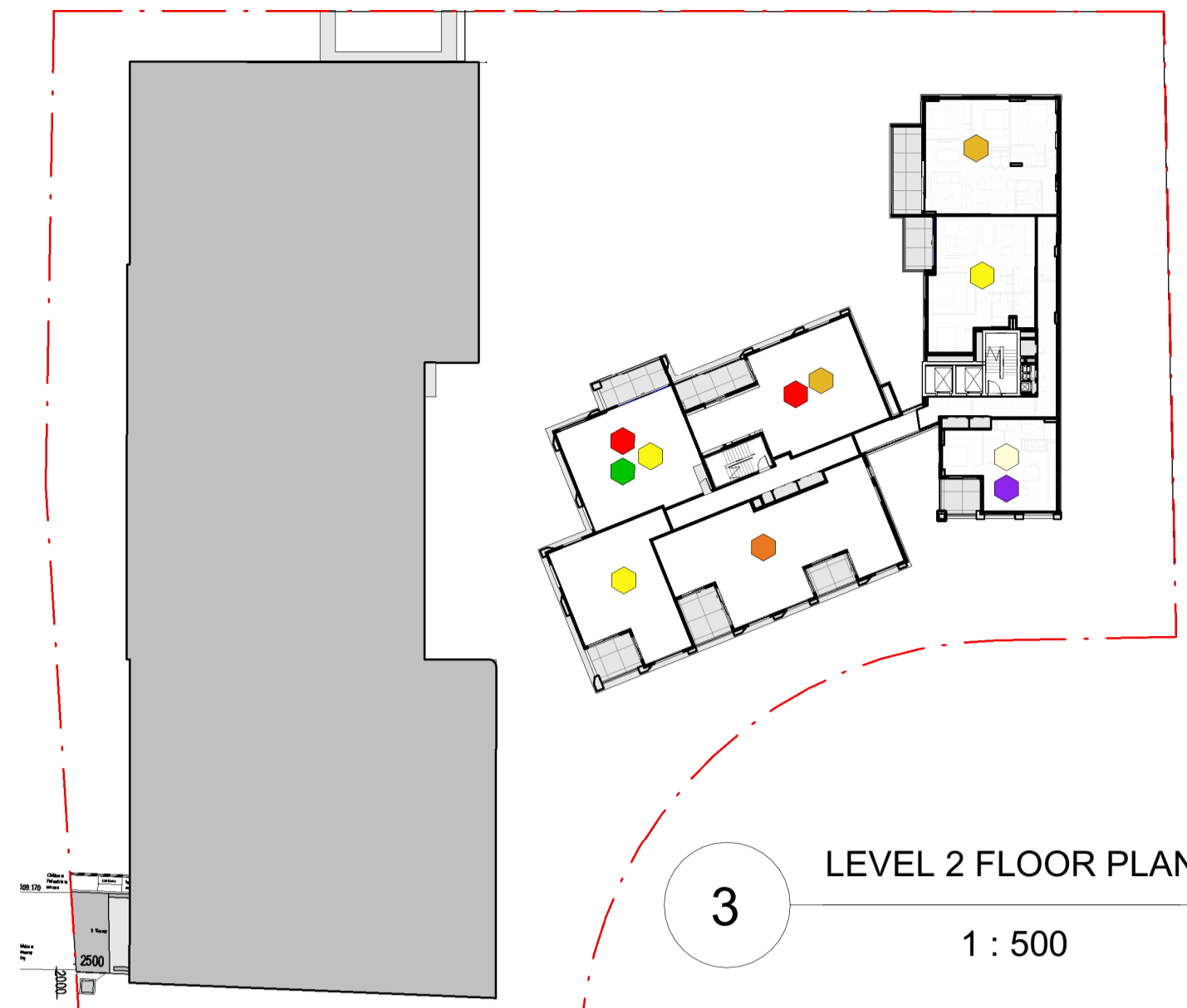
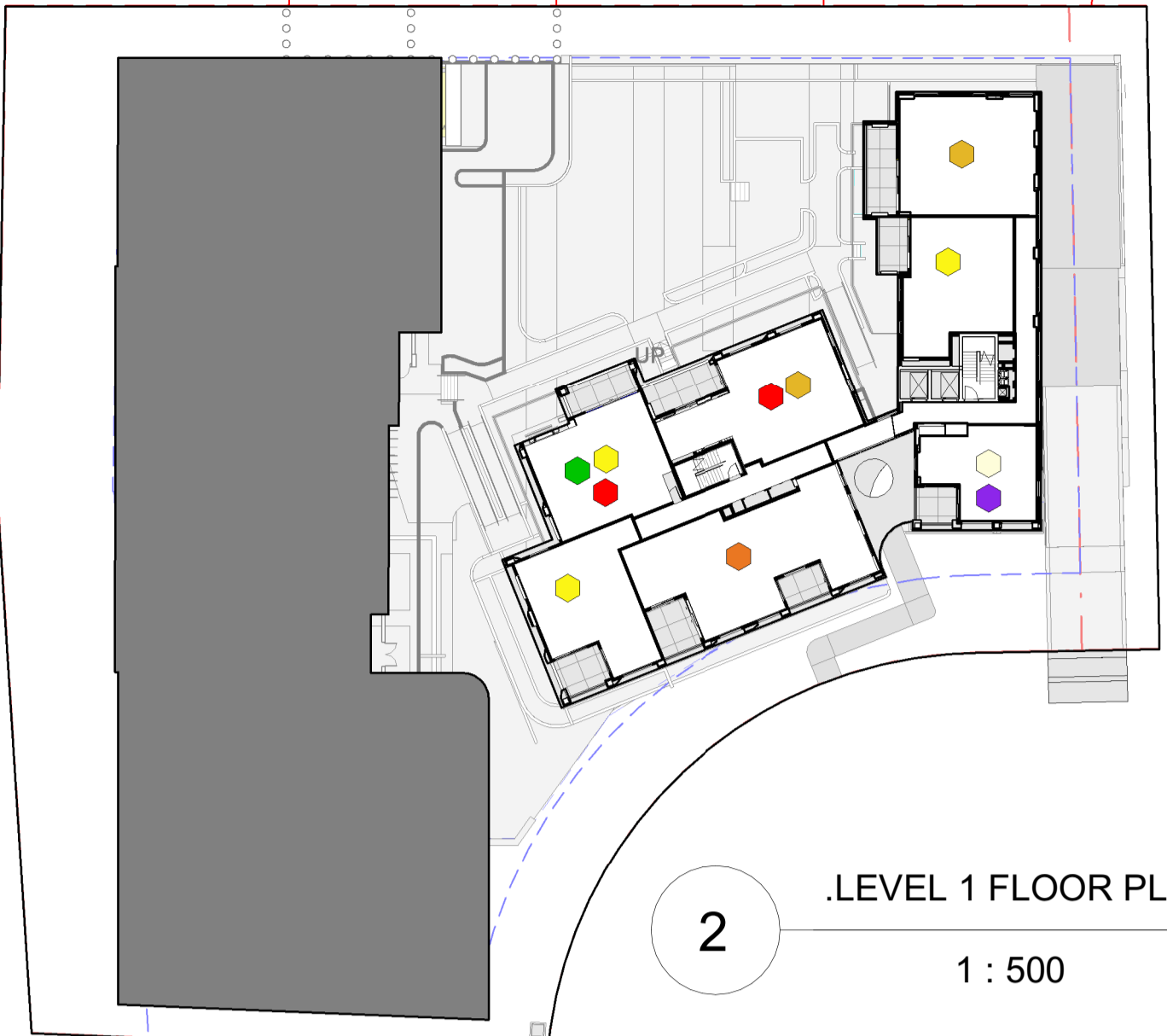
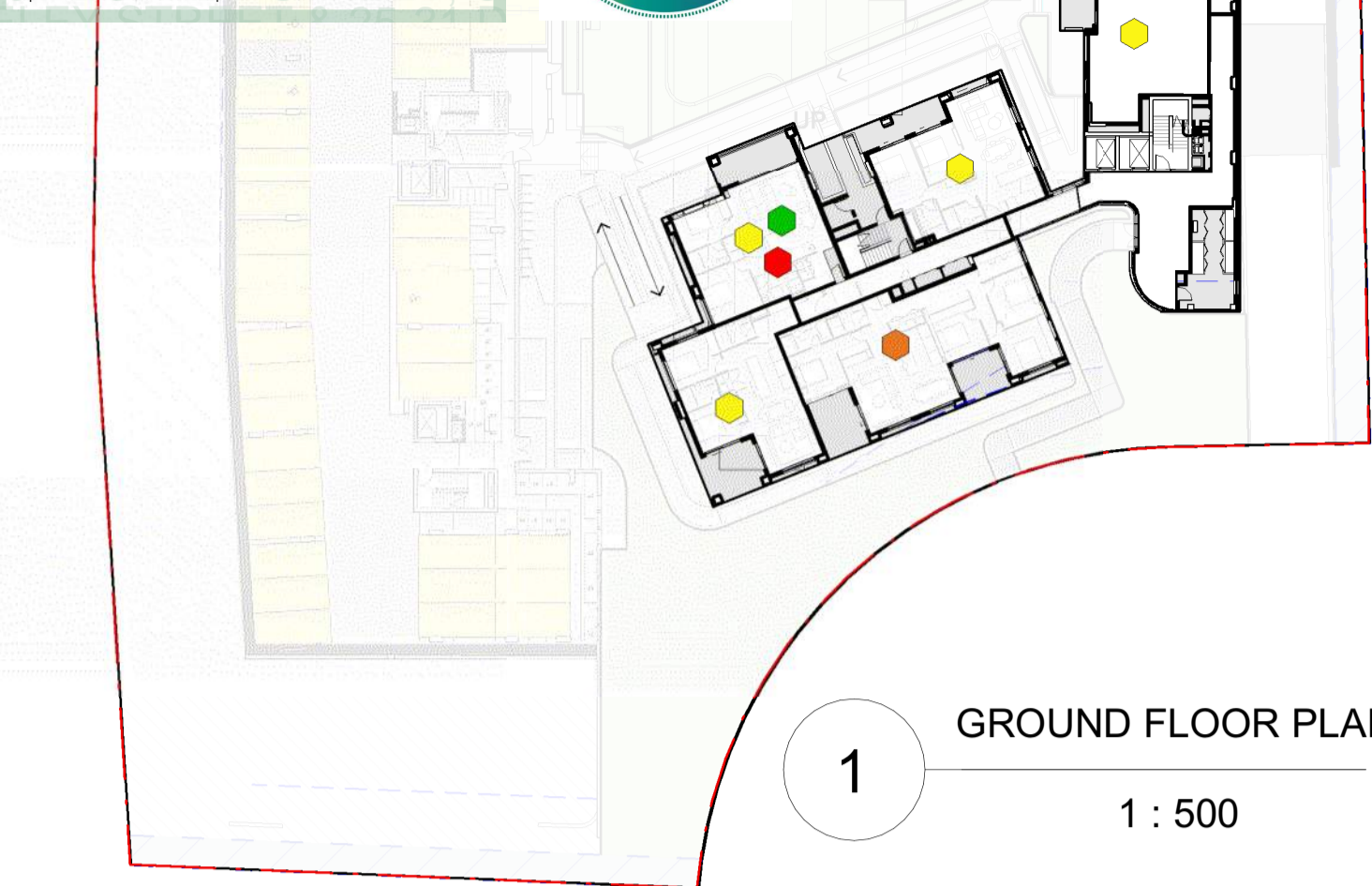
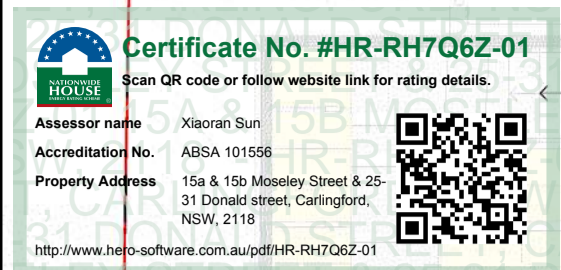
**CLIENT:**  
 CAPTAG INVESTMENTS PTY LTD  
**PROJECT:**  
 BLOSSOM  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 GFA CALCULATION

DATE: Issue Date	SCALE: As indicated	DRAWING No: SSD 500
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

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 FOR APPROVAL  
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



**APARTMENT MIX LEGEND:**

- 1 BEDROOM UNIT = 9 6.6%
- 2 BEDROOM UNIT = 88 64.7%
- 3 BEDROOM UNIT = 22 16.2%
- 4 BEDROOM UNIT = 17 12.5%
- AFORDABLE UNIT = 30 UNITS = 2129m<sup>2</sup> (15.1%)  
107 - 207 - 307 - 407 - 507 - 607 - 707 - 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 408 - 409 - 410 - 411 - 412 - 508 - 509 - 510 - 511 - 512 - 608 - 609 - 610 - 611 - 612
- ADAPTABLE UNIT = 21 UNITS (15%)  
309 - 409 - 509 - 609 - 709 - 807 - 902 - 310 - 410 - 510 - 610 - 710 - 808 - 903  
G04 - 104 - 204 - 304 - 404 - 504 - 604
- LIVABLE UNIT = 28 UNITS (20%)  
G03 - 103 - 104 - 203 - 204 - 303 - 304 - 309 - 310 - 403 - 404 - 409 - 410 - 503 - 504 - 509 - 510 - 603 - 604 - 609 - 610 - 703 - 704 - 709 - 710 - 802 - 803 - 809

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**APARTMENT MIX**

<b>DATE:</b> Issue Date	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> SSD 501
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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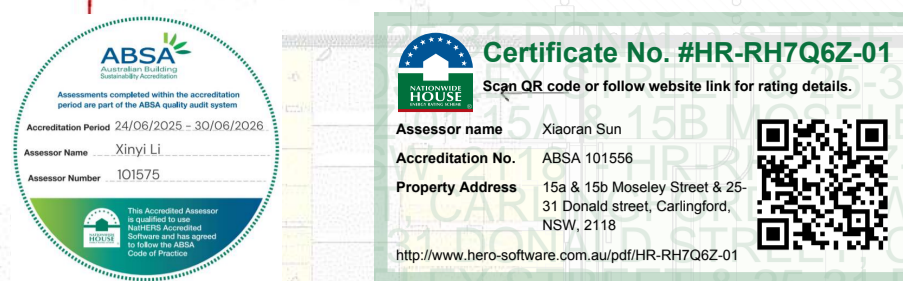
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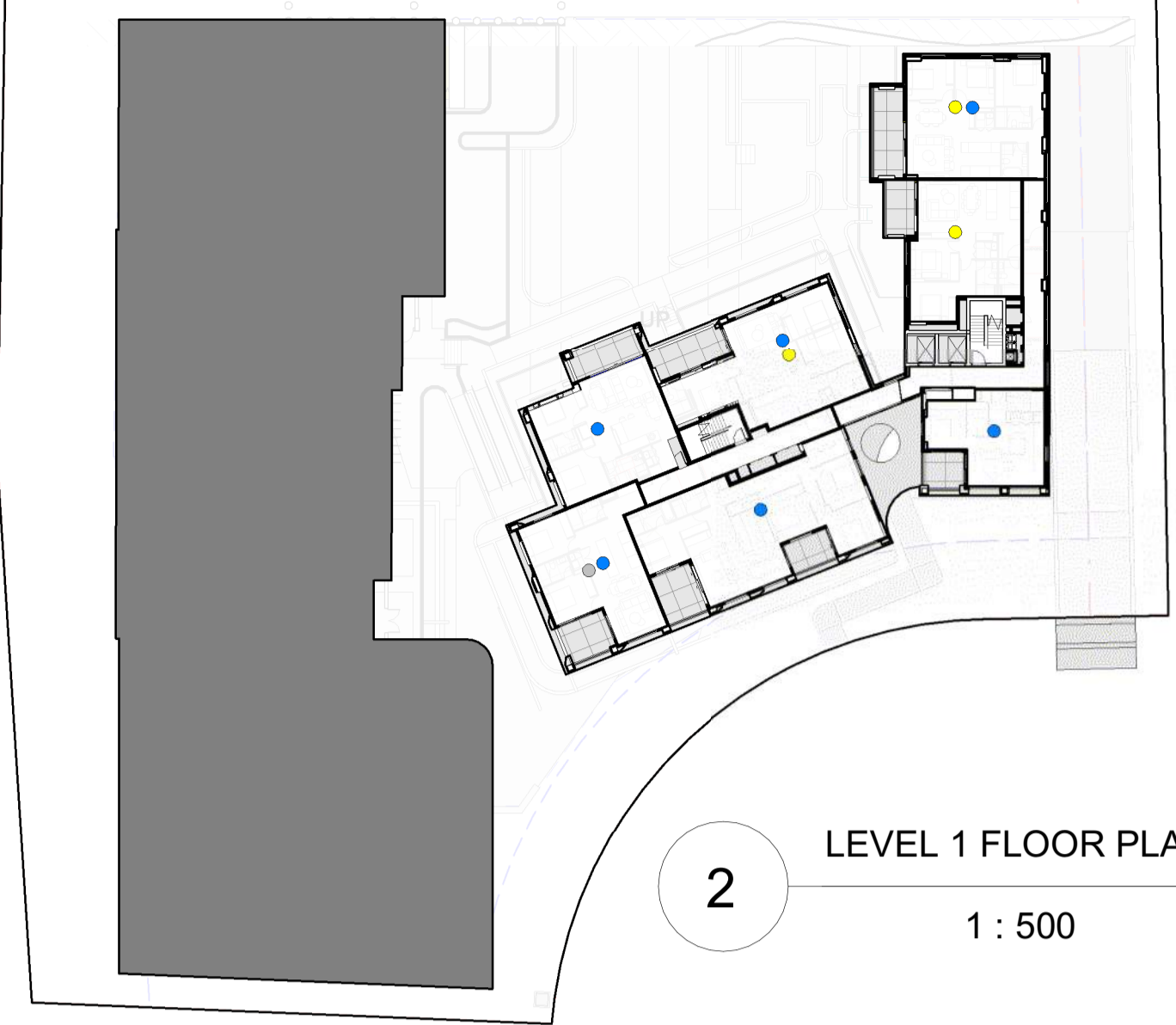
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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT

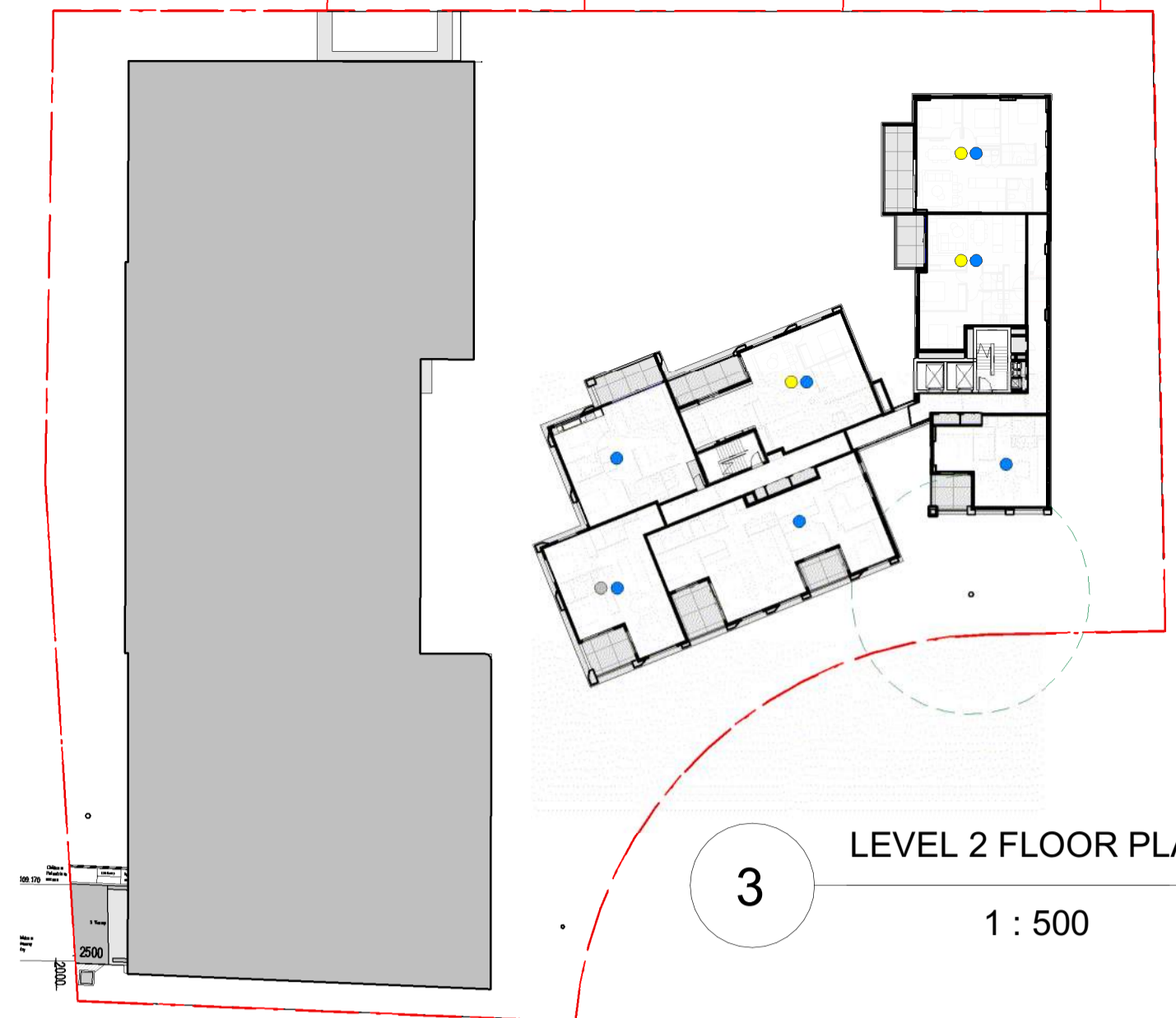
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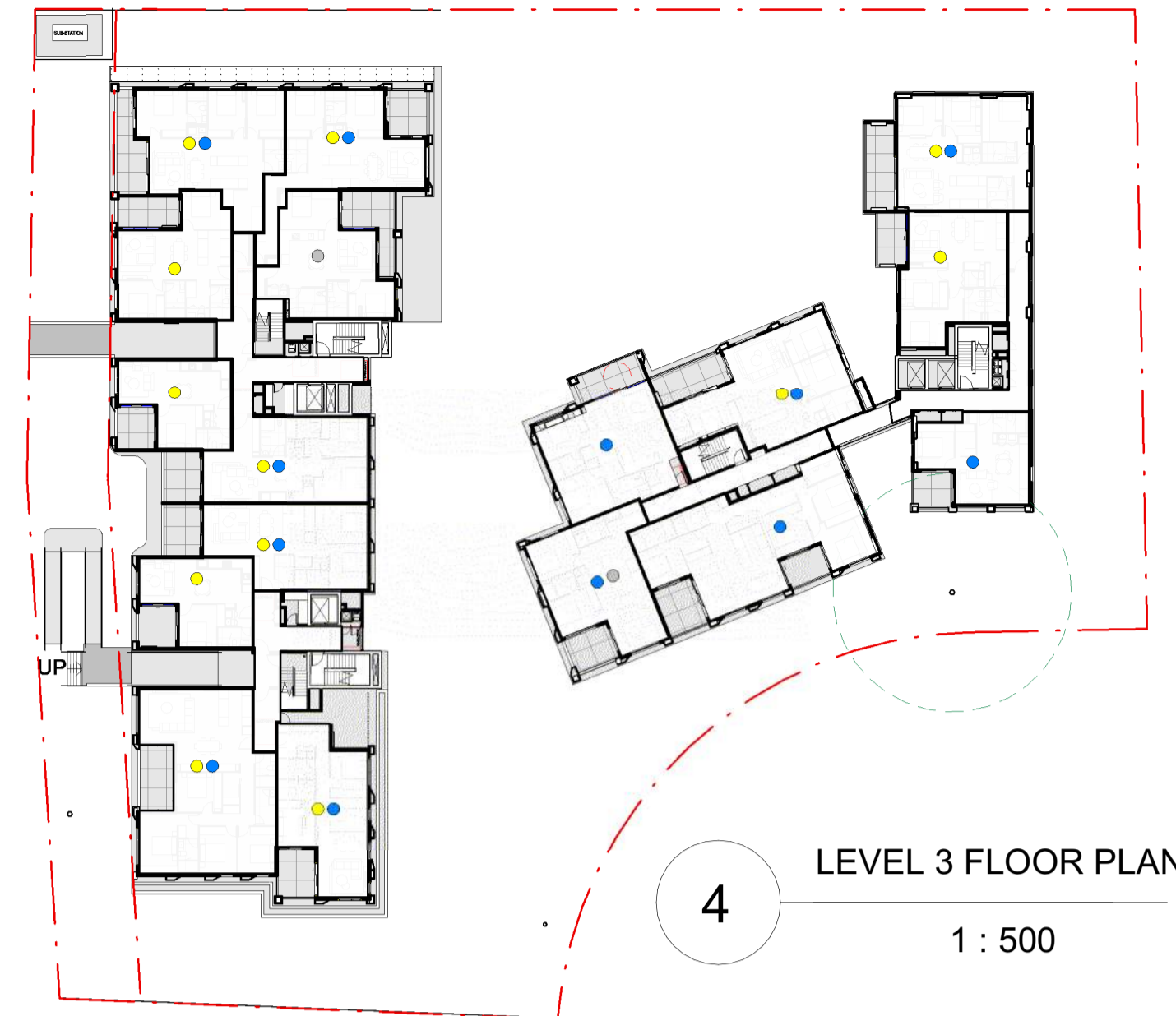
1 GROUND FLOOR PLAN  
1 : 500



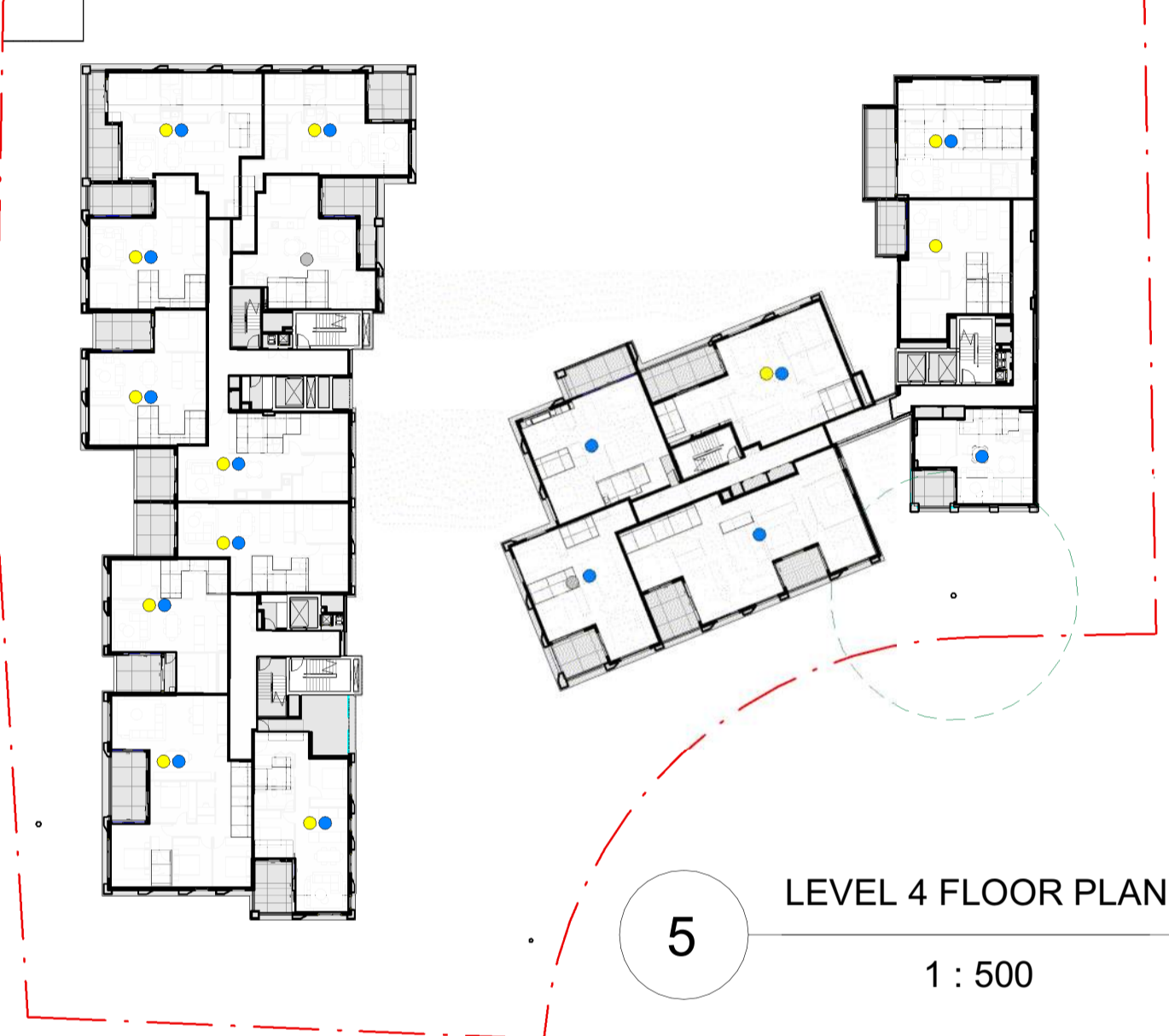
2 LEVEL 1 FLOOR PLAN  
1 : 500



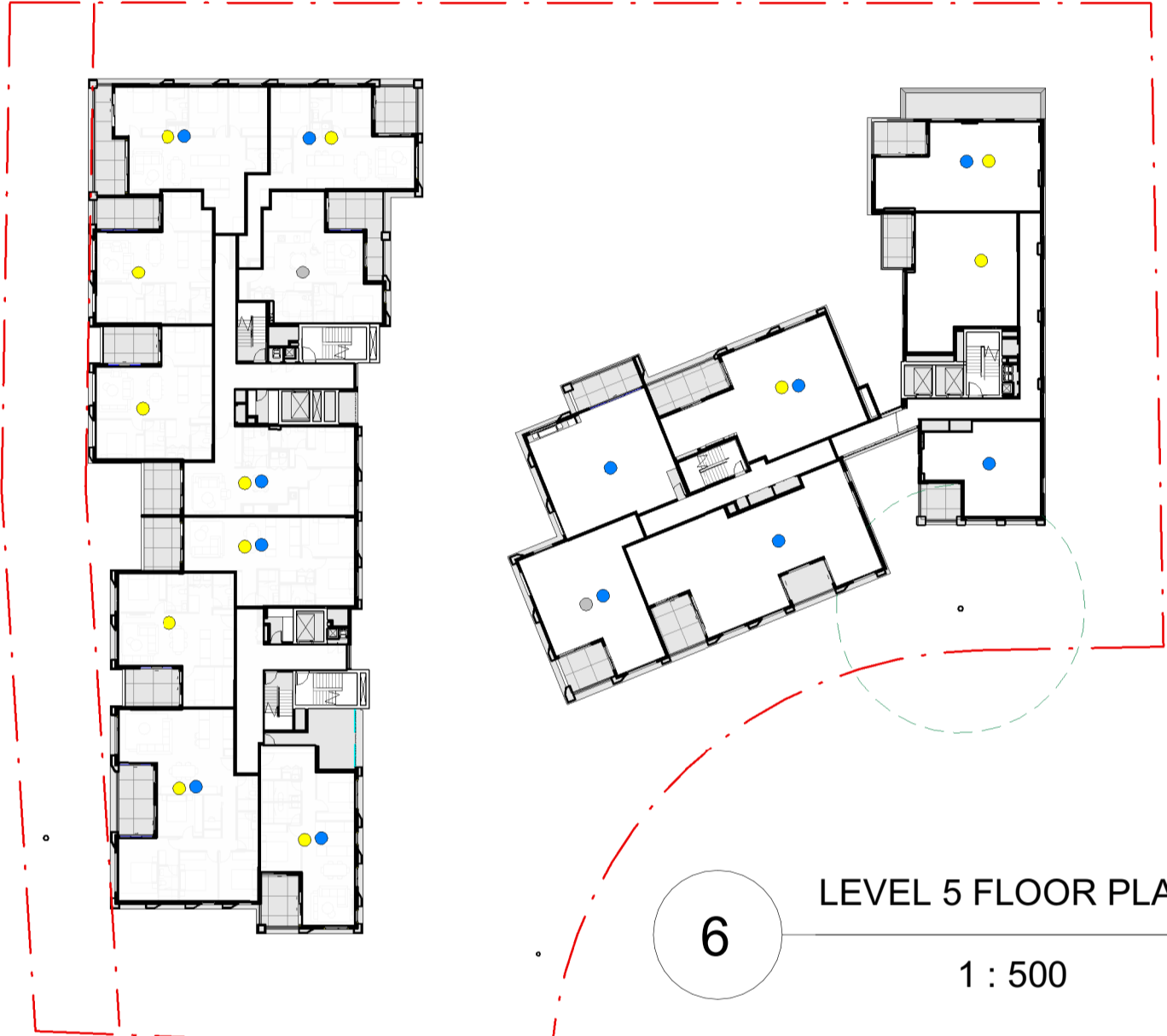
3 LEVEL 2 FLOOR PLAN  
1 : 500



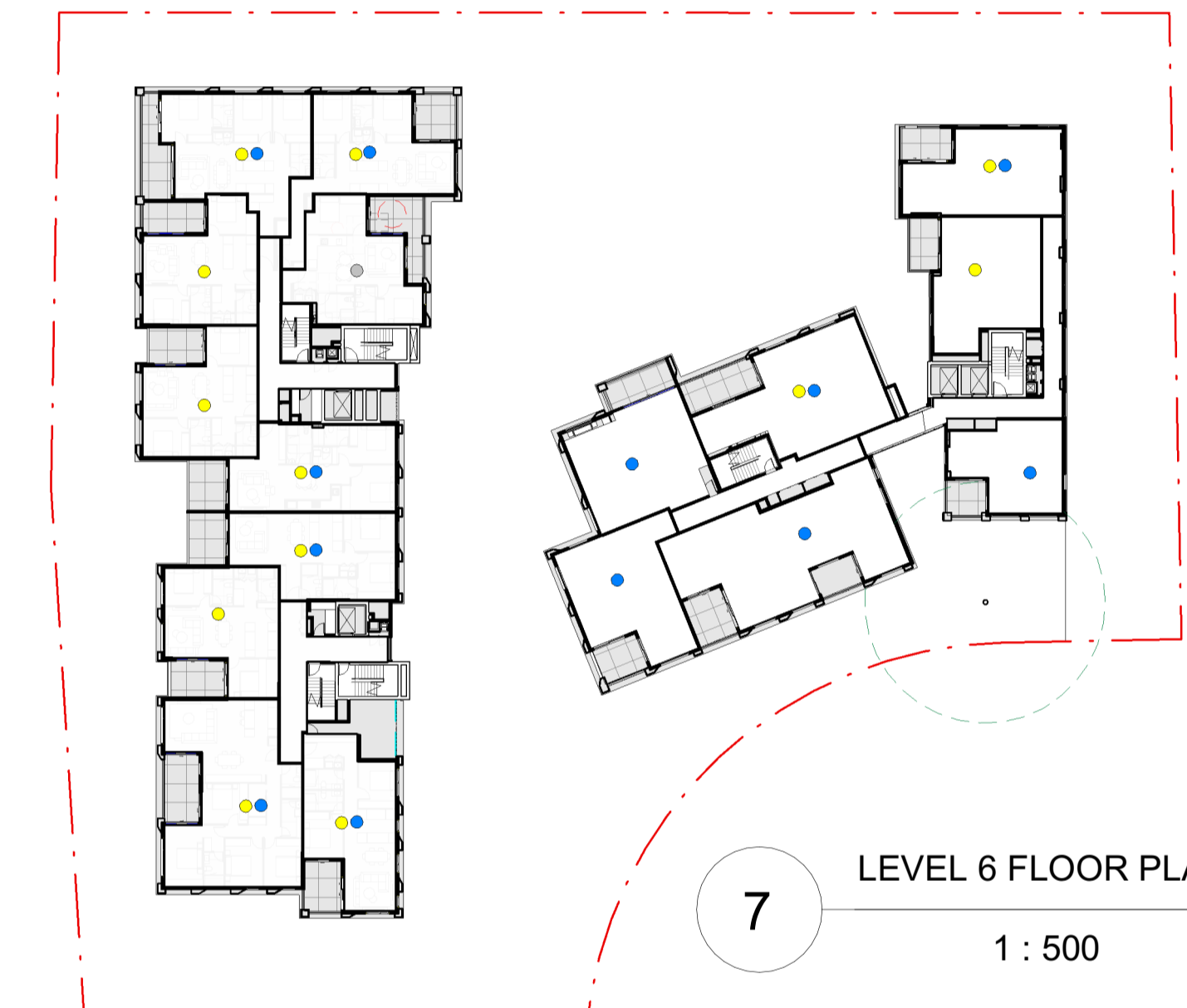
4 LEVEL 3 FLOOR PLAN  
1 : 500



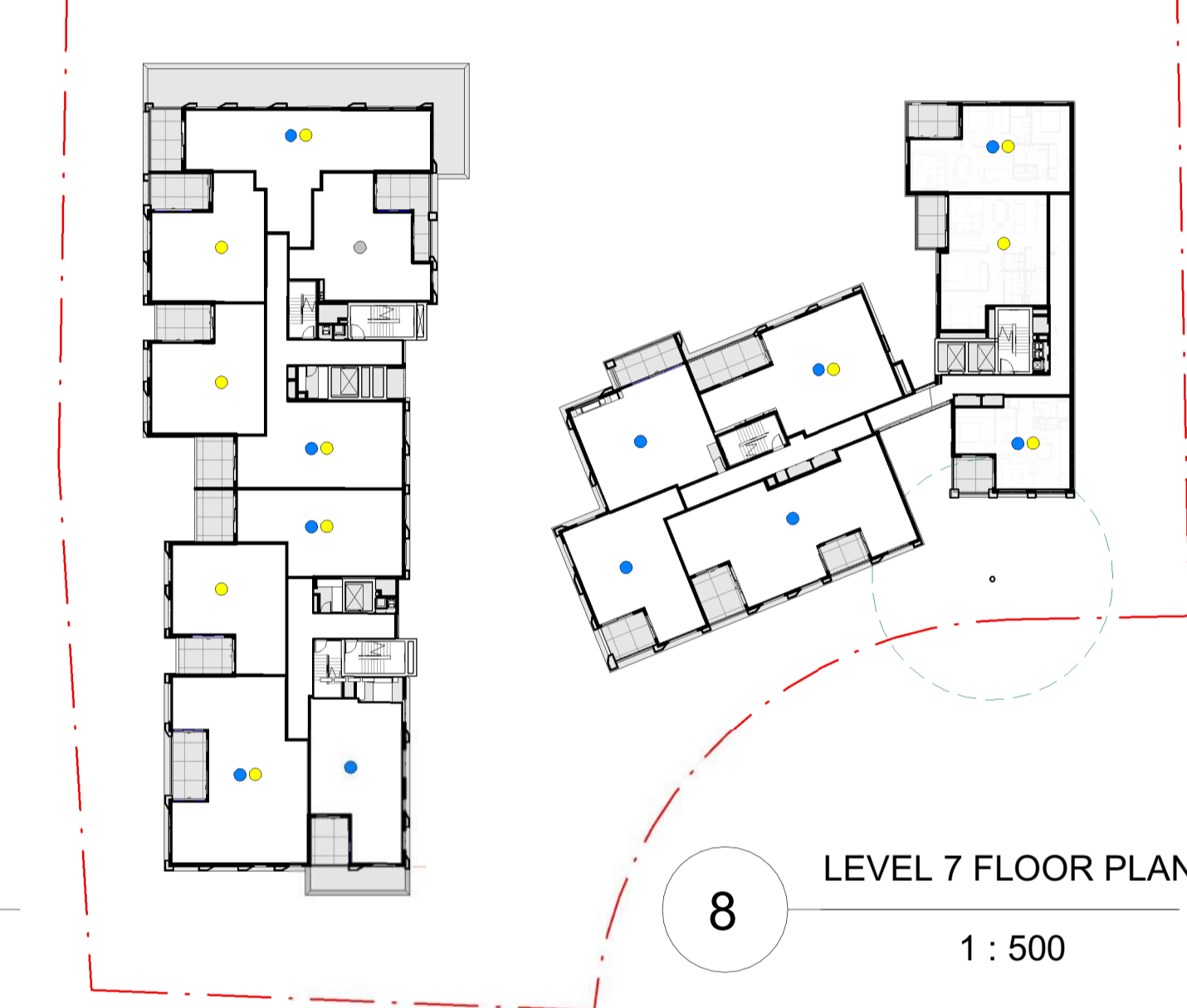
5 LEVEL 4 FLOOR PLAN  
1 : 500



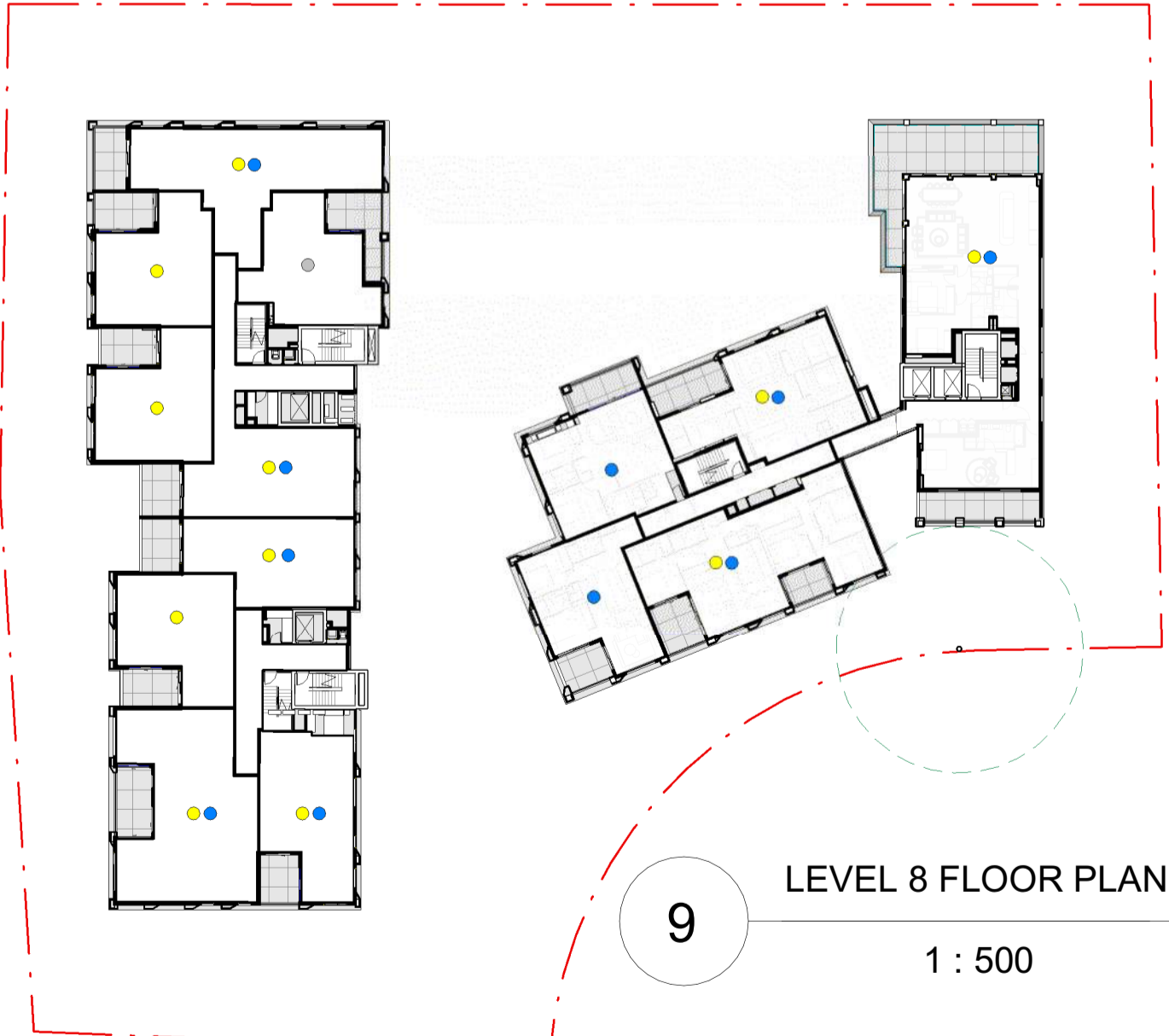
6 LEVEL 5 FLOOR PLAN  
1 : 500



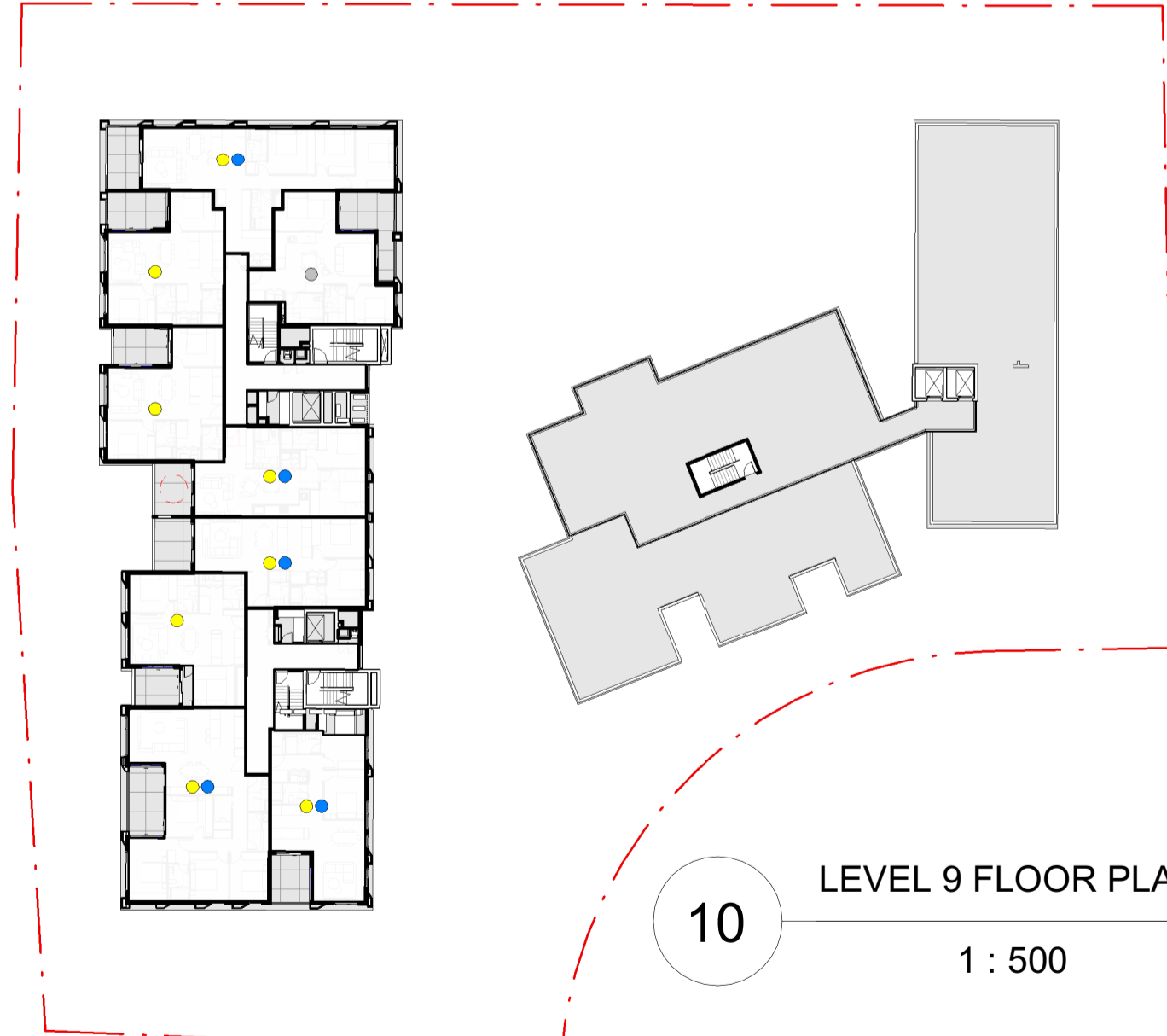
7 LEVEL 6 FLOOR PLAN  
1 : 500



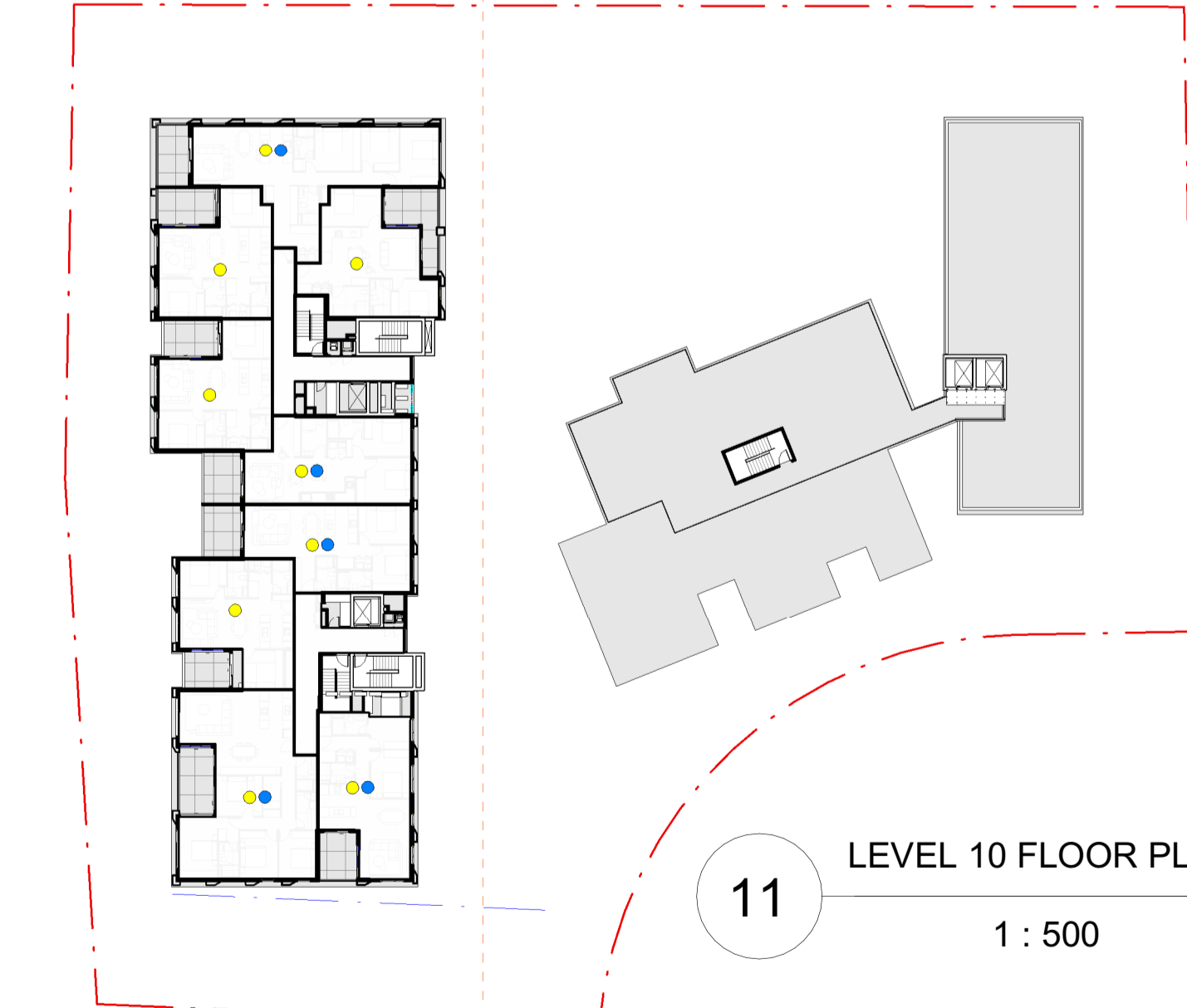
8 LEVEL 7 FLOOR PLAN  
1 : 500



9 LEVEL 8 FLOOR PLAN  
1 : 500



10 LEVEL 9 FLOOR PLAN  
1 : 500



11 LEVEL 10 FLOOR PLAN  
1 : 500

- SOLAR ANALYSIS  
2HRS SOLAR COMPLIANCE:  
  
96/136 = 70.5 %  
ADG REQUIREMENTS : 70%
- SOLAR ANALYSIS  
NO SOLAR COMPLIANCE:  
  
15/136 = 11 %  
ADG REQUIREMENTS : 15%
- CROSS VENTILATION ANALYSIS  
CROSS VENTILATION UNITS:  
  
95/136 = 69.8 %  
ADG REQUIREMENTS : 60%

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
SOLAR & CROSS VENTILATION

DATE: Issue Date	SCALE: 1 : 500	DRAWING No: SSD 502
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

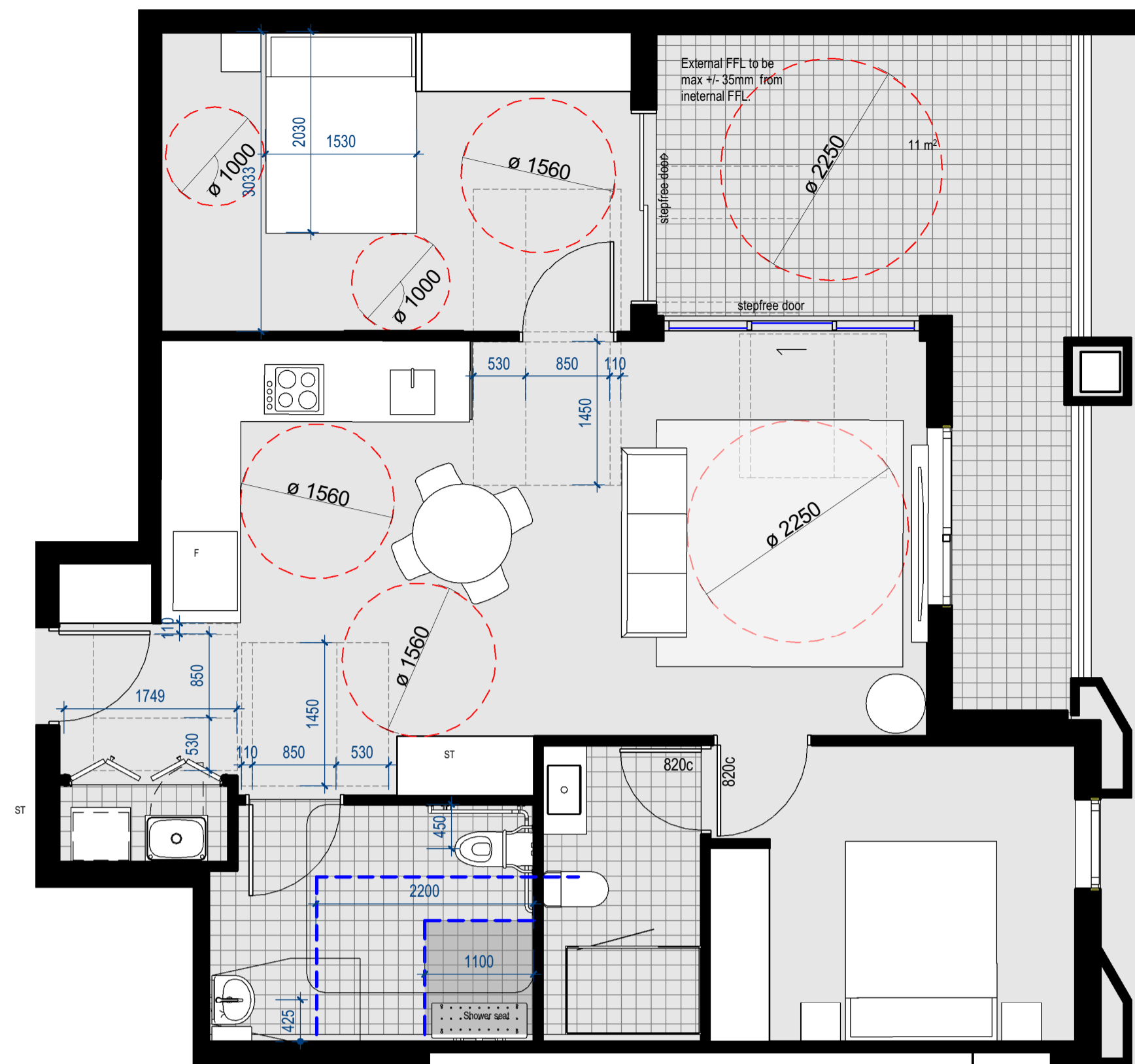
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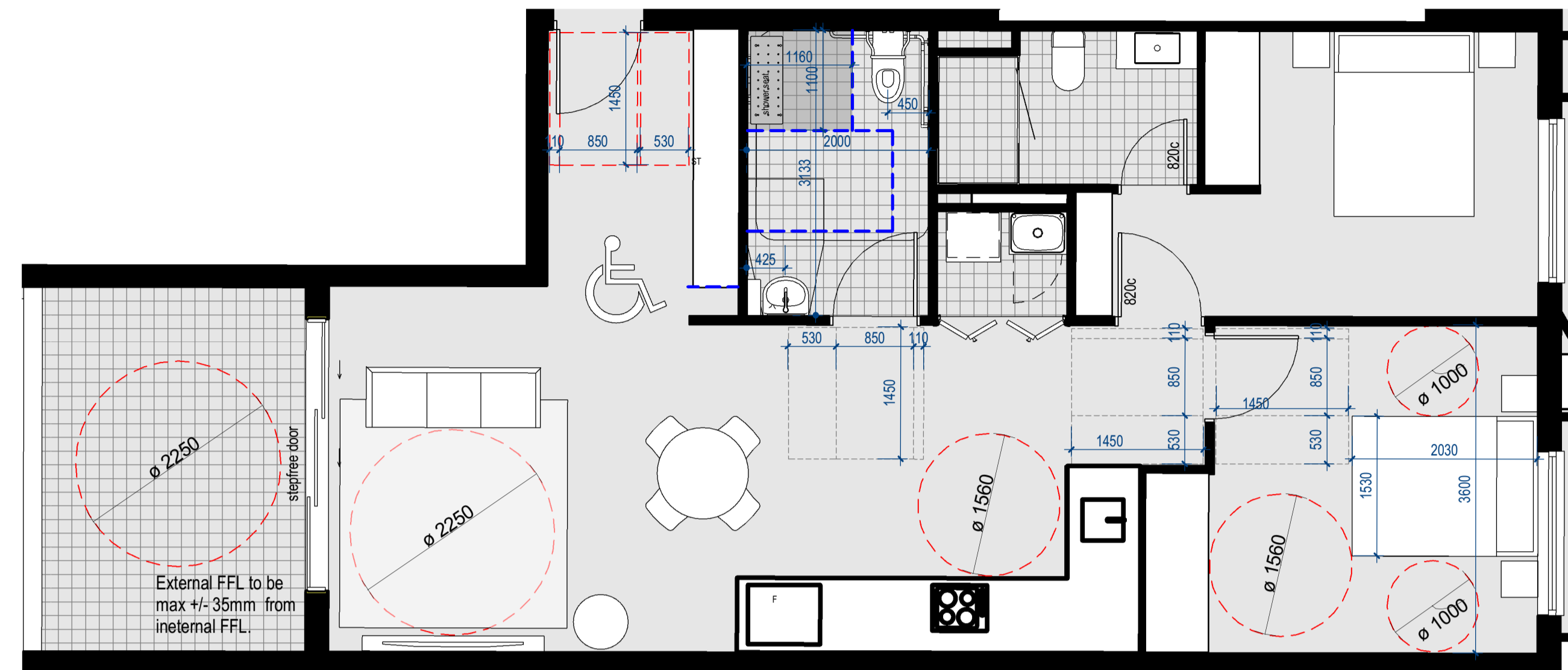
**FOR APPROVAL**

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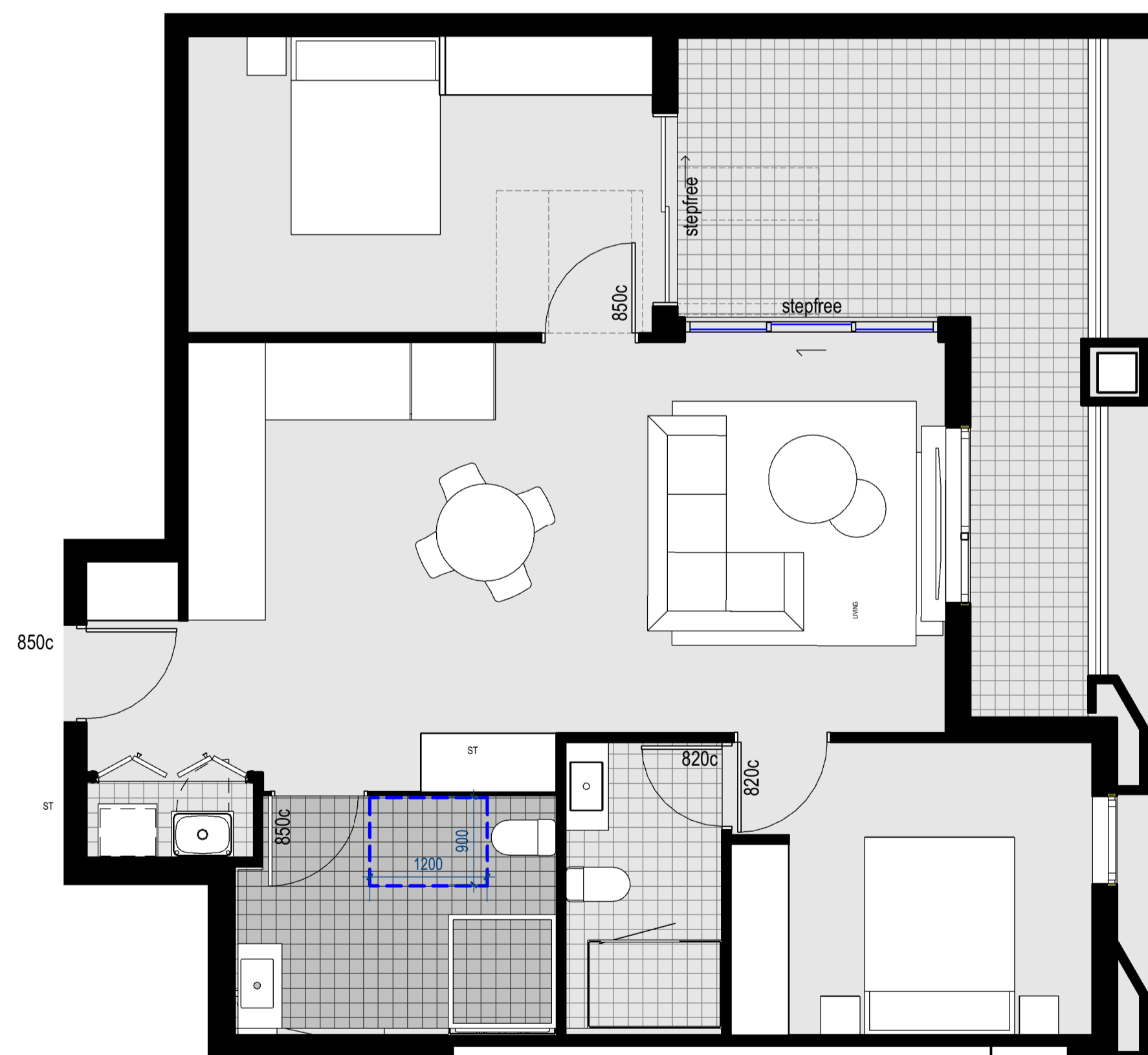
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



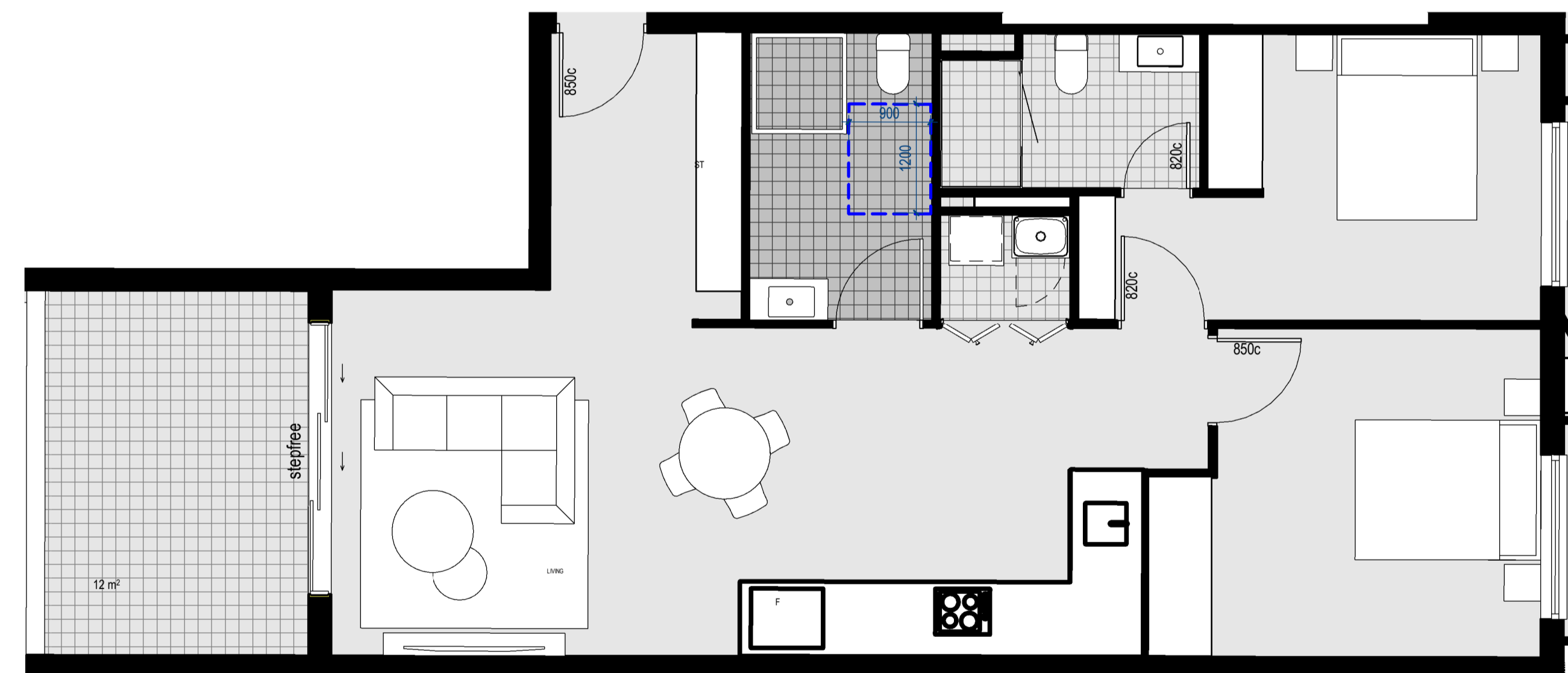
1 POST-ADAPTABLE 1 (2 BEDROOM UNIT - BUILDING B)  
1 : 50 309 - 409 - 509 - 609 - 709 - 807 - 902



3 POST-ADAPTABLE 2 (2 BEDROOM UNIT - BUILDING B)  
1 : 50 310 - 410 - 510 - 610 - 710 - 808 - 903



2 PRE-ADAPTABLE & LIVABLE 1 (2 BEDROOM UNIT - BUILDING B)  
1 : 50 309 - 409 - 509 - 609 - 709 - 807 - 902



4 PRE-ADAPTABLE & LIVABLE 2 (2 BEDROOM UNIT - BUILDING B)  
1 : 50 310 - 410 - 510 - 610 - 710 - 808 - 903

15% ACCESSIBLE UNITS = 136 x 15 % = 21 units

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Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

CLIENT:  
**CAPTAG INVESTMENTS PTY LTD**

PROJECT:  
**BLOSSOM**  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:

ADAPTABLE UNITS 1

DATE:  
Issue Date

SCALE:  
1 : 50

DRAWING No:  
SSD 503

DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
1

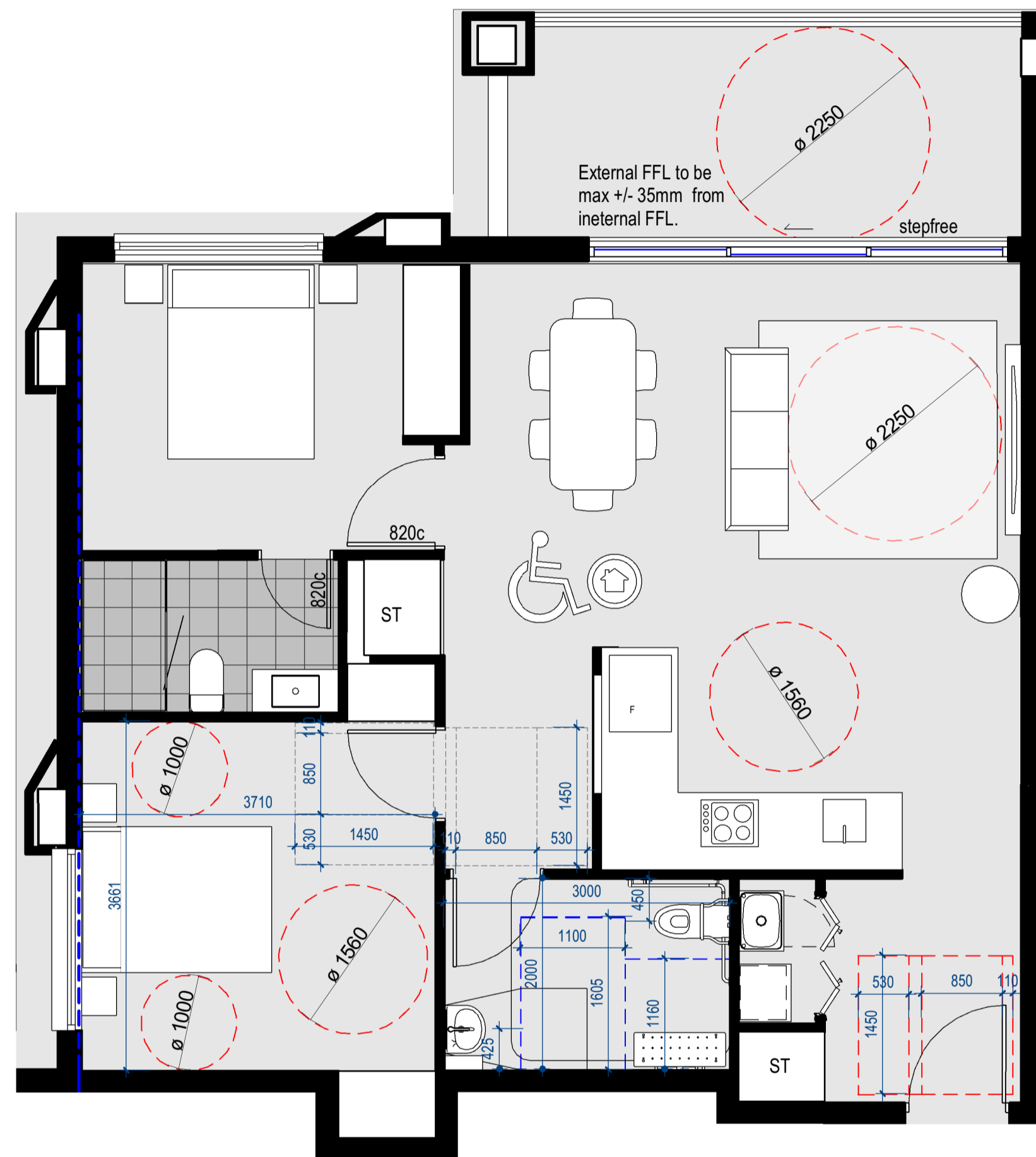
DO NOT SCALE

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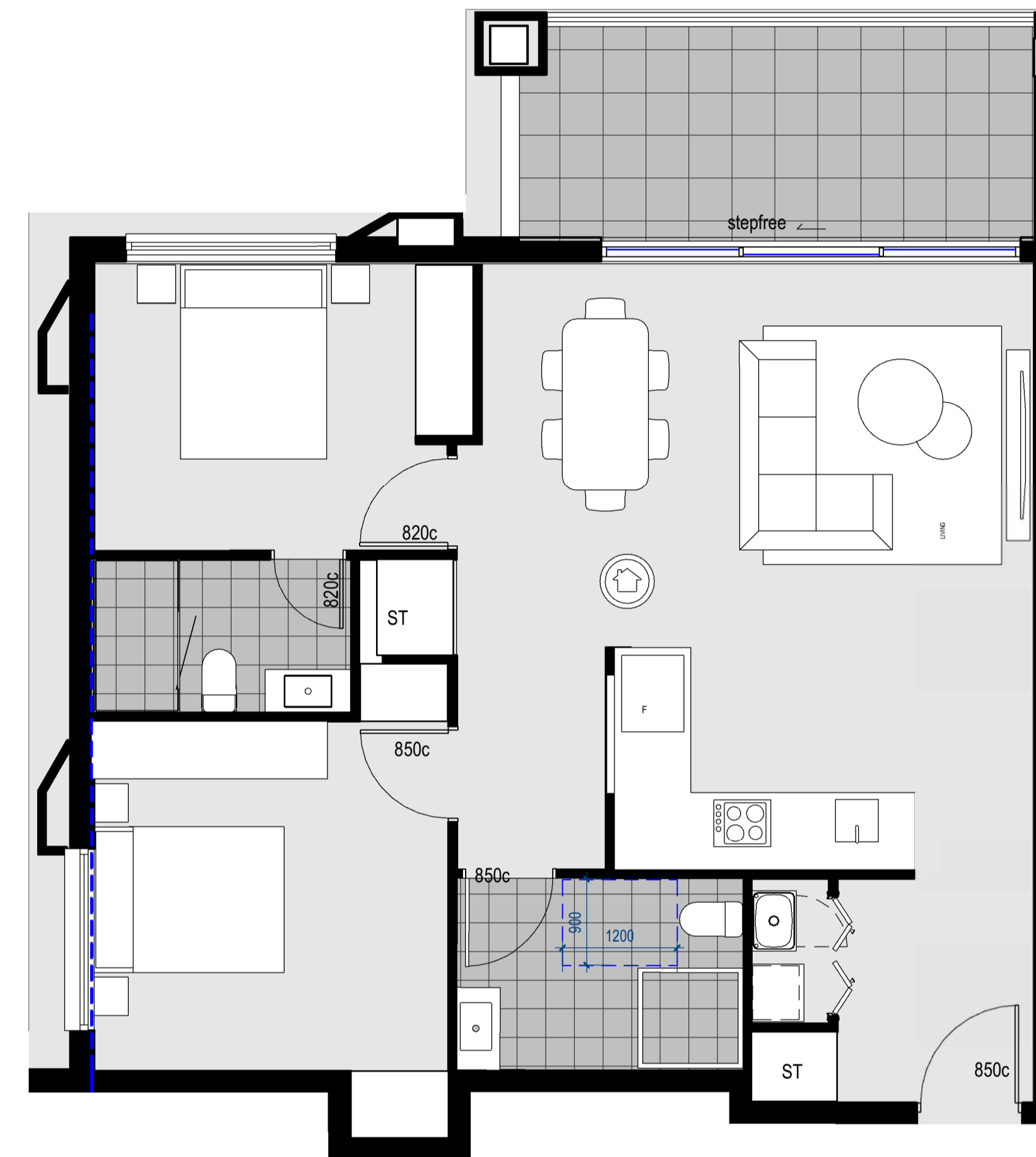
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Carlingford\_Central\_R23\_flaghvaei.rvt

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**1** POST-ADAPTABLE 3 (2 BEDROOM UNIT - BUILDING A1)  
 1 : 50 G04 - 104 - 204 - 304 - 404 - 504 - 604



**2** PRE-ADAPTABLE & LIVABLE 3 (2 BEDROOM UNIT - BUILDING A1)  
 1 : 50 G04 - 104 - 204 - 304 - 404 - 504 - 604



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 ADAPTABLE UNITS 2

**DATE:** Issue Date

**SCALE:** 1 : 50

**DRAWING No.:** SSD 504

**DRAWN BY:** FT

**PROJECT NO.:** 23002

**REV.:** 1

**DO NOT SCALE**

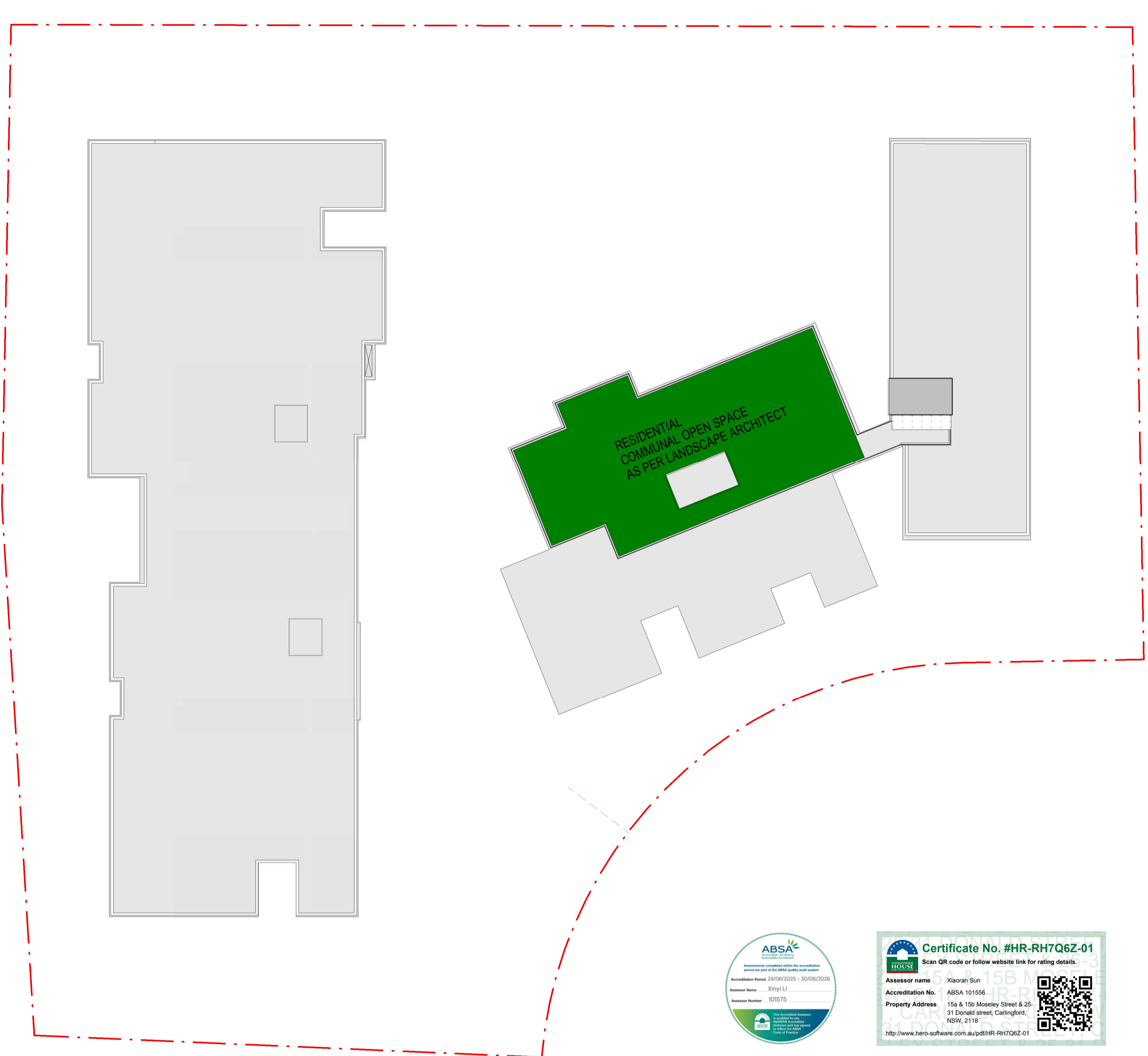
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08/08/2025 16:18:21



1 60. COMMON OPEN SPACE  
1 : 250

2 COMMON OPEN SPACE ROOF LEVEL  
1 : 250

**COMMUNAL OPEN SPACE:**  
 GROUND FLOOR COS AREA: 1245 m<sup>2</sup>  
 ROOF LEVEL COS AREA: 254 m<sup>2</sup>  
 TOTAL COS AREA: 1508 = 25.3%  
 ADG requirements : 25% = 1487 m<sup>2</sup>



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
COMMUNAL OPEN SPACES

DATE: Issue Date	SCALE: As indicated	DRAWING No: SSD 506
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

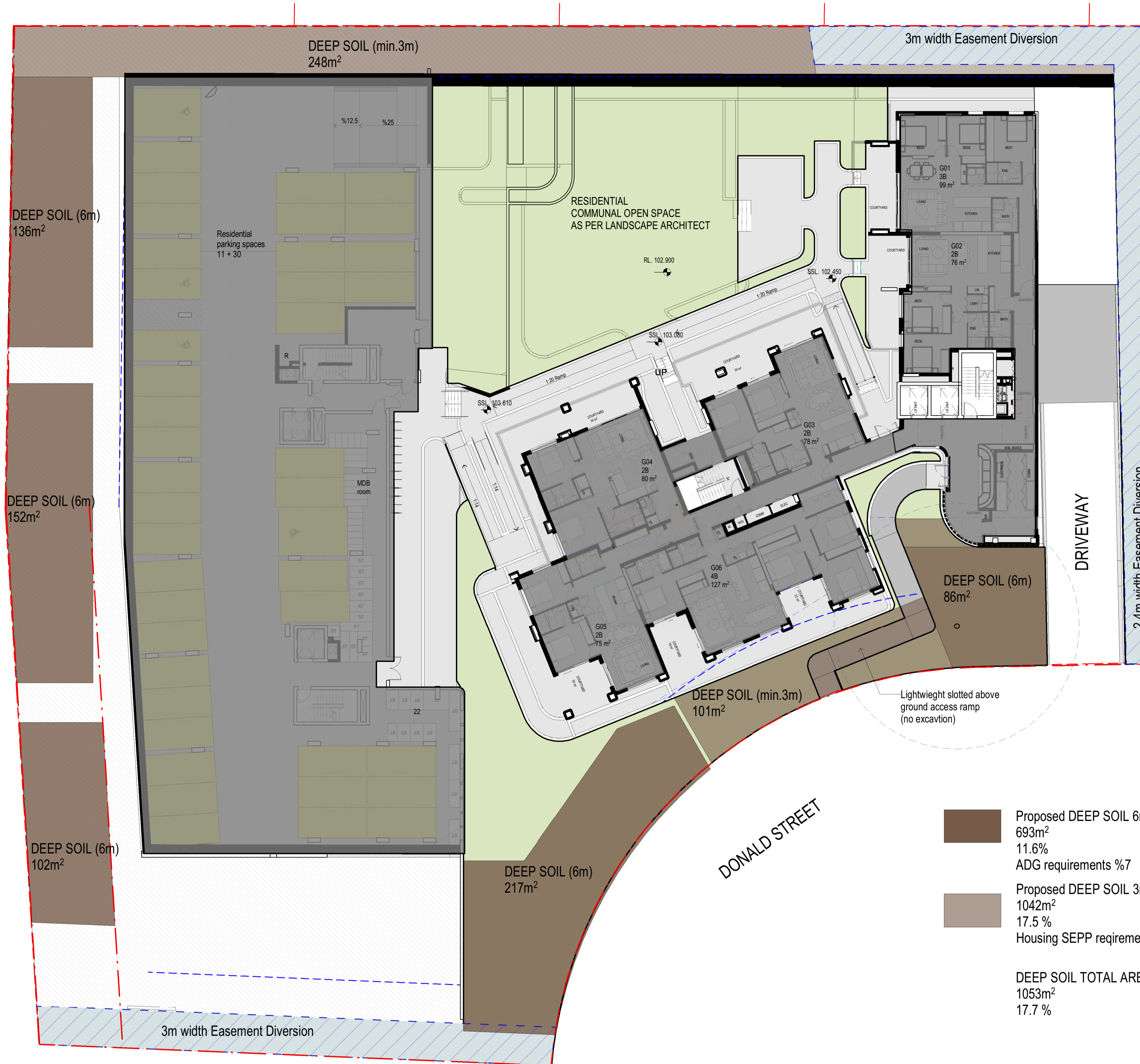
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Proposed DEEP SOIL 6m min.  
 693m<sup>2</sup>  
 11.6%  
 ADG requirements %7

Proposed DEEP SOIL 3m min.  
 1042m<sup>2</sup>  
 17.5 %  
 Housing SEPP requirements 15%

**DEEP SOIL TOTAL AREA:**  
 1053m<sup>2</sup>  
 17.7 %



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
 DEEP SOIL

<b>DATE:</b> Issue Date	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> SSD 507
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

**DO NOT SCALE**

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Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



Proposed LANDSCAPE AREA  
2131m<sup>2</sup>  
35.8%  
ADG requirements 30%



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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAI SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LANDSCAPE DIAGRAM

<b>DATE:</b> Issue Date	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> SSD 508
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

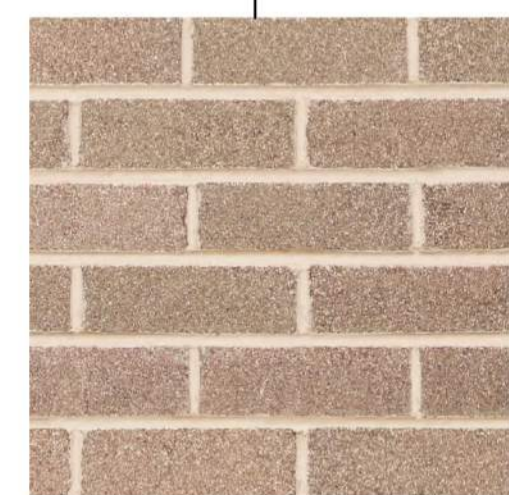
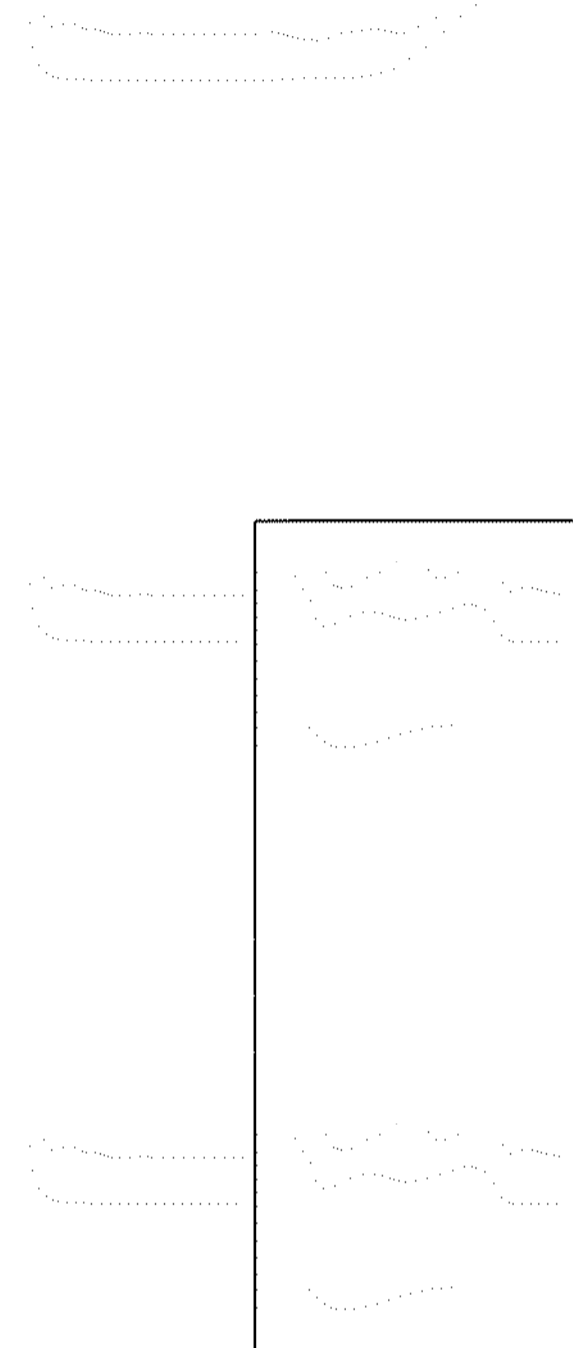
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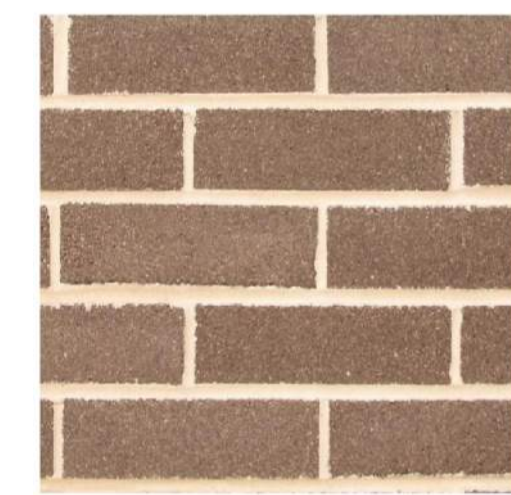
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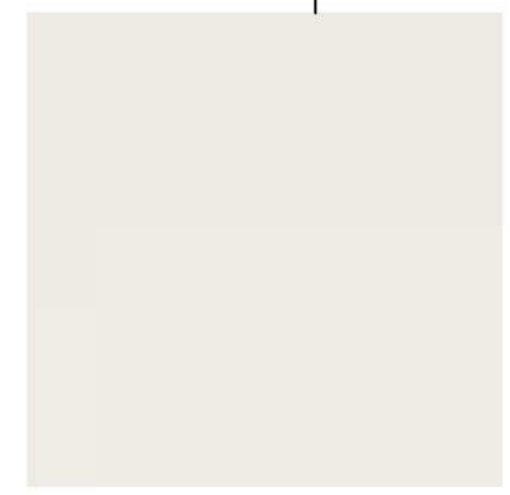
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



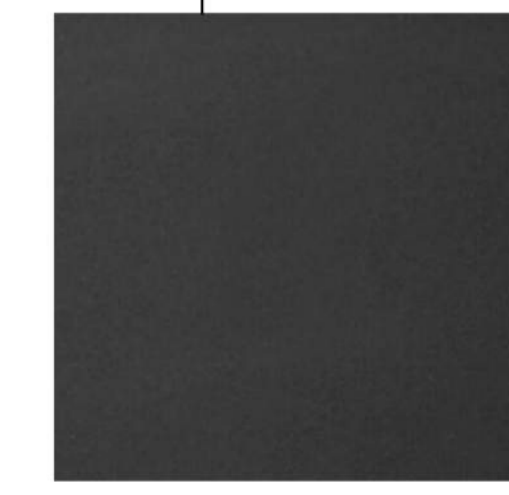
EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing



EF - 09  
Toughened Safety Glass

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**  
**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
3D VEIW

**DATE:** Issue Date

**SCALE:**

**DRAWING No.:** SSD 509

**REV:** 1

**DRAWN BY:** FT

**PROJECT NO.:** 23002

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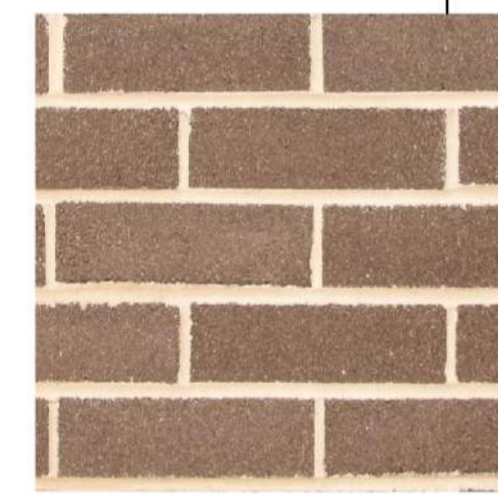
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EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



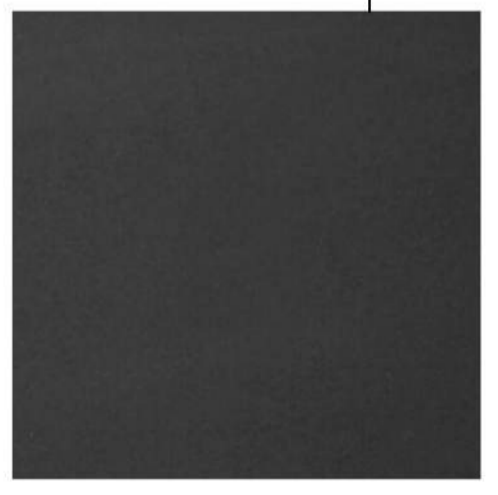
EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing



EF - 09  
Toughened Safety Glass

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



Registered Architect: Chenxiao Xu  
Architect Registration No. NSW - 11314

**CLIENT:**

**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**

3D VEIW

**DATE:**

Issue Date

DRAWN BY:  
FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 510

REV:  
1

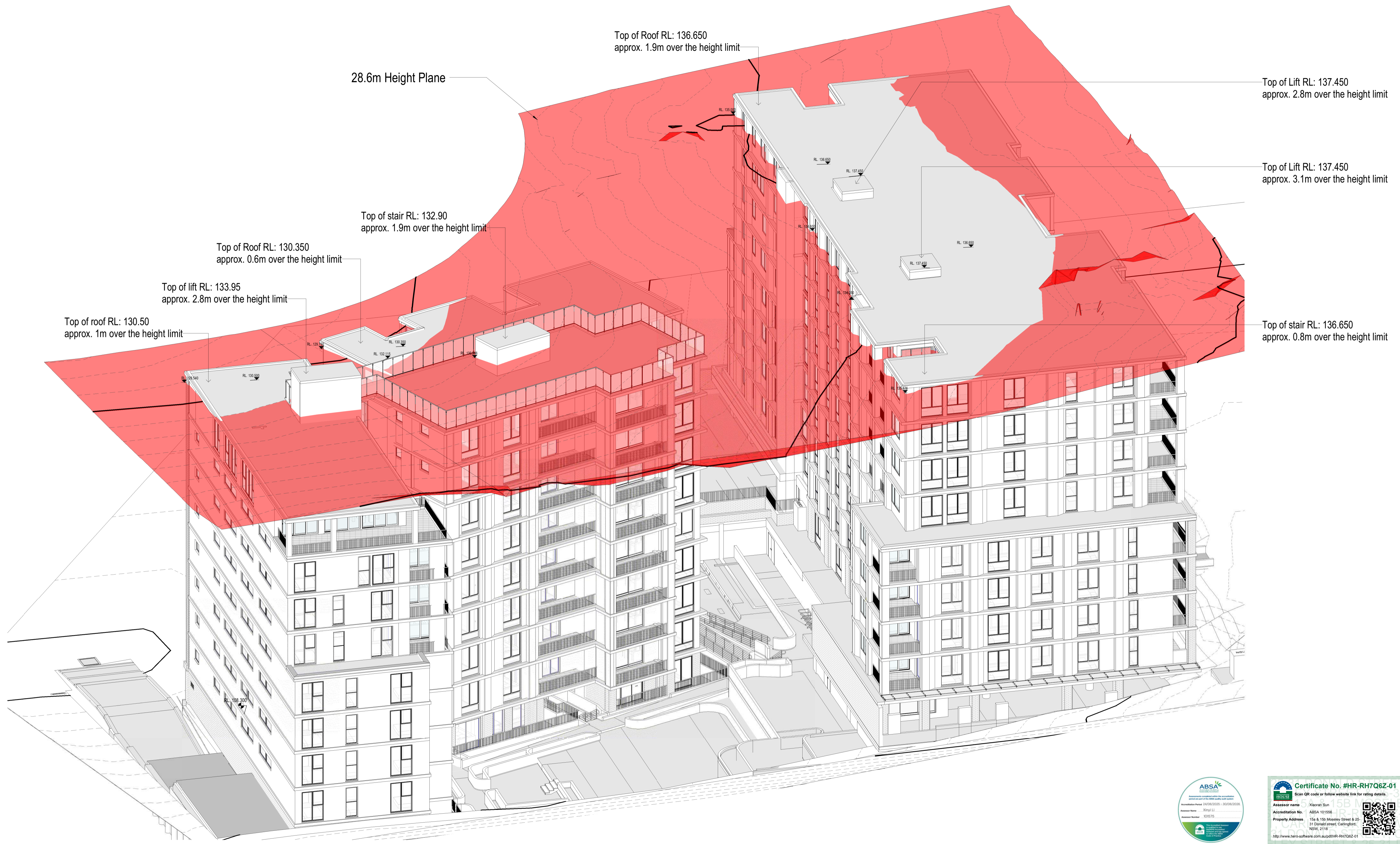
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**BLOSSOM**

15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
**3D VEIW HEIGHT PLANE**

**DATE:**  
Issue Date

**SCALE:**  
FT

**DRAWING No.:**  
SSD 511

**REV.:**  
1

**PROJECT NO.:**  
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