

# SSD APPLICATION

## PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT AND CHILDCARE CENTRE

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



SSD DRAWING LIST			
Sheet Name	Sheet Number	Current Revision	Current Revision Date
COVER PAGE	SSD 000	1	02.04.25
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LEVEL 9 PLAN	SSD 211	1	02.04.25
LEVEL 10 PLAN	SSD 212	1	02.04.25
ROOF PLAN	SSD 213	1	02.04.25
N & S ELEVATIONS	SSD 300	1	02.04.25
E & W ELEVATIONS	SSD 301	1	02.04.25
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DRIVEWAY SECTIONS	SSD 305	1	02.04.25
SHADOW ANALYSIS	SSD 401	1	02.04.25
COS SHADOW ANALYSIS	SSD 403	1	02.04.25
SOLAR ANALYSIS OUTDOOR PLAY	SSD 404	1	02.04.25
GFA CALCULATION	SSD 500	1	02.04.25
APARTMENT MIX	SSD 501	1	02.04.25
CROSS VENTILATION	SSD 502	1	02.04.25
ADAPTABLE UNITS 1	SSD 503	1	02.04.25
ADAPTABLE UNITS 2	SSD 504	1	02.04.25
SOLAR DIAGRAM	SSD 505	1	02.04.25
COMMUNAL OPEN SPACES	SSD 506	1	02.04.25
DEEP SOIL	SSD 507	1	02.04.25
LANDSCAPE DIAGRAM	SSD 508	1	02.04.25
3D VEIW	SSD 509	1	02.04.25
3D VEIW	SSD 510	1	02.04.25
3D VEIW HEIGHT PLANE	SSD 511	1	02.04.25
3D VEIW	SSD 512	1	02.04.25
AFFRODABLE UNITS	SSD 514	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:  
APRIL 2025

SCALE:

DRAWING No:  
SSD 000

DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
1

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

#### 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>			
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

	DCP REQ.	PROVIDED
CHILDCARE PARKING		
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
MOTORCYCLE PARKING	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>

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

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	32.4% (1927m <sup>2</sup> )
DEEP SOIL	7% OF TOTAL SITE	17.7% (1053m <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



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:  
**DEVELOPMENT SUMMARY**

DATE: APRIL 2025  
 SCALE:  
 DRAWING No: SSD 012  
 DRAWN BY: FT  
 PROJECT NO: 23002  
 REV: 1

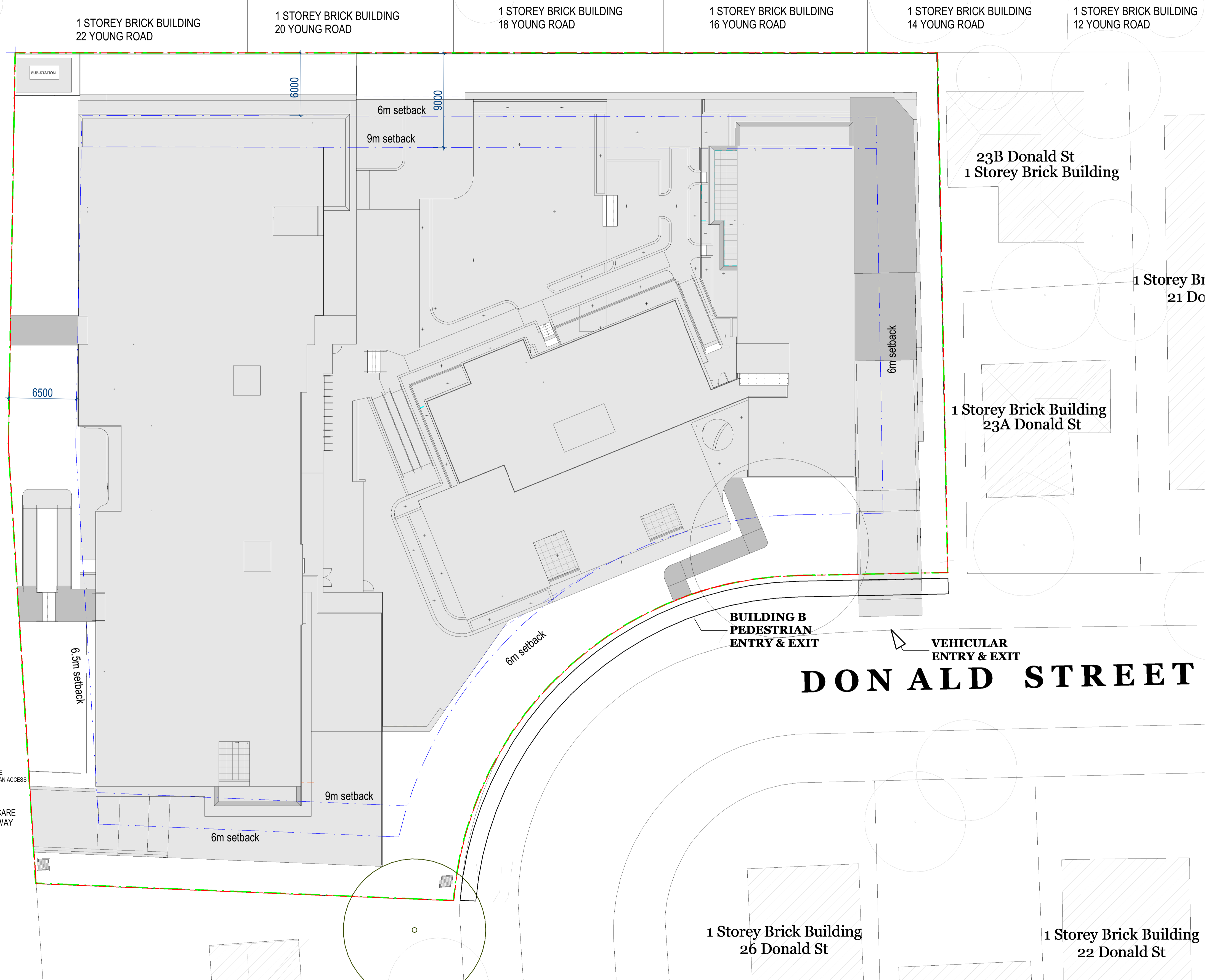
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**MOSELEY STREET**



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**PROJECT:**  
**BLOSSOM**

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

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

**DATE:** APRIL 2025  
**SCALE:** 1 : 200  
**DRAWING No.:** SSD 103

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

Scale 1 : 200

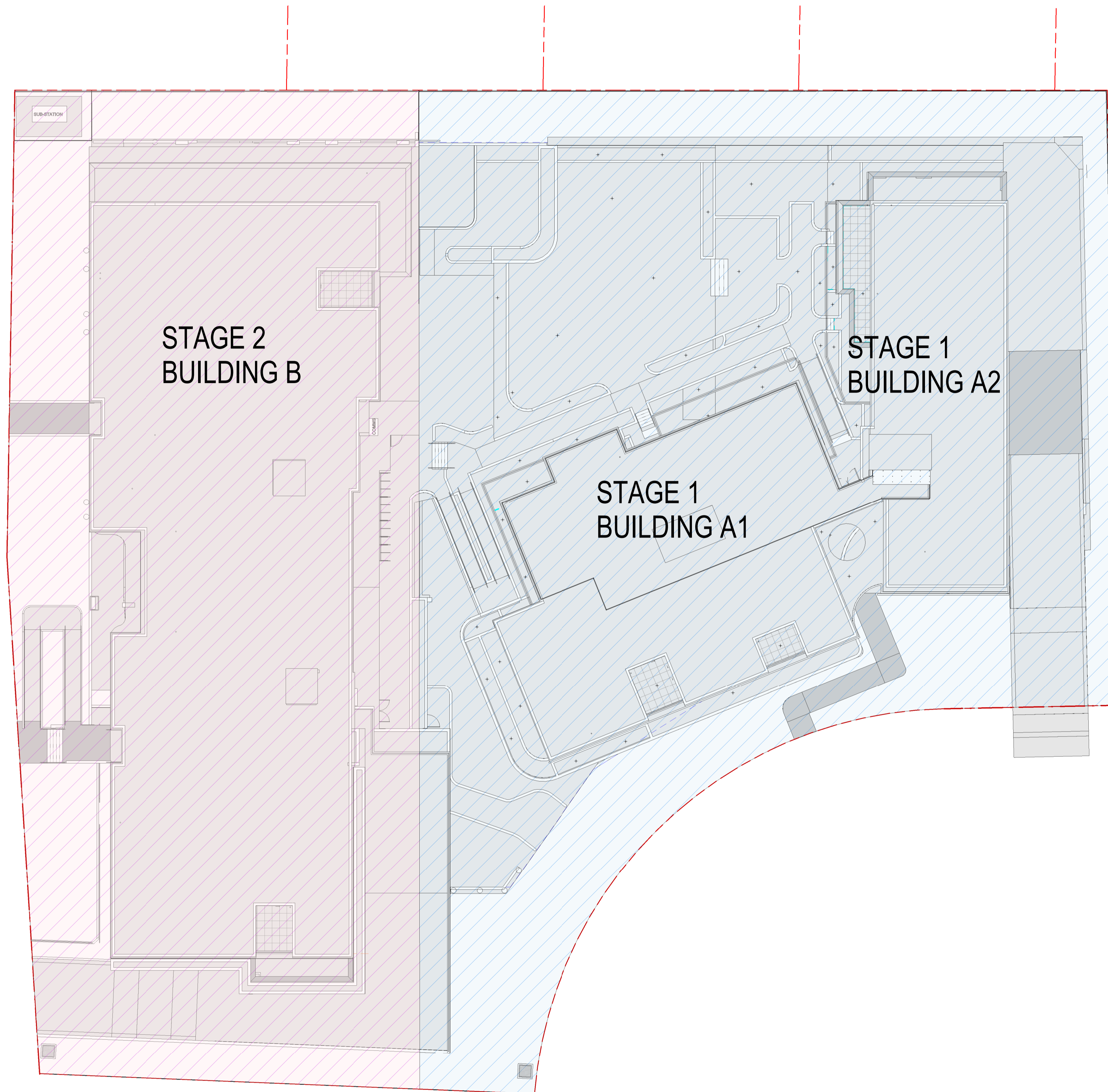
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**PROJECT:**  
BLOSSOM

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

**DRAWING TITLE:**  
STAGING PLAN

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWN BY:** FT

**PROJECT NO:** 23002

**DRAWING No:** SSD 104

**REV:** 1

Scale 1 : 200

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1 24. SITE PLAN EXISTING

1 : 500  
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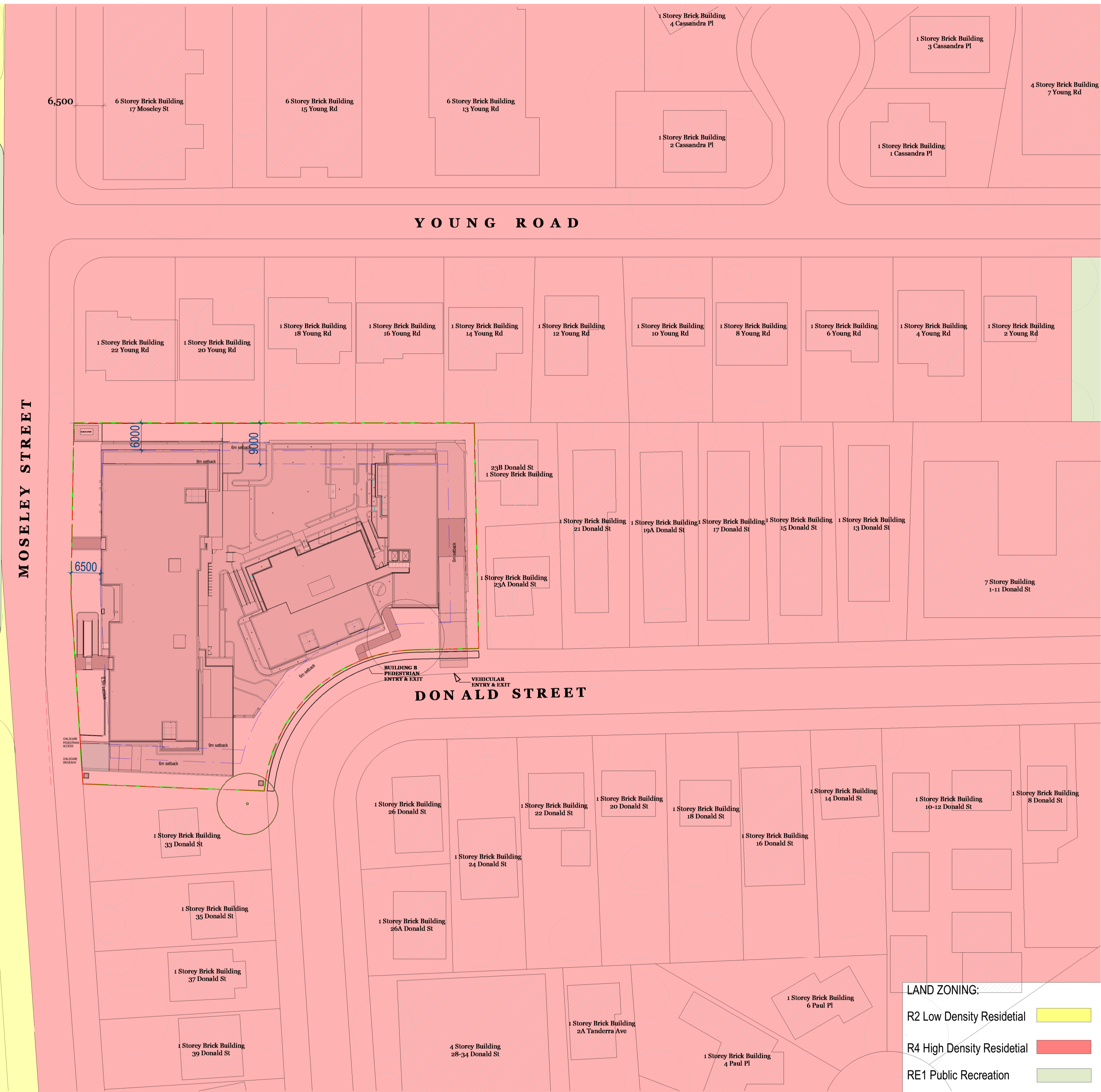
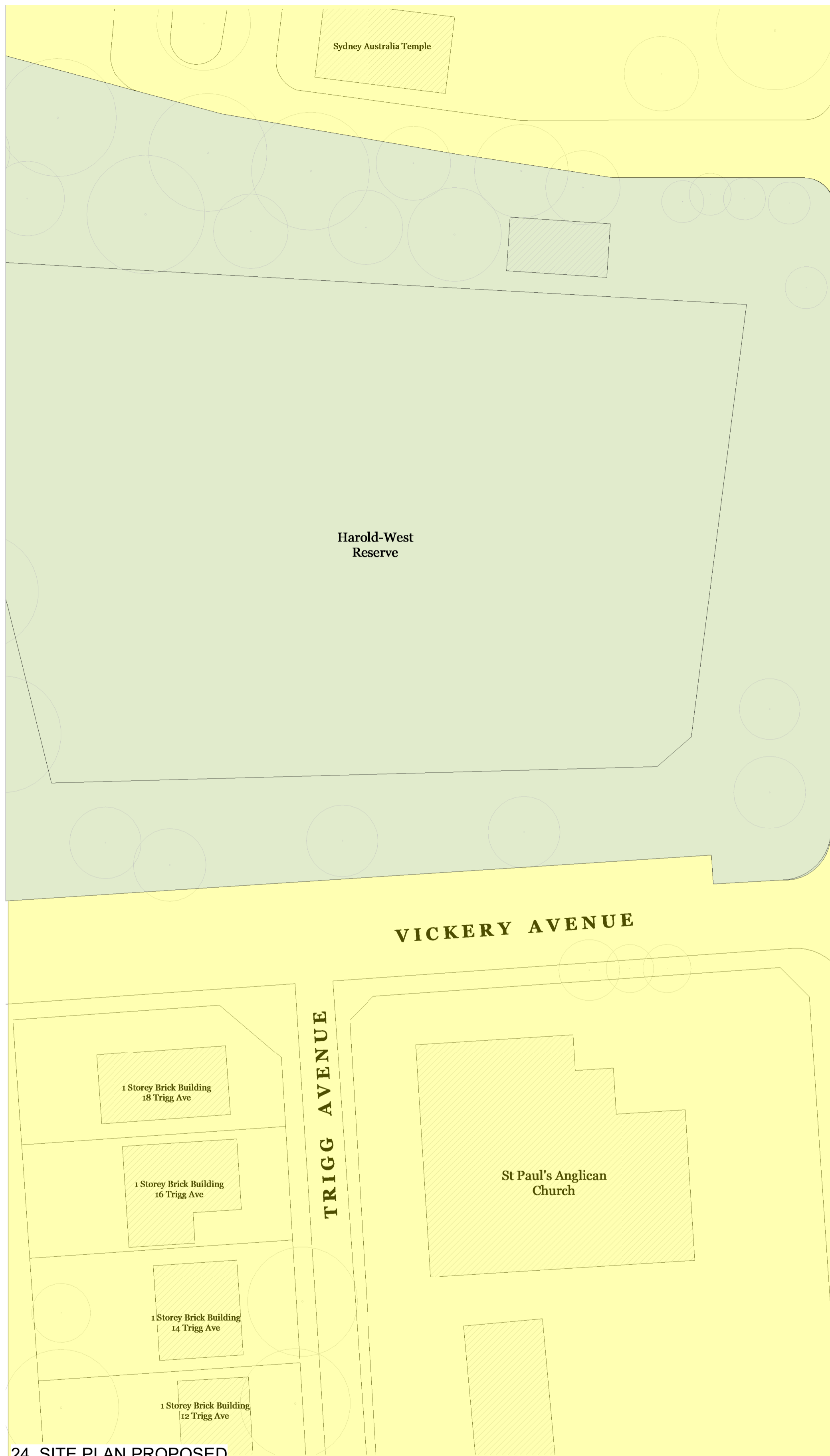
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 SITE PLAN EXISTING  
**DATE:** APRIL 2025  
**SCALE:** 1 : 500  
**DRAWN BY:** FT  
**PROJECT NO.:** 23002  
**DRAWING No.:** SSD 105  
**REV.:** 1

Scale 1 : 500  
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LAND ZONING:

R2 Low Density Residential	
R4 High Density Residential	
RE1 Public Recreation	

24. SITE PLAN PROPOSED

**1**  
GENERAL NOTE 1: 500

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**DRAWING TITLE:**  
SITE PLAN PROPOSED

<b>DATE:</b> APRIL 2025	<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

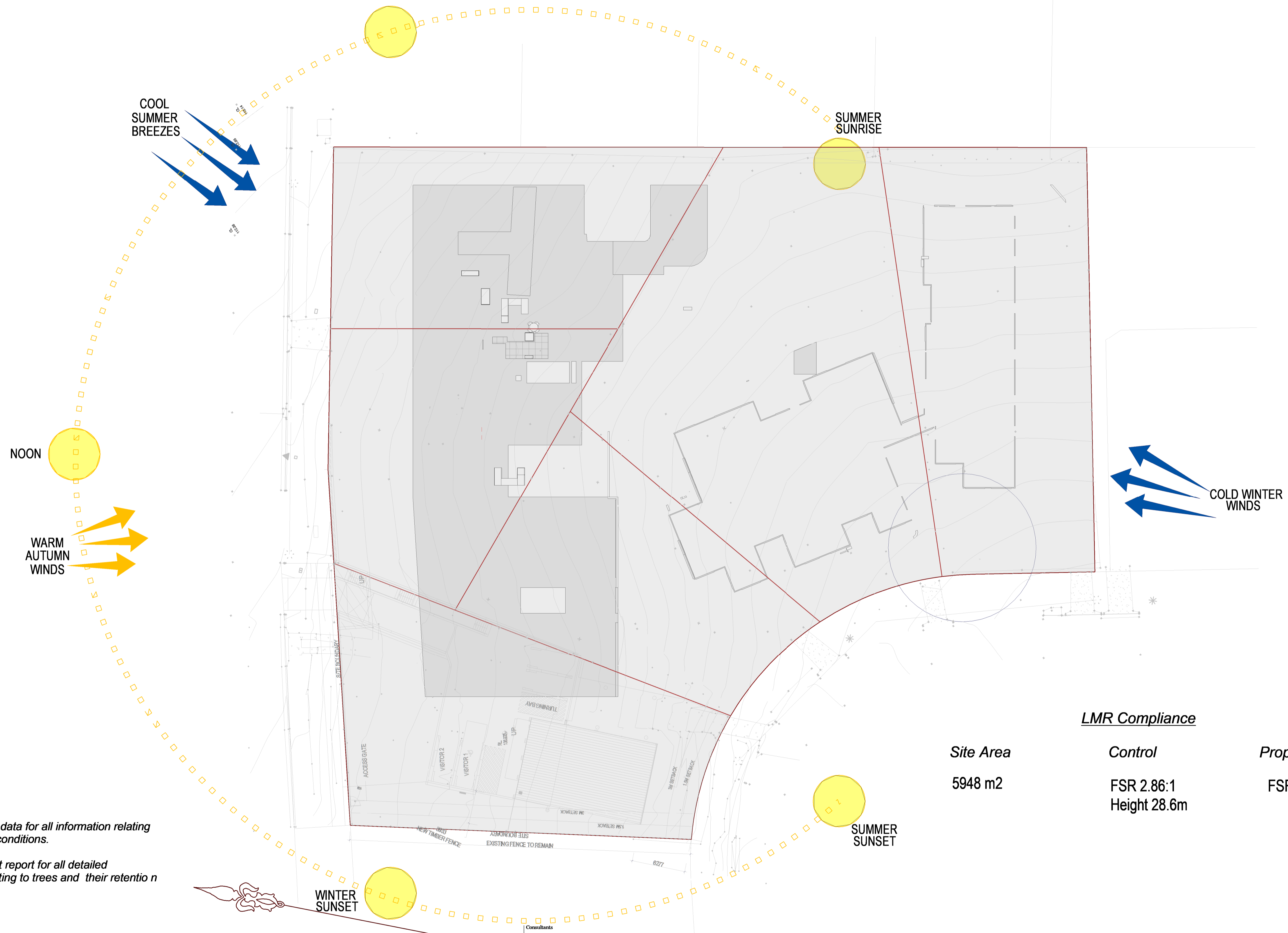
Scale 1 : 500

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Rev	Date	Description	CX-FT	BY
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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.

	<u>LMR Compliance</u>	
	Control	Proposed
Site Area		
5948 m <sup>2</sup>	FSR 2.86:1	FSR 2.36:1
	Height 28.6m	

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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

**PROJECT:**  
**BLOSSOM**

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

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

**DATE:** APRIL 2025

**SCALE:** 1 : 250

**DRAWN BY:** FT

**PROJECT NO:** 23002

**DRAWING No:** SSD 107

**REV:** 1

Scale 1 : 250

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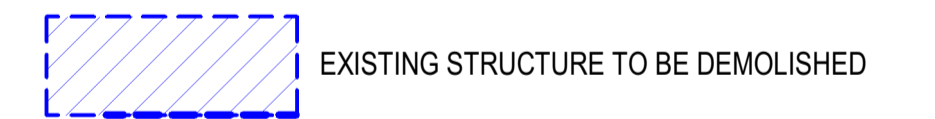
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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



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:**

APRIL 2025

**DRAWN BY:**

FT

**SCALE:**

As indicated

**PROJECT NO:**

23002

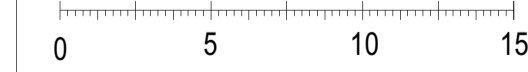
**DRAWING No:**

SSD 108

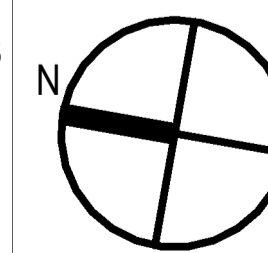
**REV:**

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Scale 1 : 250



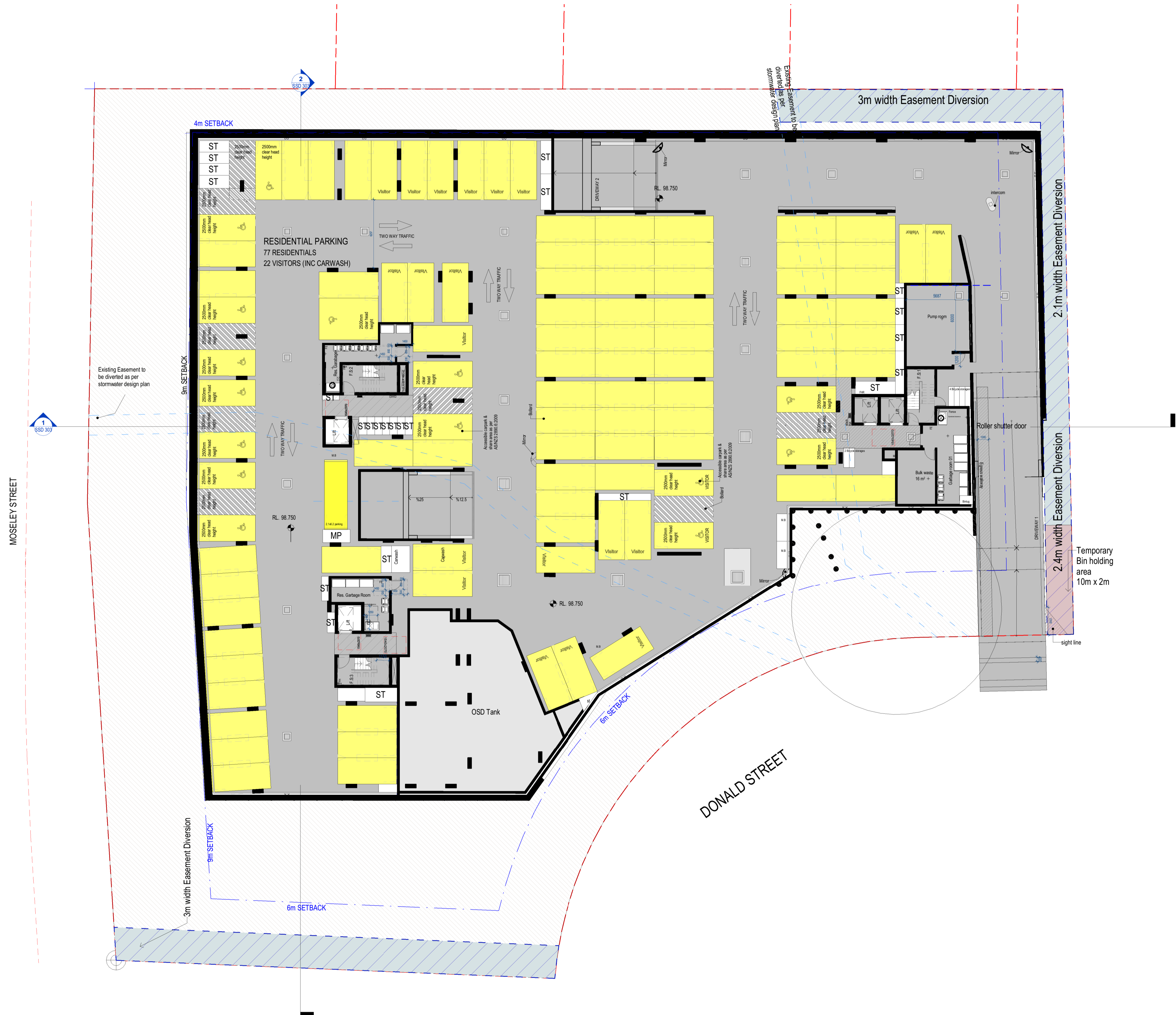
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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

21.LOWER BASEMENT PLAN -SSD  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
LOWER BASEMENT PLAN

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWING No.:** SSD 200

**REV:** 1

**PROJECT NO.:** 23002

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWING No.:** SSD 200

**REV:** 1

**PROJECT NO.:** 23002

Scale 1 : 200

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1 20. UPPER BASEMENT PLAN - SSD  
1 : 200

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Architect Registration No. NSW - 11314

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

**DRAWING TITLE:**  
UPPER BASEMENT PLAN

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWING No.:** SSD 201

**REV.:** 1

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWING No.:** SSD 201

**REV.:** 1

**DRAWN BY:** FT

**PROJECT NO.:** 23002

Scale 1 : 200

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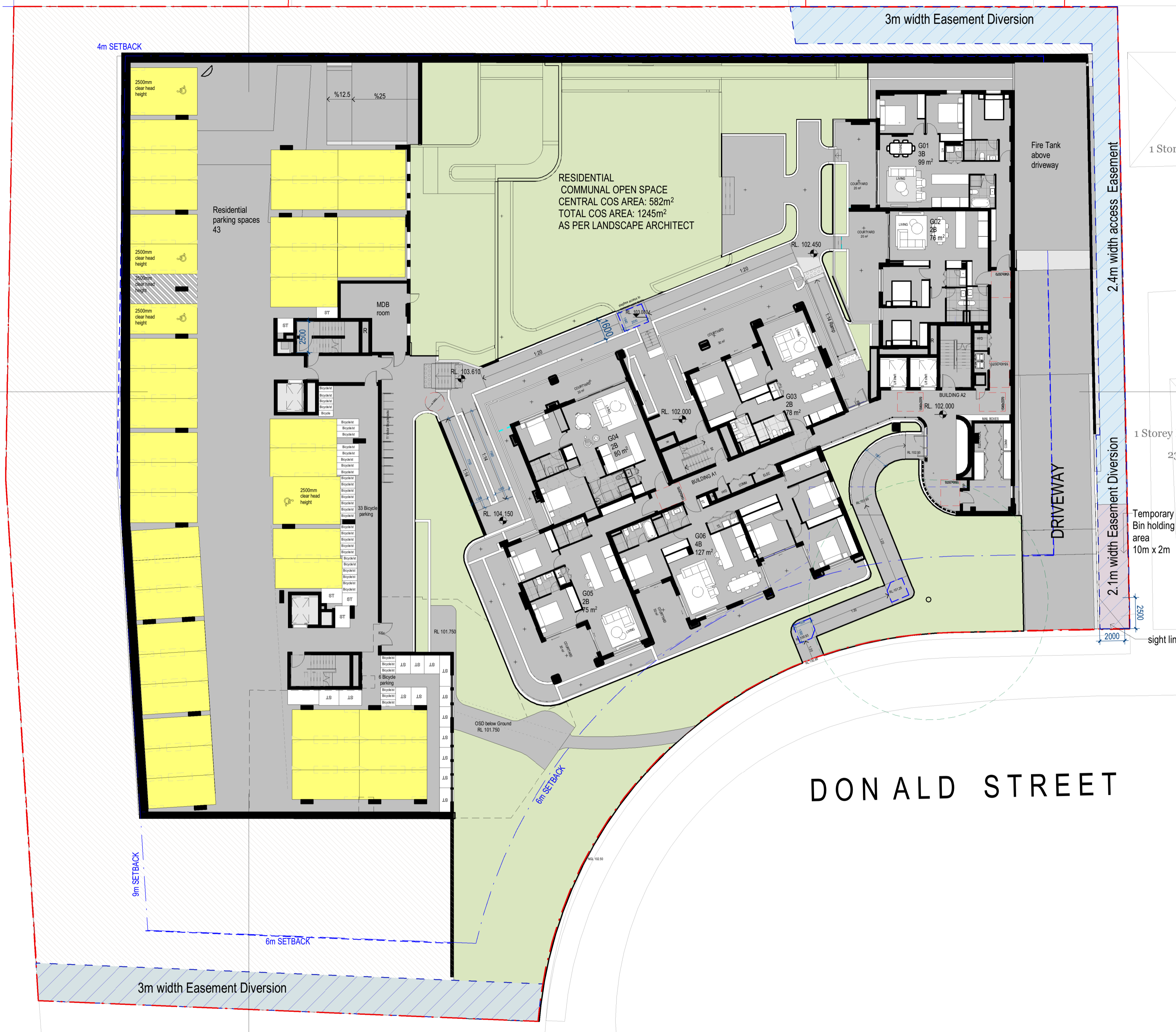
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MOSELEY STREET

22 Young Rd  
20 Young Rd  
18 Young Rd  
16 Young Rd  
14 Young Rd



1 11. GROUND FLOOR PLAN - SSD  
1 : 200  
33 Donald St  
1 Storey Brick Building

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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

<b>DRAWING TITLE:</b> GROUND FLOOR PLAN		
<b>DATE:</b> APRIL 2025	<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

Scale 1 : 200

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1 10. LEVEL 1 FLOOR PLAN - SSD  
1 : 200

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Architect Registration No. NSW - 11314

**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

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

<b>DRAWING TITLE:</b>		
LEVEL 1 PLAN		
<b>DATE:</b>	<b>SCALE:</b>	<b>DRAWING No.:</b>
APRIL 2025	1 : 200	SSD 203
<b>DRAWN BY:</b>	<b>PROJECT NO.:</b>	<b>REV.:</b>
FT	23002	1

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MOSELEY STREET



**CHILDCARE PLAN LEGEND:**

- INDOOR UNENCUMBERED PLAYAREA  
3.25m<sup>2</sup> PER CHILD
- OUTDOOR UNENCUMBERED PLAYAREA  
7m<sup>2</sup> PER CHILD
- FACILITIES (KITCHEN- BATHROOM- LAUNDRARY -  
STAFF ROOM - BIN ROOM)

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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

<b>DRAWING TITLE:</b> LEVEL 2 PLAN		
<b>DATE:</b> APRIL 2025	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> SSD 204
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

Scale 1 : 200

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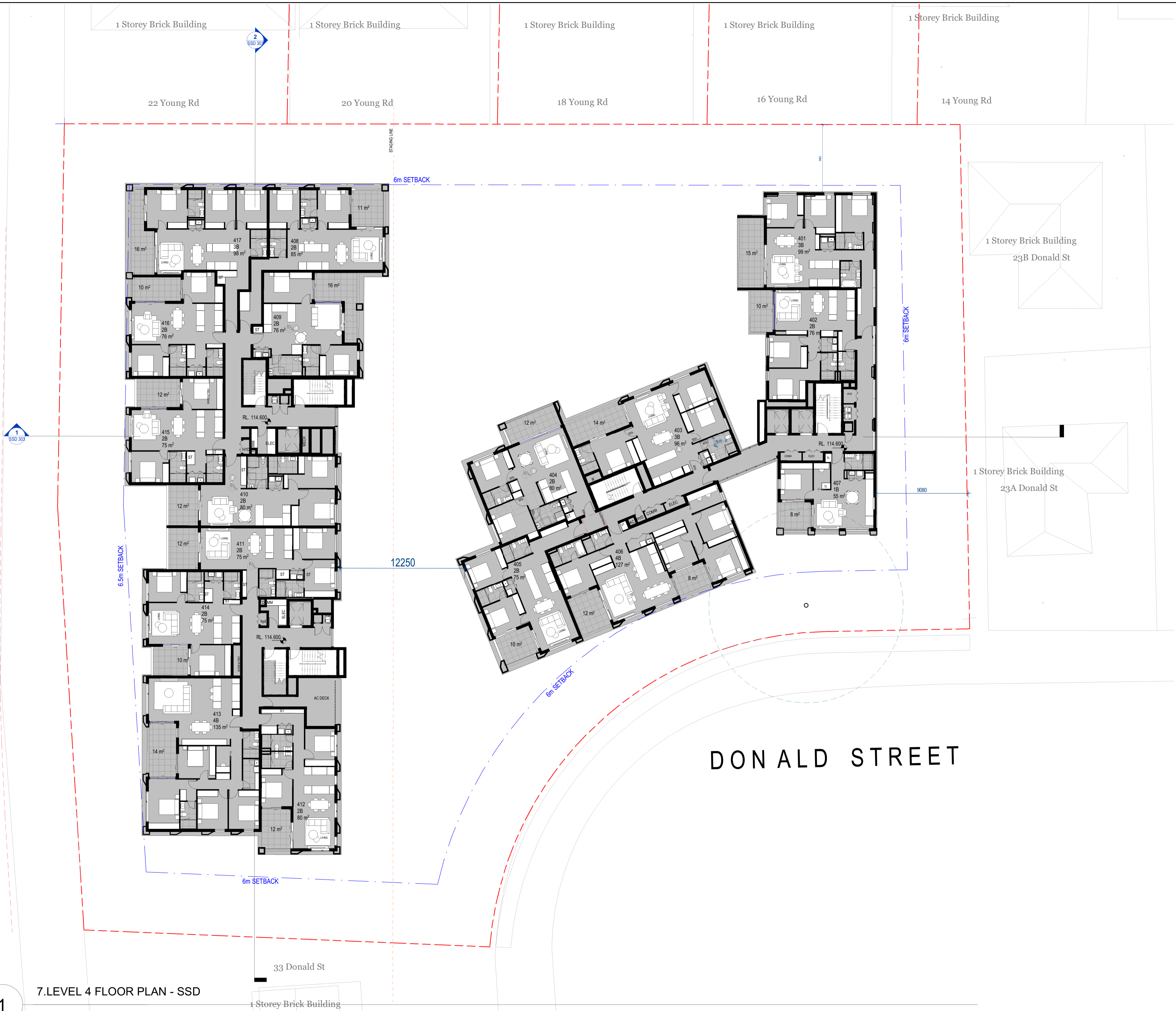
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1 7. LEVEL 4 FLOOR PLAN - SSD  
1 : 200

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

**CLIENT:**  
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<b>DRAWING TITLE:</b> LEVEL 4 PLAN		
<b>DATE:</b> APRIL 2025	<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

Scale 1 : 200

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6.LEVEL 5 FLOOR PLAN - SSD

1 : 200

1

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

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**PROJECT:**  
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<b>DRAWING TITLE:</b>		
LEVEL 5 PLAN		
<b>DATE:</b>	<b>SCALE:</b>	<b>DRAWING No.:</b>
APRIL 2025	1 : 200	SSD 207
<b>DRAWN BY:</b>	<b>PROJECT NO.:</b>	<b>REV.:</b>
FT	23002	1

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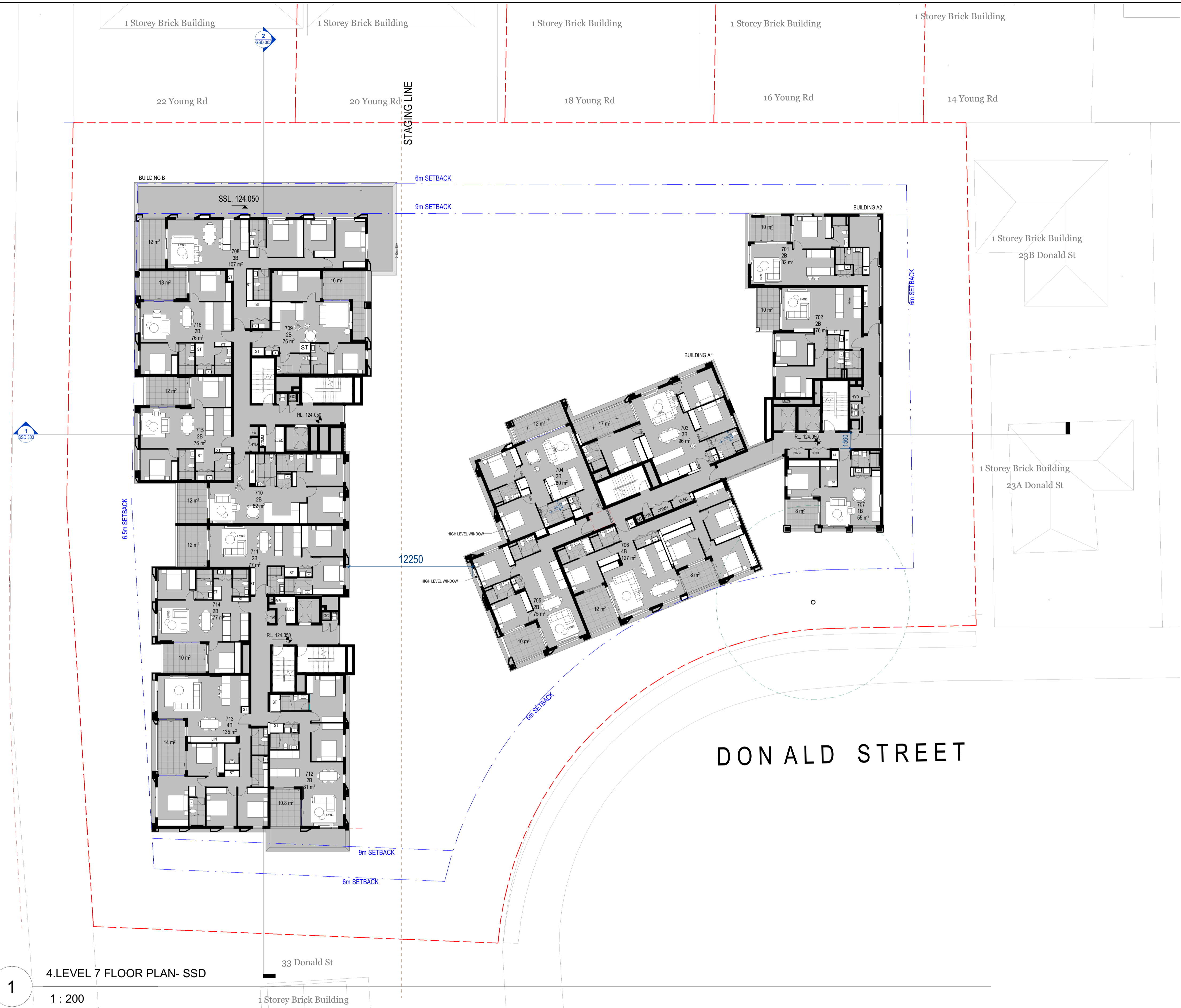
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MOSELEY STREET



1 4. LEVEL 7 FLOOR PLAN- SSD  
1 : 200

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Registered Architect: Chenxiao Xu  
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CAPTAG INVESTMENTS PTY LTD

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**DRAWING TITLE:**  
LEVEL 7 PLAN

**DATE:**  
APRIL 2025

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

**DATE:**  
APRIL 2025

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

**DATE:**  
APRIL 2025

**SCALE:**  
1 : 200

**DRAWING No.:**  
SSD 209

Scale 1 : 200

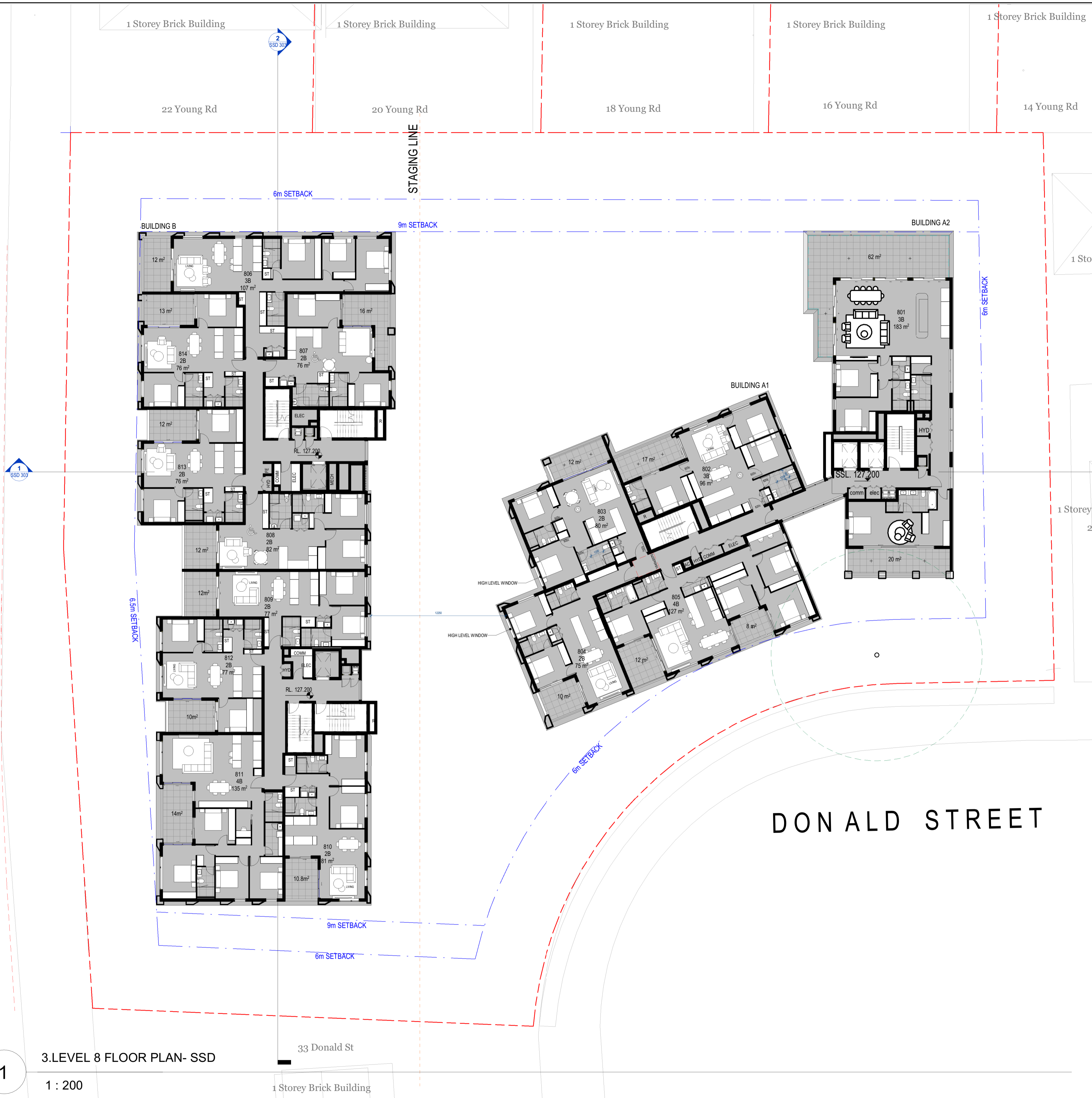
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MOSELEY STREET



1 3.LEVEL 8 FLOOR PLAN- SSD  
1 : 200

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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

<b>DRAWING TITLE:</b> LEVEL 8 PLAN		
<b>DATE:</b> APRIL 2025	<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

Scale 1 : 200

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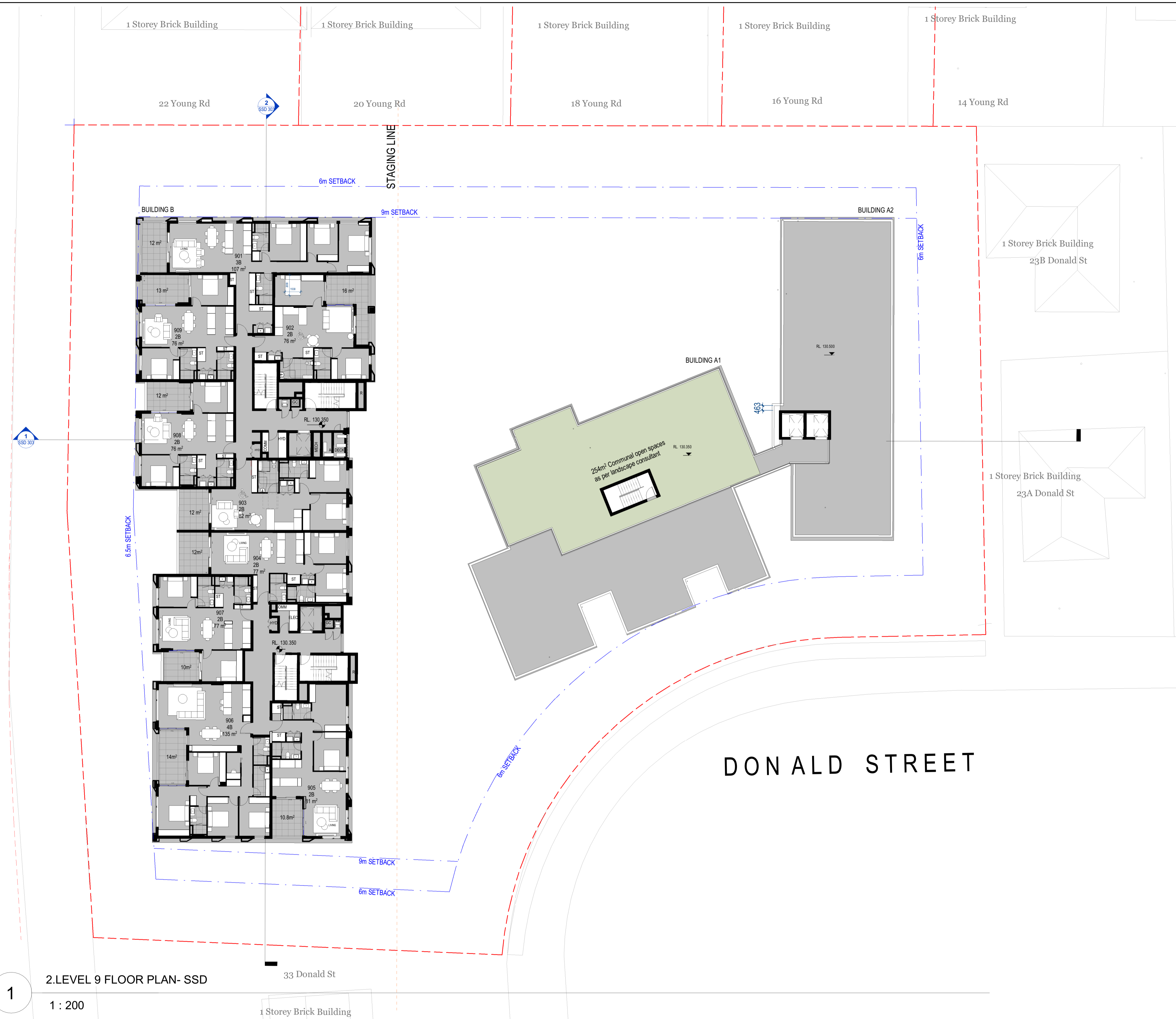
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MOSELEY STREET



1 2.LEVEL 9 FLOOR PLAN- SSD  
1 : 200

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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

<b>DRAWING TITLE:</b> LEVEL 9 PLAN		
<b>DATE:</b> APRIL 2025	<b>SCALE:</b> 1 : 200	<b>DRAWING No.:</b> SSD 211
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

Scale 1 : 200  
0 4 8 12

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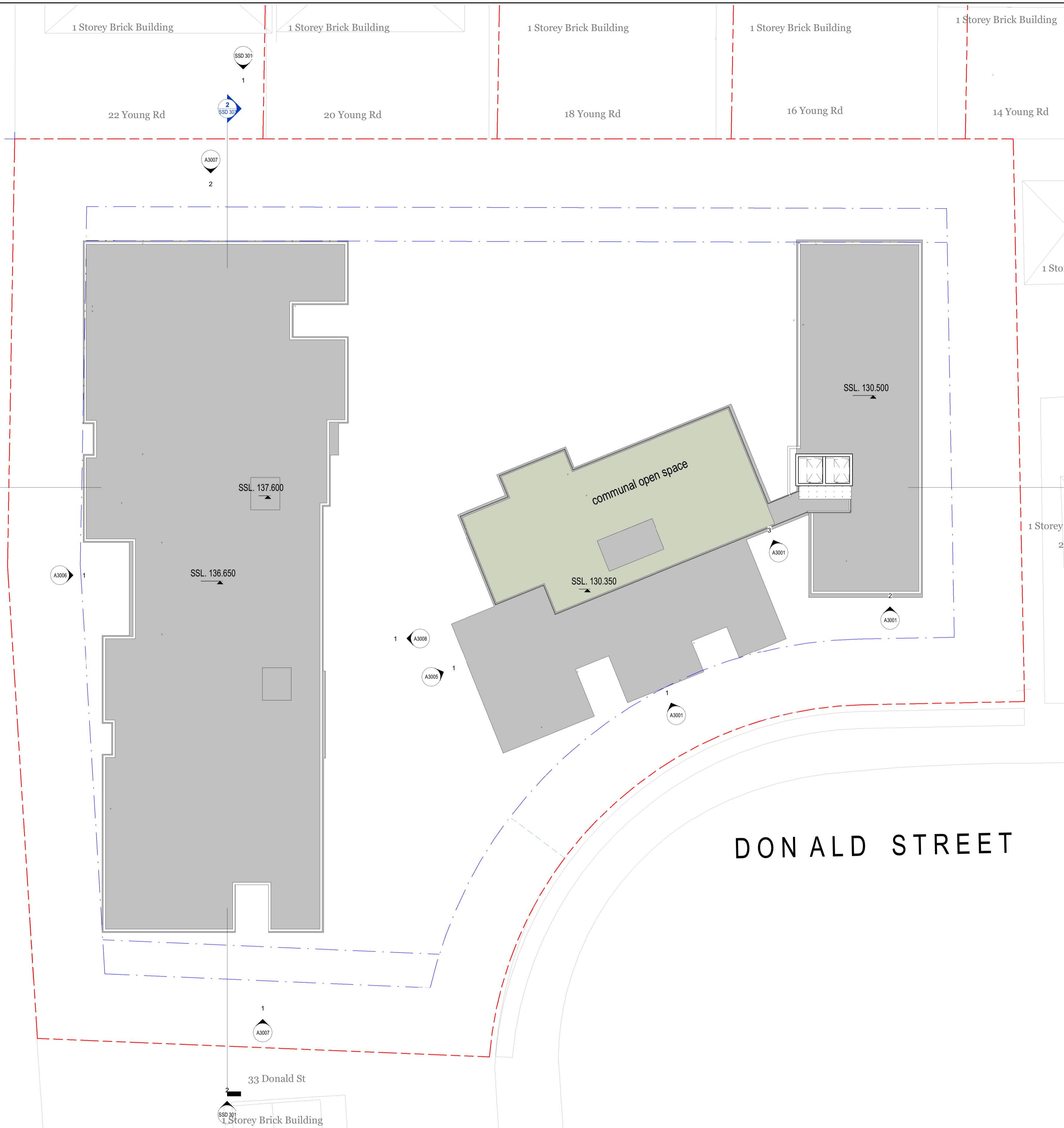
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MOSELEY STREET



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:**  
ROOF PLAN

**DATE:** APRIL 2025

**SCALE:** 1 : 200

**DRAWING No.:** SSD 213

**REV:** 1

**PROJECT NO.:** 23002

**DRAWN BY:** FT

Scale 1 : 200

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A1



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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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:**

**N & S ELEVATIONS**

DATE:  
APRIL 2025

SCALE:  
1 : 200

DRAWING No:  
SSD 300

DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
1

Scale 1 : 200

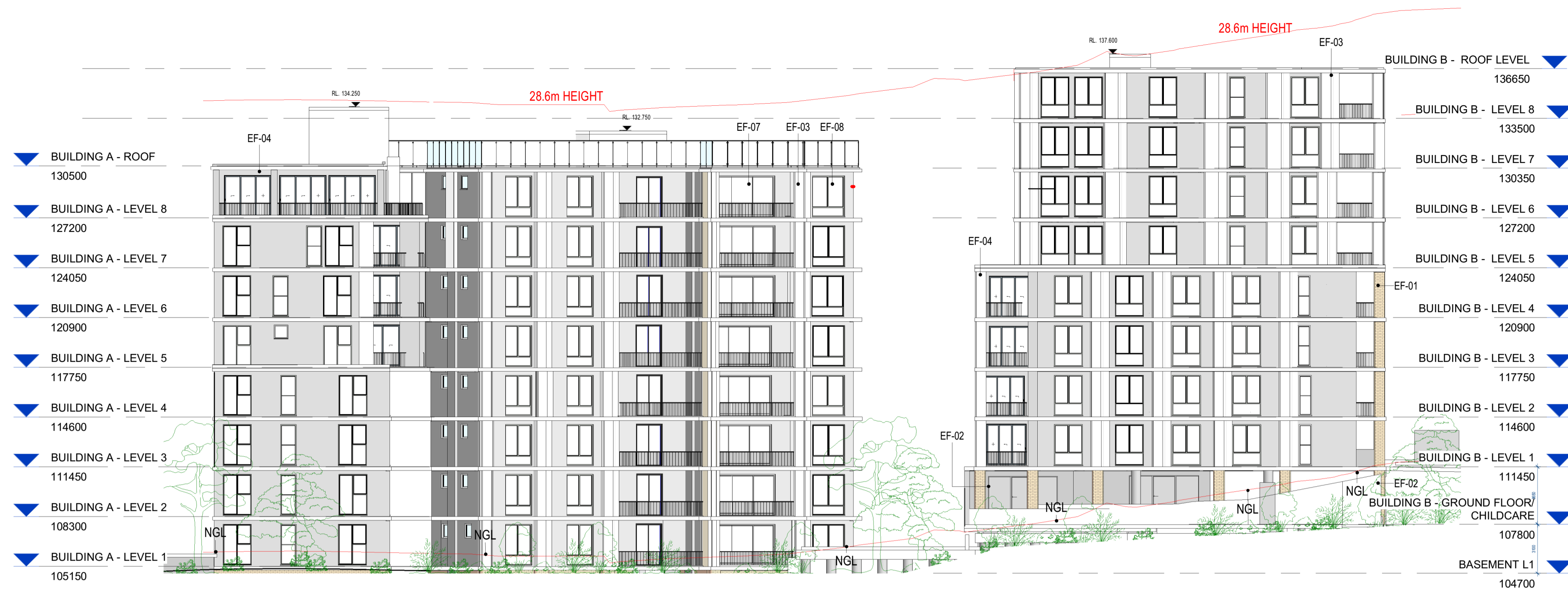


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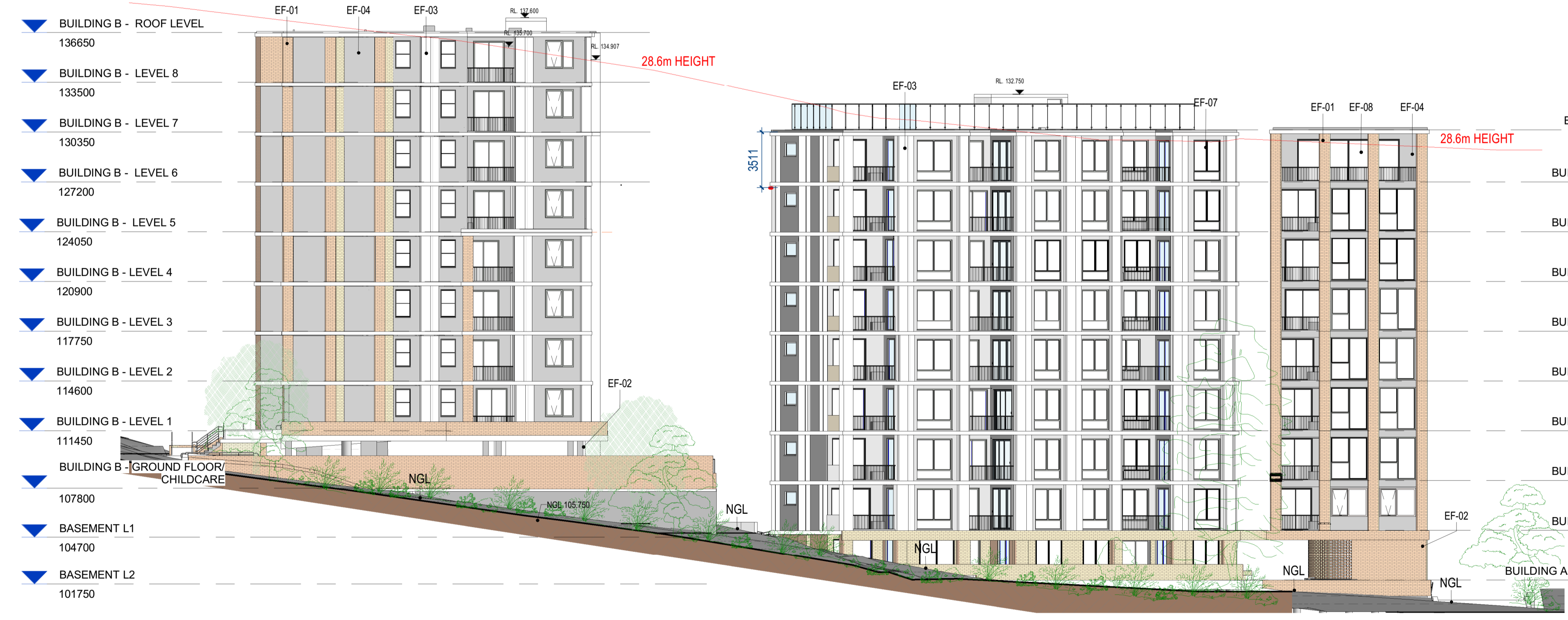
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



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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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:**  
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**PROJECT:**  
BLOSSOM

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

**DRAWING TITLE:**  
E & W ELEVATIONS

DATE: APRIL 2025  
SCALE: 1 : 200  
DRAWING No: SSD 301

DRAWN BY: FT  
PROJECT NO: 23002  
REV: 1

Scale 1 : 200  
0 4 8 12

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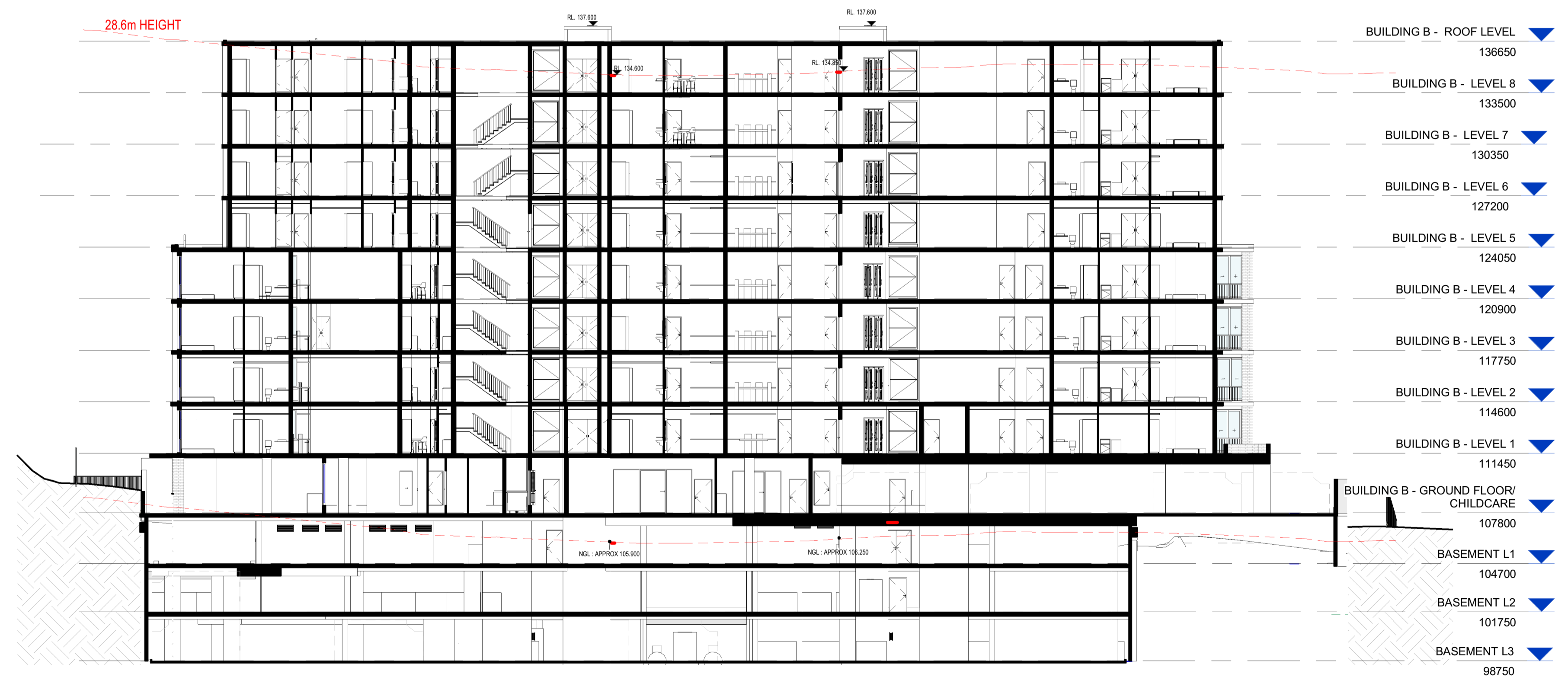
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A1



1 SECTION 1 -1 - SSD  
1 : 200



2 SECTION 2 - 2 - SSD  
1 : 200

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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:**  
SECTIONS

DATE: APRIL 2025  
SCALE: 1 : 200  
DRAWING No: SSD 303

DRAWN BY: FT  
PROJECT NO: 23002  
REV: 1

Scale 1 : 200

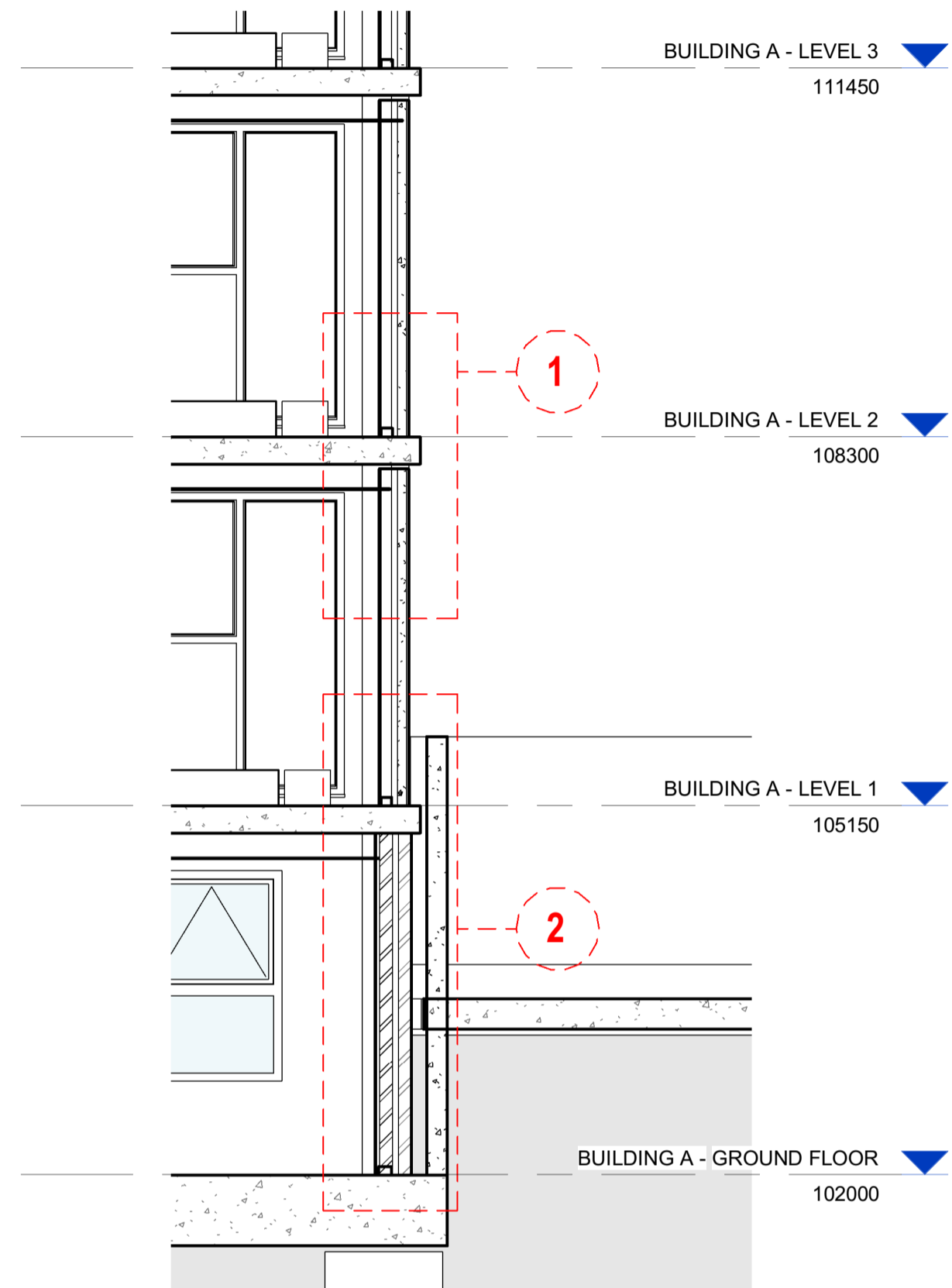
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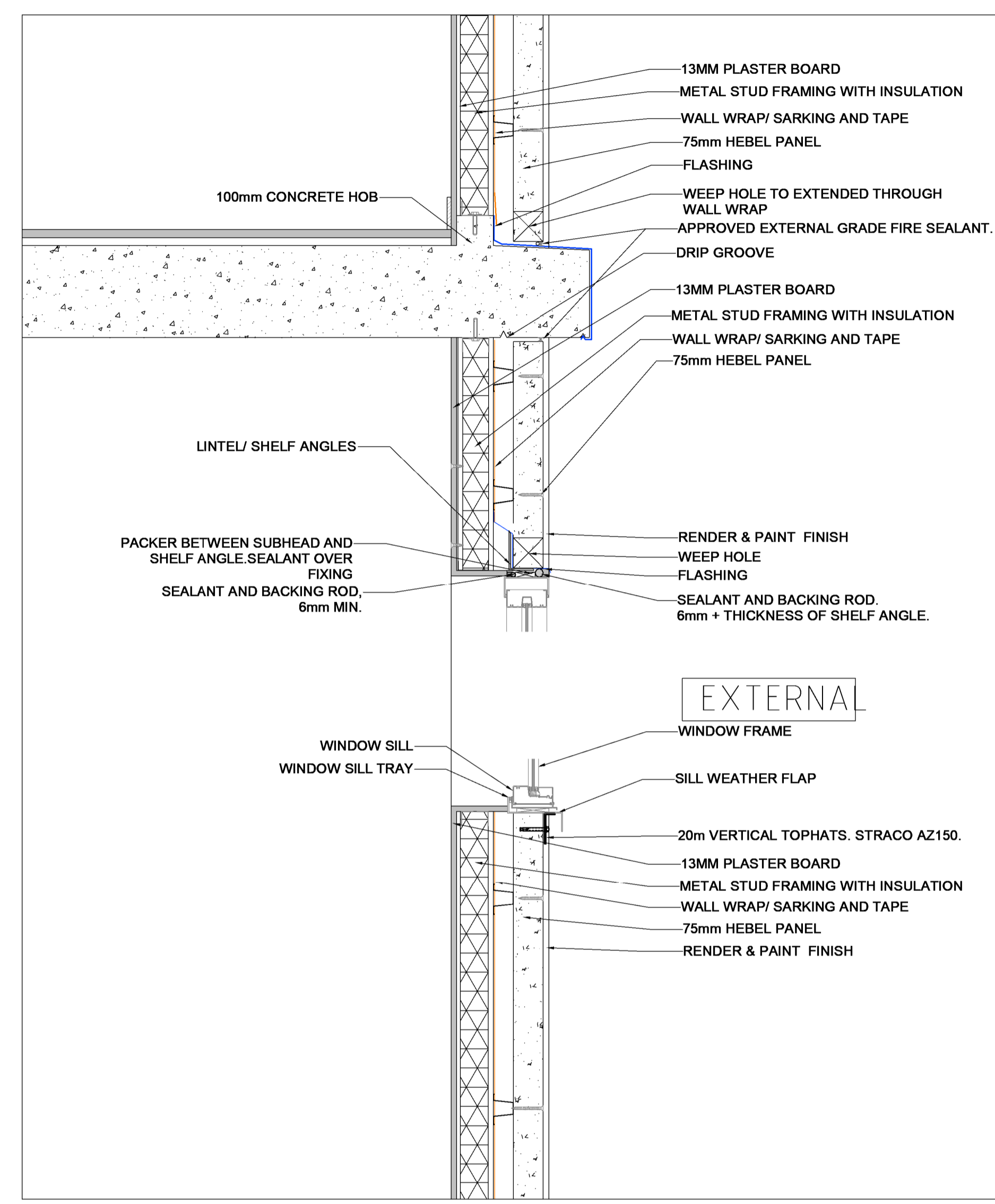
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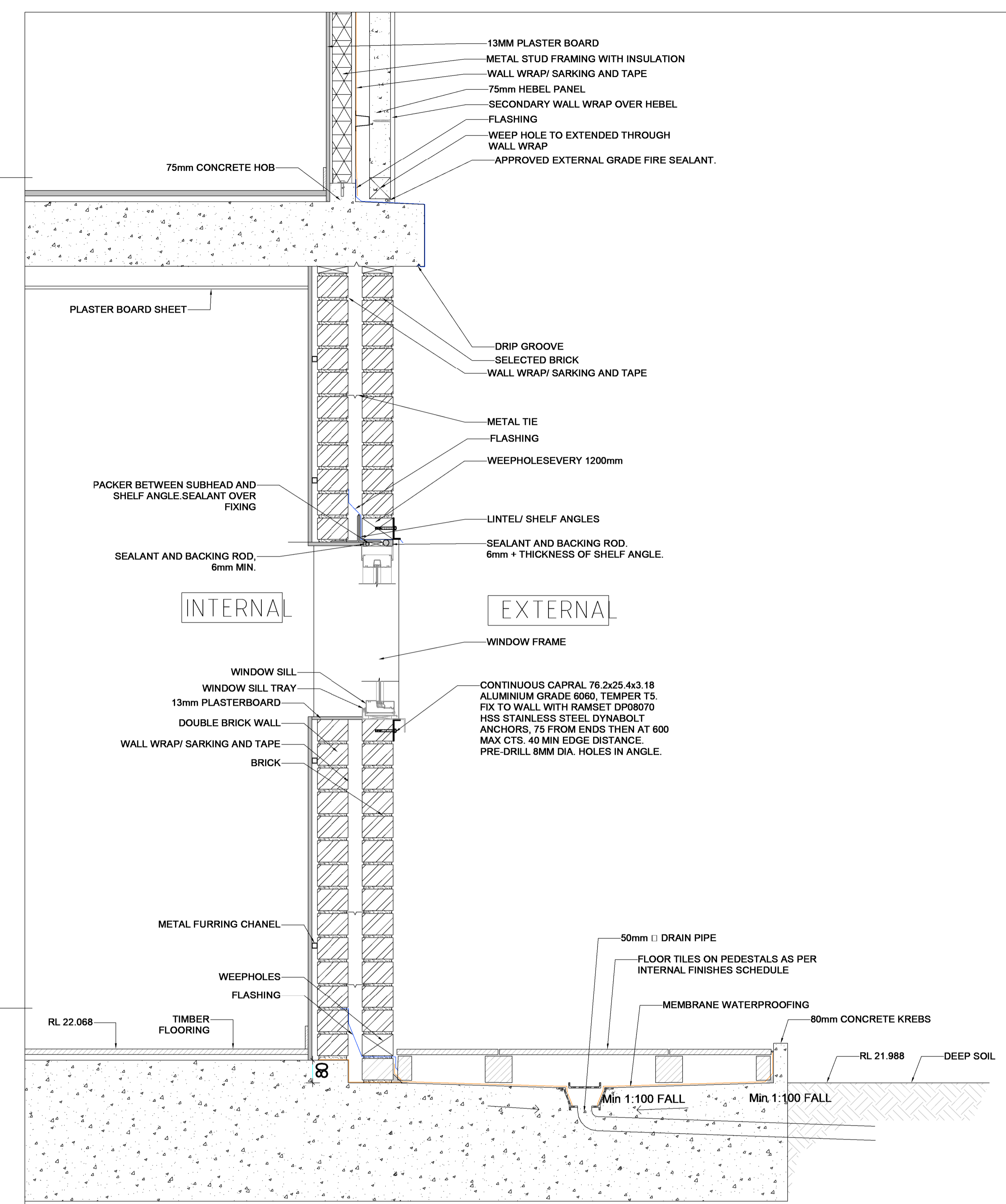


3 Section 13  
1 : 50



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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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:**  
SECTION DETAIL

**DATE:** APRIL 2025

**SCALE:** As indicated

**DRAWING No.:** SSD 304

**REV:** 1

**DRAWN BY:** FT

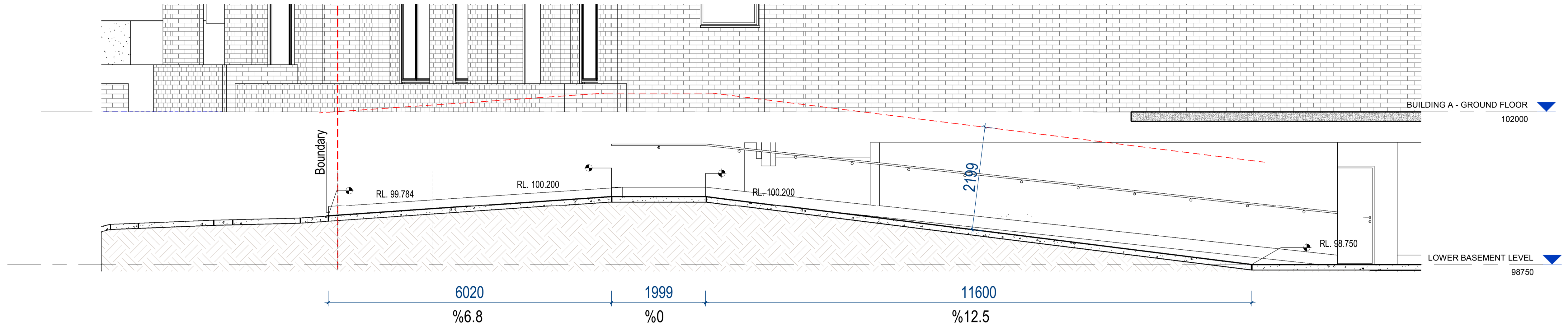
**PROJECT NO.:** 23002

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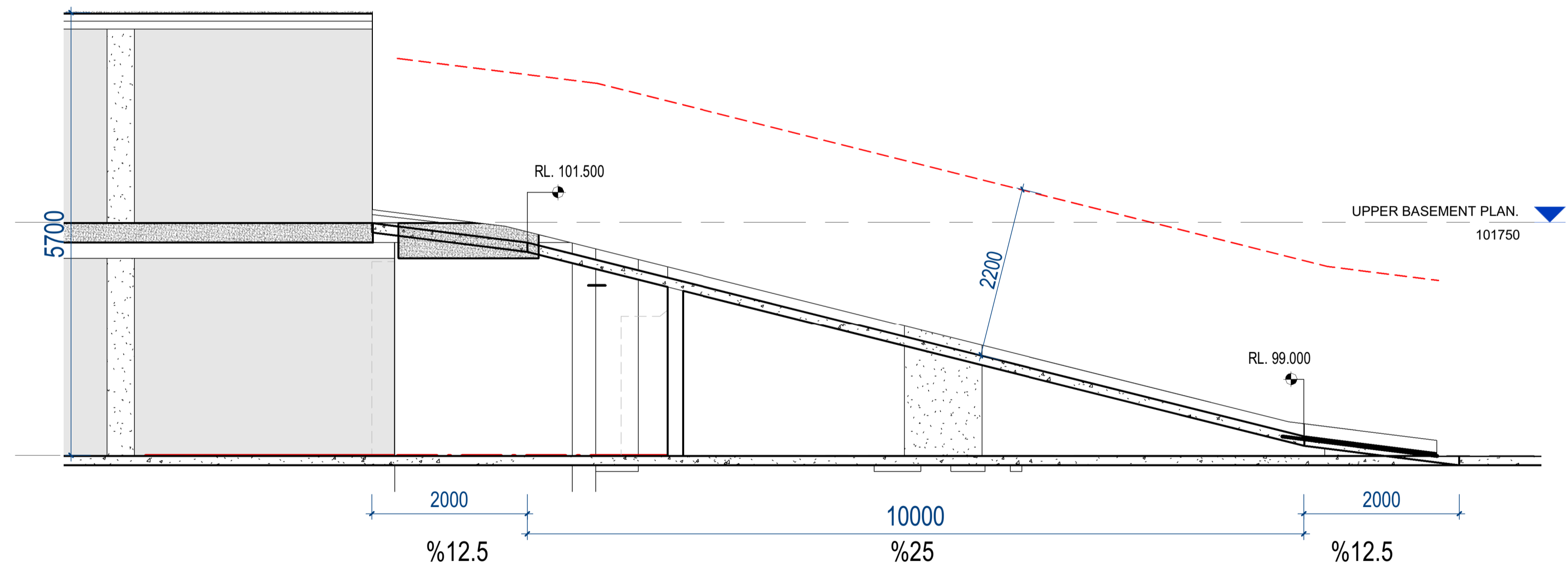
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1 DRIVEWAY 1 DETAIL - SSD  
1 : 50



2 DRIVEWAY 3 DETAIL - SSD  
1 : 50

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



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

**DRAWING TITLE:**  
DRIVEWAY SECTIONS

**DATE:** APRIL 2025  
**SCALE:** 1 : 50  
**DRAWING No.:** SSD 305

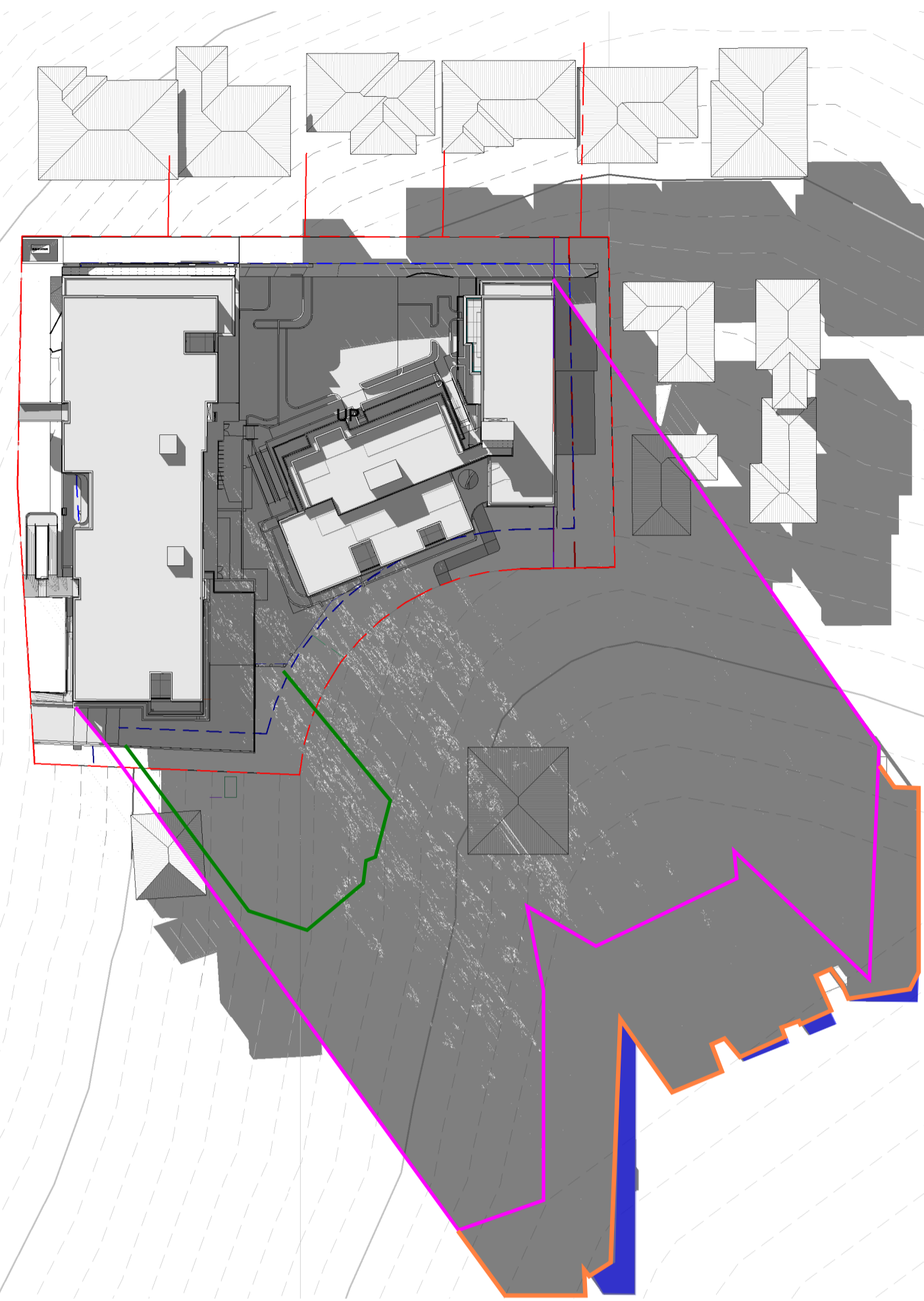
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**PROJECT NO.:** 23002  
**REV.:** 1

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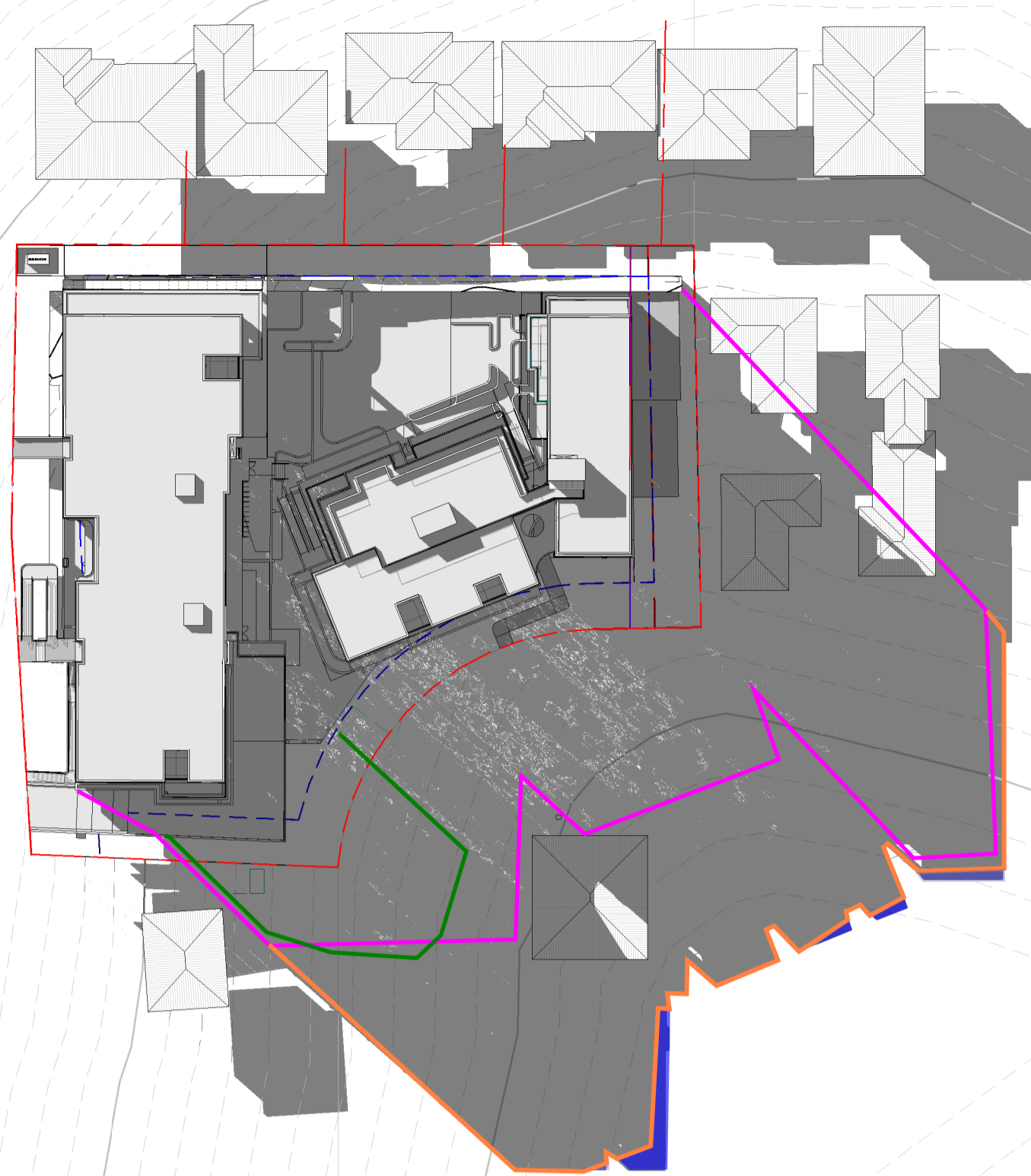
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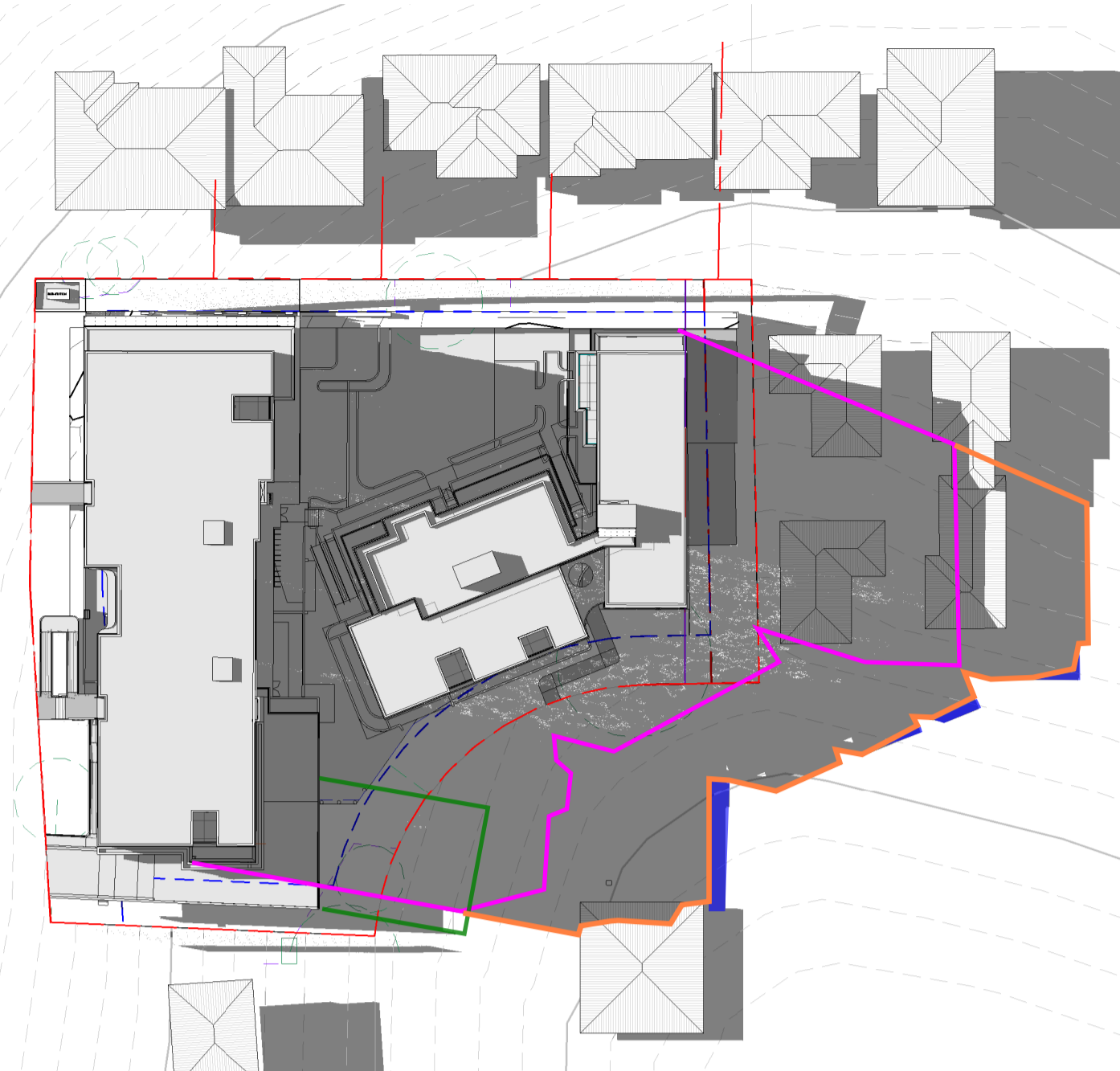
1 9AM SHADOW DIAGRAM (21st JUNE)  
1 : 750



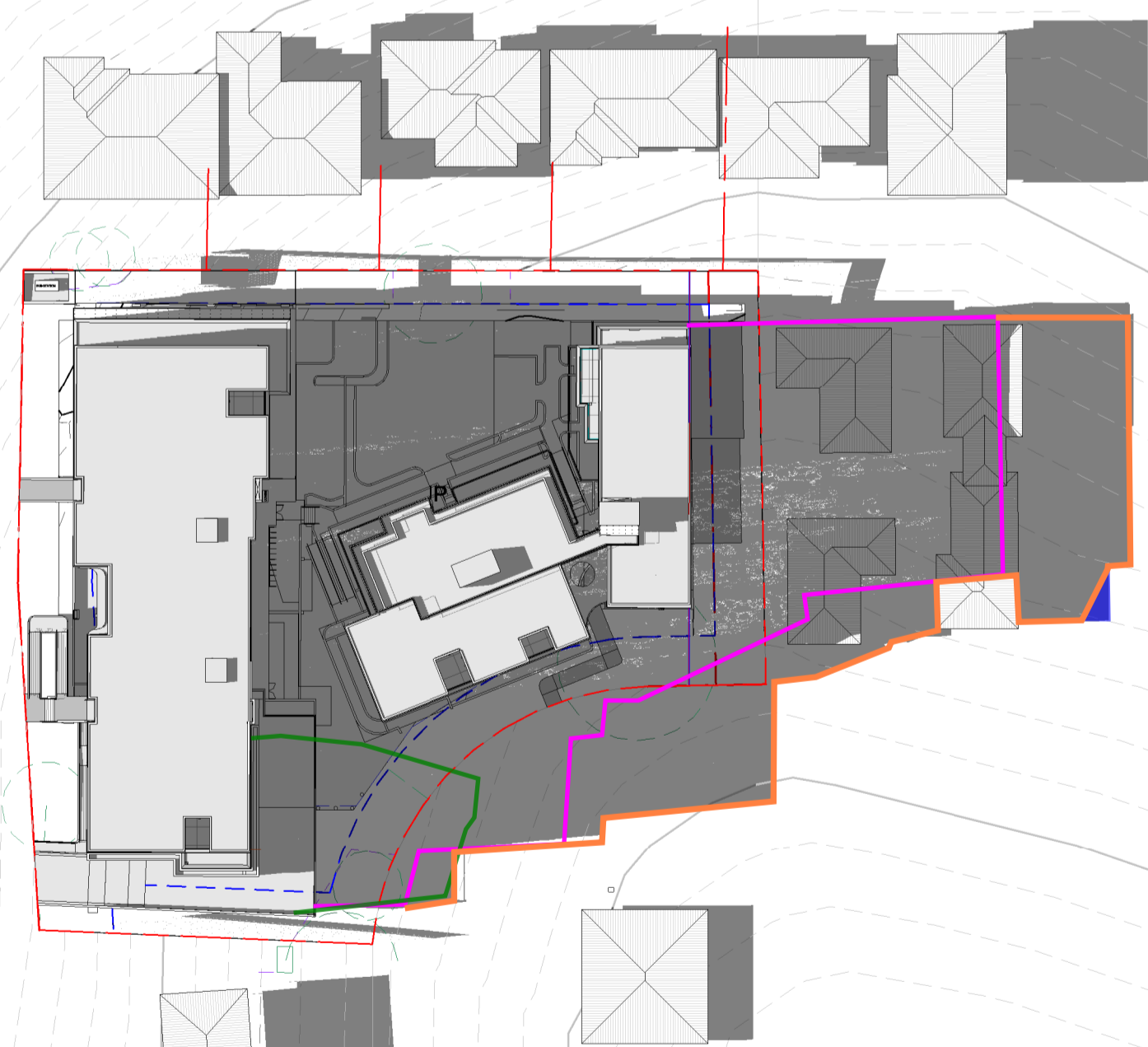
2 10AM SHADOW DIAGRAM (21st JUNE)  
1 : 750



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



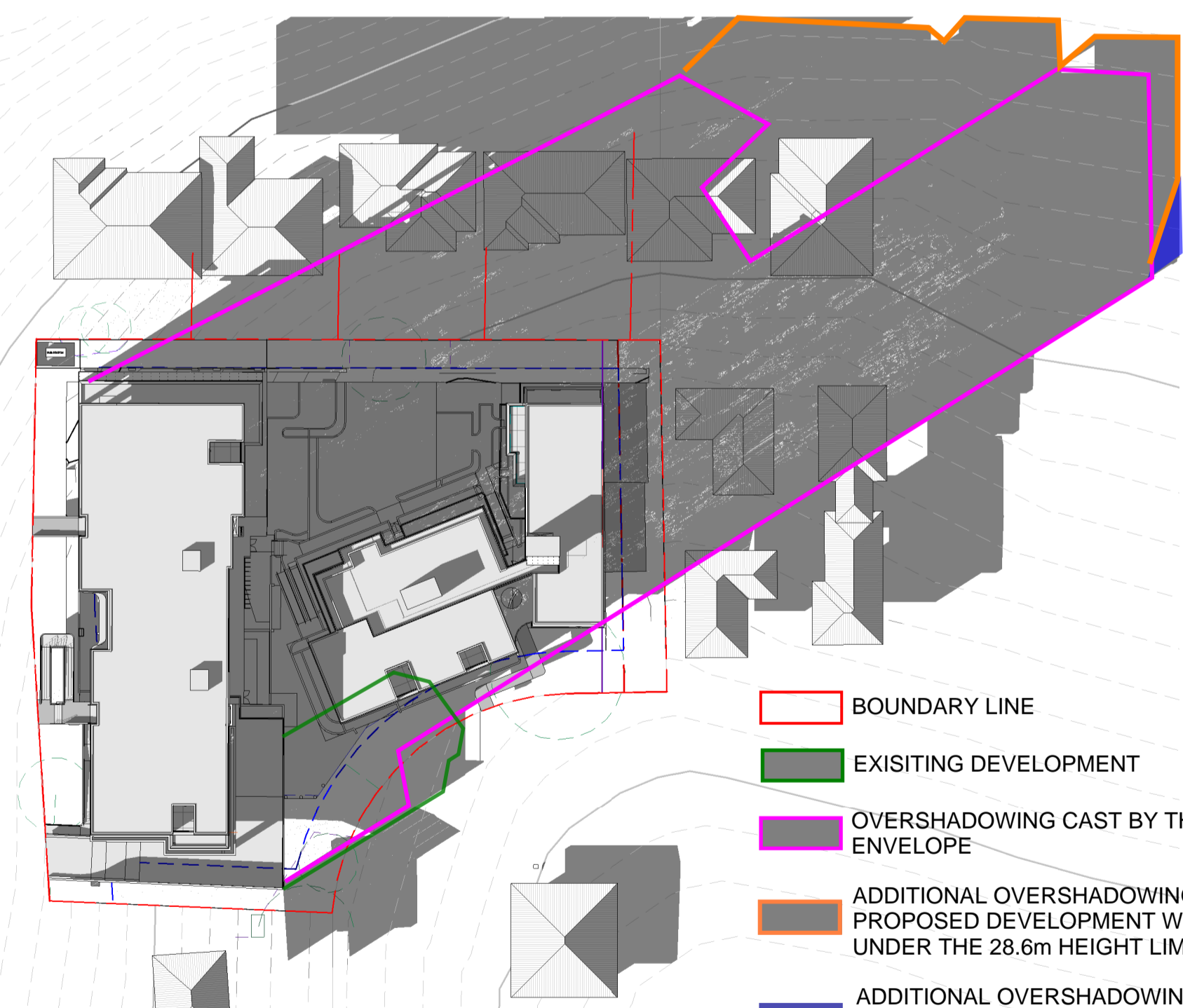
4 12PM SHADOW DIAGRAM (21st JUNE)  
1 : 750



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:  
APRIL 2025

SCALE:  
1 : 750

DRAWING No:  
SSD 401

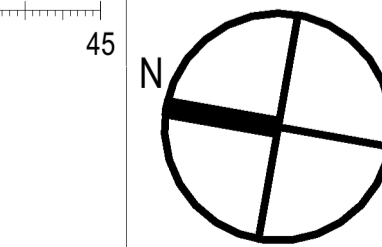
DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
1

Scale 1 : 750

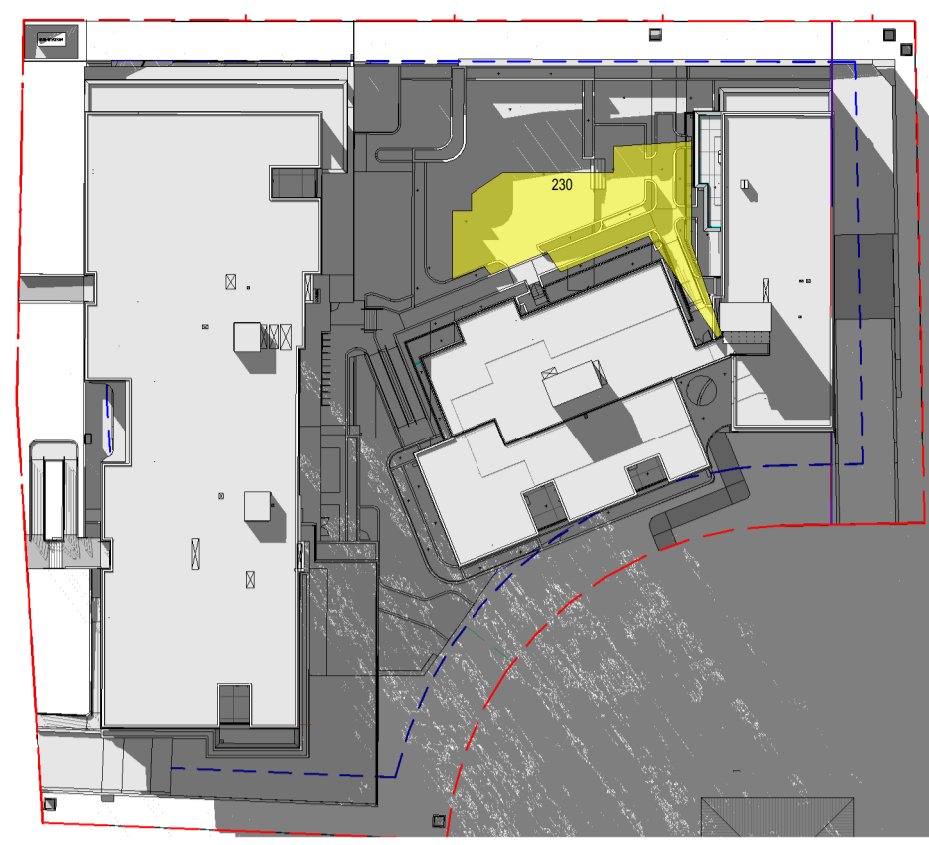
0 15 30 45 N  
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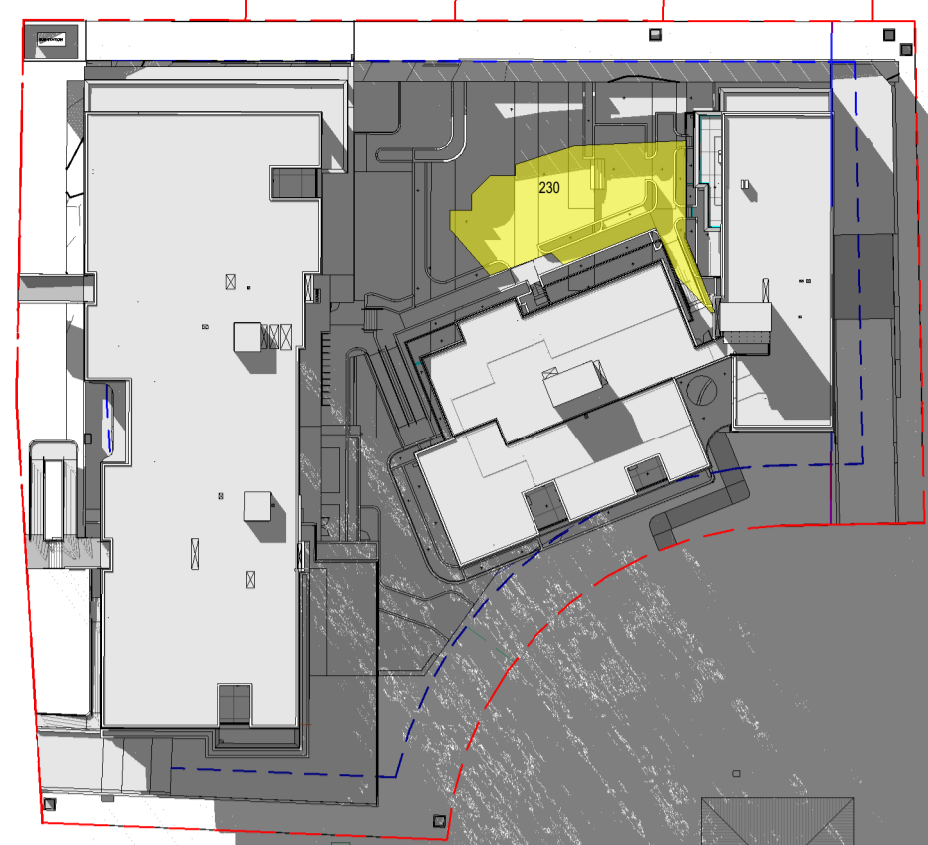
**FOR APPROVAL**

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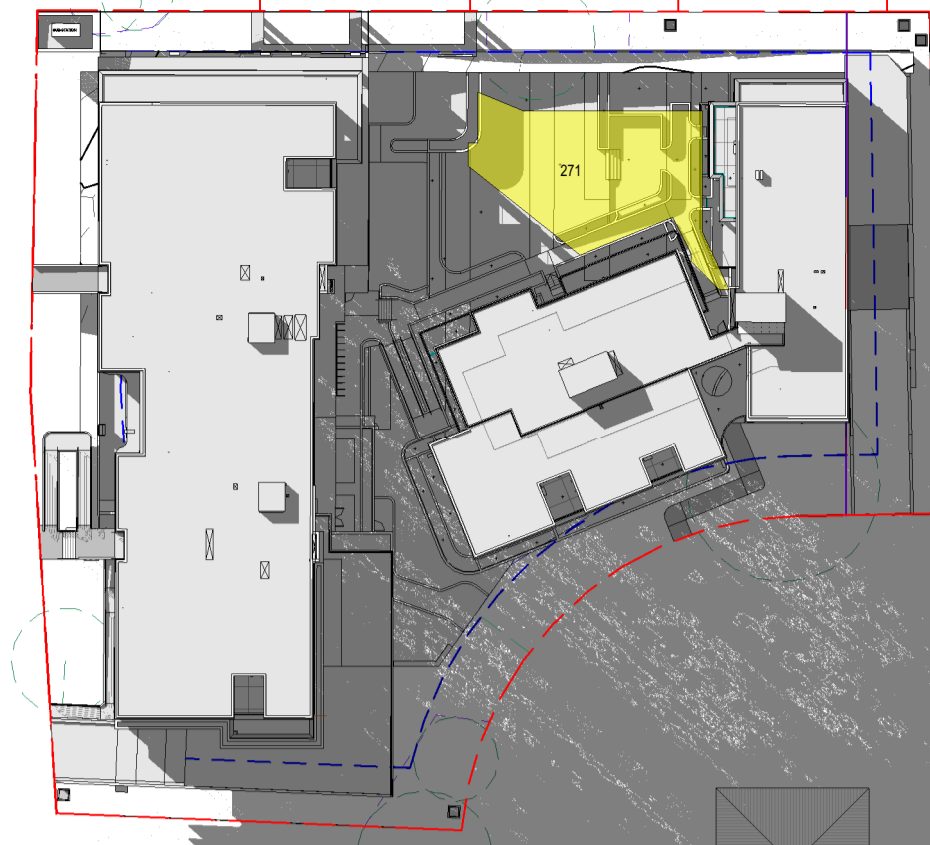
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



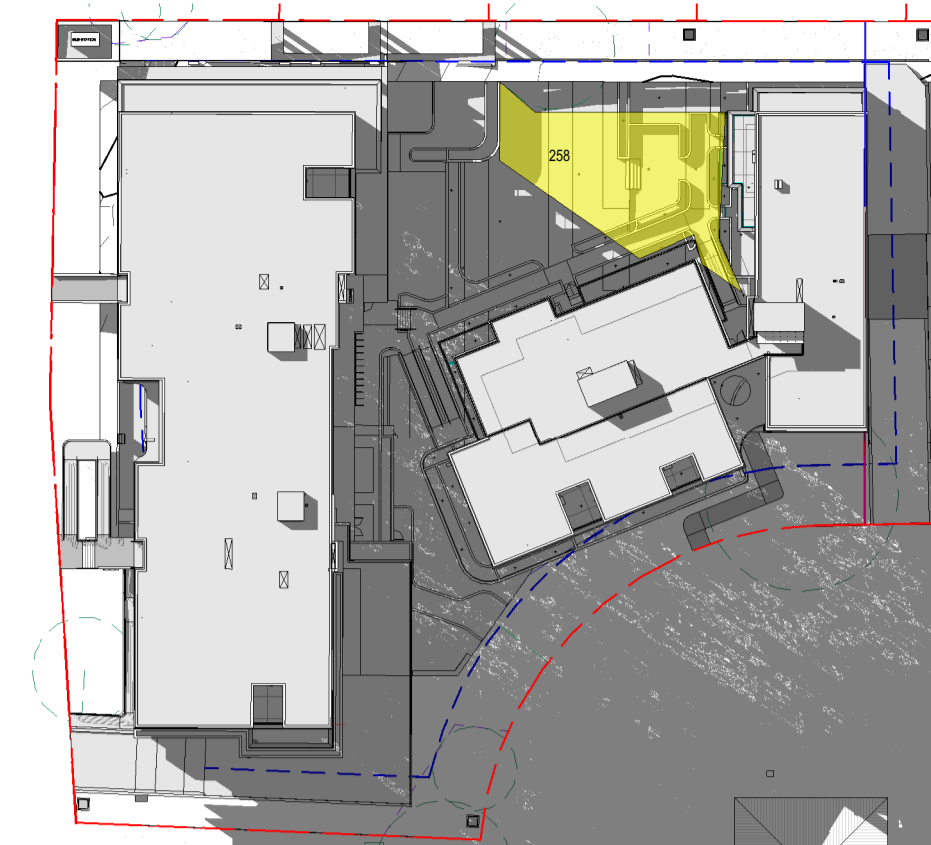
**1** 9AM SHADOW - COS (21st JUNE)  
1 : 750



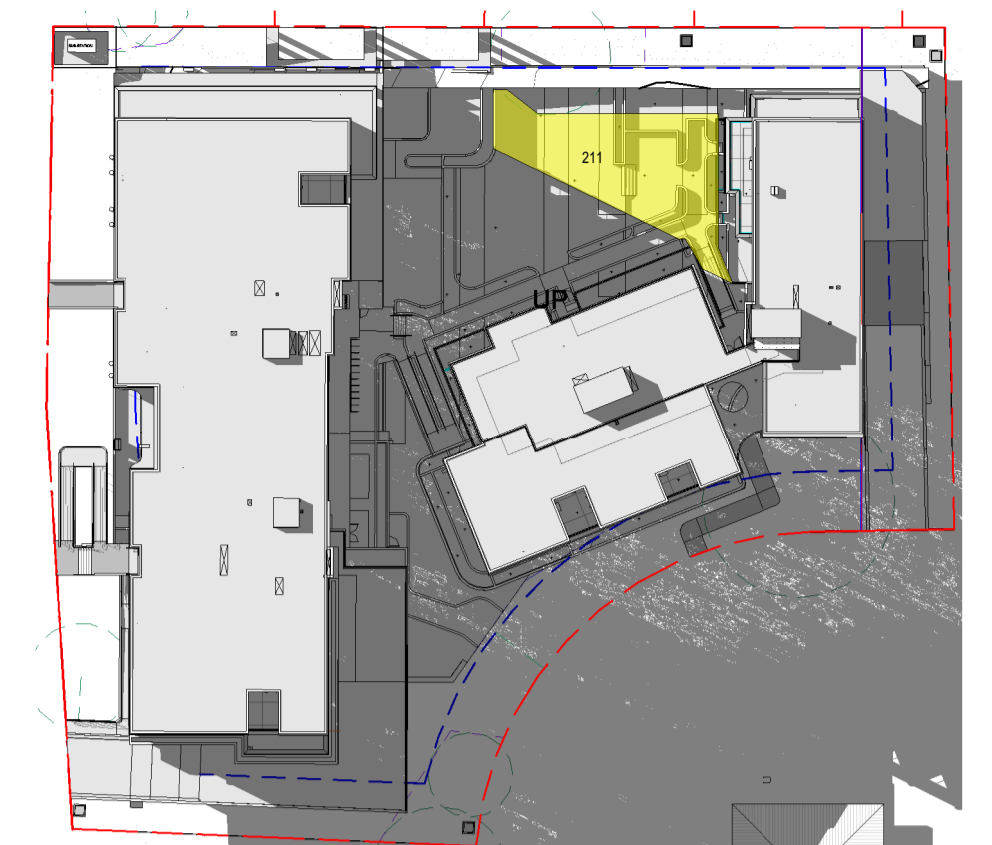
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1 : 750



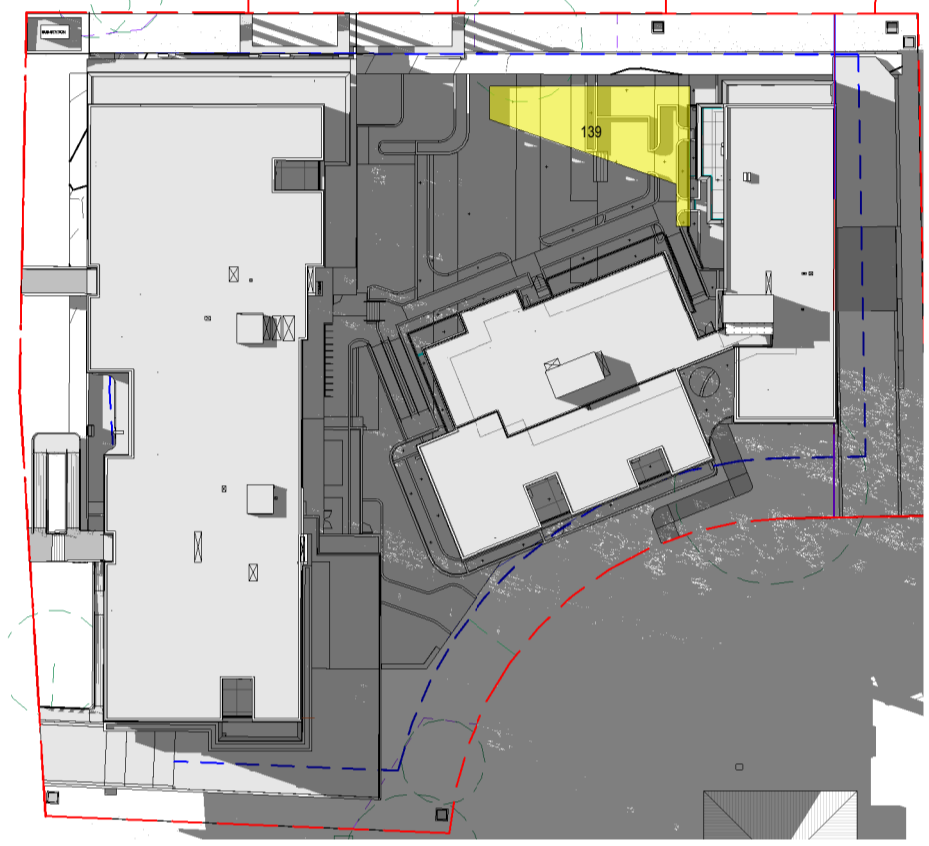
**3** 10AM SHADOW - COS (21st JUNE)  
1 : 750



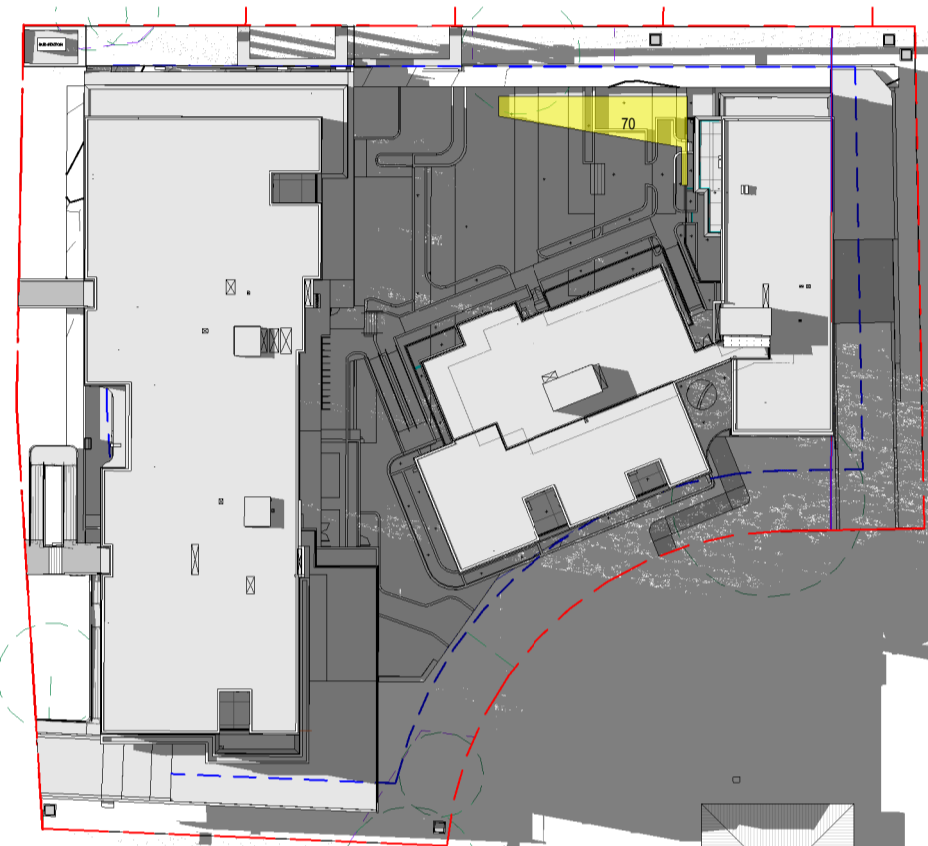
**4** 10.30AM SHADOW - COS (21st JUNE)  
1 : 750



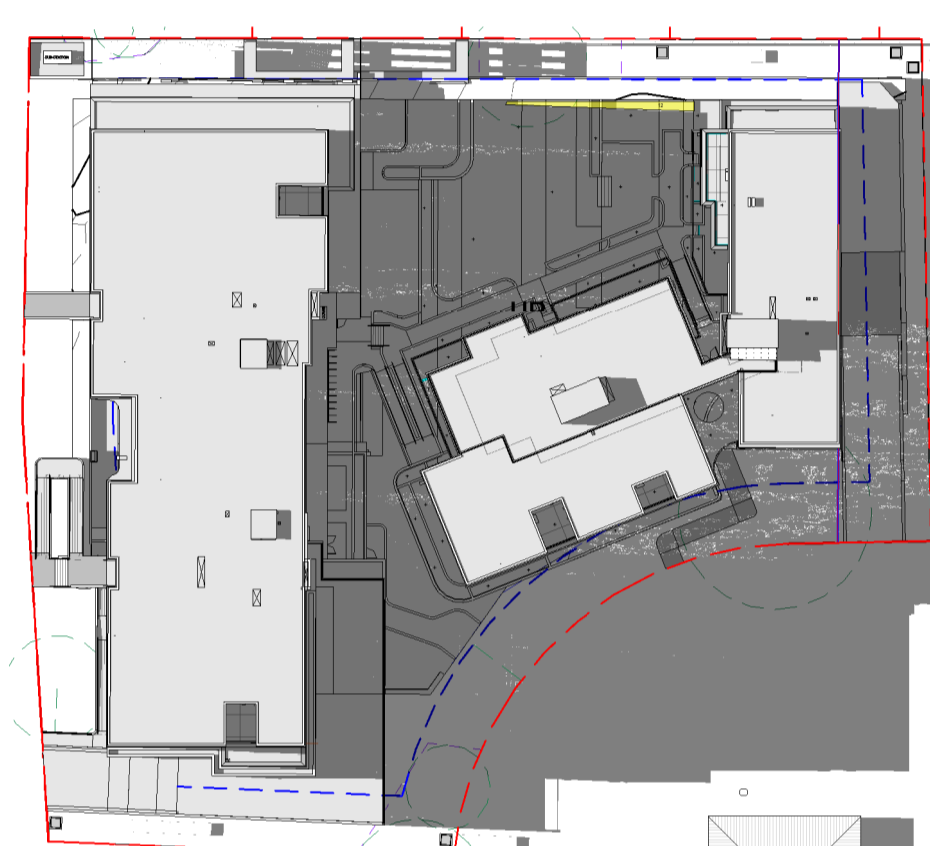
**5** 11AM SHADOW - COS (21st JUNE)  
1 : 750



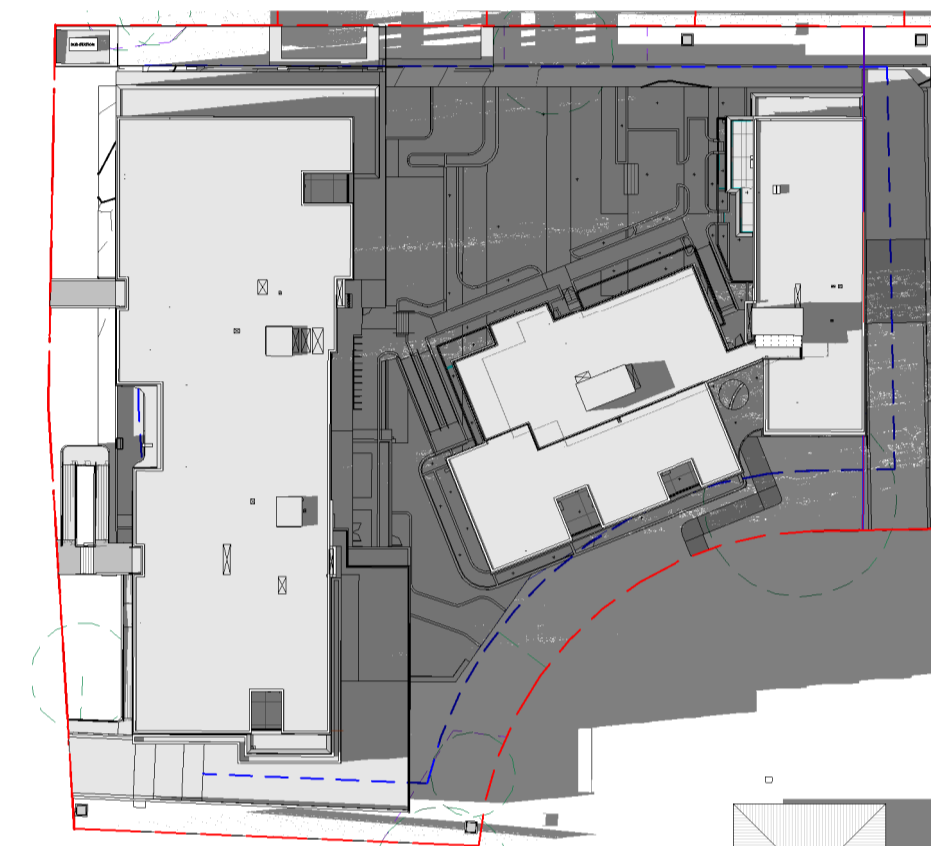
**6** 11.30 AM SHADOW - COS (21st JUNE)  
1 : 750



**7** 12PM SHADOW - COS (21st JUNE)  
1 : 750



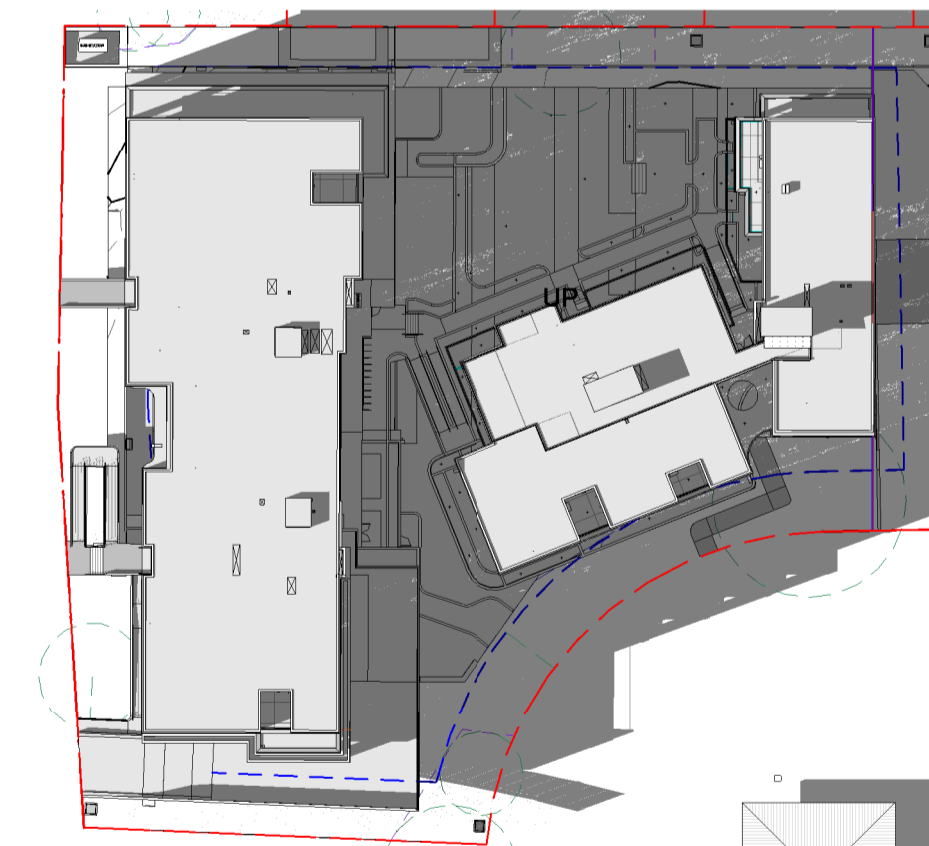
**8** 12.30 PM SHADOW - COS (21st JUNE)  
1 : 750



**9** 1PM SHADOW - COS (21st JUNE)  
1 : 750



**10** 1.30AM SHADOW - COS (21st JUNE)  
1 : 750



**11** 2PM SHADOW - COS (21st JUNE)  
1 : 750



**12** 2.30PM SHADOW - COS (21st JUNE)  
1 : 750



**13** 3PM SHADOW - COS (21st JUNE)  
1 : 750

**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**

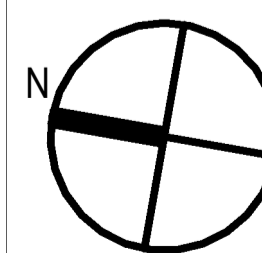
**PROJECT:**  
**BLOSSOM**

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

<b>DRAWING TITLE:</b> COS SHADOW ANALYSIS		
<b>DATE:</b> APRIL 2025	<b>SCALE:</b> 1 : 750	<b>DRAWING No.:</b> SSD 403
<b>DRAWN BY:</b> Author	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

Scale 1 : 750  
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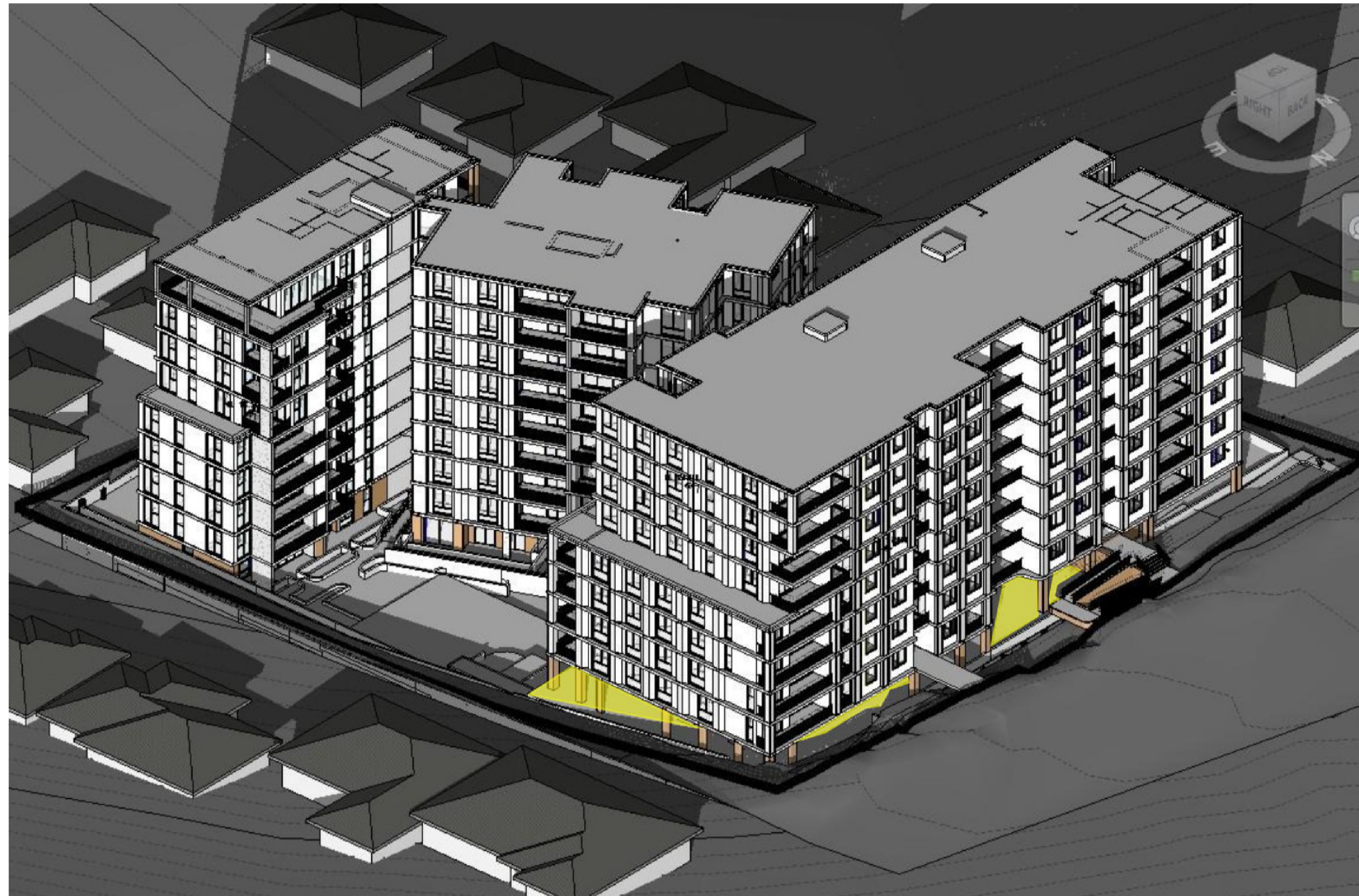
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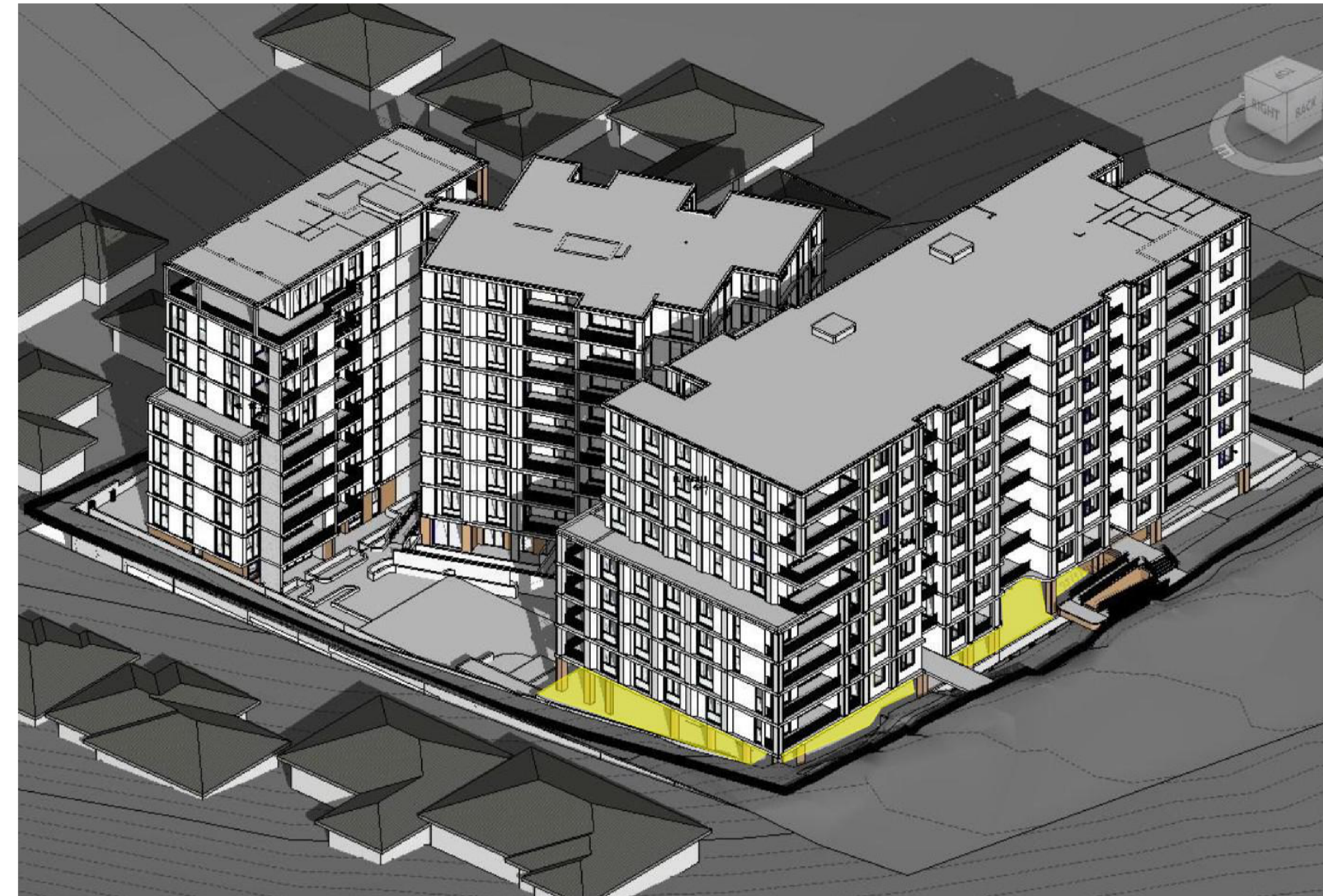
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1	02.04.25	Issued for SSD application only	CX-FT



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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**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

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

**DRAWING TITLE:**

SOLAR ANALYSIS OUTDOOR PLAY

DATE:  
APRIL 2025

SCALE:

DRAWING No:  
SSD 404

DRAWN BY:  
FT

PROJECT NO:  
23002

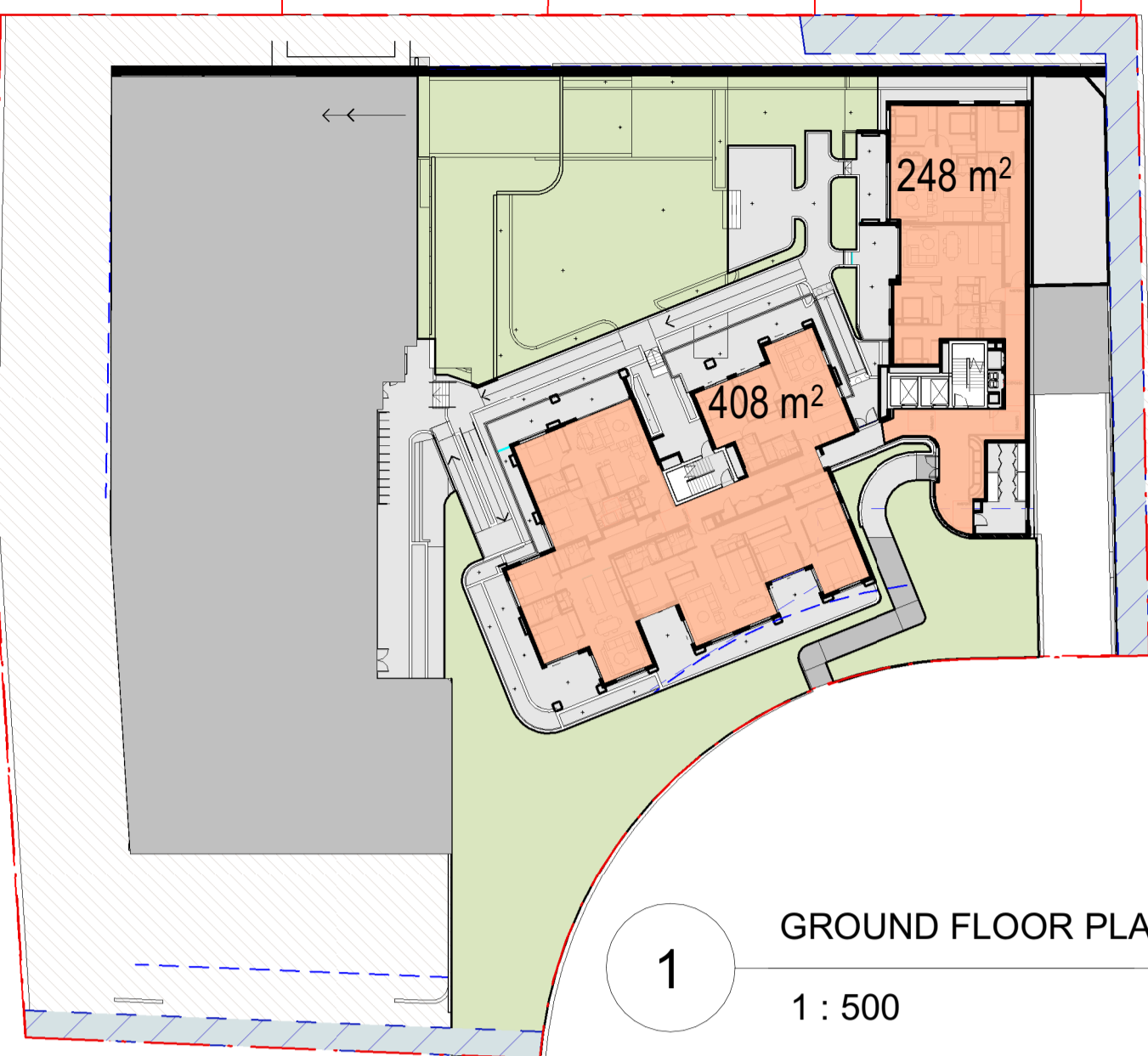
REV:  
1

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Rev	Date	Description	BY
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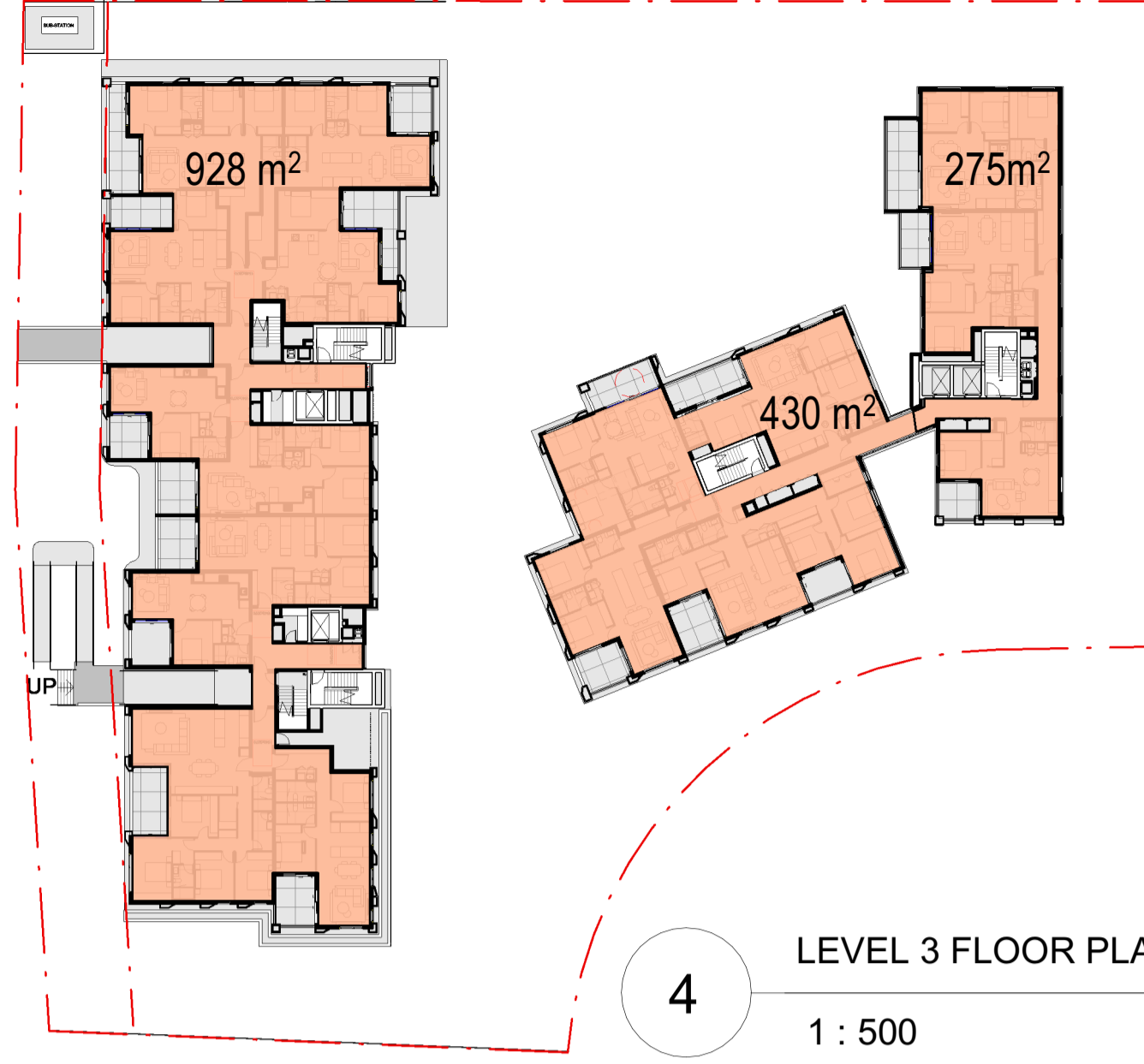
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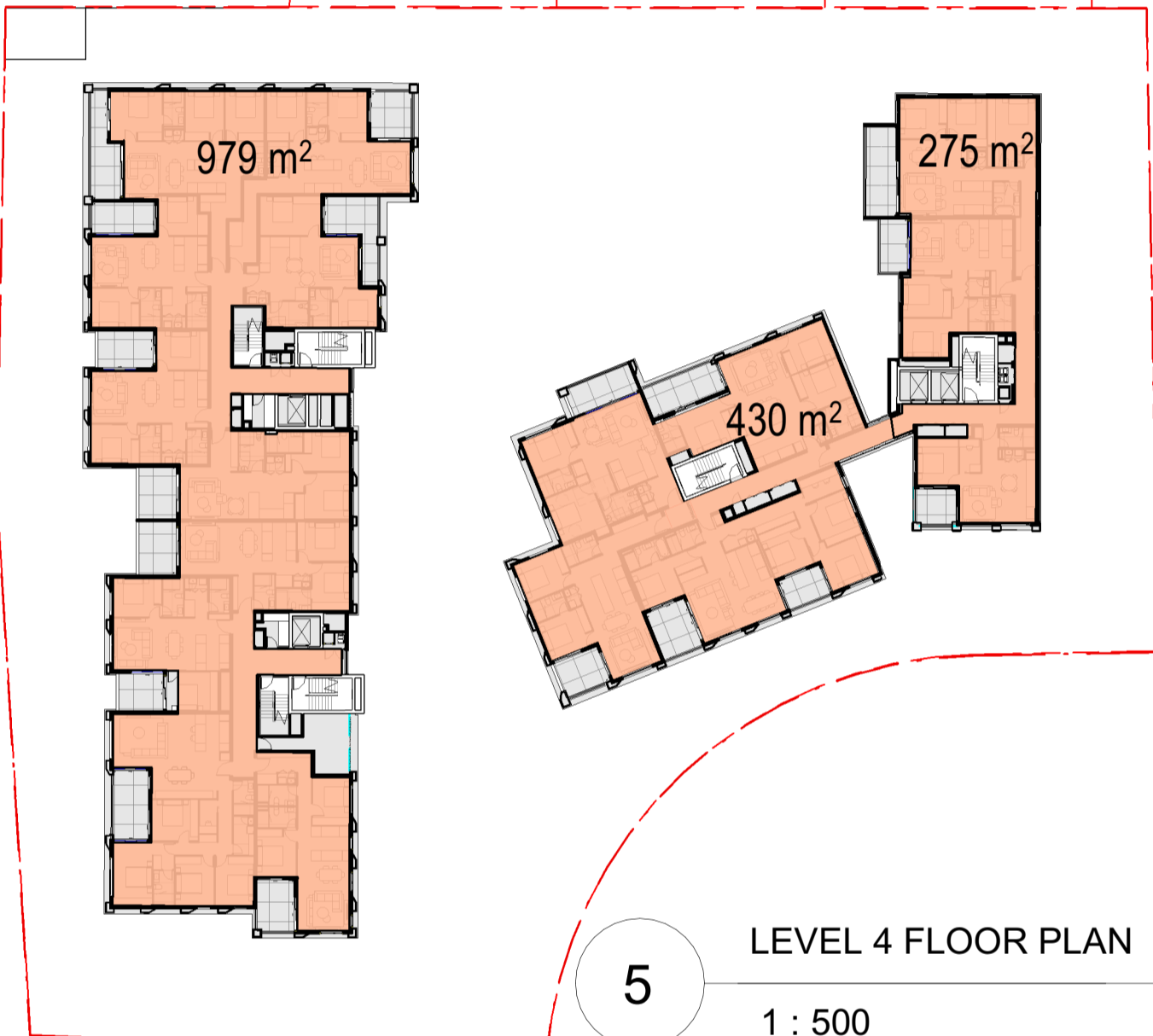
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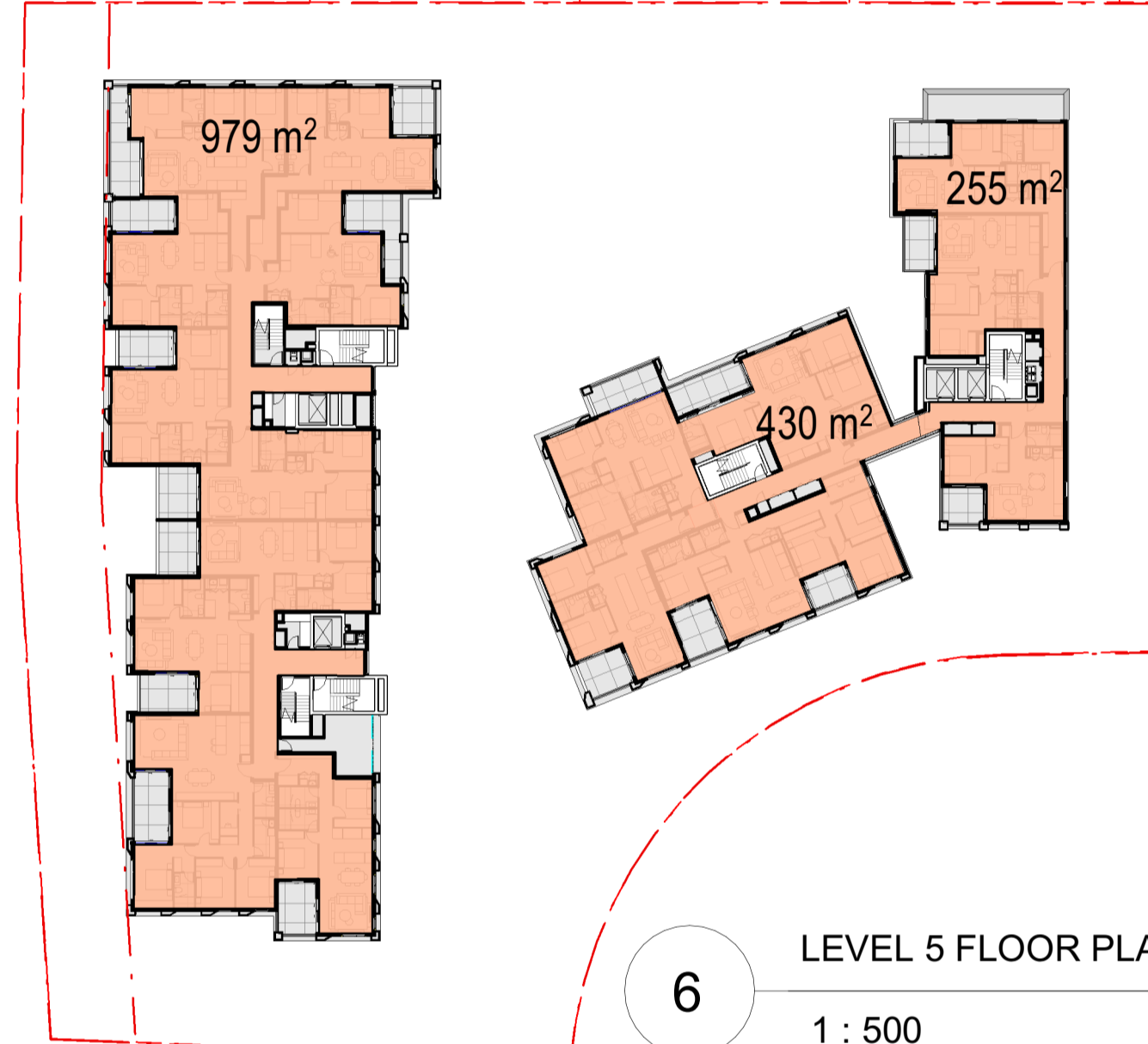
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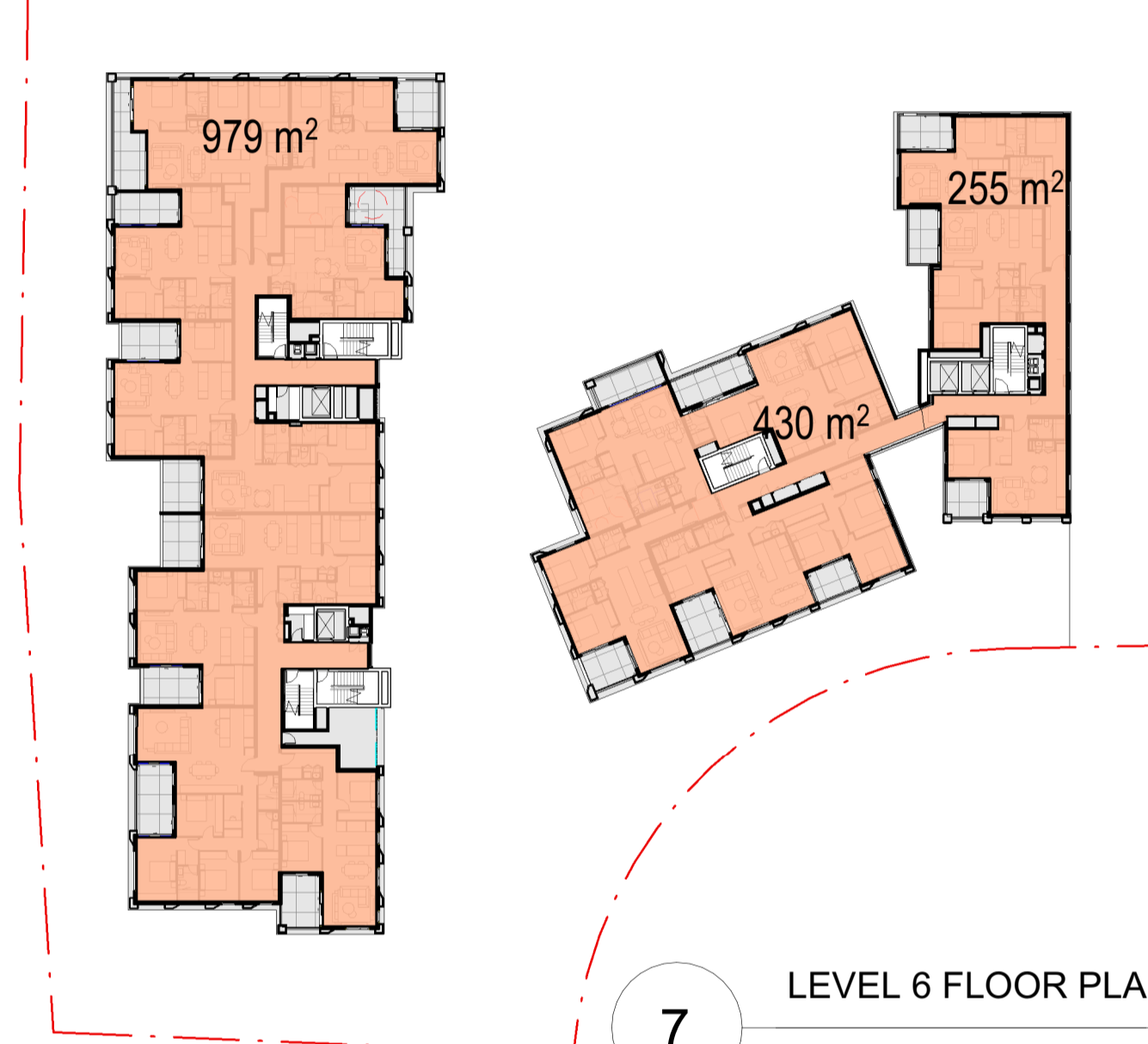
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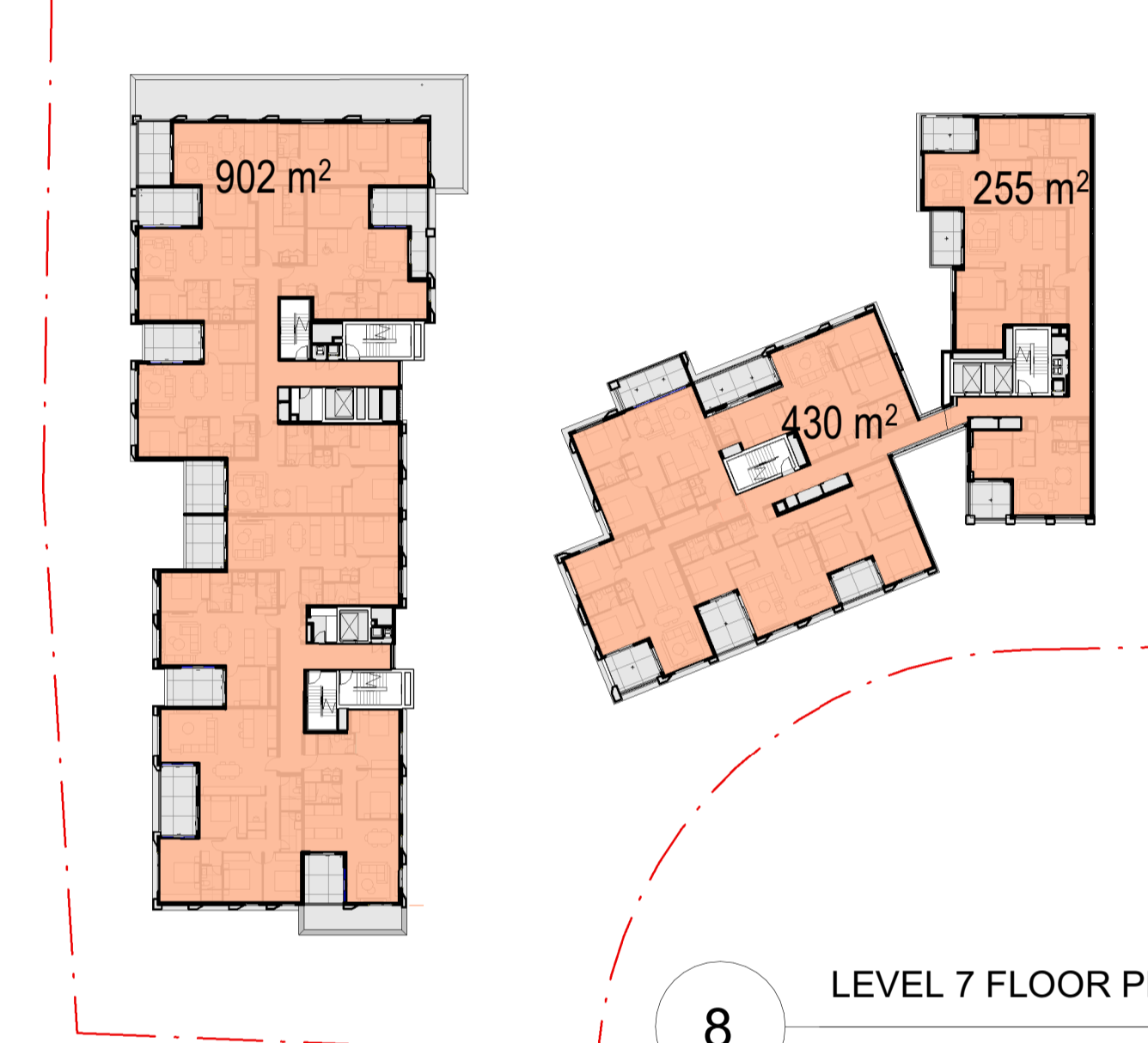
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6 LEVEL 5 FLOOR PLAN  
1 : 500



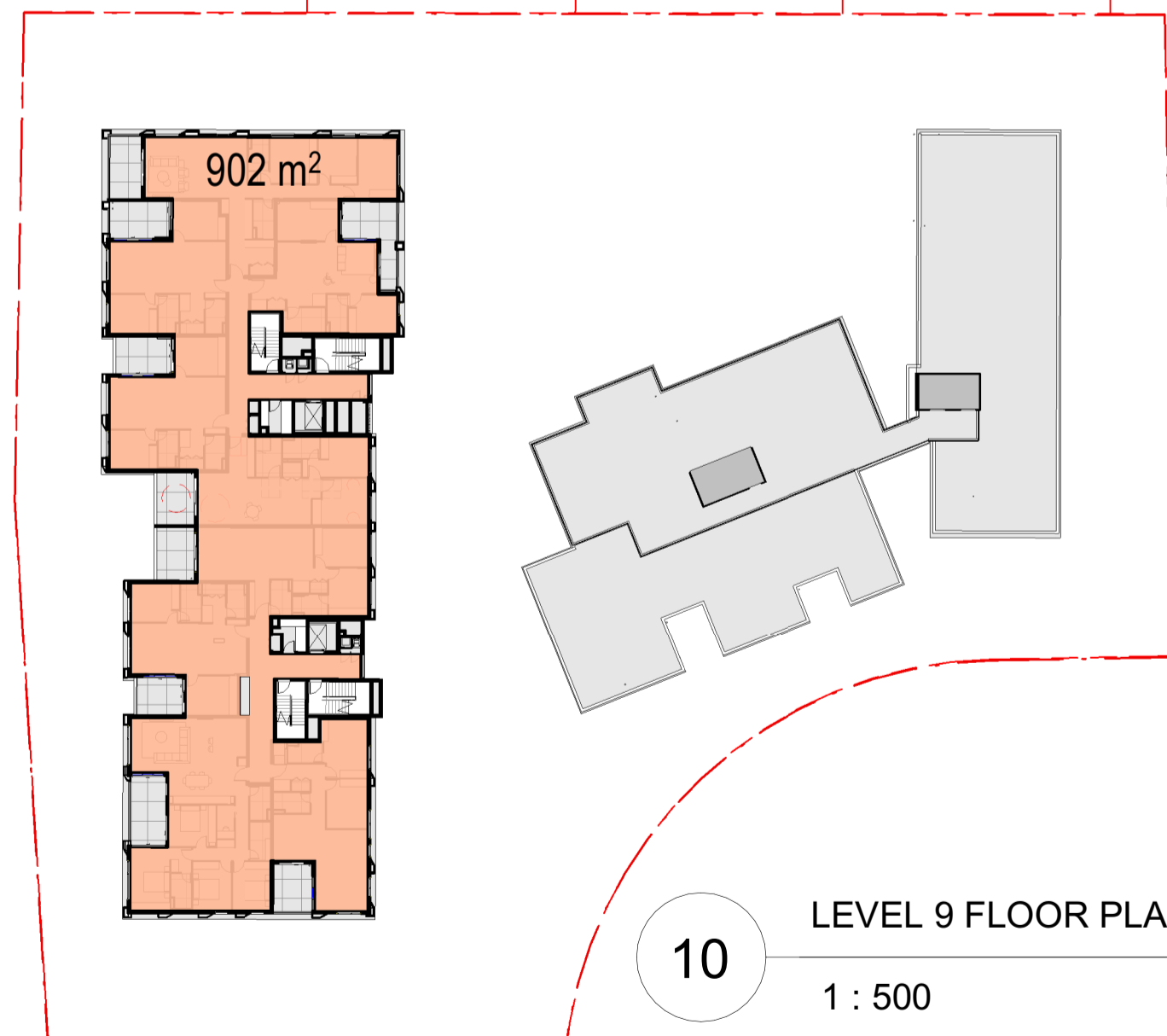
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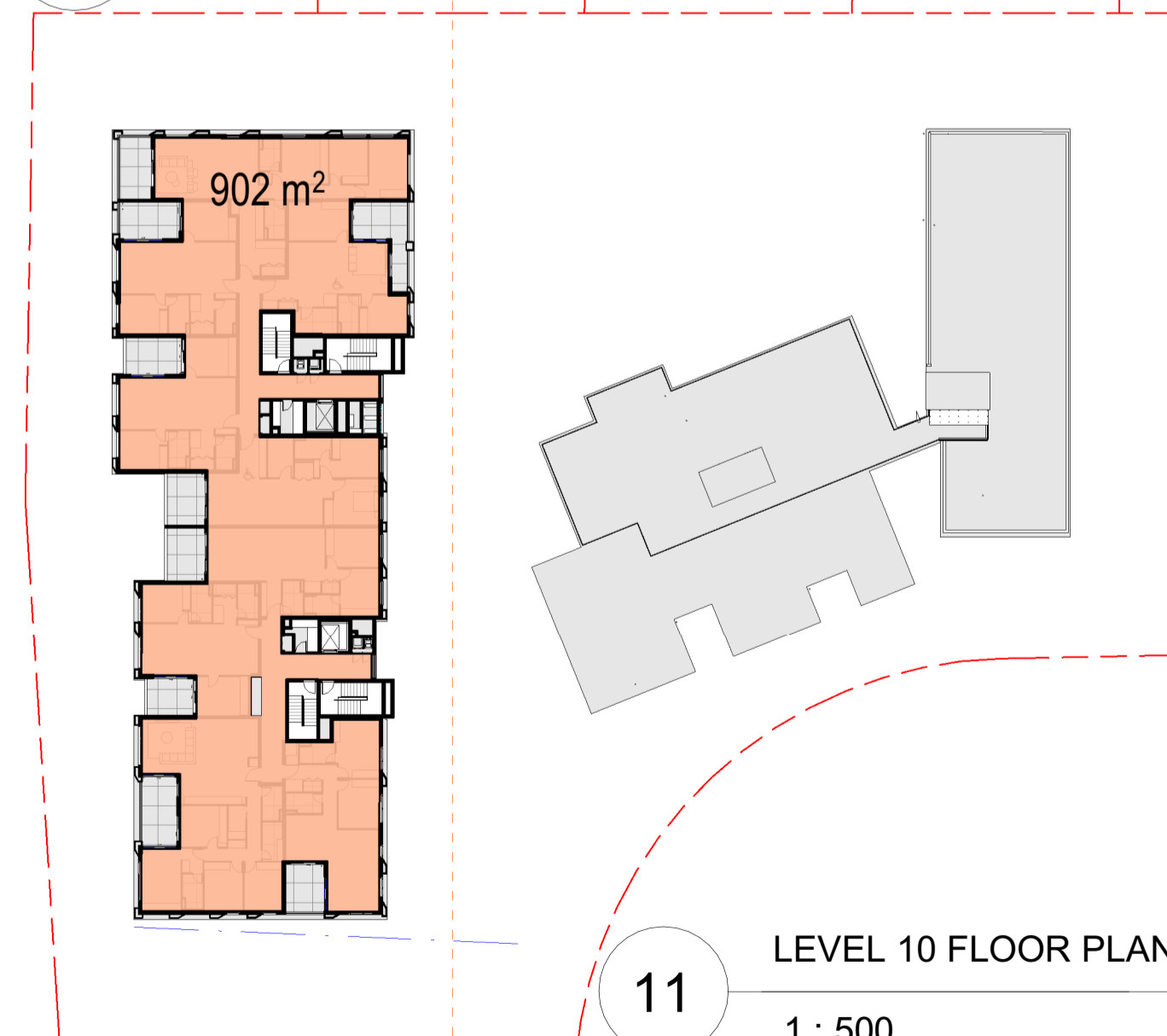
8 LEVEL 7 FLOOR PLAN  
1 : 500



9 LEVEL 8 FLOOR PLAN  
1 : 500



10 LEVEL 9 FLOOR PLAN  
1 : 500



11 LEVEL 10 FLOOR PLAN  
1 : 500

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



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

**DRAWING TITLE:**  
 GFA CALCULATION

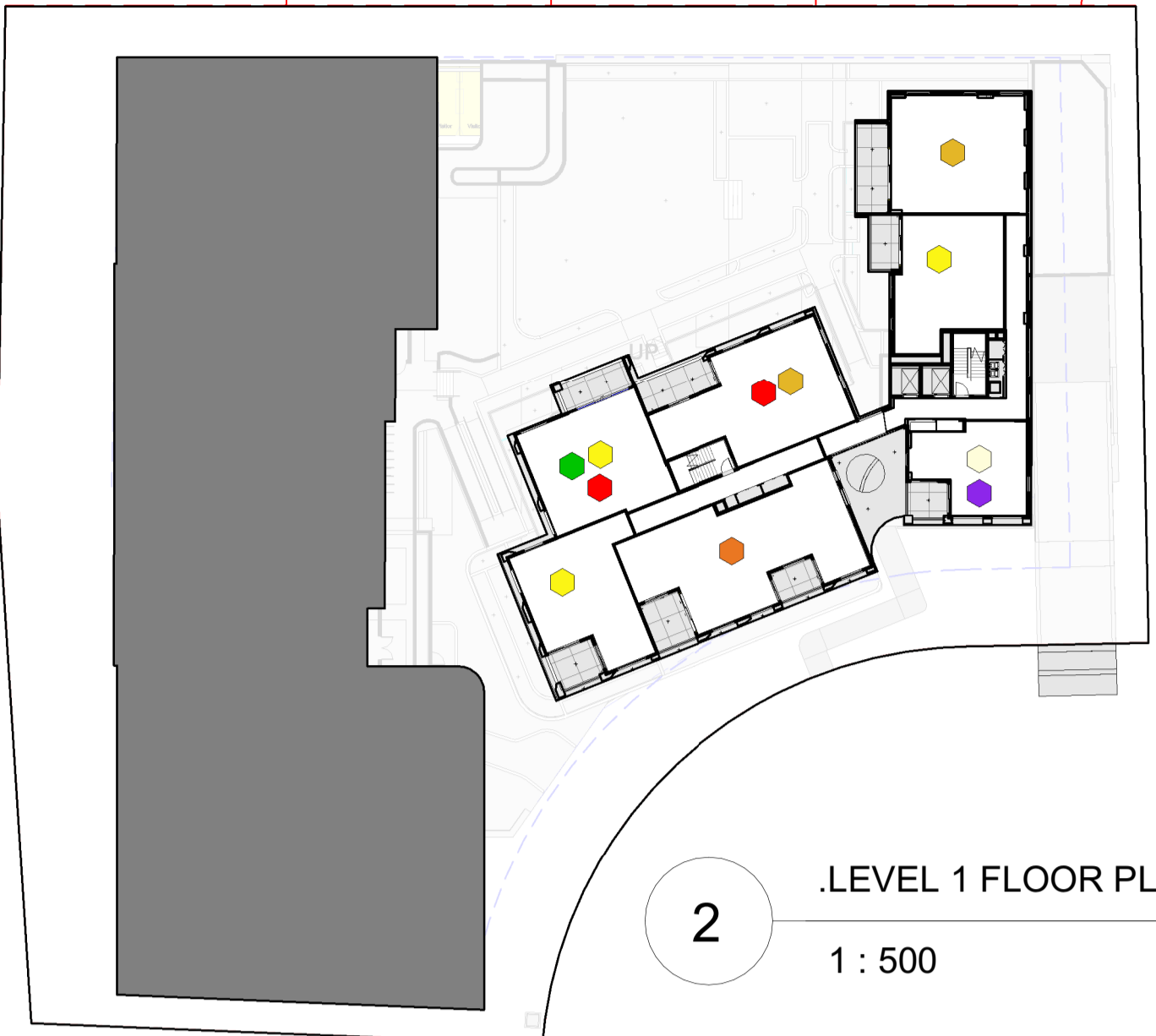
<b>DATE:</b> APRIL 2025	<b>SCALE:</b> As indicated	<b>DRAWING No.:</b> SSD 500
<b>DRAWN BY:</b> FT	<b>PROJECT NO.:</b> 23002	<b>REV.:</b> 1

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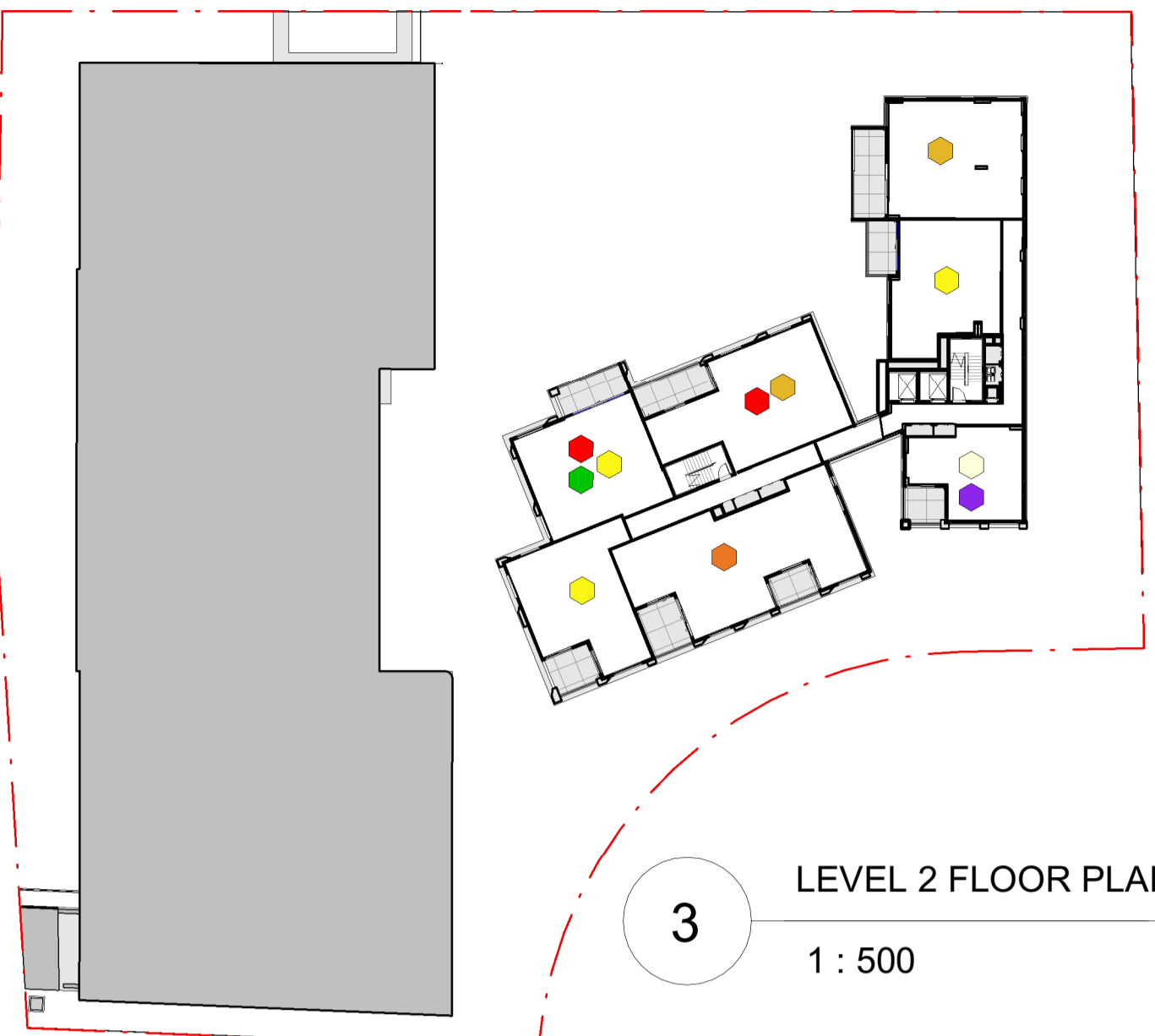
Rev	Date	Description	BY
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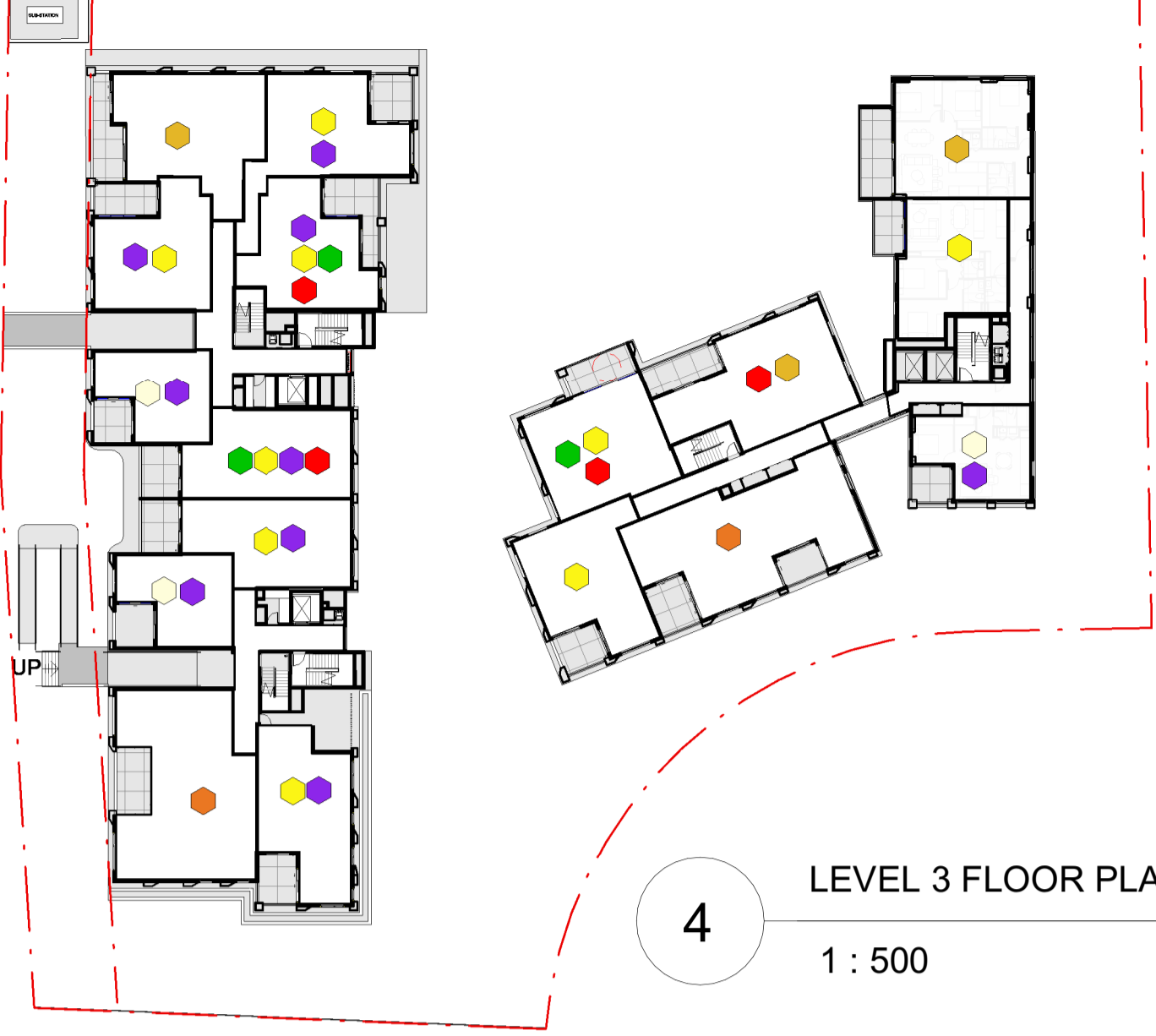
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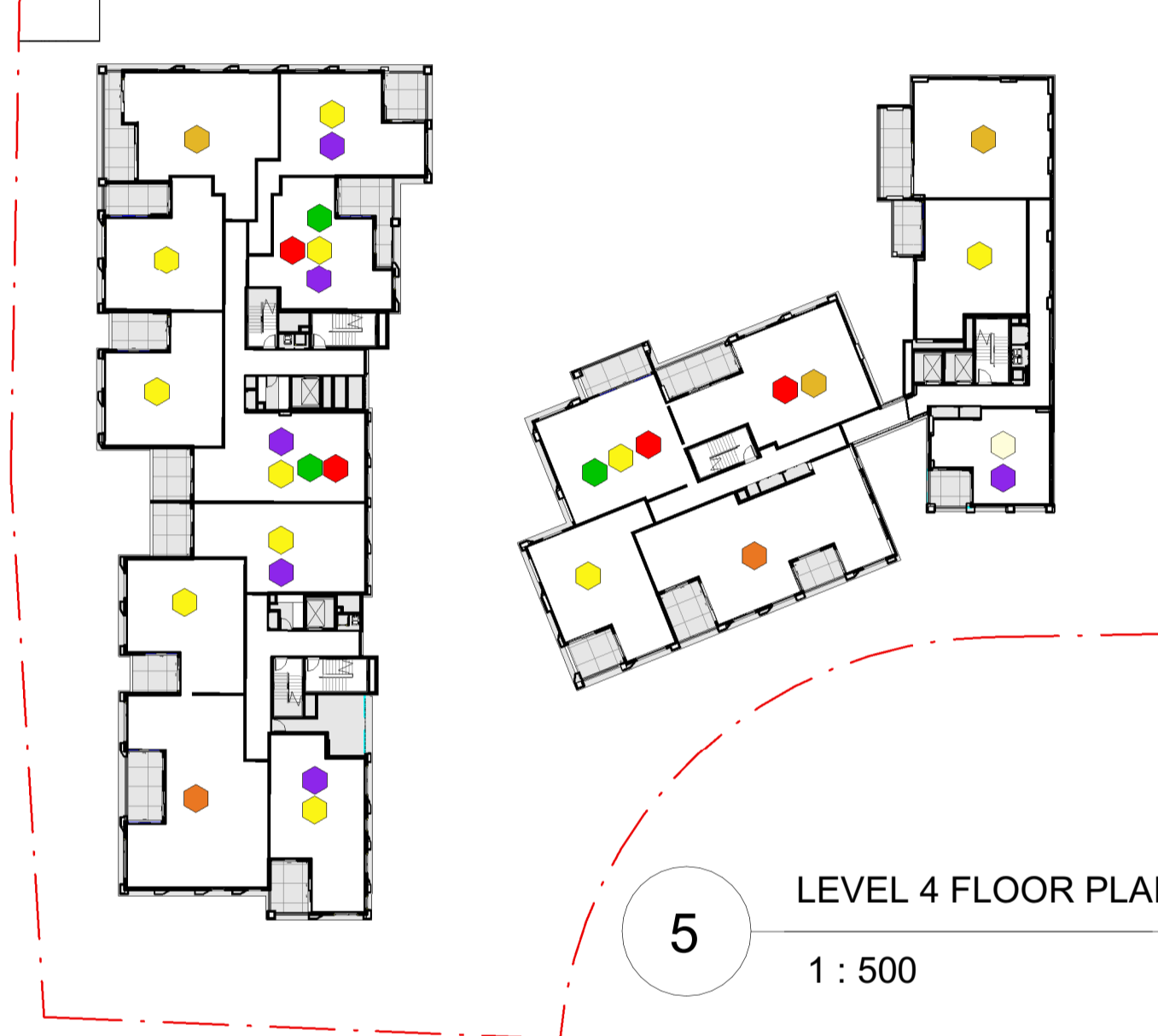
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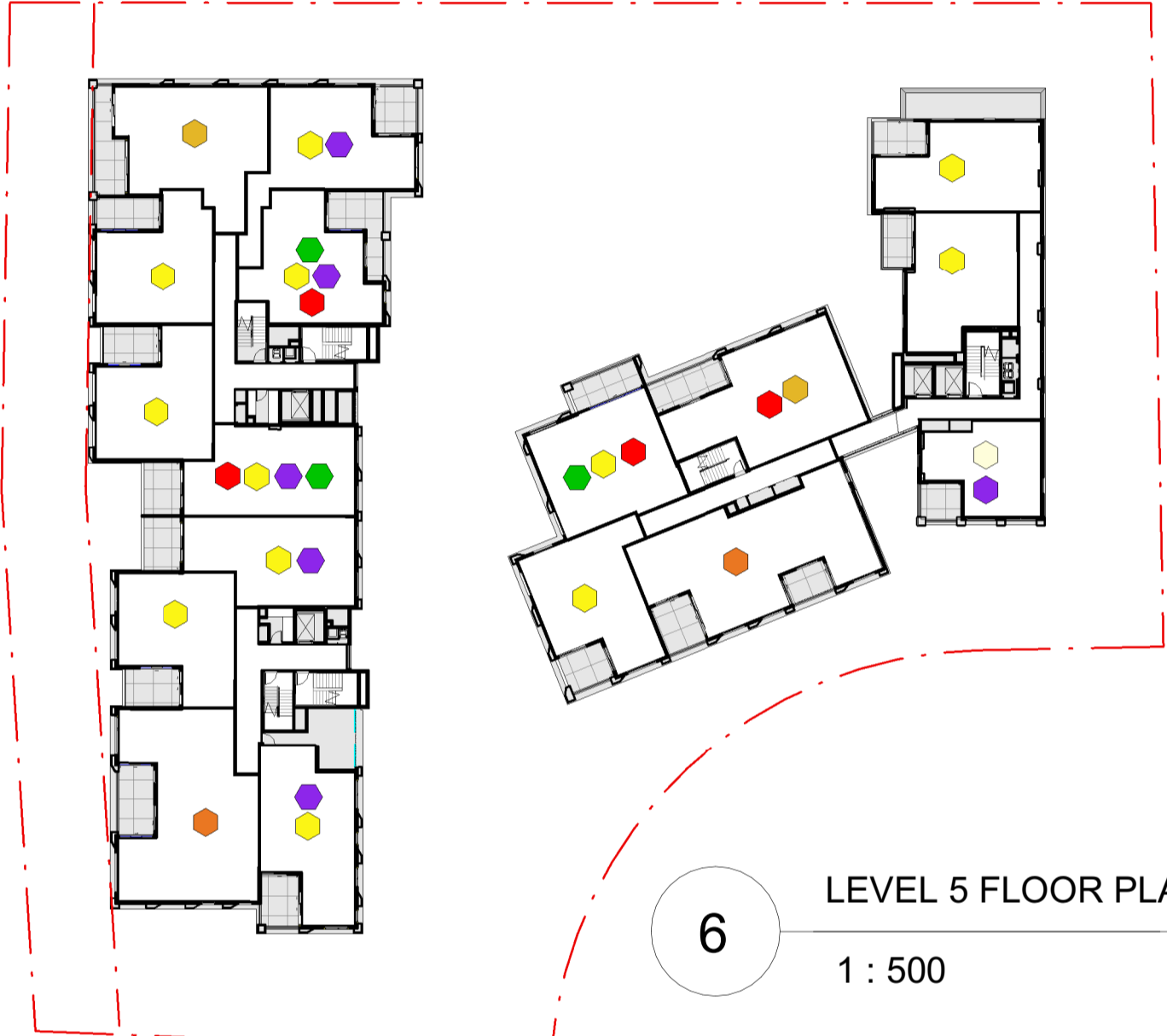
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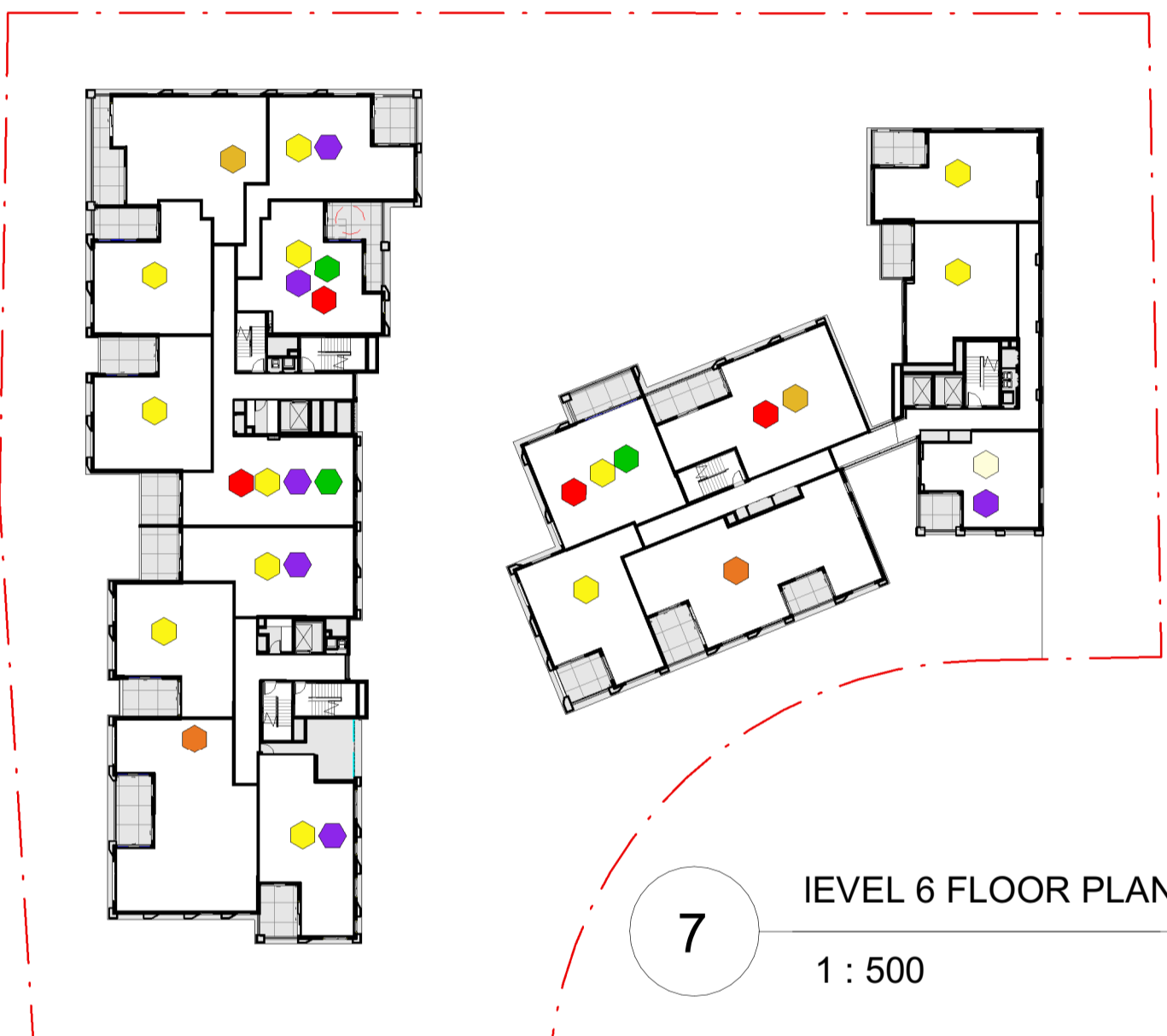
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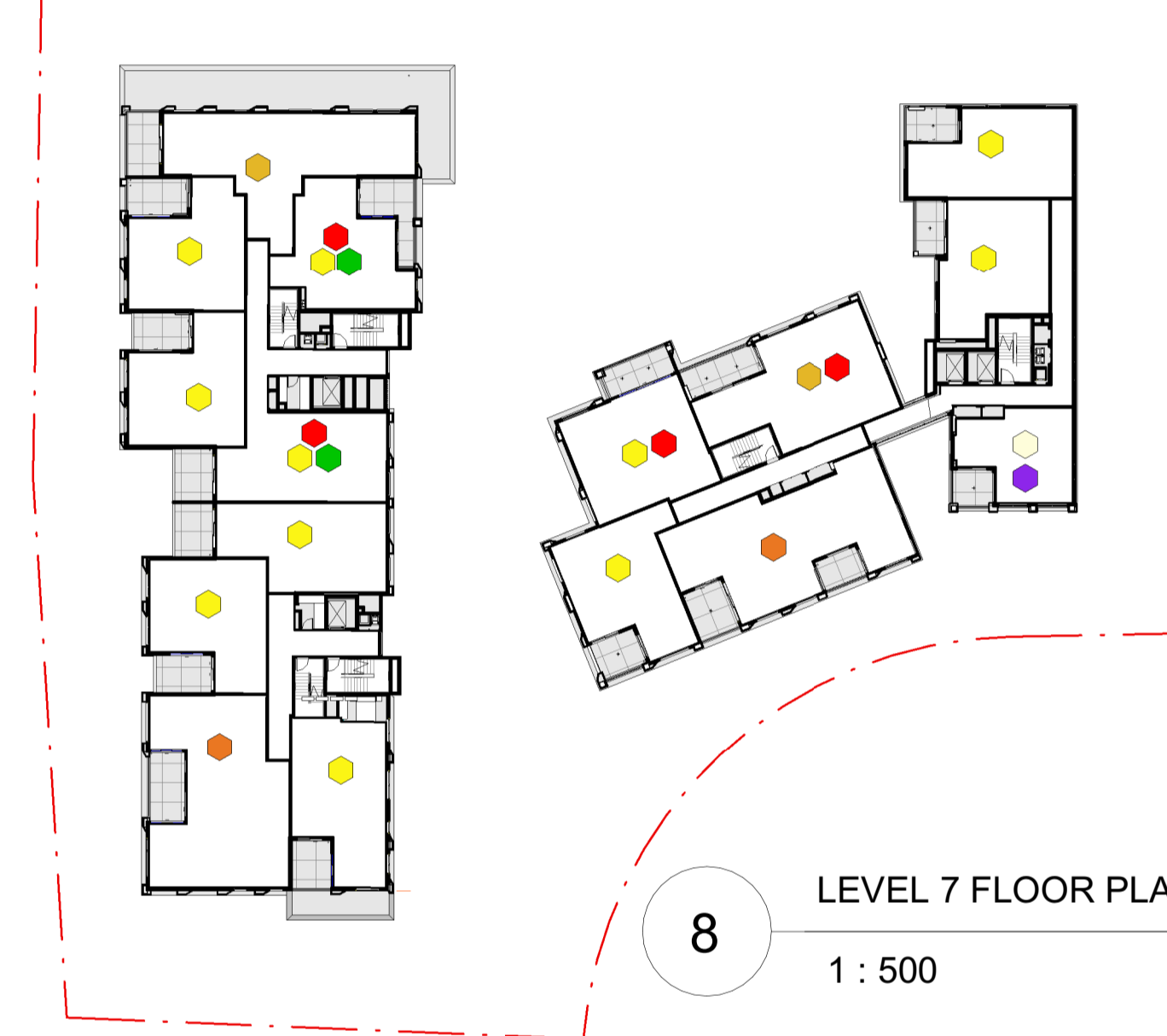
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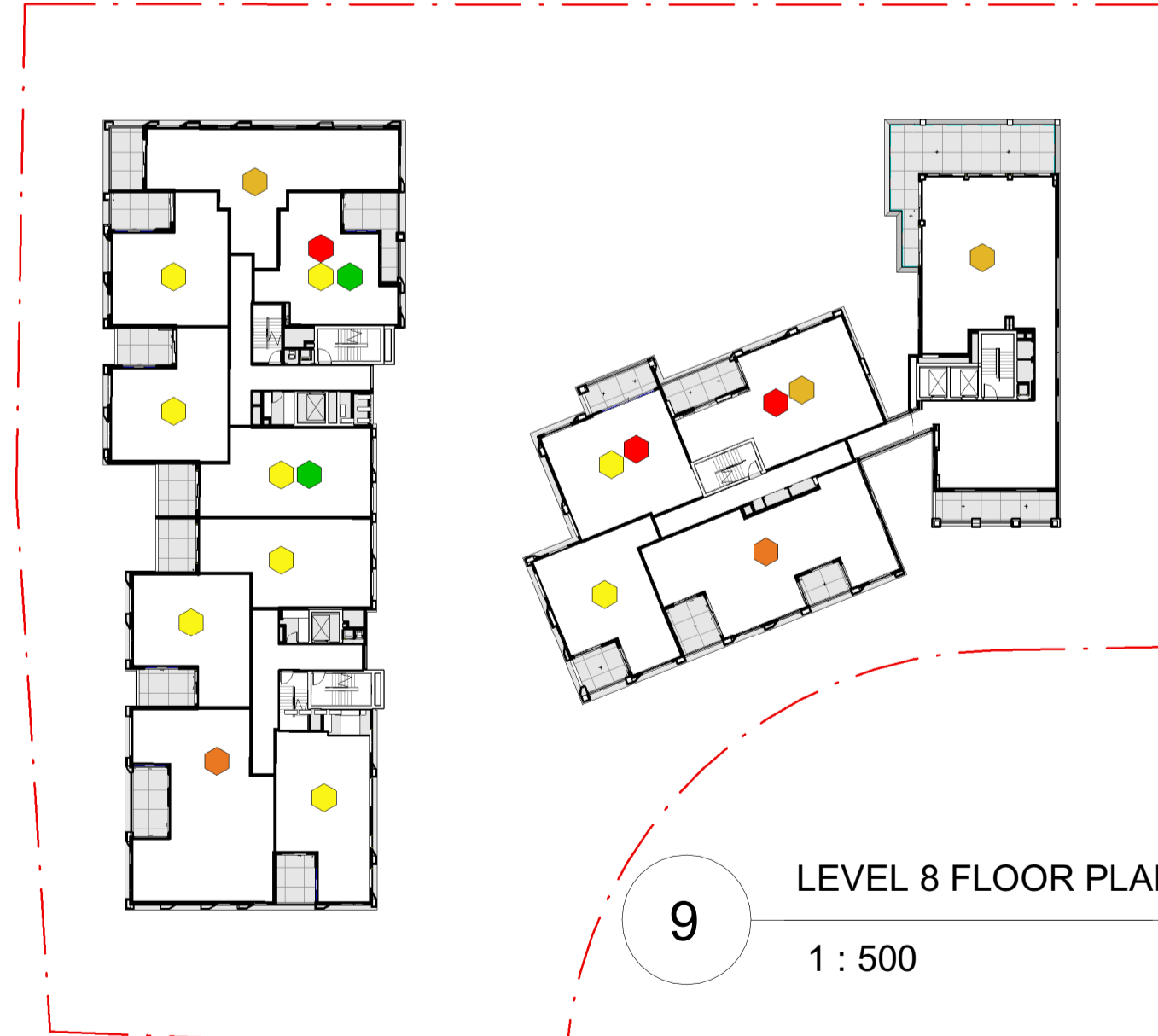
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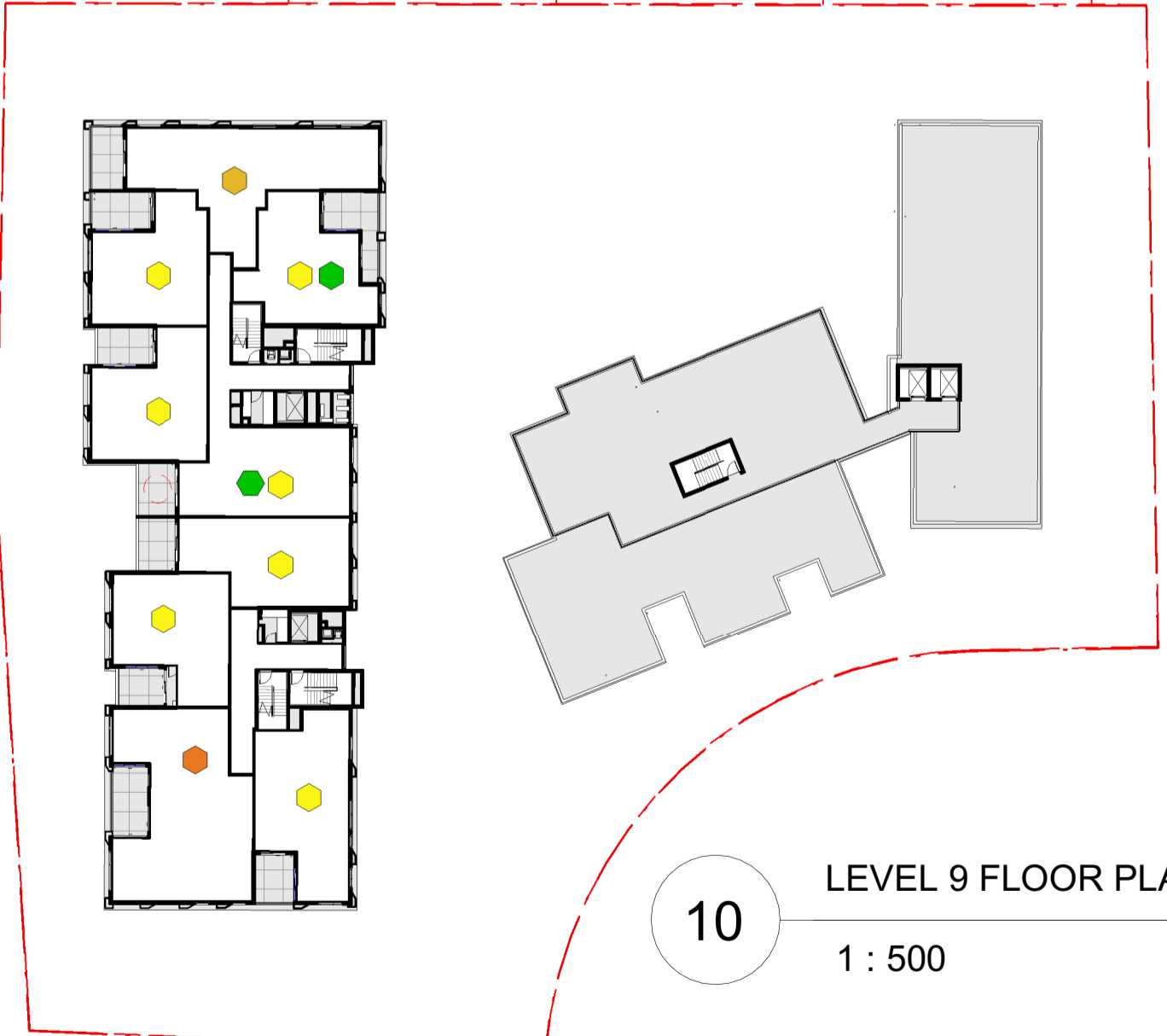
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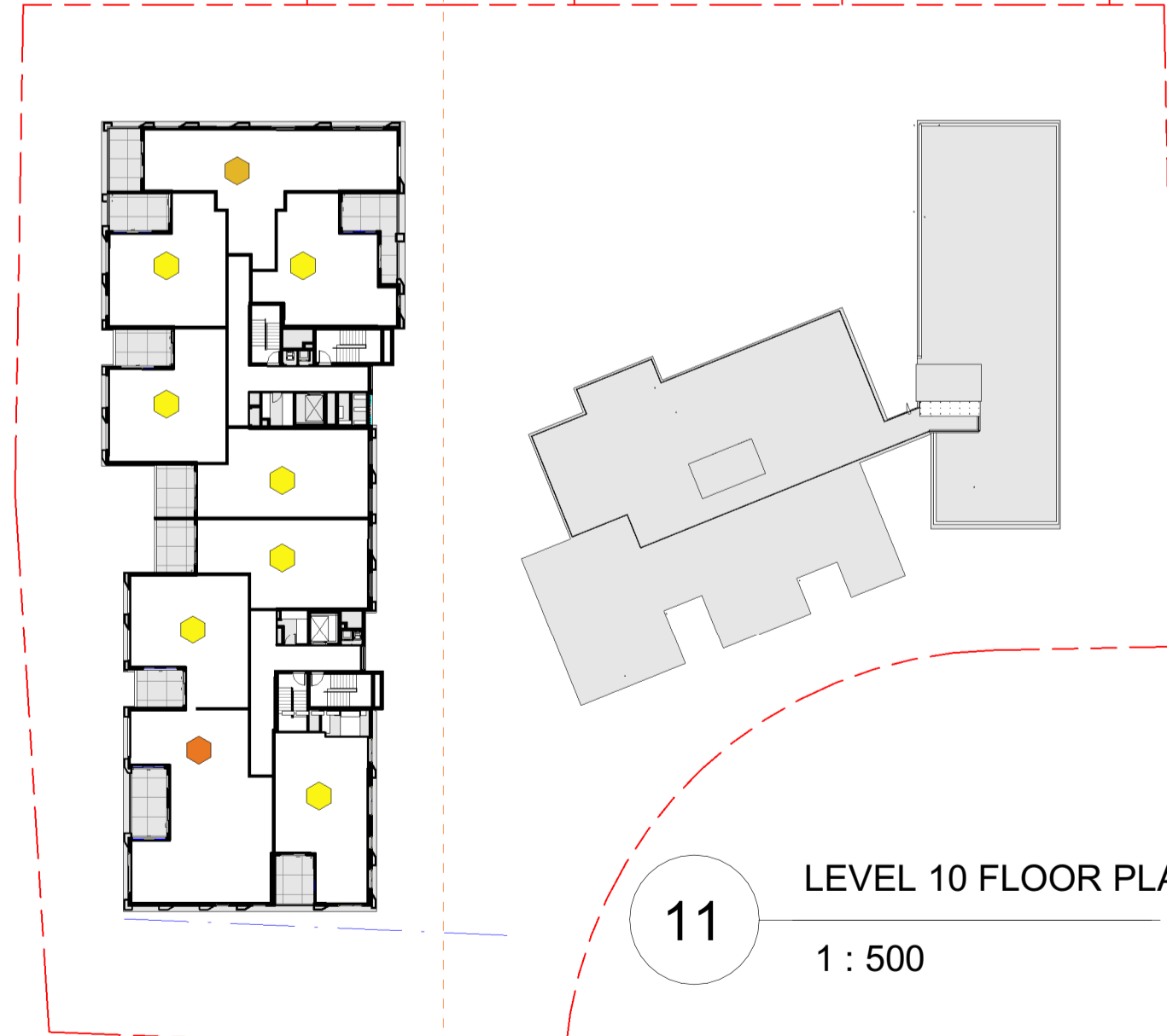
8 LEVEL 7 FLOOR PLAN  
1 : 500



9 LEVEL 8 FLOOR PLAN  
1 : 500



10 LEVEL 9 FLOOR PLAN  
1 : 500



11 LEVEL 10 FLOOR PLAN  
1 : 500

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 - 807

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**PROJECT:**  
BLOSSOM

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

<b>DRAWING TITLE:</b> APARTMENT MIX		
<b>DATE:</b> APRIL 2025	<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

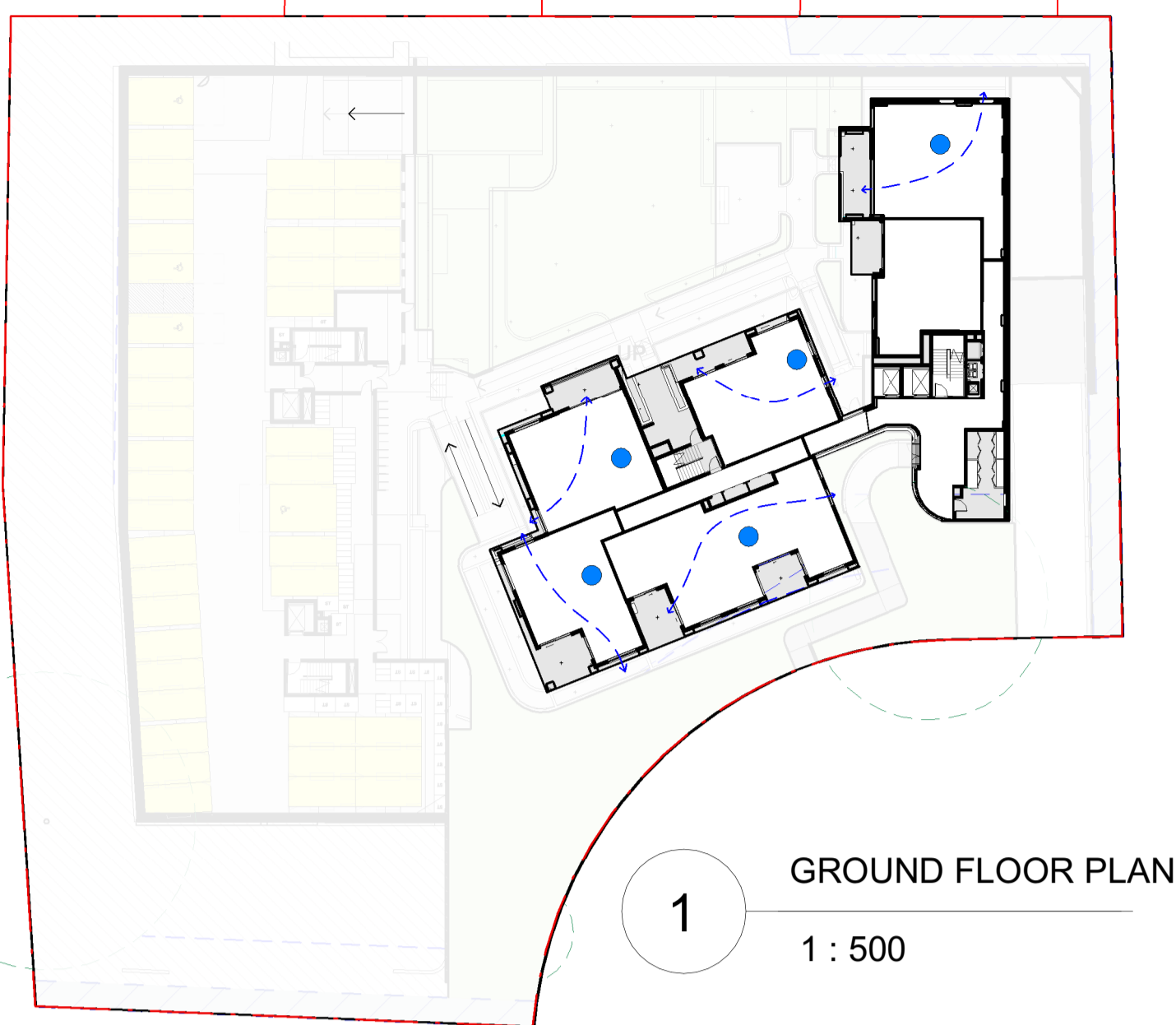
Scale 1 : 500

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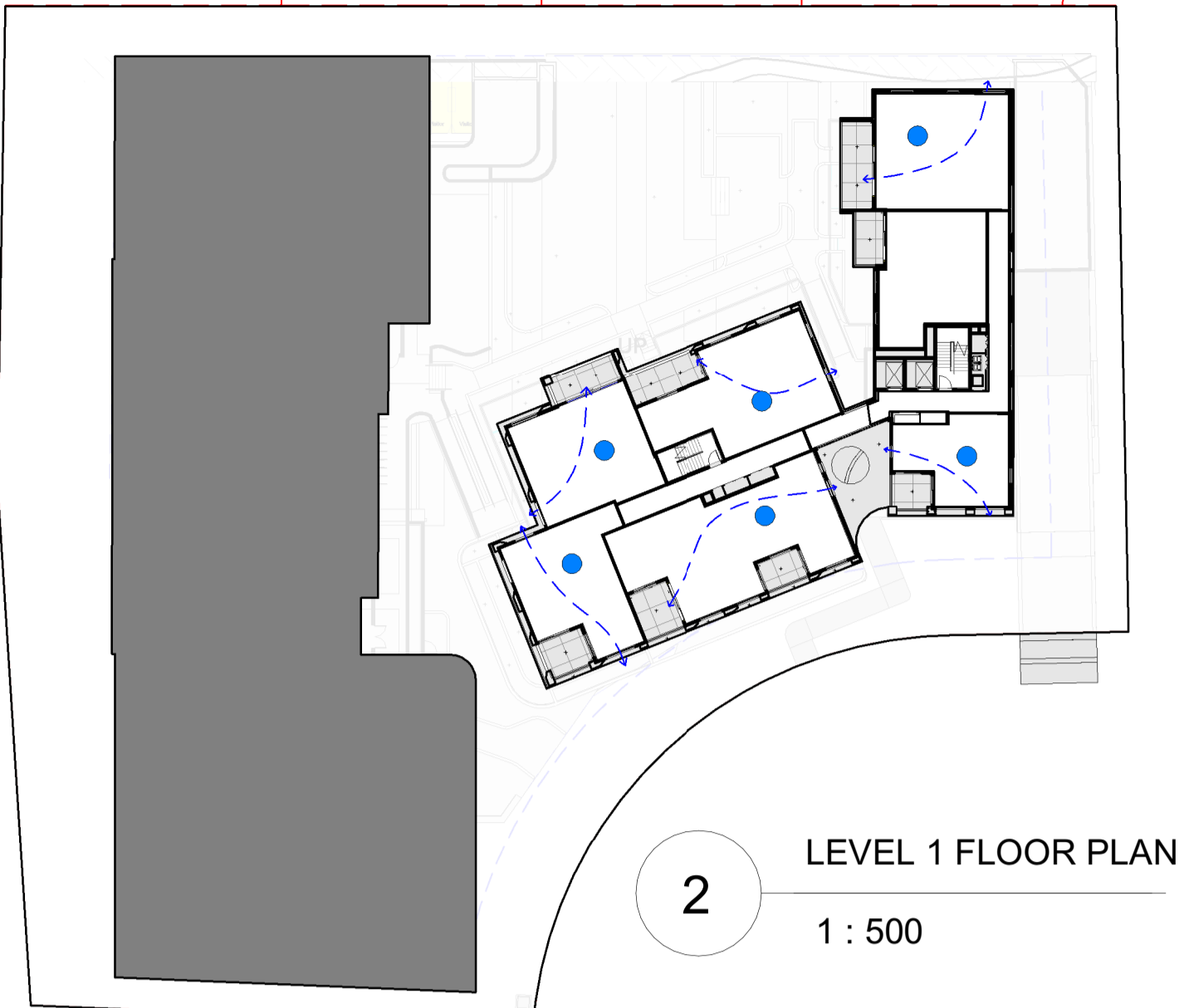
**FOR APPROVAL**

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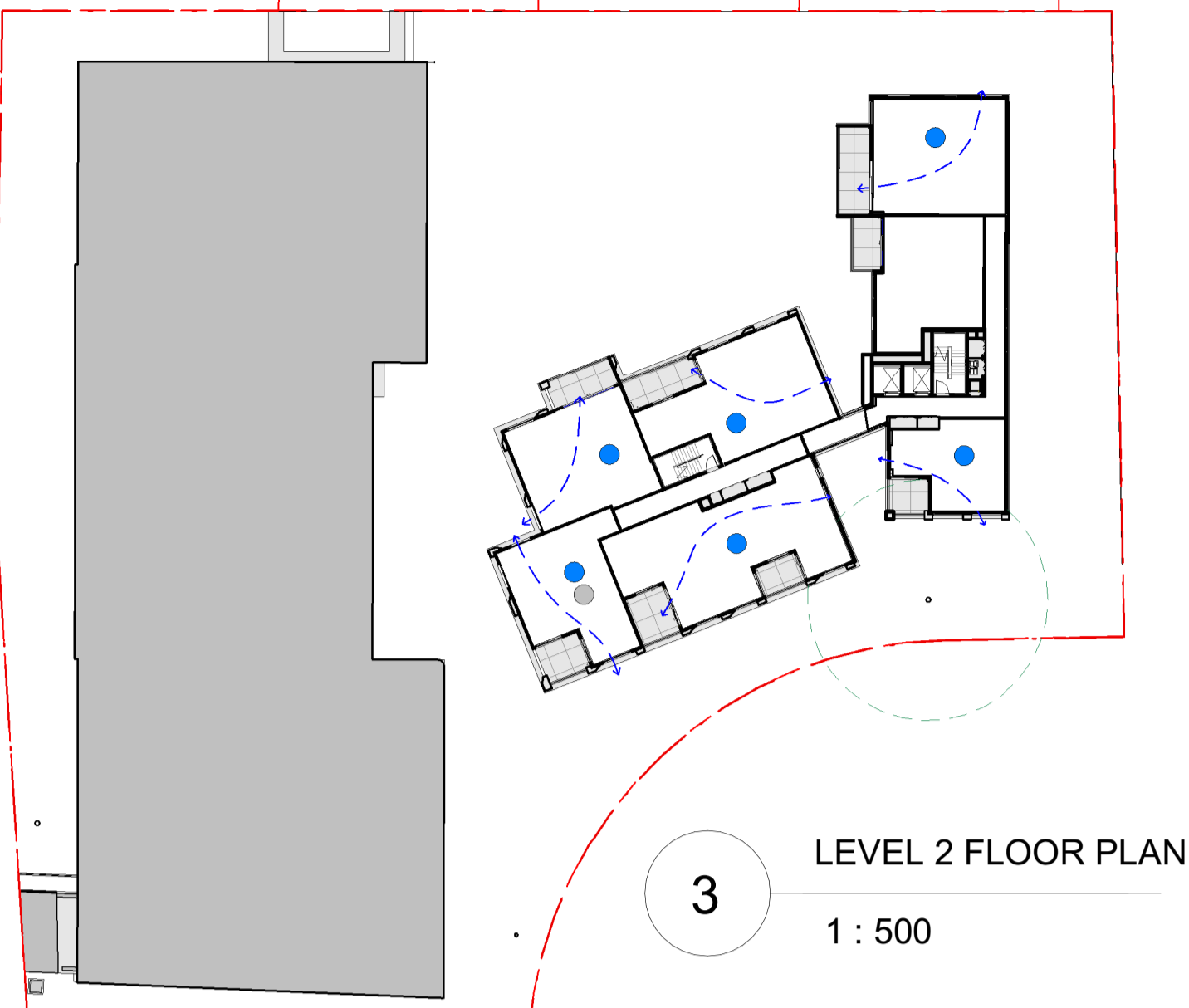
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



1 GROUND FLOOR PLAN  
1 : 500



2 LEVEL 1 FLOOR PLAN  
1 : 500



3 LEVEL 2 FLOOR PLAN  
1 : 500



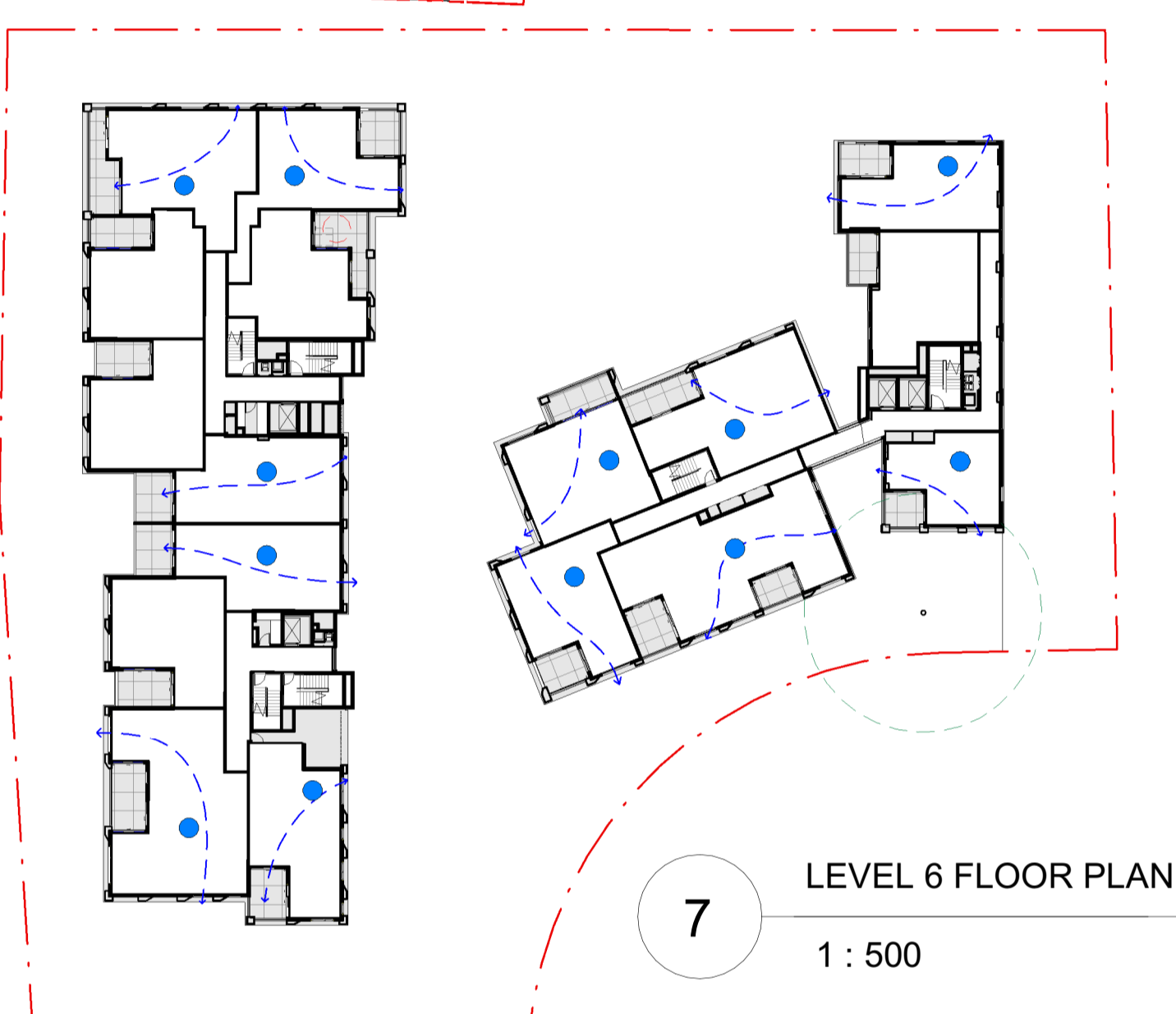
4 LEVEL 3 FLOOR PLAN  
1 : 500



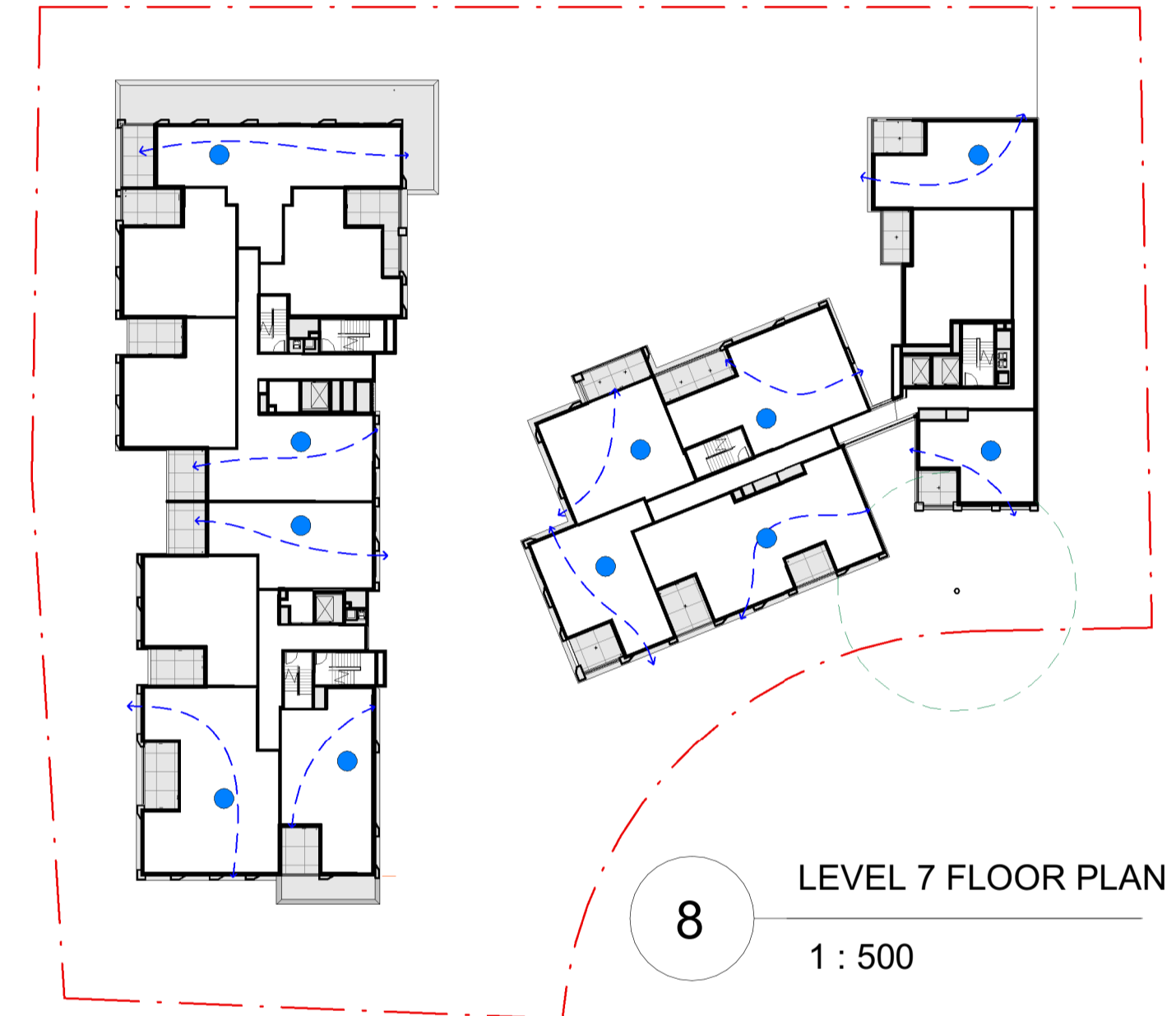
5 LEVEL 4 FLOOR PLAN  
1 : 500



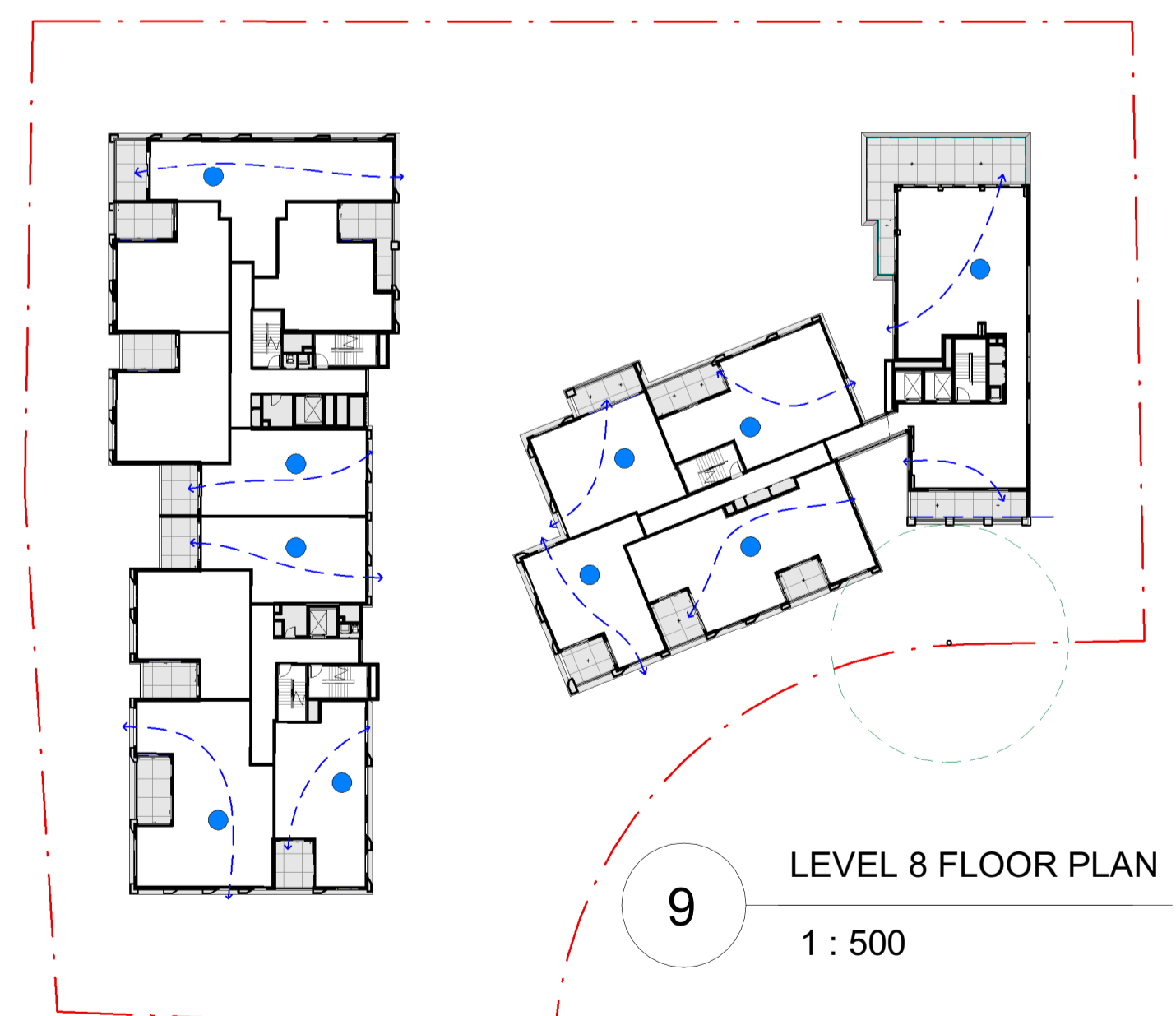
6 LEVEL 5 FLOOR PLAN  
1 : 500



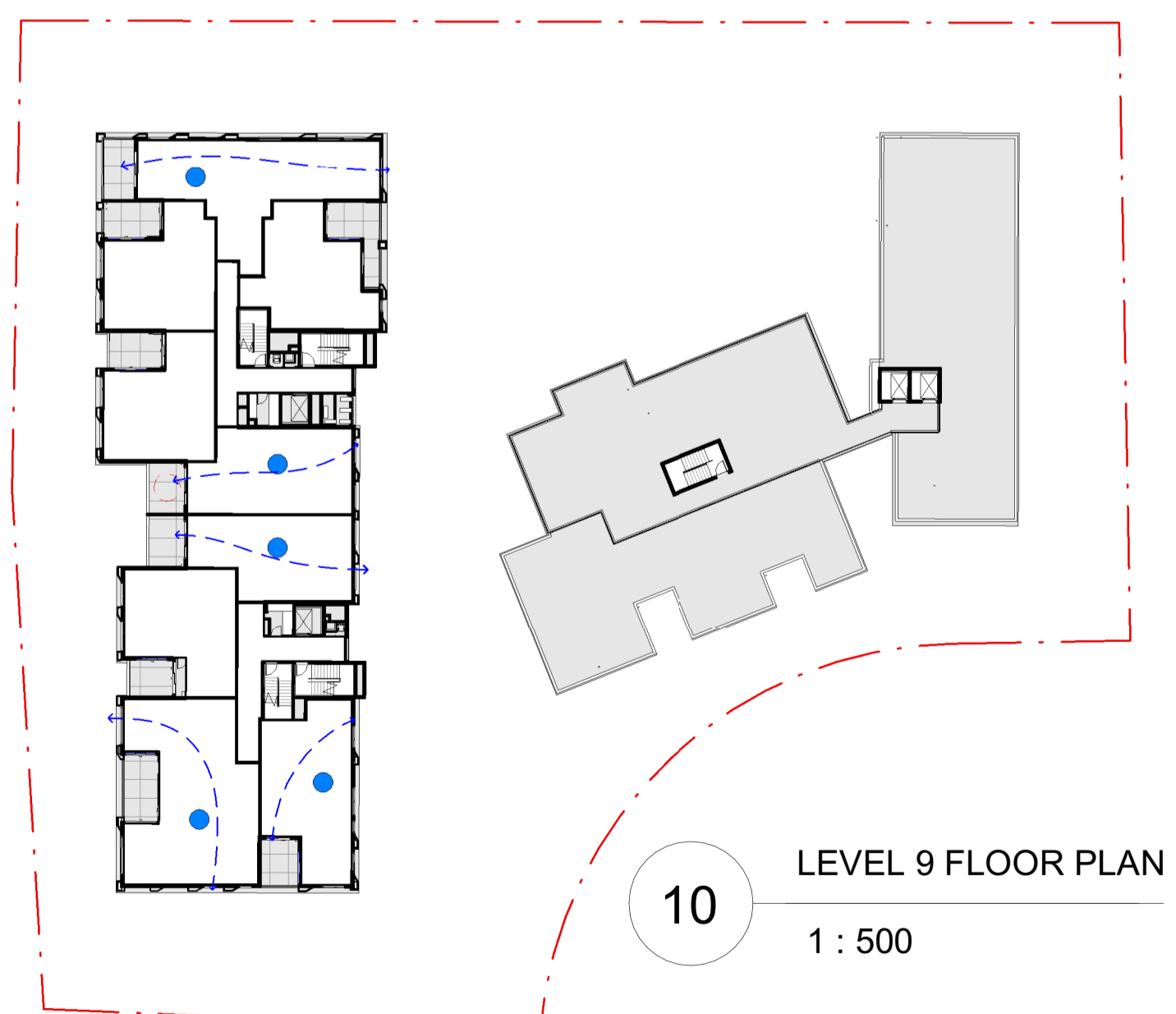
7 LEVEL 6 FLOOR PLAN  
1 : 500



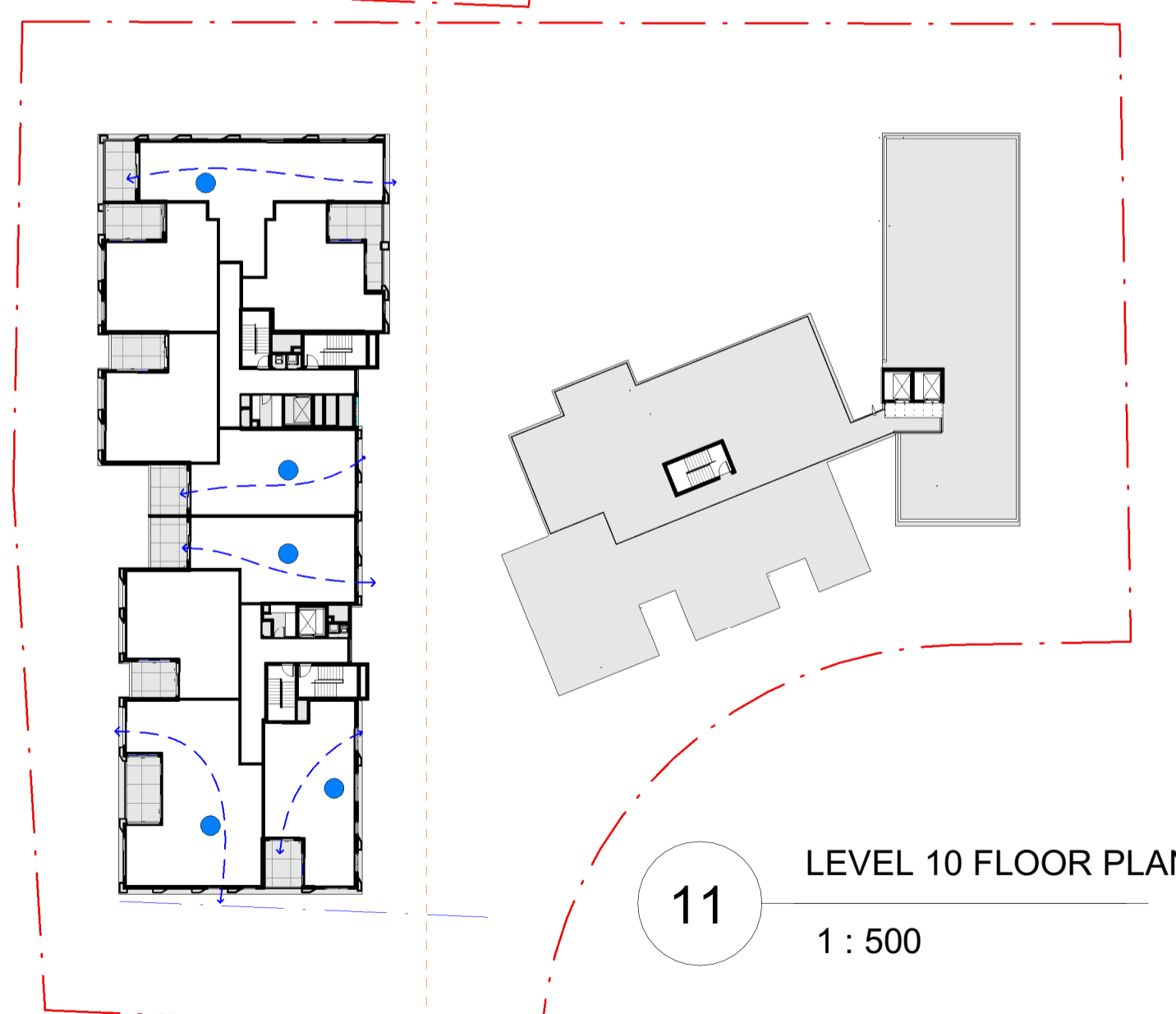
8 LEVEL 7 FLOOR PLAN  
1 : 500



9 LEVEL 8 FLOOR PLAN  
1 : 500



10 LEVEL 9 FLOOR PLAN  
1 : 500



11 LEVEL 10 FLOOR PLAN  
1 : 500

**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

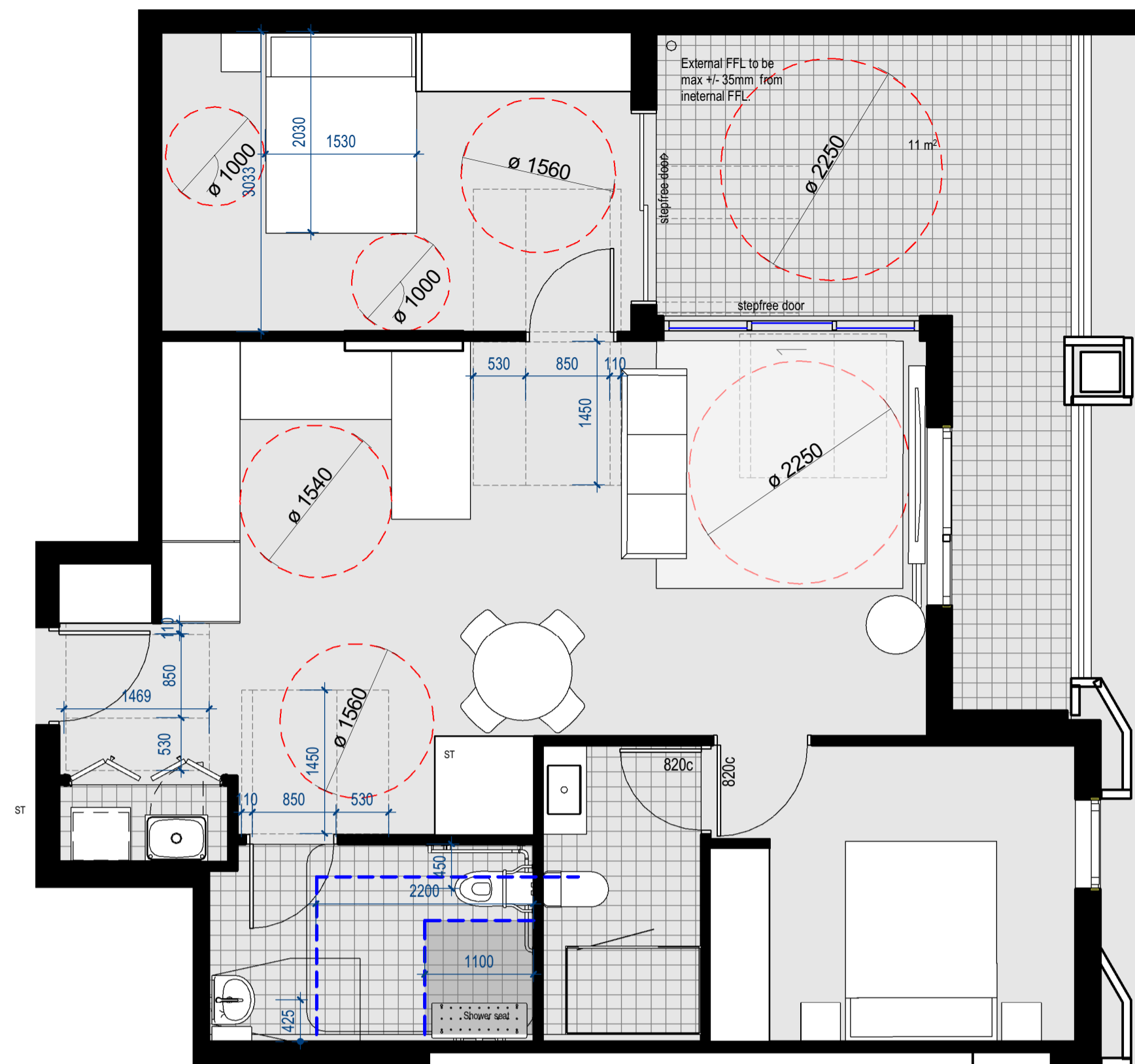


**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**  
**PROJECT:**  
**BLOSSOM**  
 15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

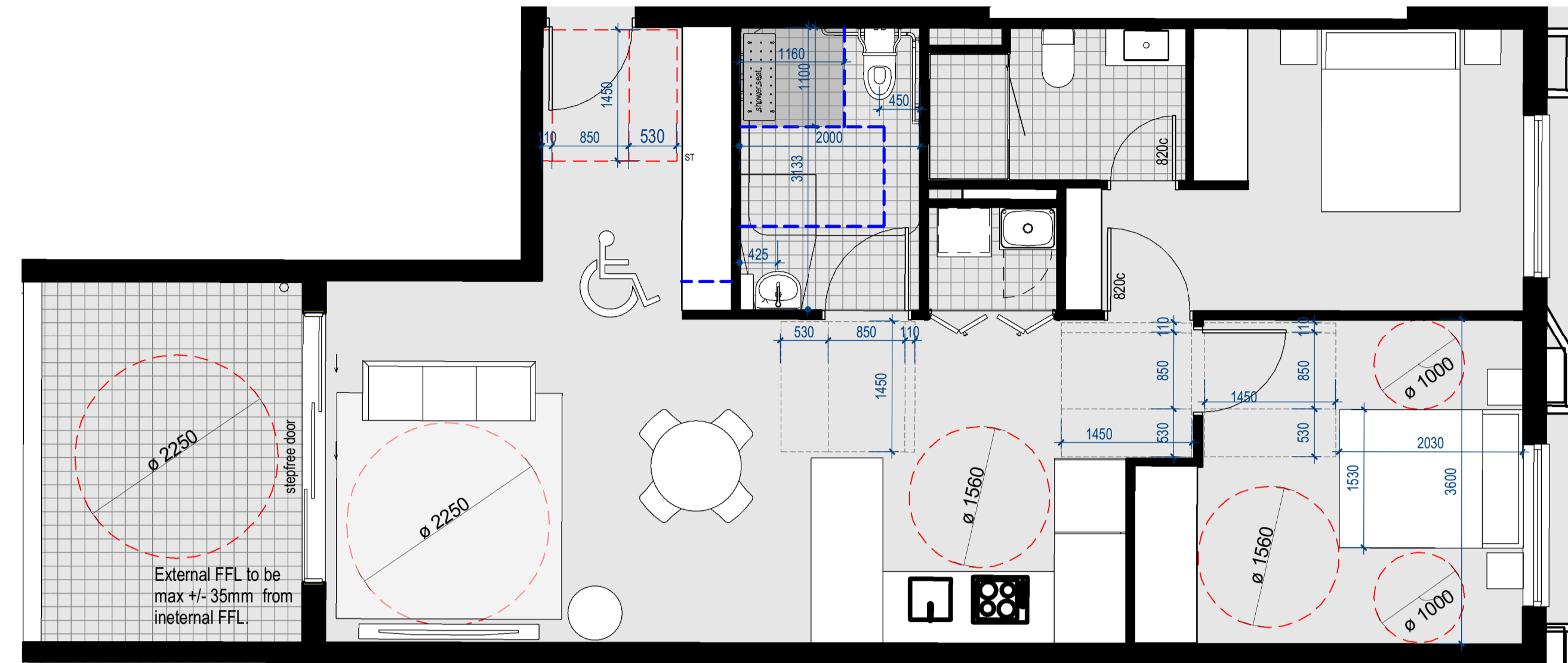
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**CROSS VENTILATION**  
**DATE:** APRIL 2025  
**SCALE:** 1 : 500  
**DRAWING No.:** SSD 502  
**PROJECT NO.:** 23002  
**REV.:** 1

Scale 1 : 500  
 0 10 20 30  
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1	02.04.25	Issued for SSD application only	CX-FT



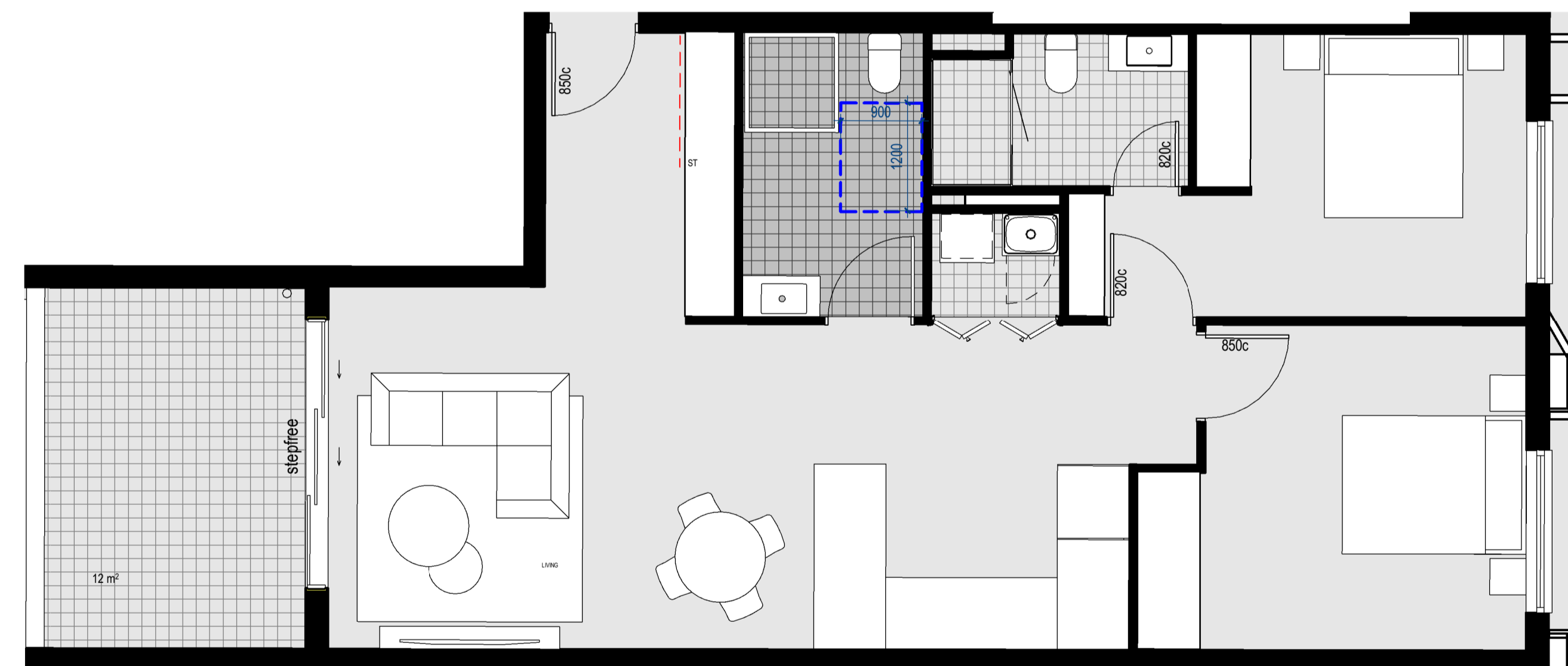
**1** POST-ADAPTABLE 1 (2 BEDROOM UNIT - BUILDING B)  
1 : 50 309 - 409 - 509 - 609 - 709 - 807 - 902



**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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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

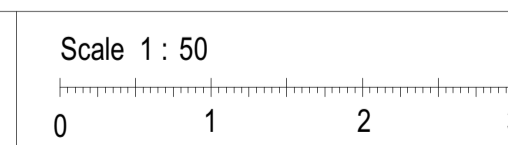
**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**

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

**DRAWING TITLE:**

ADAPTABLE UNITS 1

DATE: APRIL 2025	SCALE: 1 : 50	DRAWING No: SSD 503
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

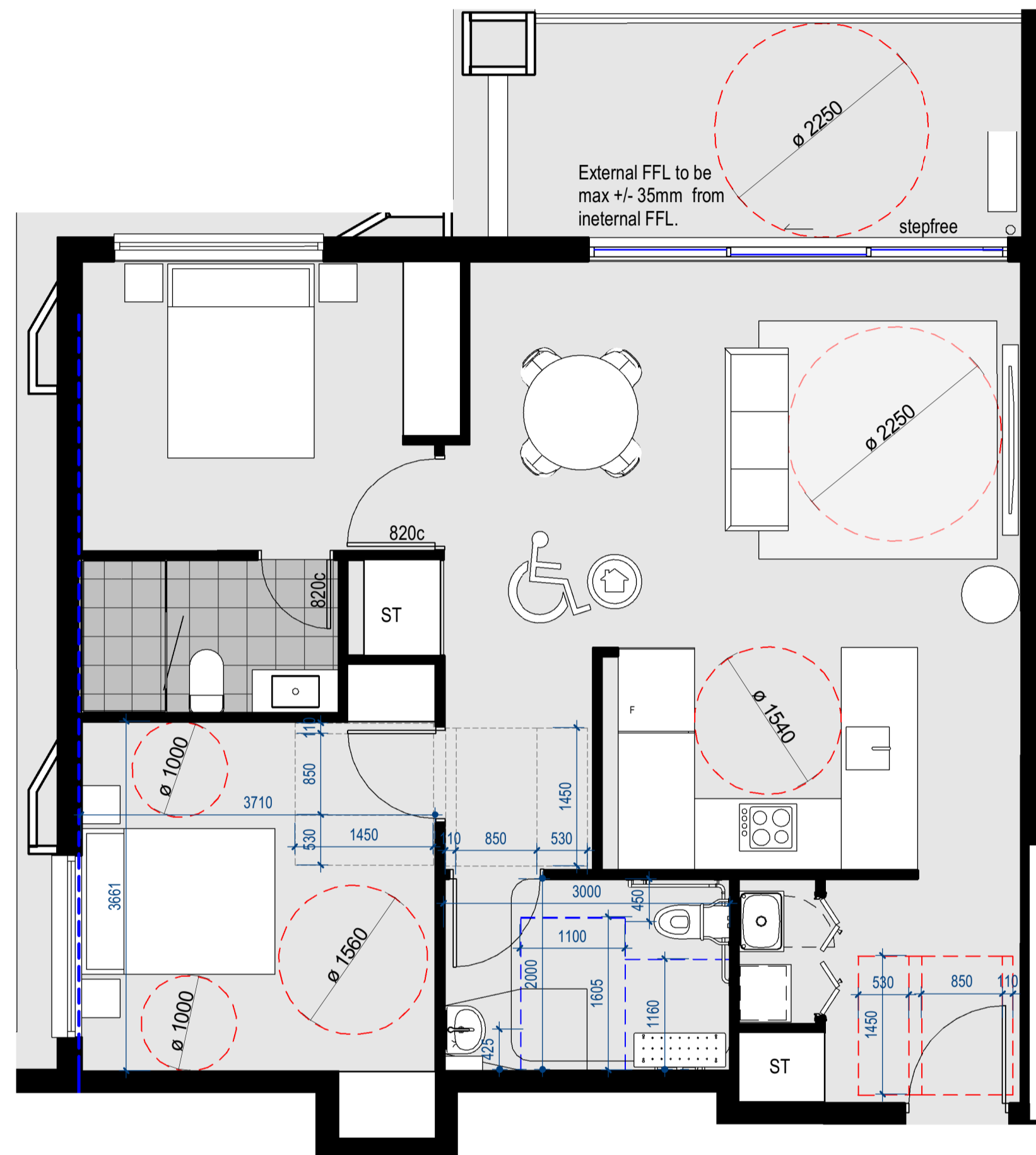


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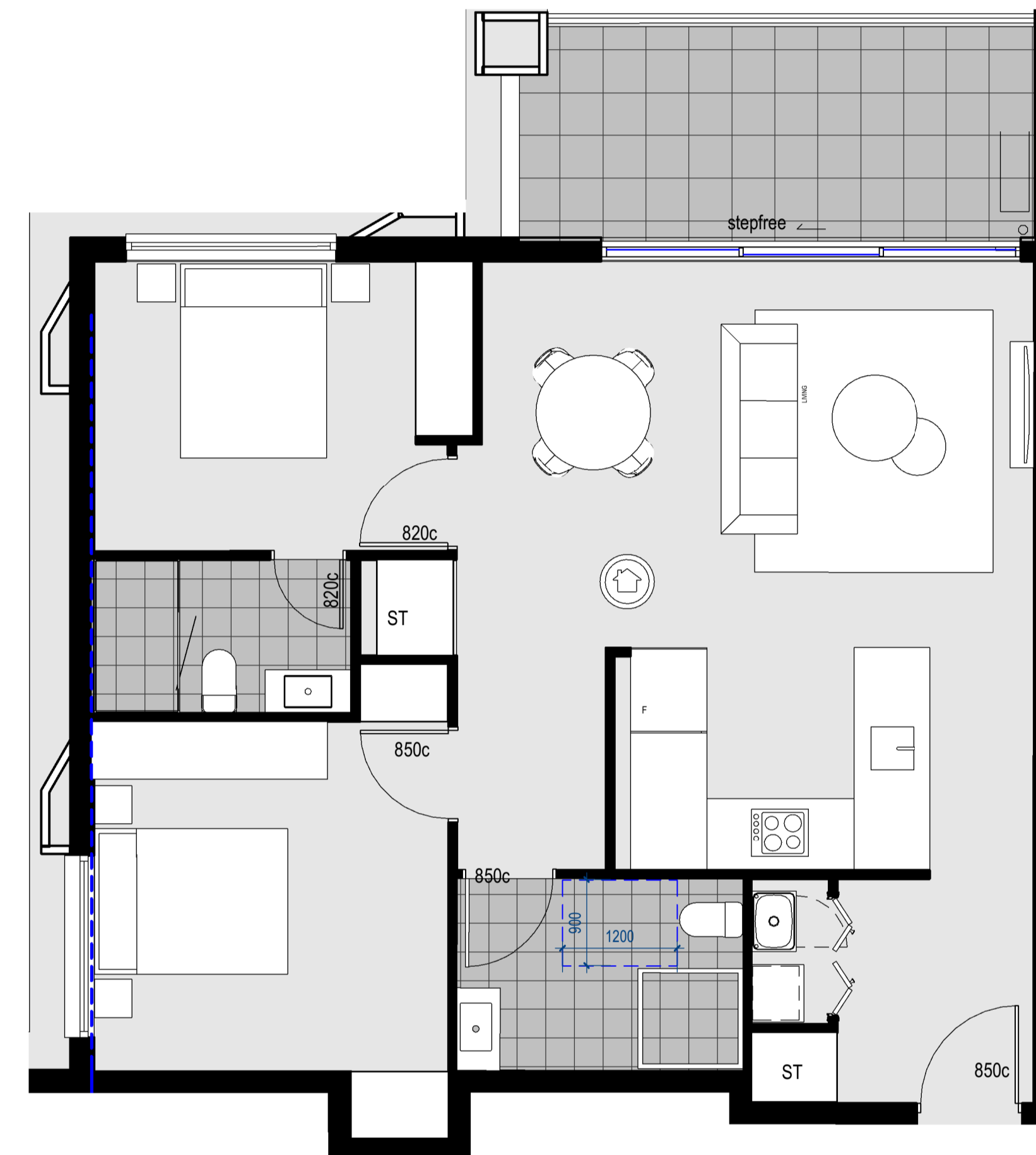
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1	02.04.25	Issued for SSD application only	CX-FT



**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

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

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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:**

ADAPTABLE UNITS 2

**DATE:**

APRIL 2025

**DRAWN BY:**

FT

**SCALE:**

1 : 50

**PROJECT NO:**

23002

**DRAWING No:**

SSD 504

**REV:**

1

Scale 1 : 50



USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

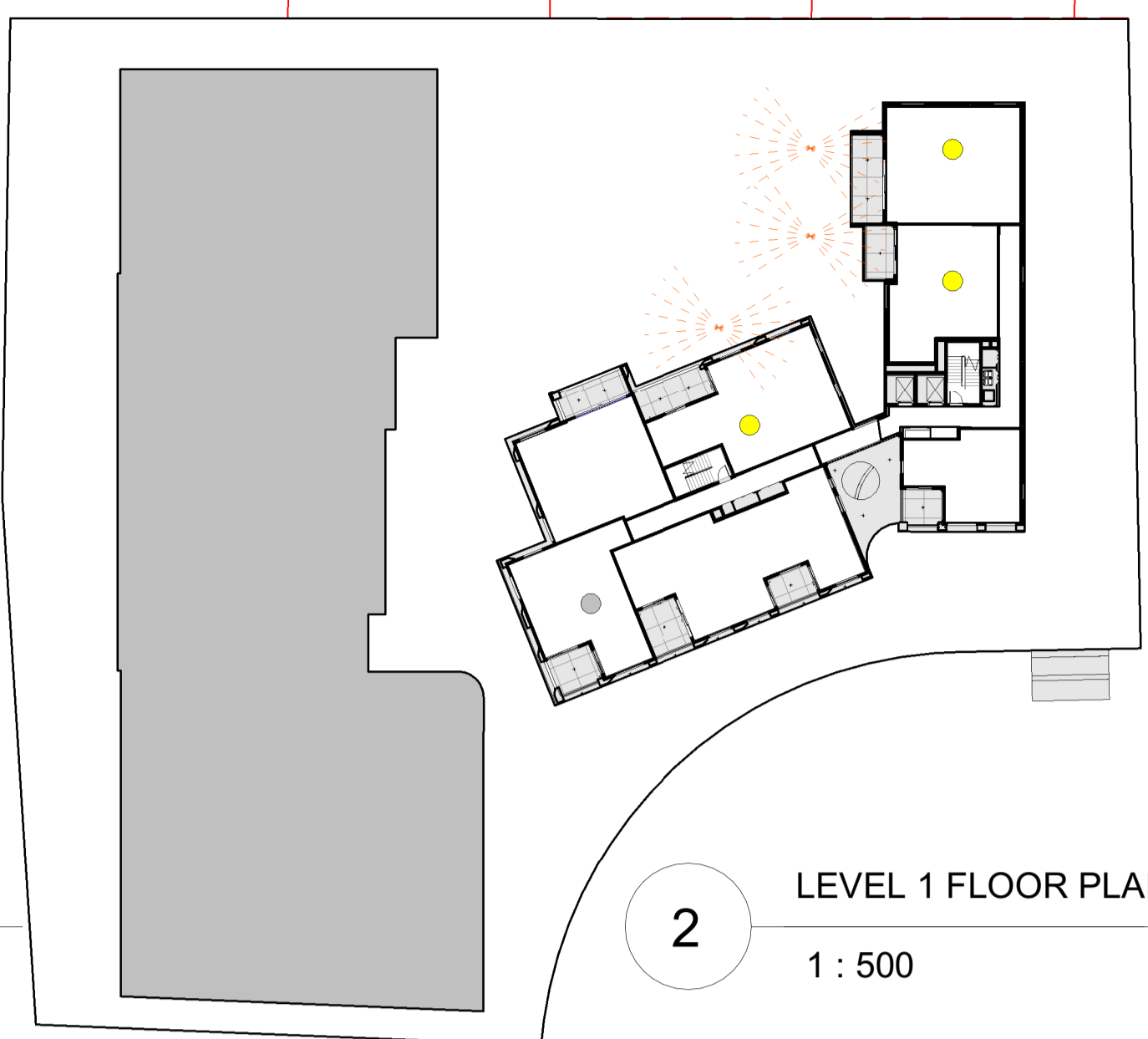
**FOR APPROVAL**

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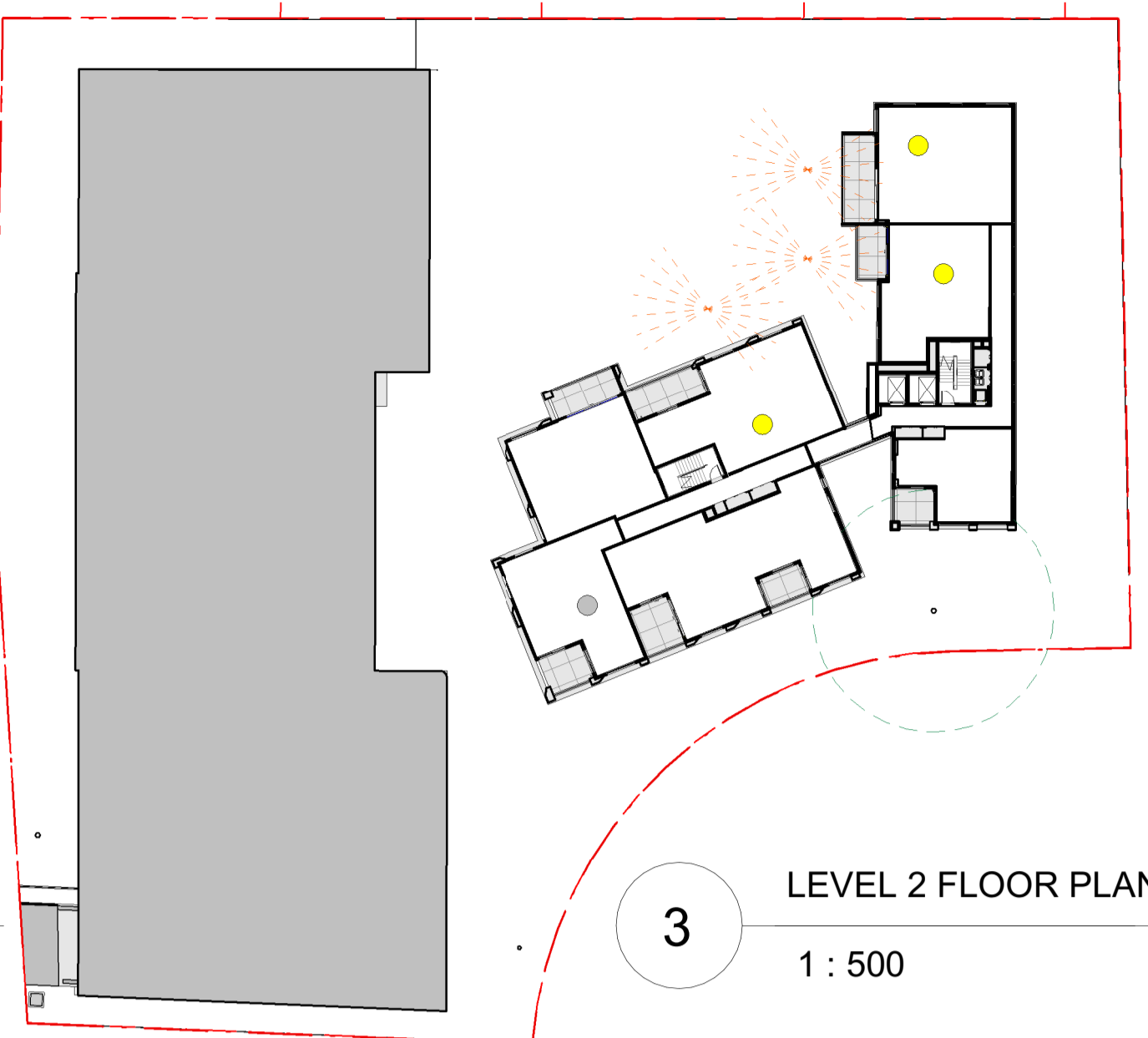
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



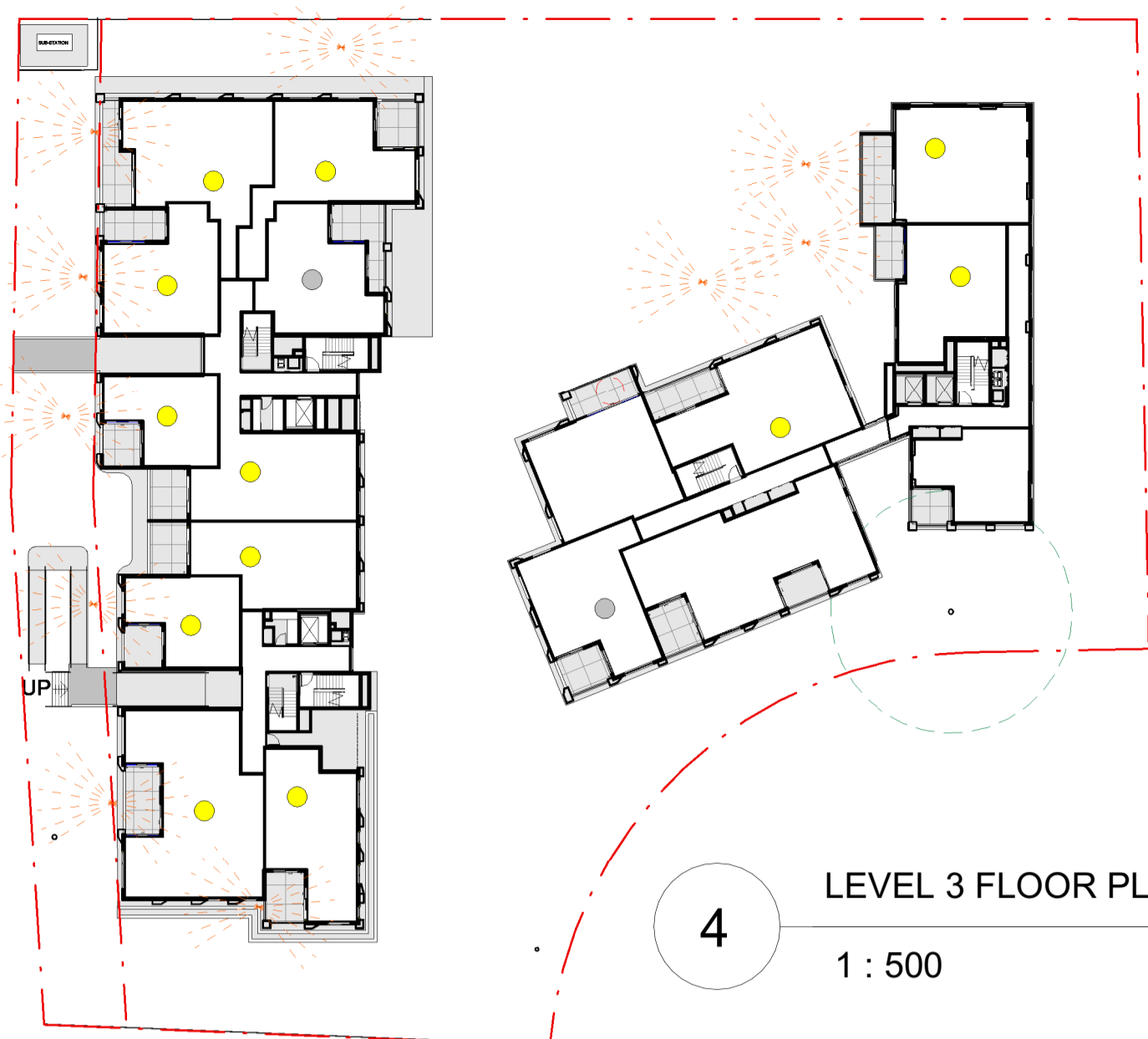
1 GROUND FLOOR PLAN  
1 : 500



2 LEVEL 1 FLOOR PLAN  
1 : 500



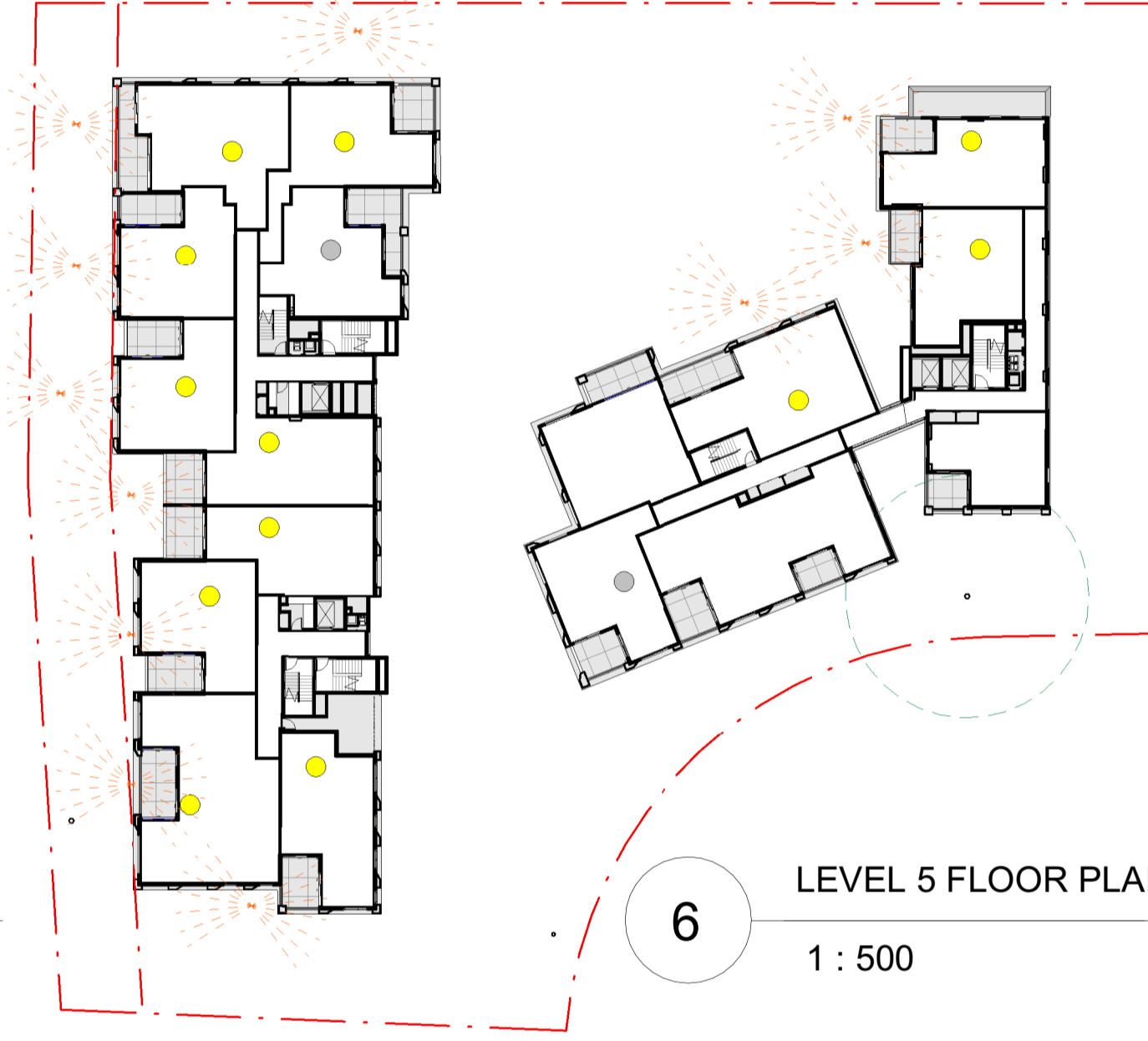
3 LEVEL 2 FLOOR PLAN  
1 : 500



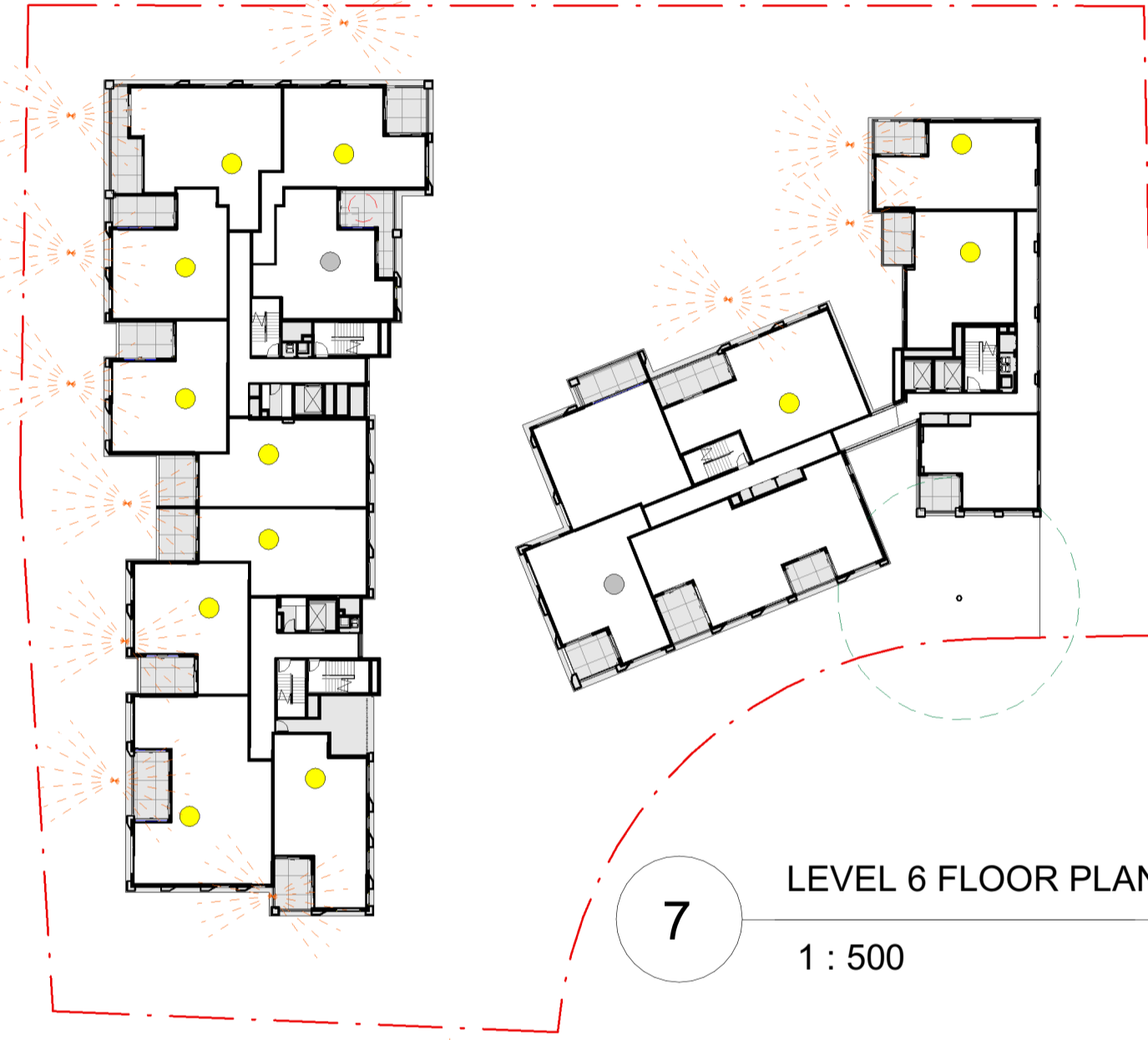
4 LEVEL 3 FLOOR PLAN  
1 : 500



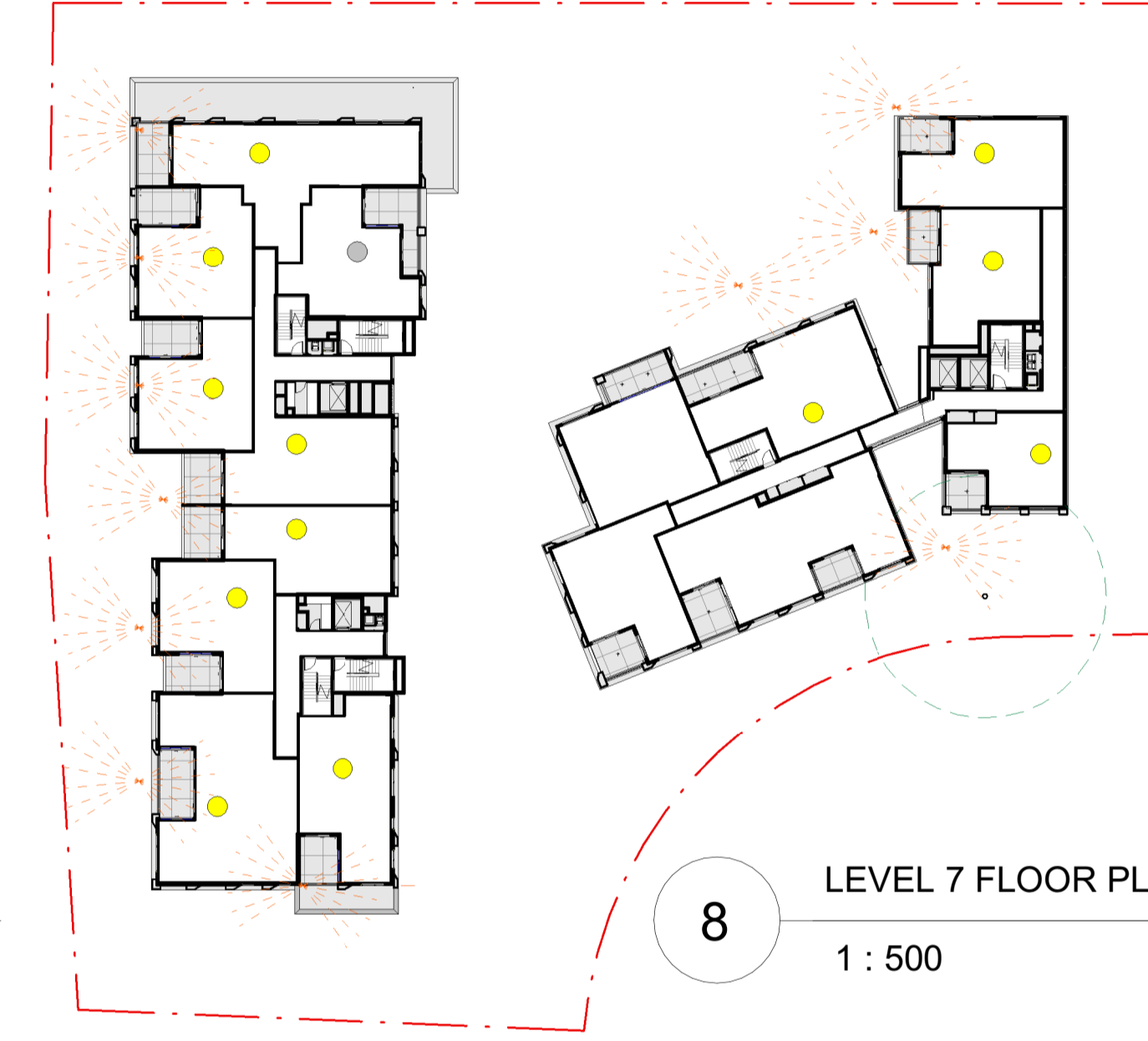
5 LEVEL 4 FLOOR PLAN  
1 : 500



6 LEVEL 5 FLOOR PLAN  
1 : 500



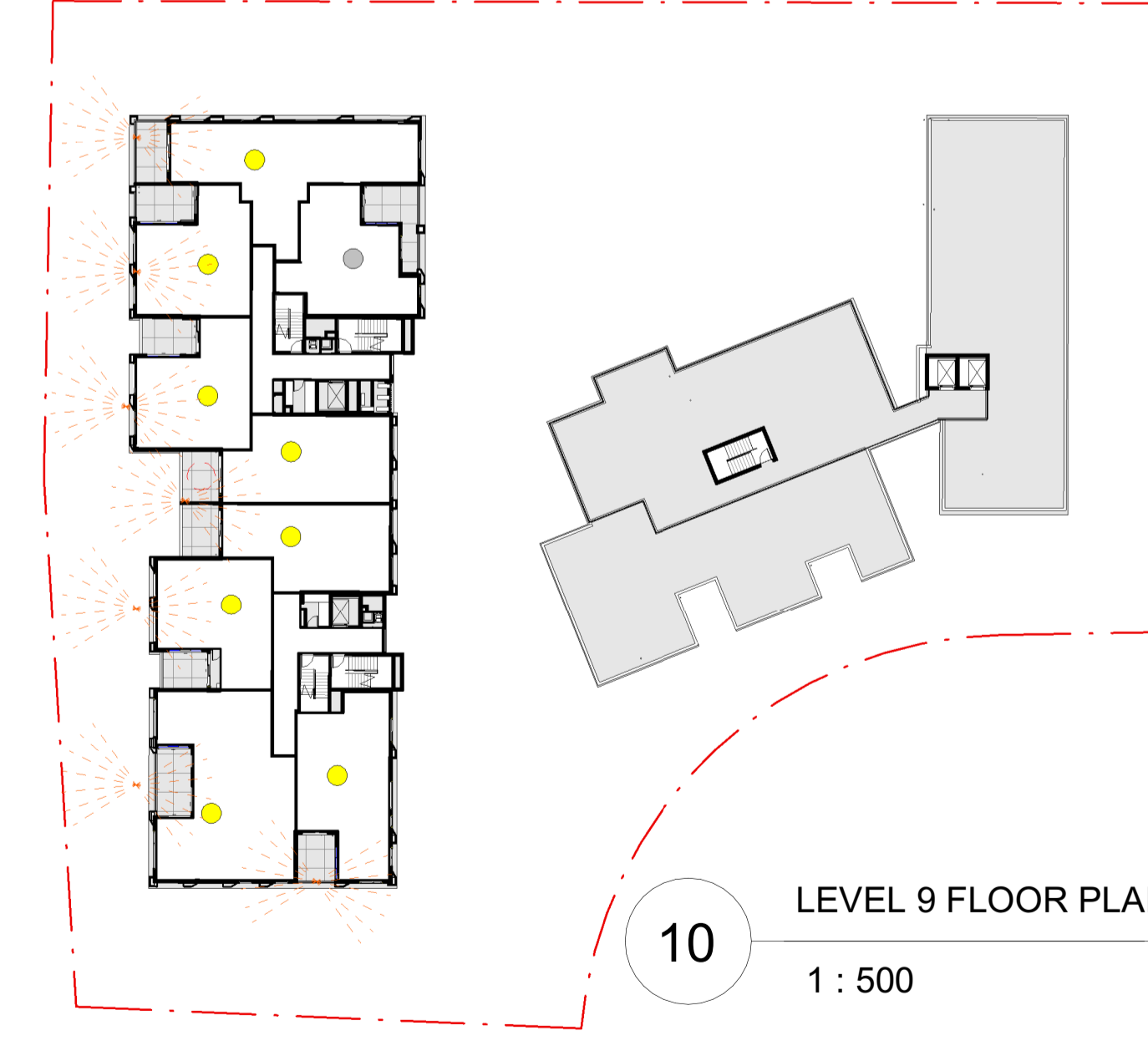
7 LEVEL 6 FLOOR PLAN  
1 : 500



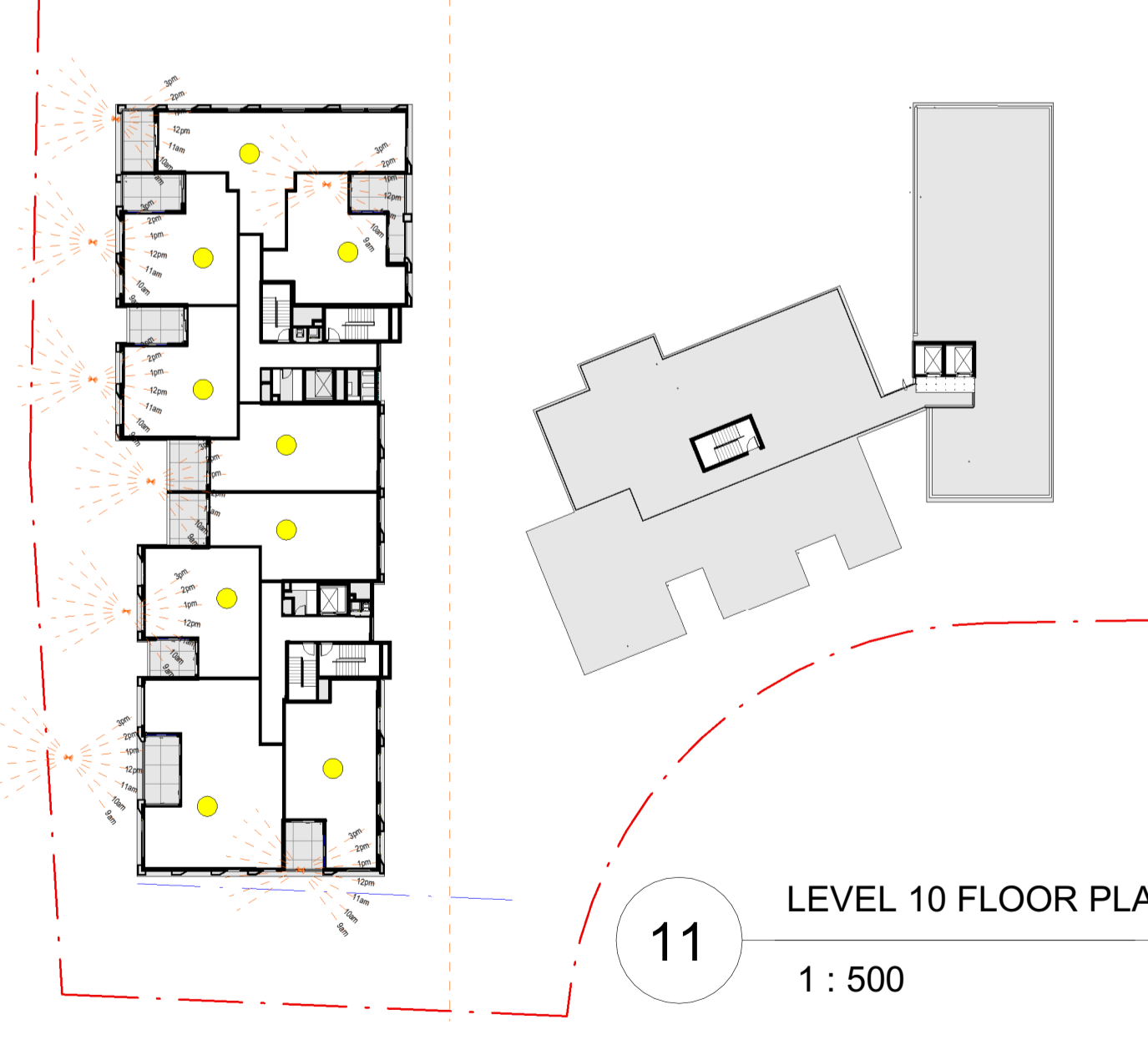
8 LEVEL 7 FLOOR PLAN  
1 : 500



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%

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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 DIAGRAM

DATE: APRIL 2025	SCALE: 1 : 500	DRAWING No: SSD 505
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

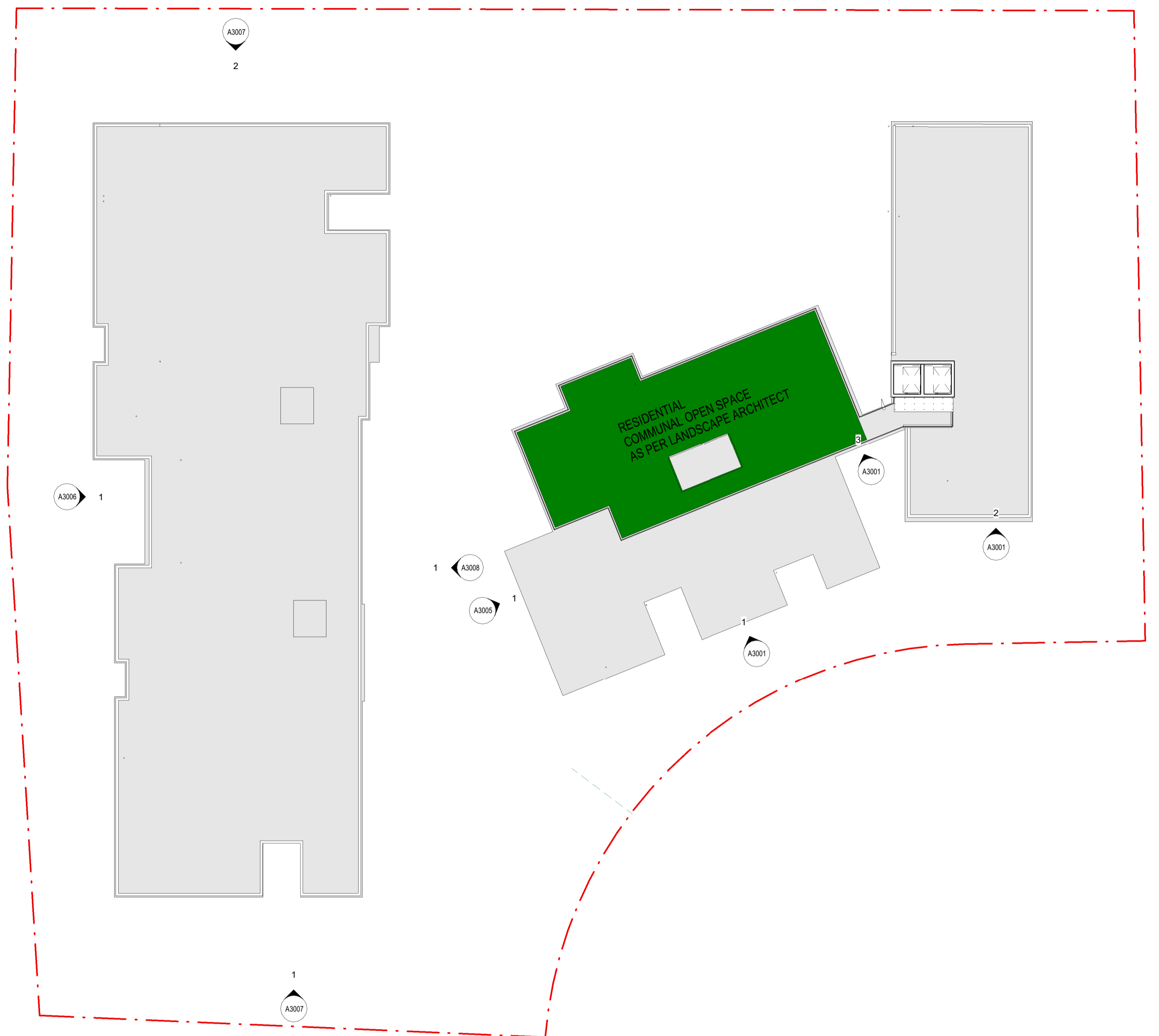
Scale 1 : 500

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1	02.04.25	Issued for SSD application only	CX-FT



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



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:**

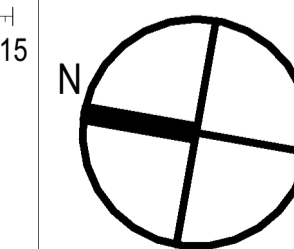
COMMUNAL OPEN SPACES

DATE: APRIL 2025	SCALE: As indicated	DRAWING No: SSD 506
DRAWN BY: FT	PROJECT NO: 23002	REV: 1

Scale 1 : 250

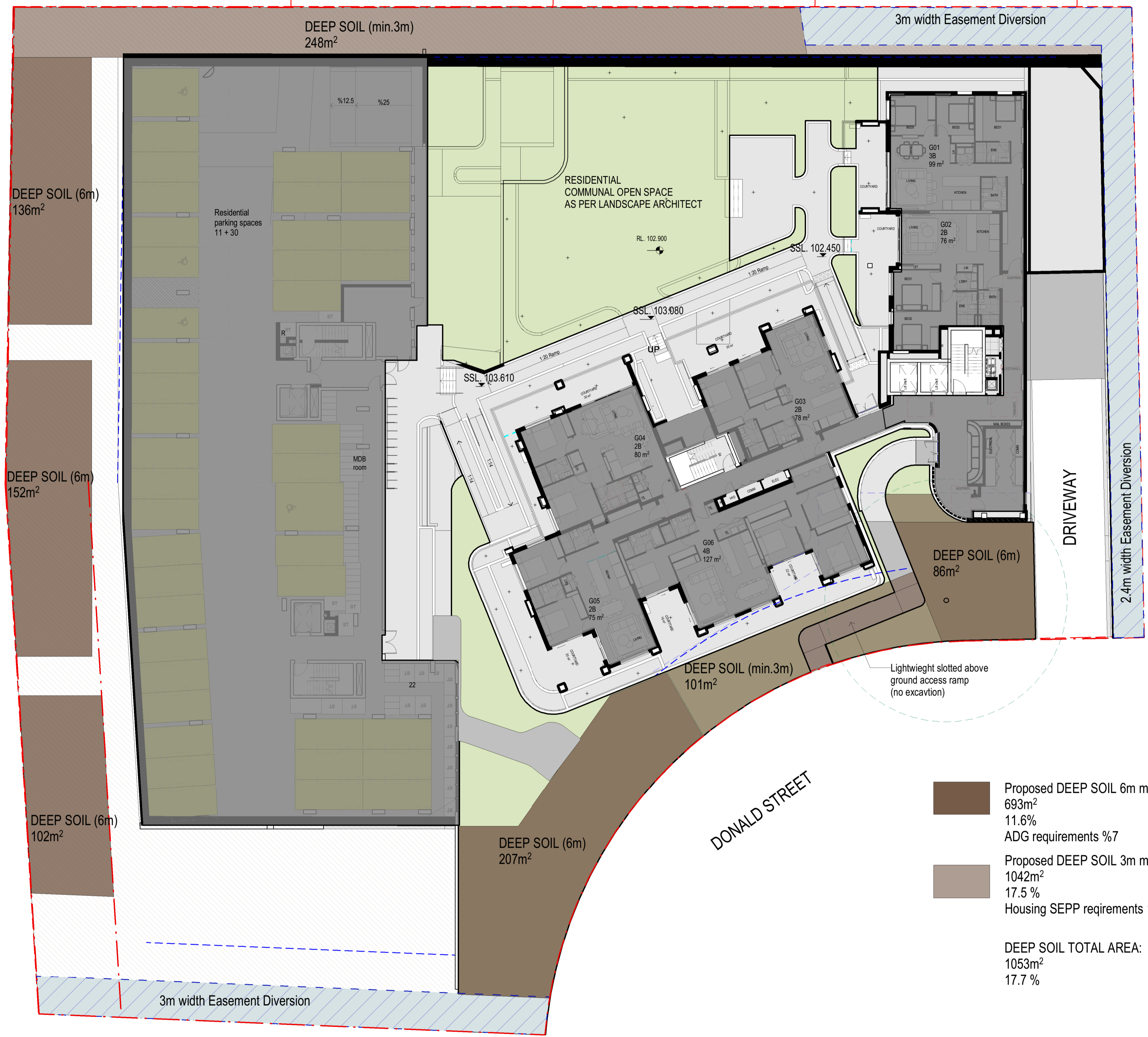


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**FOR APPROVAL**  
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1	02.04.25	Issued for SSD application only	CX-FT



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> APRIL 2025	<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

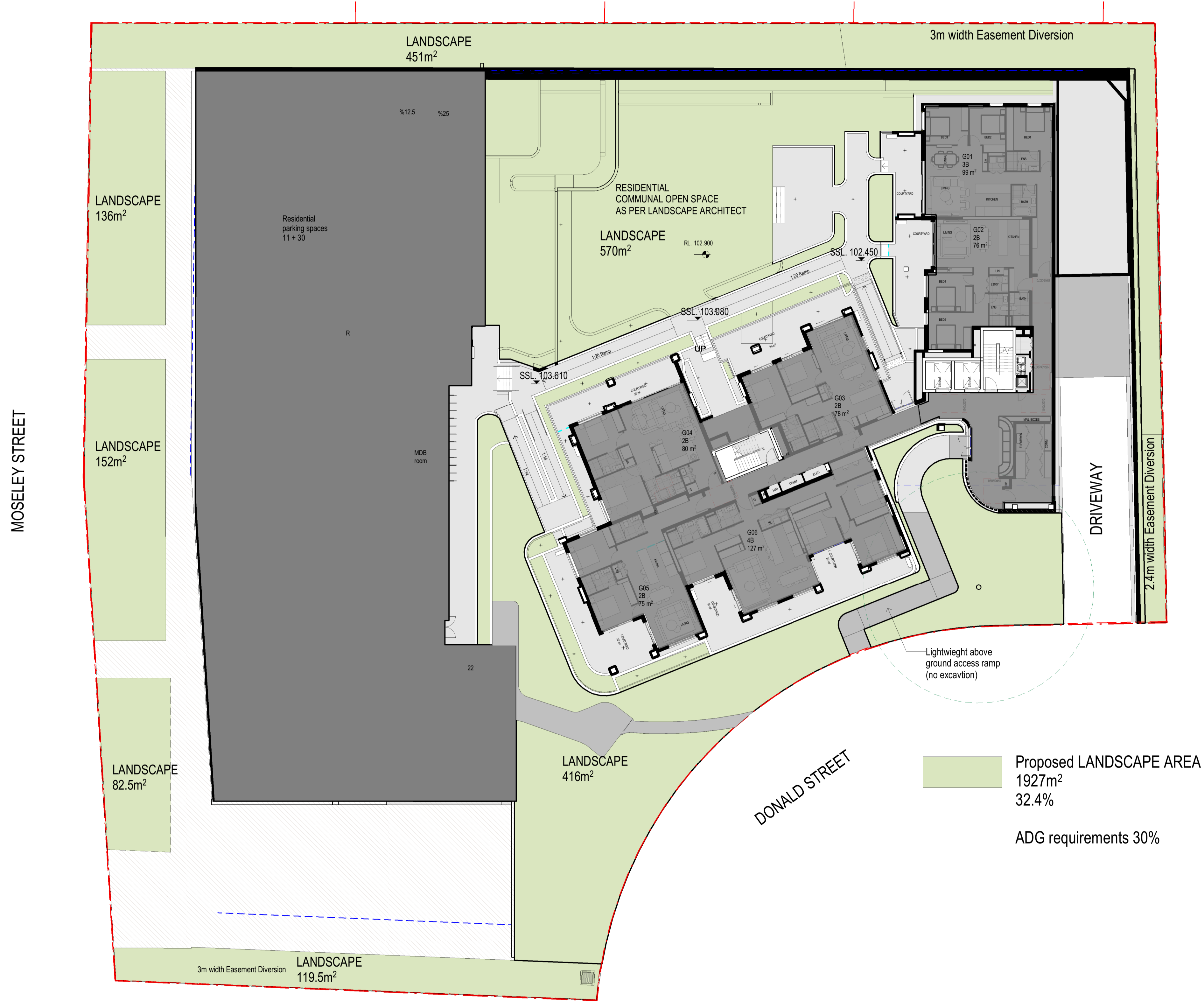
Scale 1 : 200

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1	02.04.25	Issued for SSD application only	CX-FT



Proposed LANDSCAPE AREA  
1927m<sup>2</sup>  
32.4%  
ADG requirements 30%

**GENERAL NOTES:**

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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:**  
LANDSCAPE DIAGRAM

**DATE:** APRIL 2025

**SCALE:** As indicated

**DRAWING No.:** SSD 508

**REV:** 1

**DRAWN BY:** FT

**PROJECT NO.:** 23002

Scale 1 : 200

0 4 8 12

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

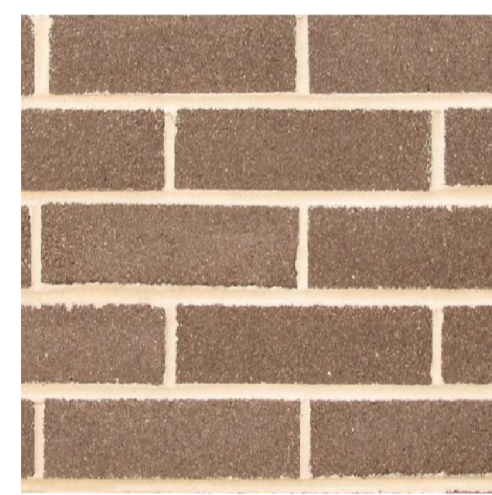
**FOR APPROVAL**

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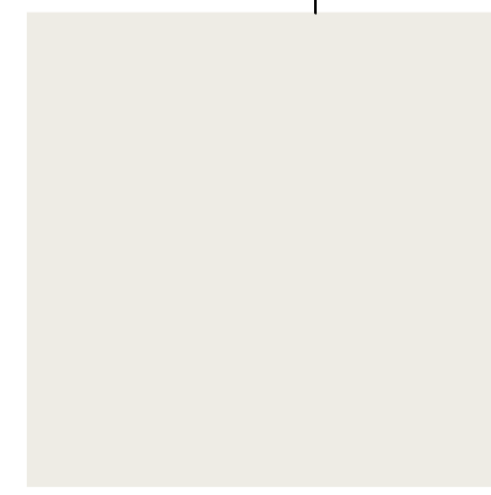
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



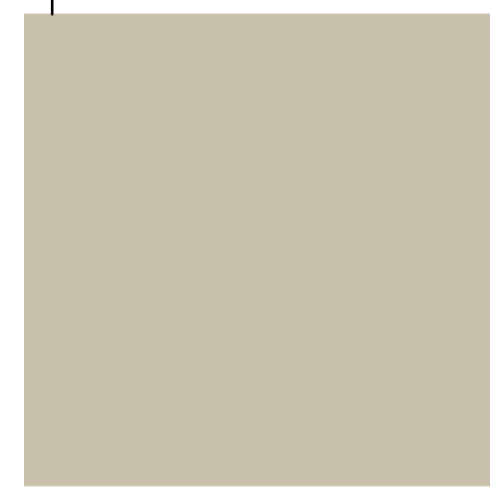
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Light Brick 01



EF - 02  
Dark Brick 02



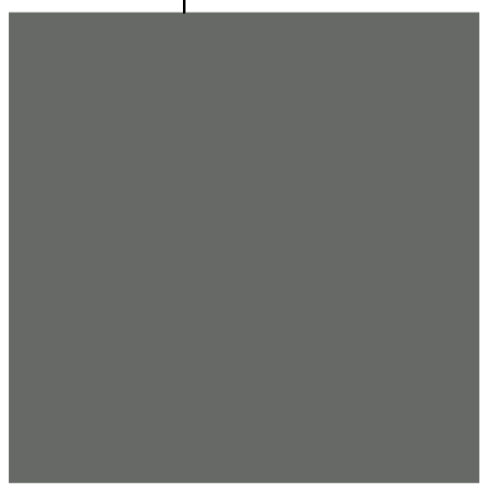
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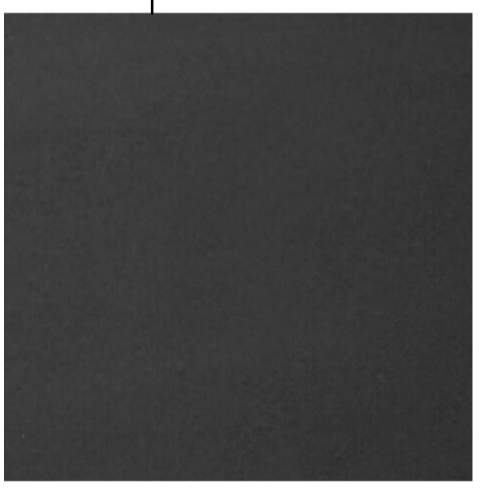
EF - 04  
Medium Neutral Finish



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:**

APRIL 2025

**DRAWN BY:**

FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 509

**REV:**

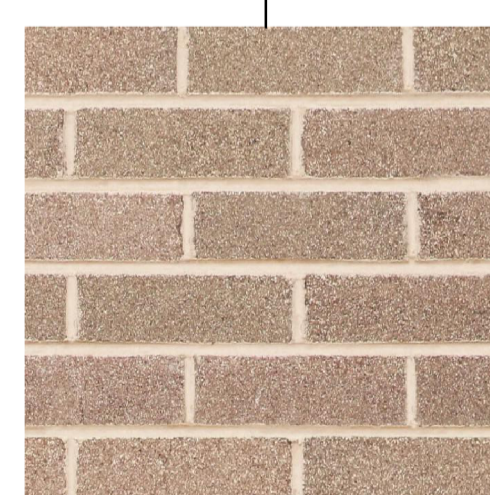
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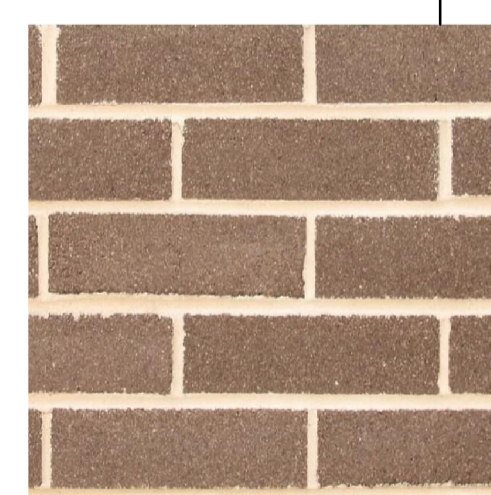
**FOR APPROVAL**

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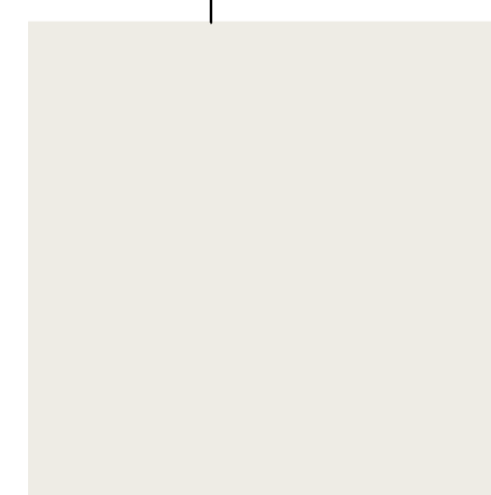
Rev	Date	Description	BY
1	02.04.25	Issued for SSD application only	CX-FT



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



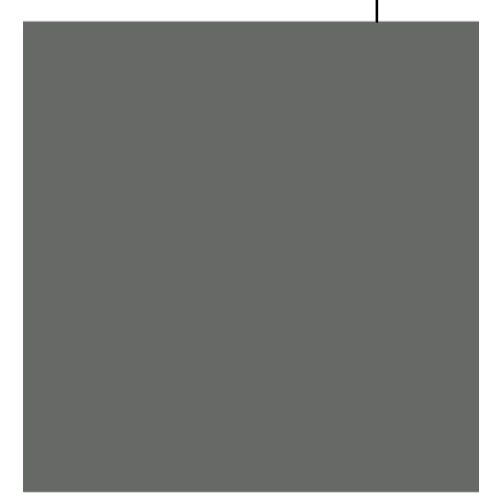
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Light Neutral Finish



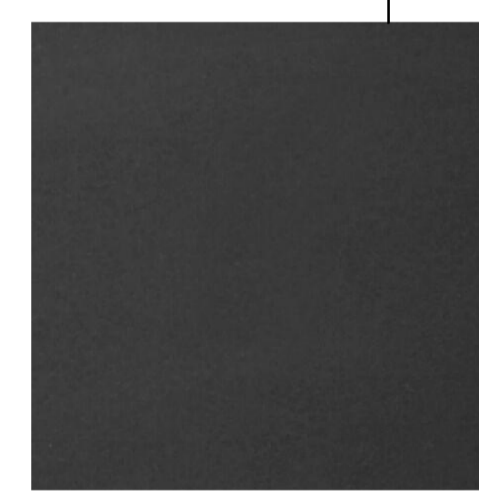
EF - 04  
Medium Neutral Finish



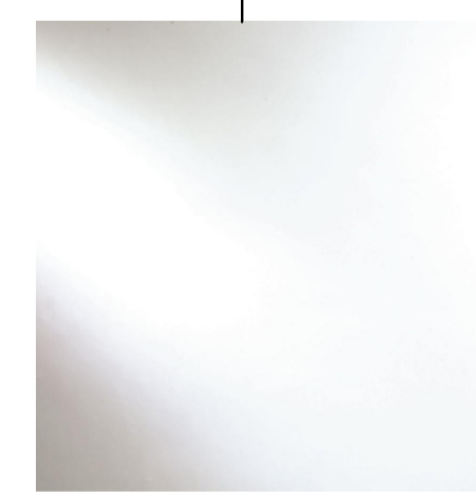
EF - 05  
Dark Neutral Finish



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:**

APRIL 2025

**DRAWN BY:**

FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 510

**REV:**

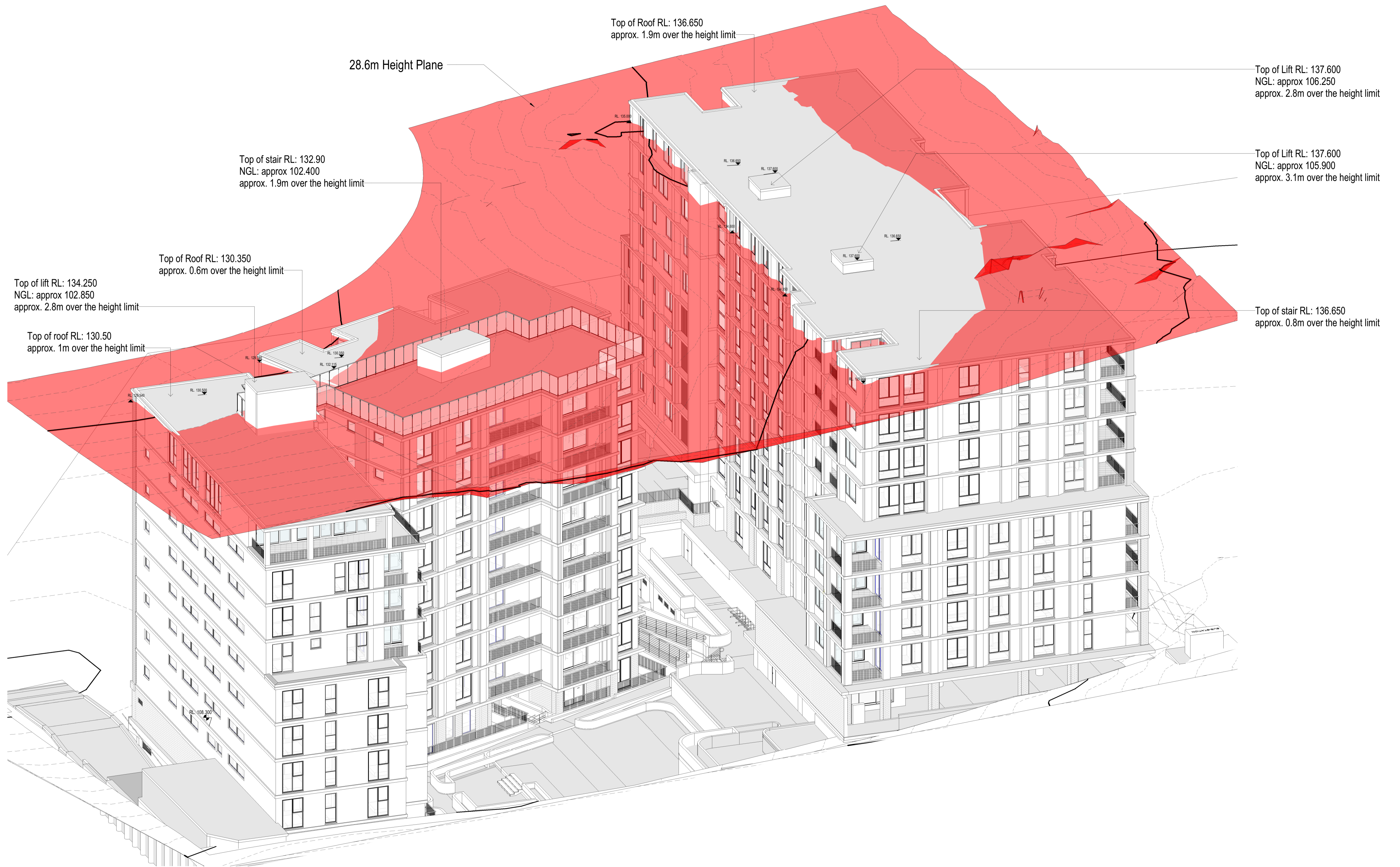
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Architect Registration No. NSW - 11314

**CLIENT:**

**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

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

**DRAWING TITLE:**

**3D VEIW HEIGHT PLANE**

DATE: APRIL 2025

SCALE:

DRAWING No: SSD 511

DRAWN BY: FT

PROJECT NO: 23002

REV: 1

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AFFORDABLE 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

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**CLIENT:**  
CAPTAG INVESTMENTS PTY LTD

**PROJECT:**  
BLOSSOM

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

**DRAWING TITLE:**  
AFFORDABLE UNITS

**DATE:** APRIL 2025

**SCALE:** 1 : 250

**DRAWING No.:** SSD 513

**PROJECT NO.:** 23002

**REV.:** 1

**DRAWN BY:** FT

Scale 1 : 500

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