

BASIX Building Fabric Requirements: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford		
Element	Material Type	Details
External Walls	Hobbit PowerPanel + R2.5 Insulation	Refer to drawings
	Cavity Brick + R2.5 Insulation	
Internal Walls	Within Dwellings: Plasterboard on studs + No Insulation	
	Between Dwellings: Party Wall + PB + No Insulation	
Windows	Standards	NFRC Glazing <u>System values</u> :
	ALM-001-03A (Awning windows)	U ≤ 4.3 and SHGC = 0.47 (± 5%)
	ALM-002-03A (Sliding/fixed windows)	U ≤ 5.4 and SHGC = 0.58 (± 5%)
	Treatment 1:	Double Glazed High Solar Gain
	Double Glazed High Solar Gain Low-E to sliding/fixed windows in the unit.	Low-E NFRC Glazing <u>System values</u> :
	ALM-004-03A (Sliding/fixed windows)	U ≤ 4.3 and SHGC = 0.47 (± 5%)
	503, 505, 605, 705, 811	U ≤ 4.3 and SHGC = 0.53 (± 5%)
	Treatment 2	Double Glazed High Performance Glazing
	Double Glazed High Performance Glazing to All windows in the unit	NFRC Glazing <u>System values</u> :
	ALM-005-03A (Awning windows)	U ≤ 4.3 and SHGC = 0.47 (± 5%)
	ALM-006-03A (Sliding/fixed windows)	U ≤ 4.3 and SHGC = 0.52 (± 5%)
	506, 606, 706, 712, 807, 810	
	Treatment 3:	High Performance glazing
	High Performance glazing to All windows in the unit	NFRC Glazing <u>System values</u> :
	707, 801, 804, 805	U ≤ 3.1 and SHGC = 0.39 (± 5%)
		U ≤ 3.1 and SHGC = 0.49 (± 5%)
Floor	Concrete Slabs	Timber to Living areas, Tiles to bathroom, ENS & wet areas;
	Apply R1.5 Insulation to suspended slabs with carpark/outdoor air below.	Carpet to bedrooms
Downlight	Default	Sealed
Ceiling	Plasterboard + R3.0 (outdoor air above)	
	Treatment 1:	
	R5.0	
	801, 807, 810	
	Treatment 2:	
	R5.5	
	707, 804, 805	
Roof	Concrete	Refer to drawings



ABSA
Accreditation Period: 30/04/2025 - 30/04/2026
Assessor Name: Xiaoran Sun
Assessor Number: 101556



Certificate of Assessment No. #HR-BNJ0L6-01
Scan QR code or follow website link for rating details.
Assessor name: Xiaoran Sun
Accreditation No.: ABSA 101556
Property Address: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford, NSW, 2118
<http://www.hero-software.com.au/pdf/HR-BNJ0L6-01>

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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



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:

LOWER BASEMENT PLAN

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

1 : 200

PROJECT NO:

23002

DRAWING No:

SSD 200

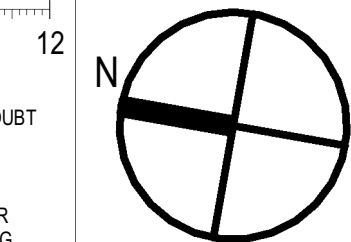
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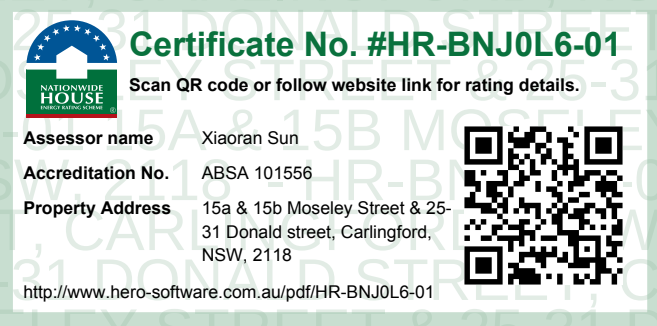
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1	02.04.25	Issued for SSD application only		



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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:

UPPER BASEMENT PLAN

DATE:

APRIL 2025

SCALE:

1 : 200

DRAWING No:

SSD 201

DRAWN BY:

FT

PROJECT NO:

23002

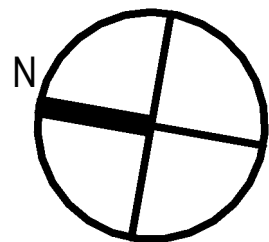
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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT

MOSELEY STREET

DONALD STREET



Certificate No. #HR-BNJ0L6-01
Scan QR code or follow website link for rating details.

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Accreditation No.: ABSA 101556
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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740
SURVEY BY HRAMSA 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

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

1 : 200

PROJECT NO:

23002

DRAWING No:

SSD 202

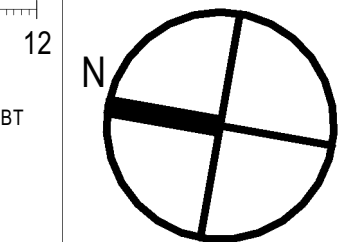
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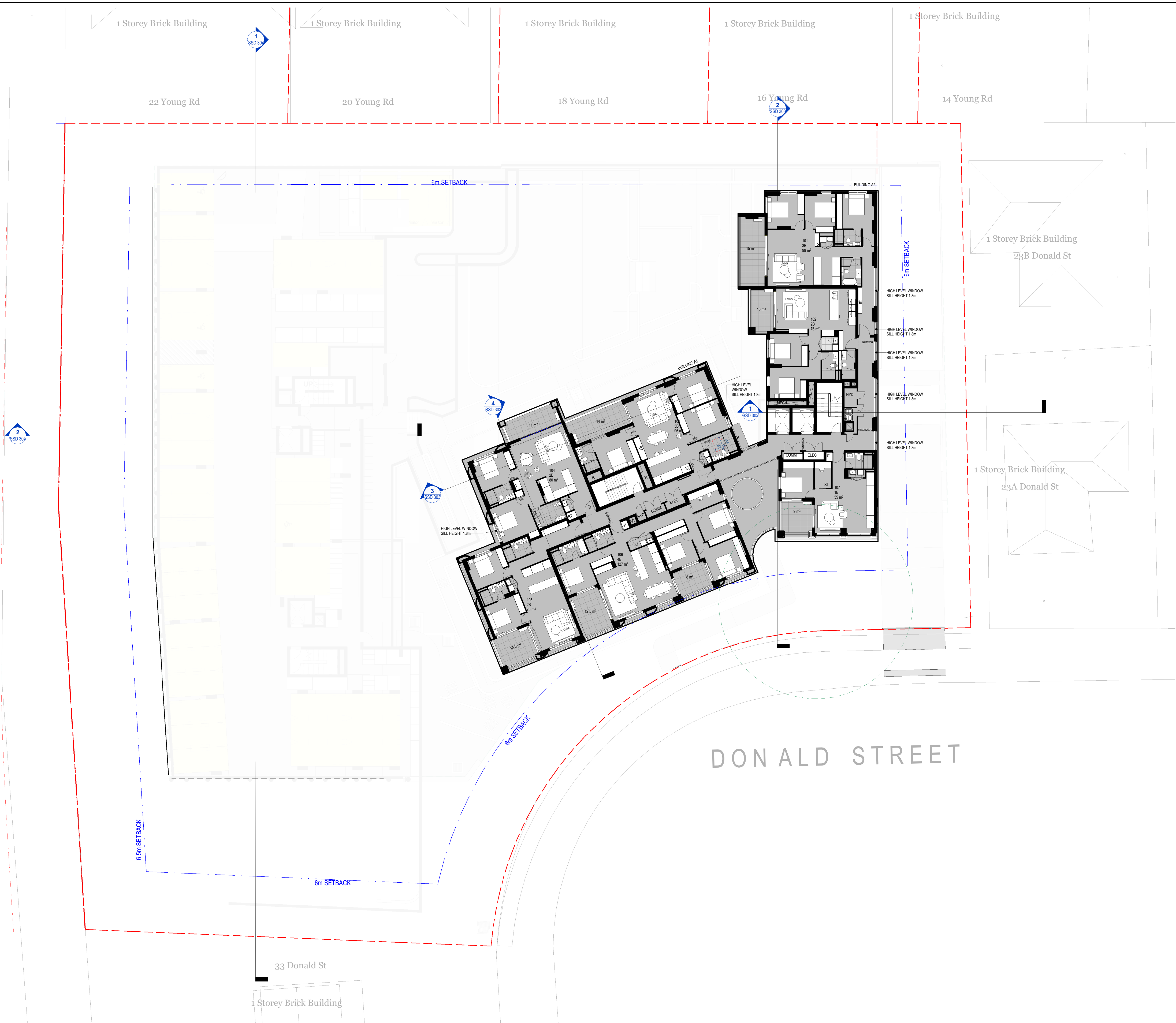
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Registered Architect: Chenxiao Xu
Architect Registration No. NSW - 11314

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

LEVEL 1 PLAN		
DATE: APRIL 2025	SCALE: 1 : 200	<u>DRAWING No:</u> SSD 203
DRAWN BY: FT	PROJECT NO: 23002	<u>REV:</u> 2

Scale 1 : 200



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Carlingford\SSD\ARCHITECTURAL\22.75m Height\limits.10.31 - 22.75
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Moseley Street\Carlingford\Electrical\BIB-22.75m

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSA 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:

LEVEL 2 PLAN

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

As indicated

PROJECT NO:

23002

DRAWING No:

SSD 204

REV:

2

Scale 1 : 200

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12

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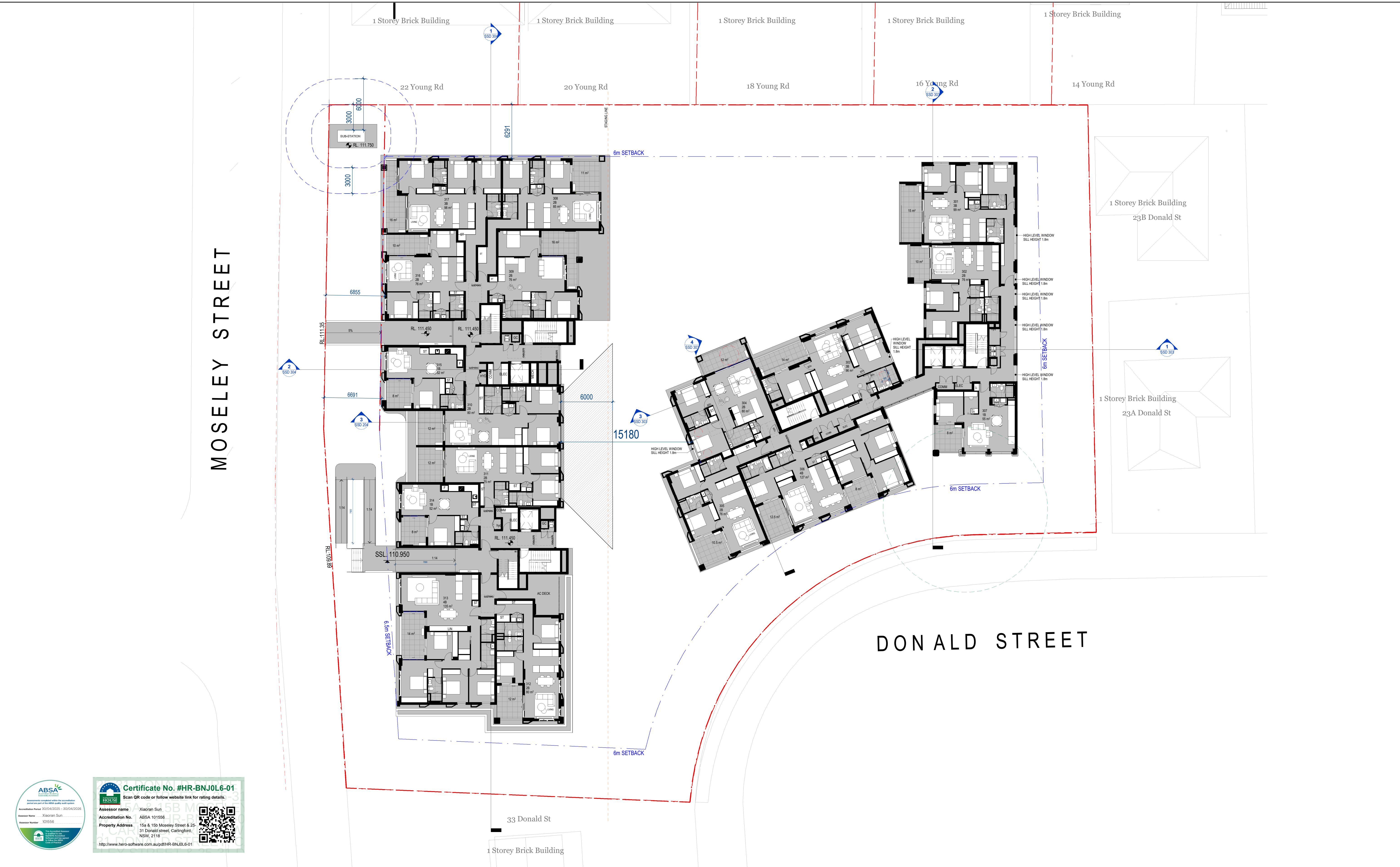
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2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT
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09/12/2025 14:57:11

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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:

LEVEL 3 PLAN

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

1 : 200

PROJECT NO:

23002

DRAWING No:

SSD 205

REV:

2

Scale 1 : 200

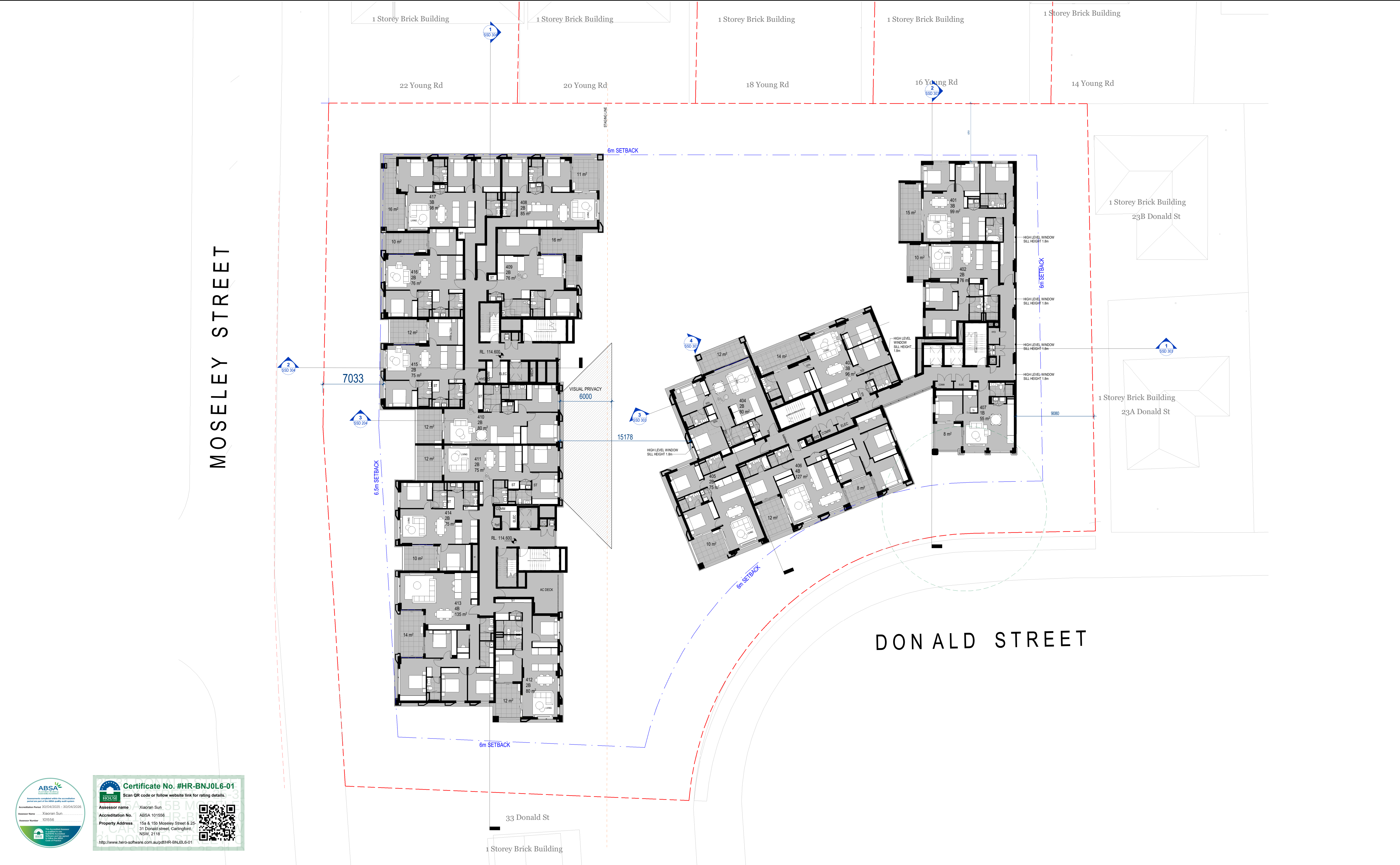
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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT





Assessments conducted within the accreditation period are valid for the full accreditation period.

Accreditation Period: 30/04/2025 - 30/04/2026

Assessor Name: Xiaoran Sun

Assessor Number: 101556

Certificate No. #HR-BNJ0L6-01

Scan QR code or follow website link for rating details.

Assessor name: Xiaoran Sun

Accreditation No.: ABSA 101556

Property Address: 15a & 15b Moseley Street & 25-31 Donald street, Carlingford, NSW, 2118

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

CLIENT:
CAPTAG INVESTMENTS PTY LTD

PROJECT:
BLOSSOM

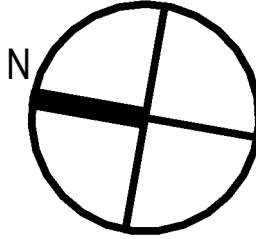
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:		
LEVEL 4 PLAN		
DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 200	SSD 206
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200



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MOSELEY STREET

1 Storey Brick Building

1 Storey Brick Building

1 Storey Brick Building

1 Storey Brick Building

1 Storey Brick Building

22 Young Rd

20 Young Rd

18 Young Rd

16 Young Rd

14 Young Rd

1 Storey Brick Building

23B Donald St

1 Storey Brick Building

23A Donald St

DONALD STREET



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PROJECT:

BLOSSOM

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

DRAWING TITLE:

LEVEL 5 PLAN

DATE: APRIL 2025

DRAWN BY: FT

SCALE: 1 : 200

PROJECT NO: 23002

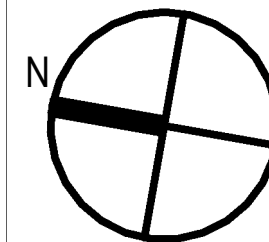
DRAWING No: SSD 207

REV: 2

Scale 1 : 200



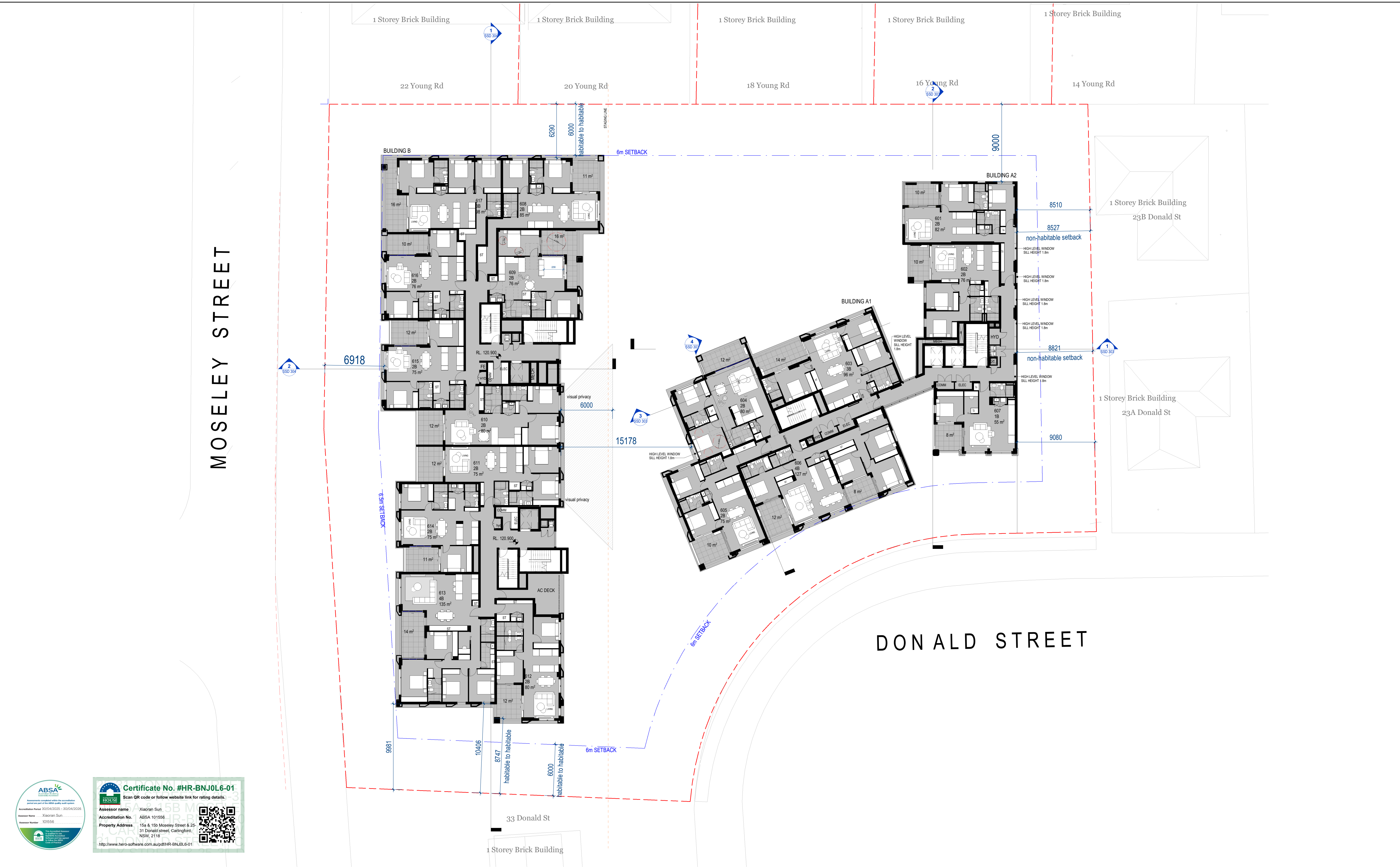
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FOR APPROVAL

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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT



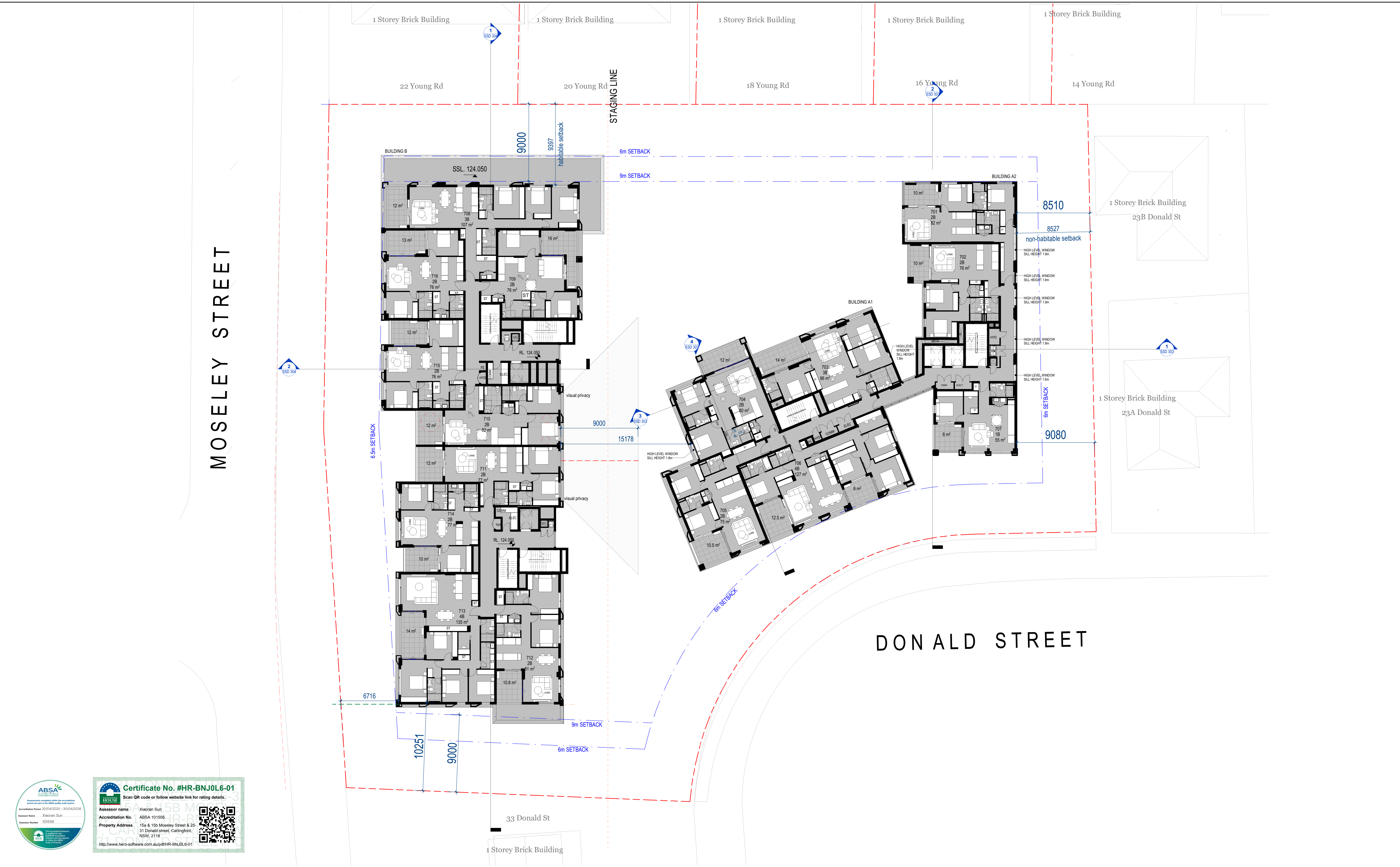


Certificate No. #HR-BNJ0L6-01
Scan QR code or follow website link for rating details.

Assessor Name: Xiaoran Sun
Accreditation No.: ABSA 101556
Property Address: 15a & 15b Moseley Street & 25-31 Donald Street, Carlingford, NSW, 2118
http://www.hero-software.com.au/pdf/HR-BNJ0L6-01



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			PROJECT:	DATE:	SCALE:	DRAWING No.:		
			BLOSSOM	APRIL 2025	1 : 200	SSD 208		
		15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118	DRAWN BY:	PROJECT NO:	REV:	2	FOR APPROVAL	
			FT	23002				



ABSA

Accreditation Period: 30/04/2025 - 30/04/2026

Assessor Name: Xiaoran Sun

Assessor Number: 101556

Certificate No. #HR-BNJ0L6-01

Scan QR code or follow website link for rating details.

Assessor name: Xiaoran Sun

Accreditation No. ABSA 101556

Property Address: 15a & 15b Moseley Street & 25-31 Donald street, Carlingford, NSW, 2118

CAPIO

Registered Architect: Chenxiao Xu

Architect Registration No. NSW - 11314

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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 7 PLAN

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

1 : 200

PROJECT NO:

23002

DRAWING No:

SSD 209

REV:

2

Scale 1 : 200

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12

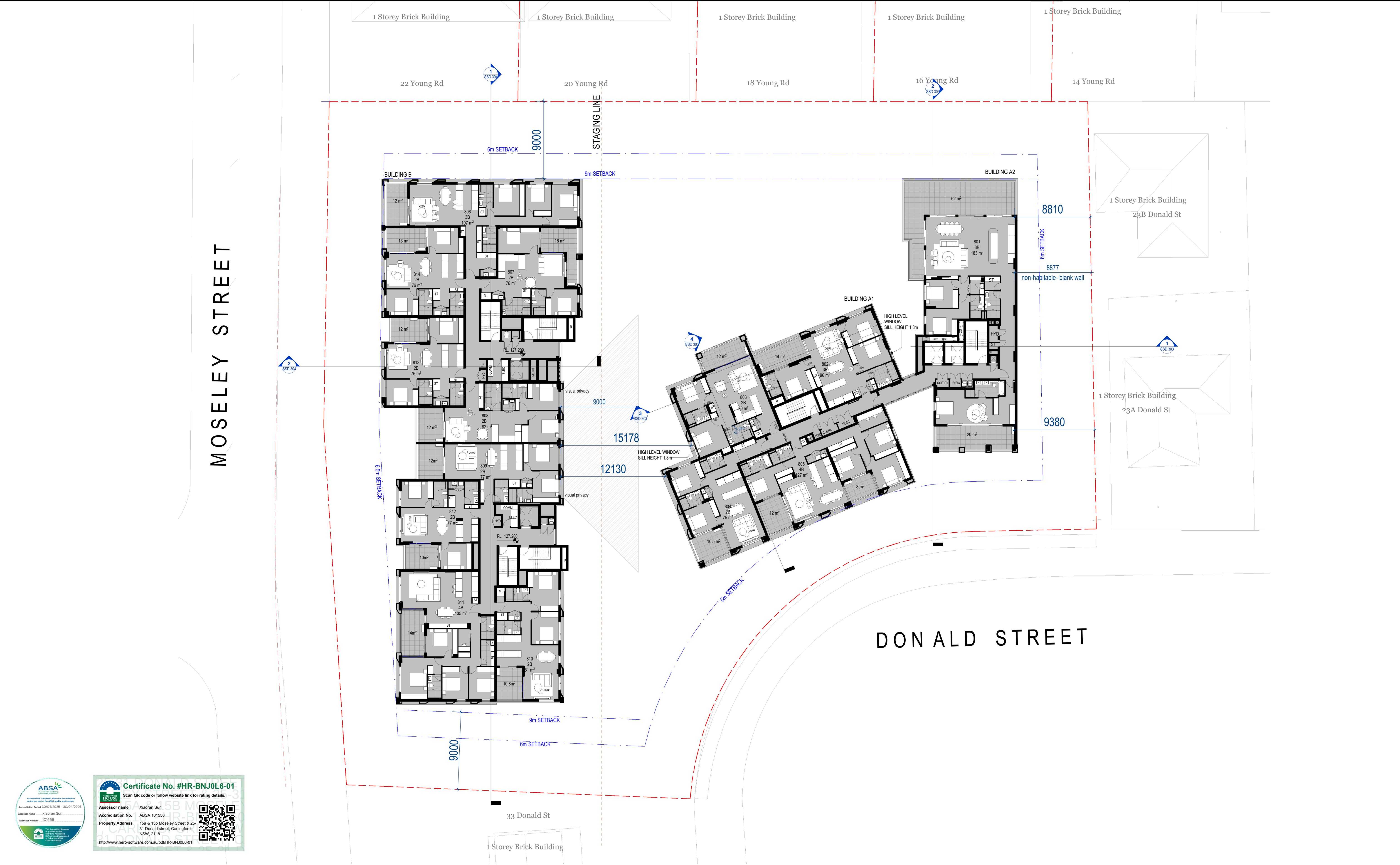
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2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT
Rev	Date	Description	BY

09/12/2025 14:58:35



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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:		
LEVEL 8 PLAN		
DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 200	SSD 210
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200

0 4 8 12

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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT

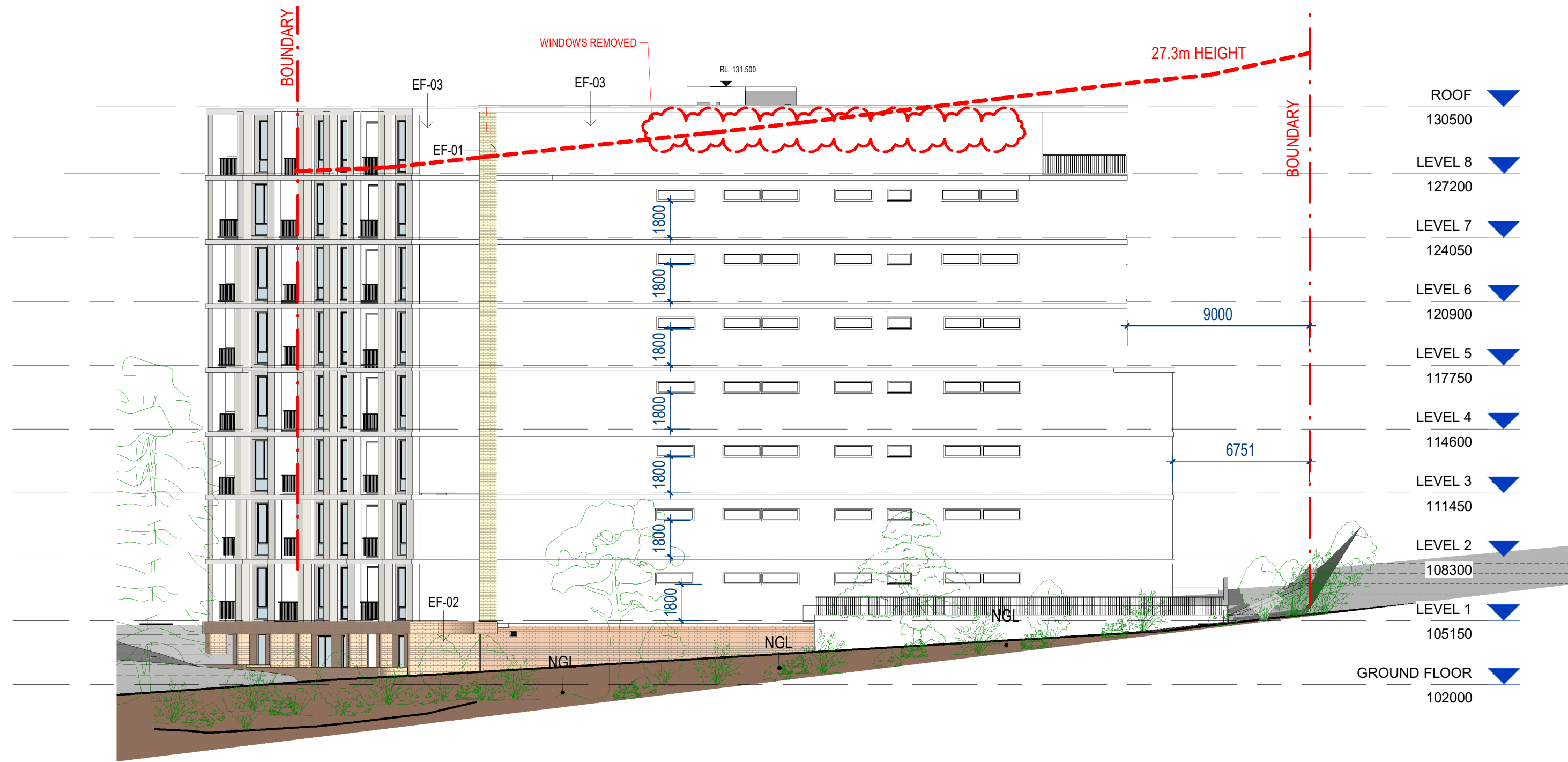


1 NORTH ELEVATION - SSD
1 : 200

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 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:

N & S ELEVATIONS

DATE:

APRIL 2025

DRAWN BY:

FT

SCALE:

1 : 200

PROJECT NO:

23002

DRAWING No:

SSD 300

REV:

2

Scale 1 : 200

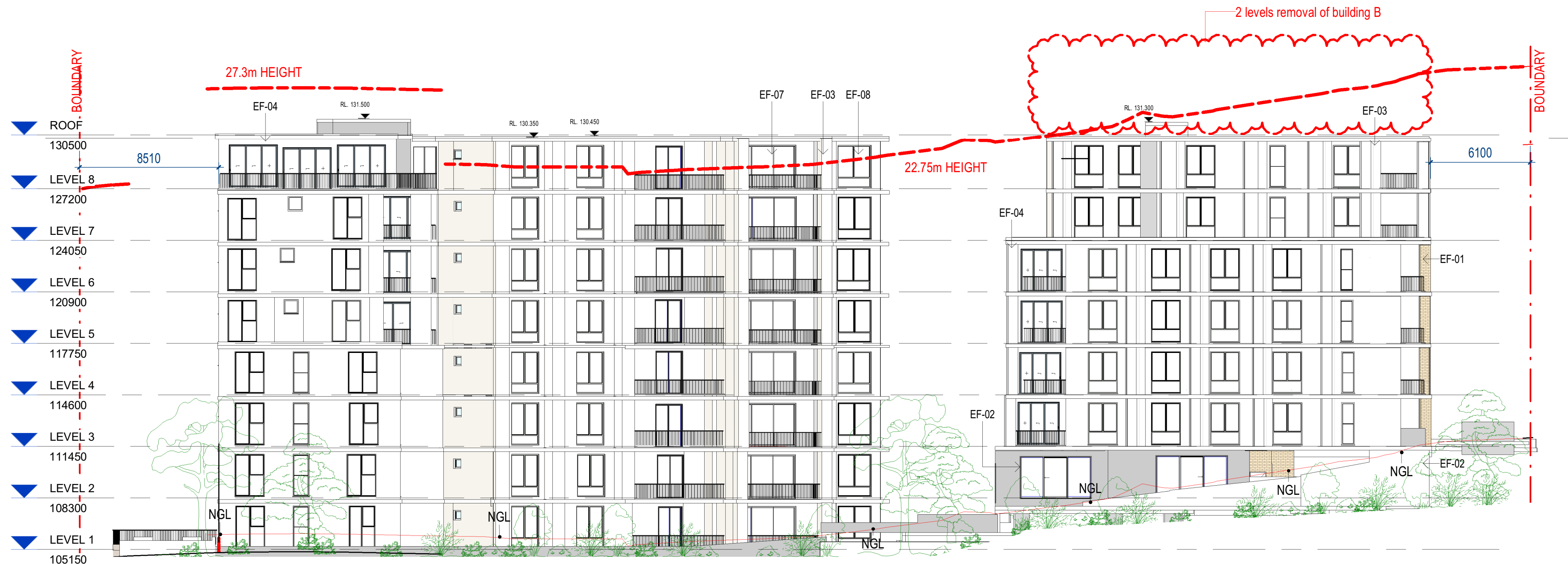
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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT



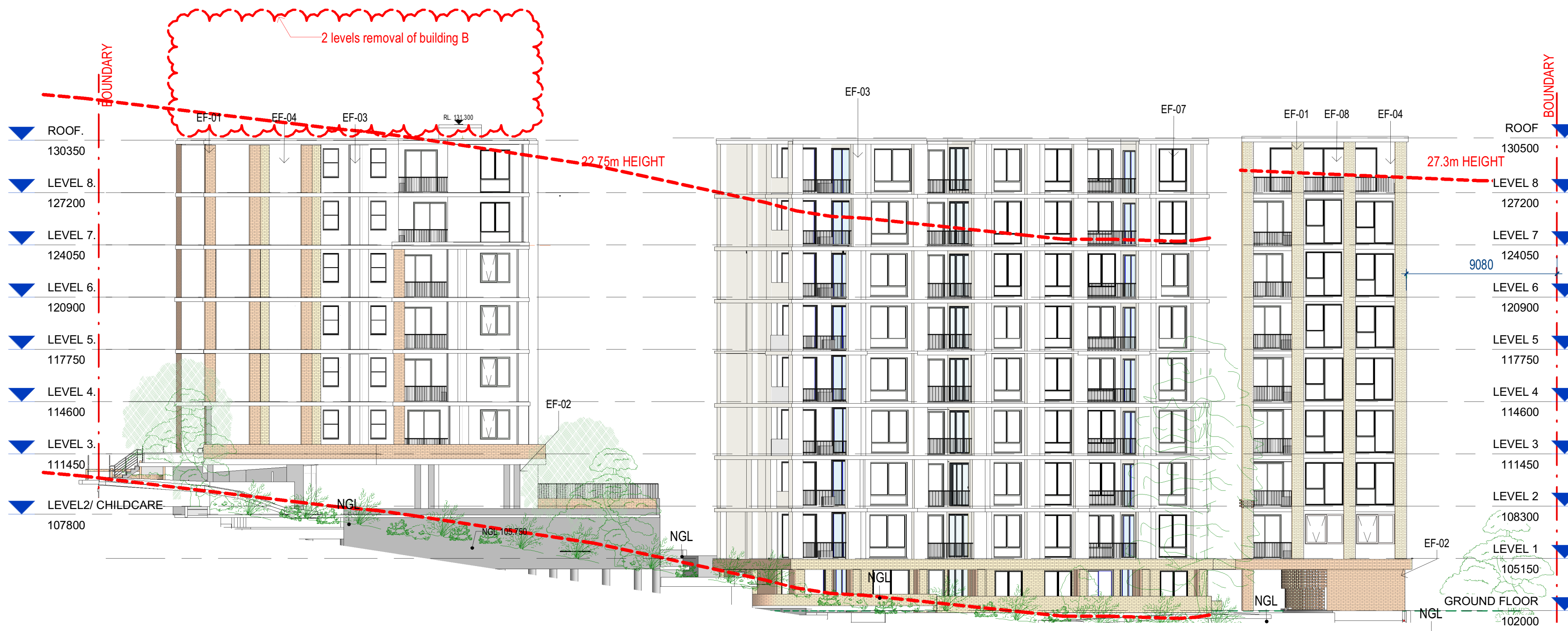
EAST ELEVATION - SSD

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

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



WEST 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 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:

E & W ELEVATIONS

DATE:
APRIL 2025

DRAWN BY:
FT

SCALE:
1 : 200

PROJECT NO:
23002

DRAWING No:
SSD 301

REV:
2

Scale 1 : 200

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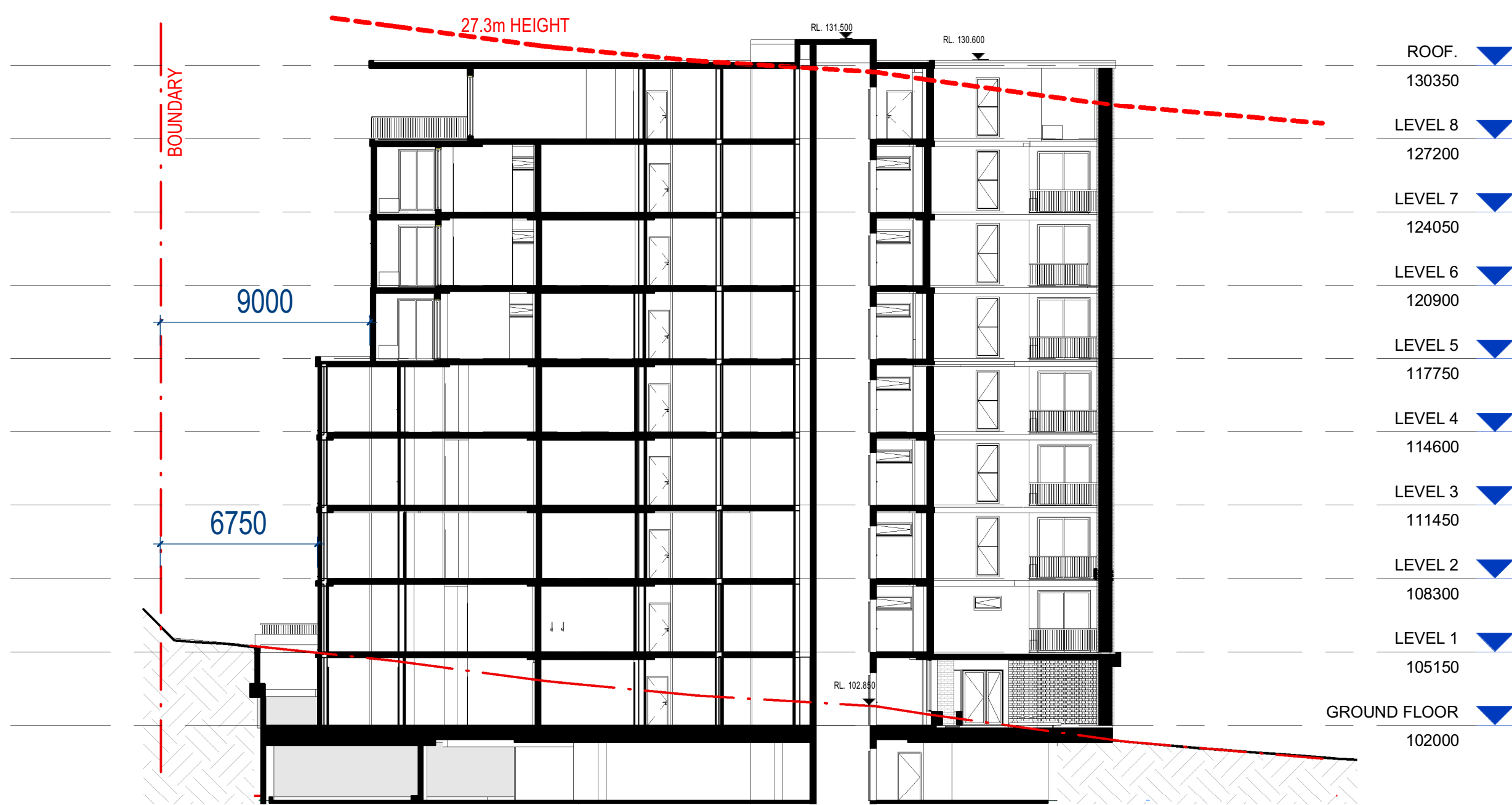
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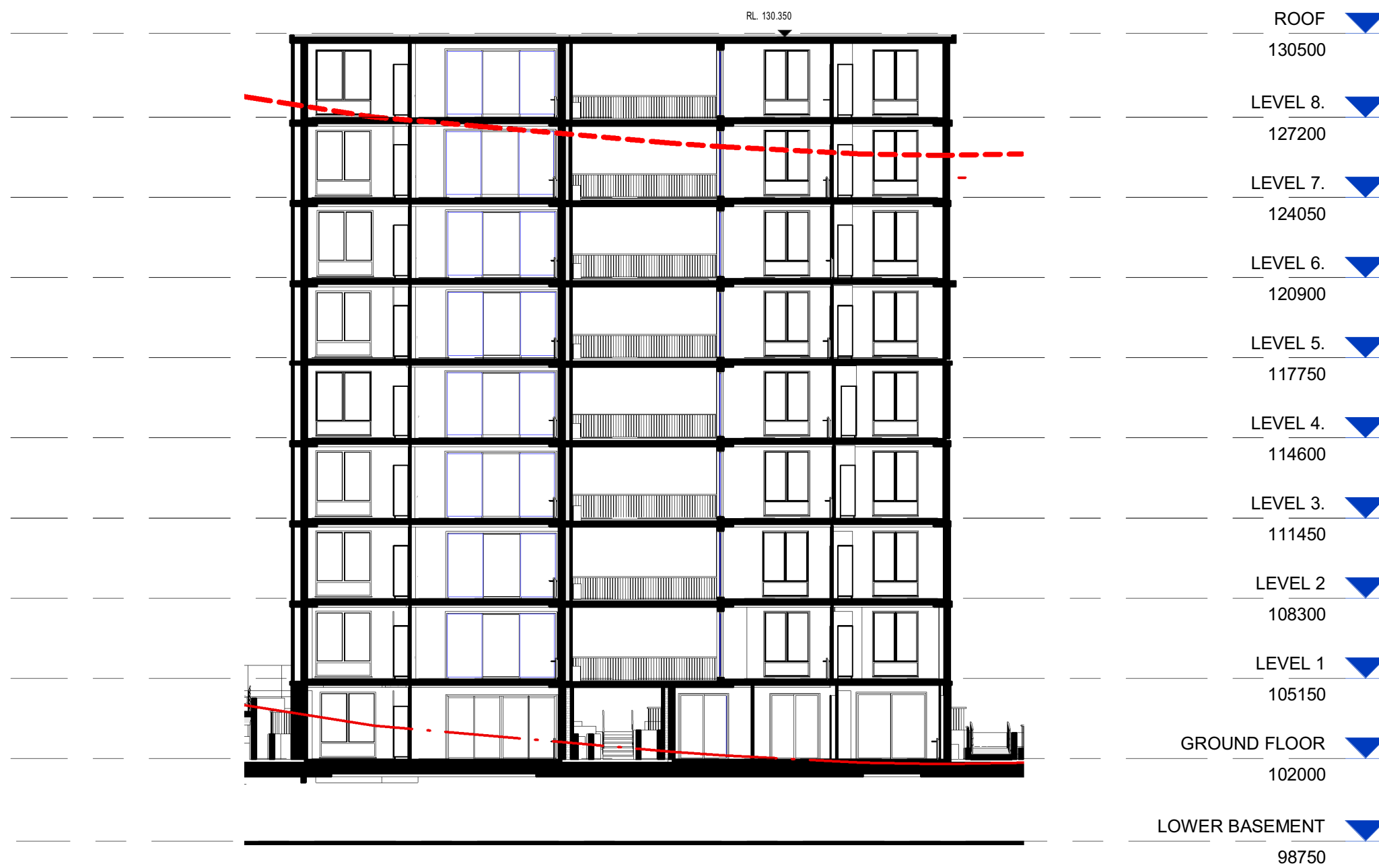
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT



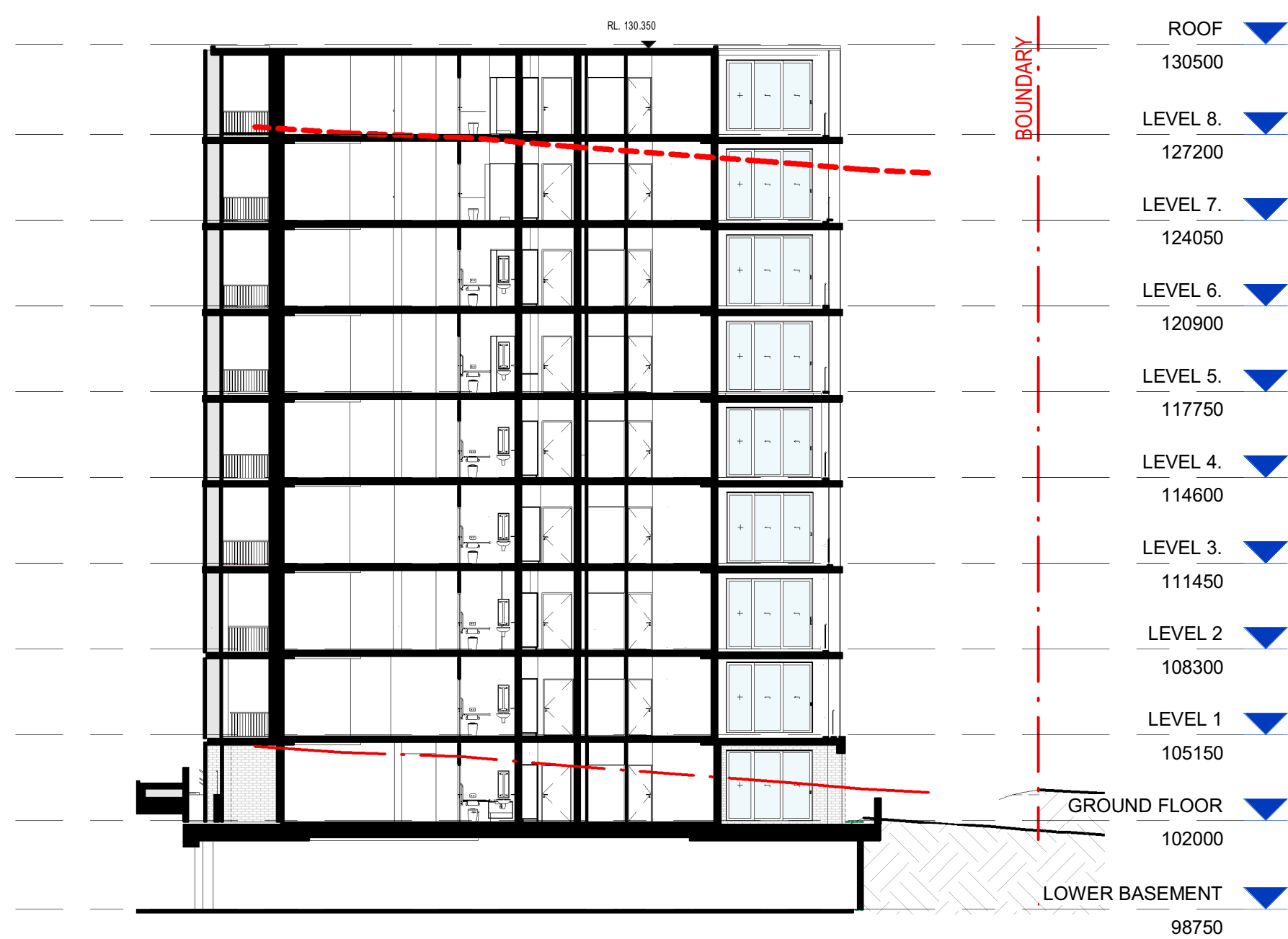
1 SECTION 1-1 - BUILDING A2
1 : 200



2 SECTION 2-2 - BUILDING A2
1 : 200



3 SECTION 3-3 - BUILDING A1
1 : 200



4 SECTION 4-4 - BUILDING A1
1 : 200



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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:

SECTIONS

DATE: APRIL 2025

SCALE: 1 : 200

DRAWING No: SSD 303

DRAWN BY: FT

PROJECT NO: 23002

REV: 2

Scale 1 : 200

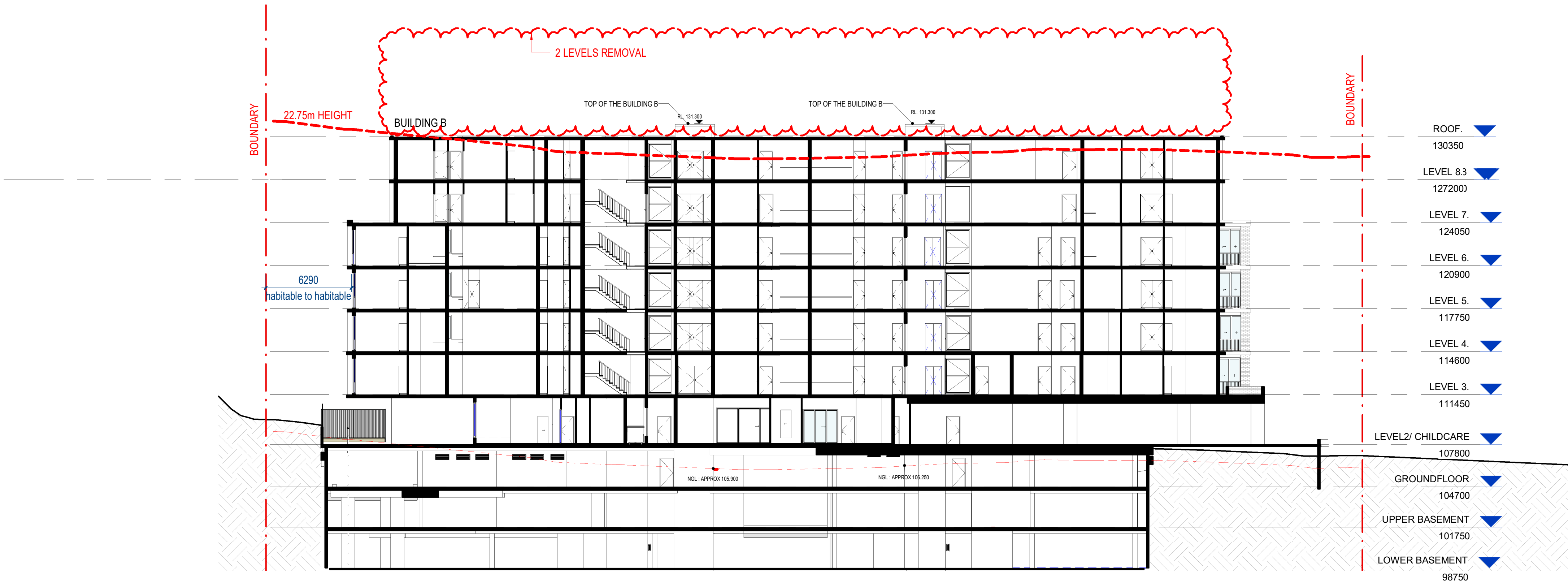
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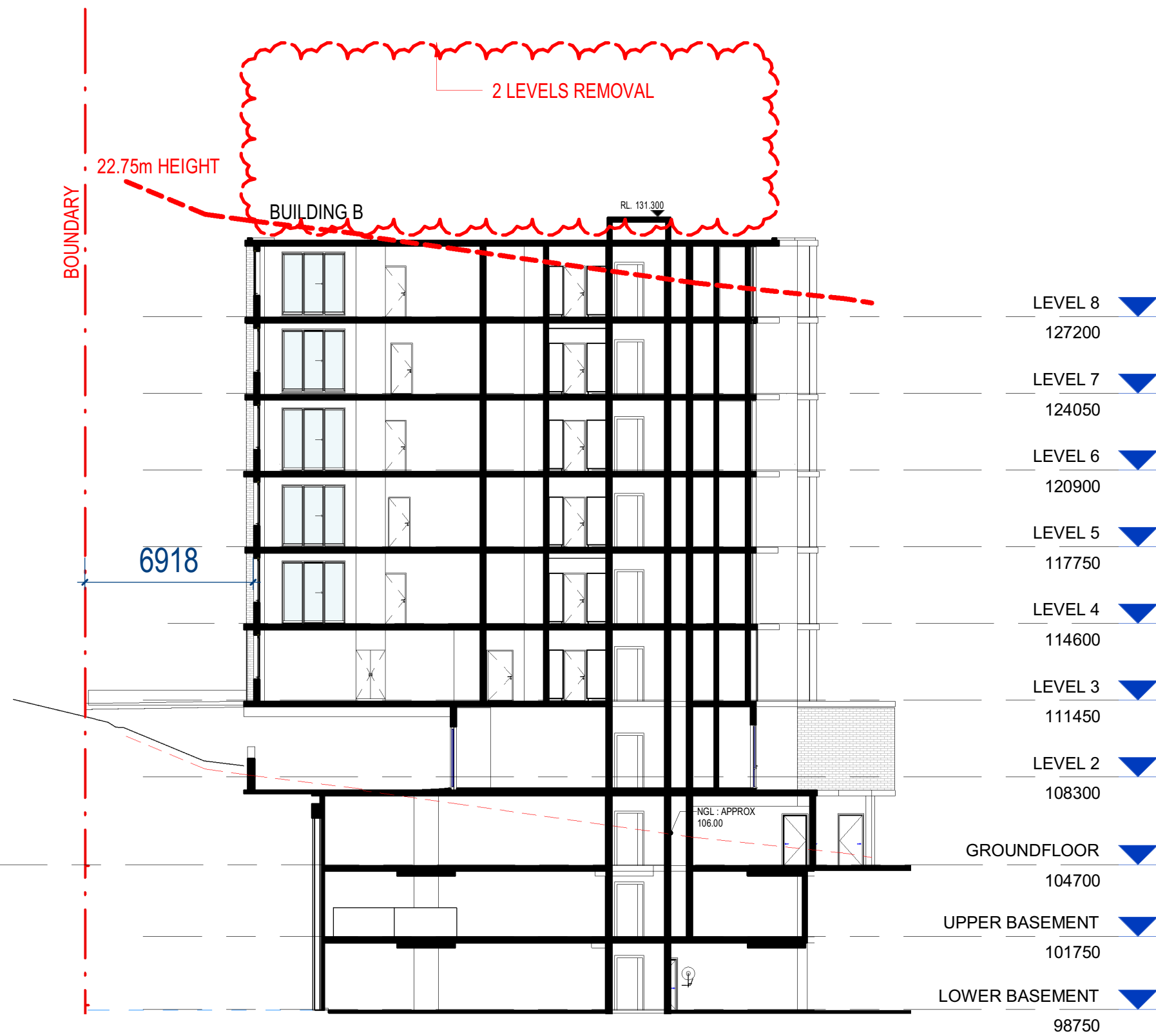
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Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	Issued for SSD application only	FT



1 SECTION 5-5 - BUILDING B
1 : 200



2 SECTION 6-6 - BUILDING B
1 : 200



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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:

SECTIONS

DATE:
APRIL 2025

SCALE:
1 : 200

DRAWING No:
SSD 304

DRAWN BY:
FT

PROJECT NO:
23002

REV:
2

Scale 1 : 200

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