SSD APPLICATION
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT AND CHILDCARE CENTRE
15A, 15B MOSELEY STREET & 25-31 DONALD STREET, CARLINGFORD

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SHADOW ANALYSIS (JUNE) 10am	SSD 706	1	26.11.25
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SHADOW ANALYSIS (JUNE) 12pm	SSD 708	1	26.11.25
SHADOW ANALYSIS (JUNE) 13pm	SSD 709	1	26.11.25
SHADOW ANALYSIS (JUNE) 14pm	SSD 710	1	26.11.25
SHADOW ANALYSIS (JUNE) 15pm	SSD 711	1	26.11.25

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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS.3700
FLASHING'S & DPM'S TO COMPLY TO AS.2870, AS.2904
WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
COVER PAGE

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 000
DRAWN BY:	PROJECT NO:	REV:
FT	23002	4

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

FOR APPROVAL

Rev	Date	Description	BY
4	03.02.26	ADDITIONAL INFORMATION ADDED	FT
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:49:28

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DEVELOPMENT SUMMARY

ADDRESS: 15a, 15b MOSELEY STREET & 25 - 31 DONALD STREET, CARLINGFORD, NSW , 2118

TOTAL SITE AREA: 5948 m²

LOT 15, 15a, 27, 29, 31	4888 m ²
LOT 25	1060 m ²

LAND ZONE R4 HIGH DENSITY RESIDETIAL

LMR COMPLIANCE	LMR CONTROL	CONTROL 30% UPLIFT	PROPOSED
SITE AREA	5948 m²		
FLOOR SPACE RATIO (A1 + B)	1.5:1	1.95 : 1	2.05 : 1
GROSS FLOOR AREA	8922 m²	11598.6 m²	11832 m² RESIDETINAL + 410 m² CHILDCARE = TOTAL GFA: 12242 m²
BUILDING B			
HEIGHT	17.5 m	22.75 m	25.3 m
BUILDING A1			
HEIGHT	17.5 m	22.75 m	28.65 m
BUILDING A2			
HEIGHT	21 m	27.3 m	28.65 m

UNIT MIX CALCULATION		UNIT MIX	
	1B	9	7.6%
	2B	74	62.7%
	3B	20	16.9%
	4B	15	12.7%
TOTAL		118	
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	44	
	3B	6	
	4B	6	
STAGE 2 TOTAL UNITS		58	
TOTAL UNITS		118	

PROPOSED UNITS - CAR PARKING

TOTAL UNITS			REQUIRED PARKING	PROVIDED PARKING
1B	MARKET	1	1 X 0.5 = 0.5	1
	AFFORDABLE	8	8 X 0.4 = 3.2	4
2B	MARKET	59	59 X 1 = 59	59
	AFFORDABLE	15	15 X 0.5 = 7.5	15
3B	MARKET	20	20 X 1.5 = 30	36
4B	MARKET	15	15 X 1.5 = 22.5	30
TOTAL		118	124	145

	REQUIRED	PROVIDED
ACCESSIBLE SPOTS (RESIDENTIAL)	18 x 1 = 18	18
CARWASH BAY (VISITOR)	1	1
ACCESSIBLE SPOTS (VISITOR)	2	2
TOTAL VISITOR (INCL. ACCESSIBLE + CARWASH)	19	22
TOTAL RESIDNETIAL & VISITOR SSD CAR PARKS	150	167

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

TOTAL CARSPACES: 193

BICYCLE PARKING	105	105	
MOTORCYCLE PARKING	5	5	

ADAPTABLE UNITS = 15% total units = 18 units

DDA / LIVABLE = 20% total units = 24

REQUIRED AFFORDABLE GFA = 12242 x 15% = 1836.3 m²

PROPOSED AFFORDABLE GFA = 1846 m²

AFFORDABLE UNITS NO. = (23 units) :
STAGE 1: G05 - 105 - 107 -205 - 207 - 305 - 307 - 405 - 407- 505 - 507 - 607
STAGE 2: 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 409 - 410 - 411

	TOTAL GFA
BUILDING B AREA:	6018 m²
BUILDING A1 AREA:	3877 m²
BUILDING A2 AREA:	2347 m²
TOTAL GFA	12242 m²

CHILDCARE

	REQUIREMENTS	PROPOSED
CHILDCARE PLACES = 76		
INDOOR UNENCUMBERED PLAYAREA: 3.25m² PER CHILD	247m²	247m²

PLAYROOMS	AGE	NO. KIDS	AREA
1	0 to 2	20	65 m²
2	2 to 3	18	58 m²
3	3 to 4	19	62 m²
4	4 to 5	19	62 m²
TOTAL		76	247 m²

	REQUIREMNETS	PROPOSED
OUTDOOR UNENCUMBERED PLAYAREA: 7m² PER CHILD	532m²	532m²

OUTD	AGE	NO. KIDS	AREA
1	0 to 2	20	140 m²
2	2 to 3	18	126 m²
3	3 to 4	19	133 m²
4	4 to 5	19	133 m²

CHILDCARE TOTAL GFA: 400m²

COMPLIANCE	ADG REQUIREMENTS	PROPOSED
SOLAR ACCESS	70% OF UNITS MUST COMPLY WITH 2HRS SOLAR	70% (83/118)
CROSS VENTILATION	60% OF UNITS MUST COMPLY	72.9% (86/118)
COMMUNAL OPEN SPACE	25% OF TOTAL SITE	25.3% (1508m²)
LANDSCAPE	30% OF TOTAL SITE	32.4% (1927m²)
DEEP SOIL	7% OF TOTAL SITE	11.4% (683m²)

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: DEVELOPMENT SUMMARY

DATE: DECEMBER 2026
SCALE:
DRAWING No: SSD 015
DRAWN BY: FT
PROJECT NO: 23002
REV: 4

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Rev	Date	Description	BY
4	19.02.26	AFFORDABLE UNITS REVISED	FT
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

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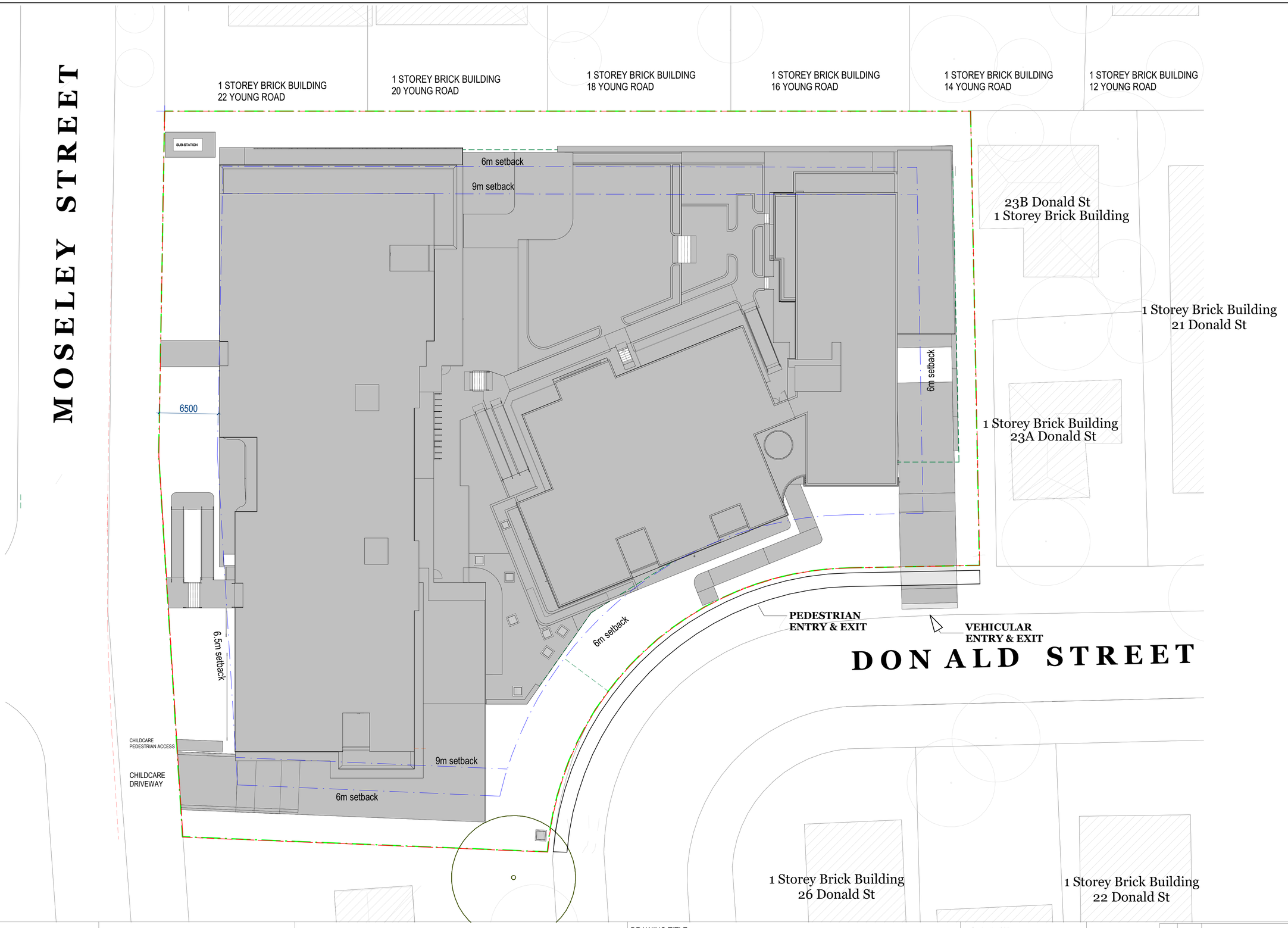

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BLOSSOM
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:
SITE PLAN

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 200	SSD 103
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	FT

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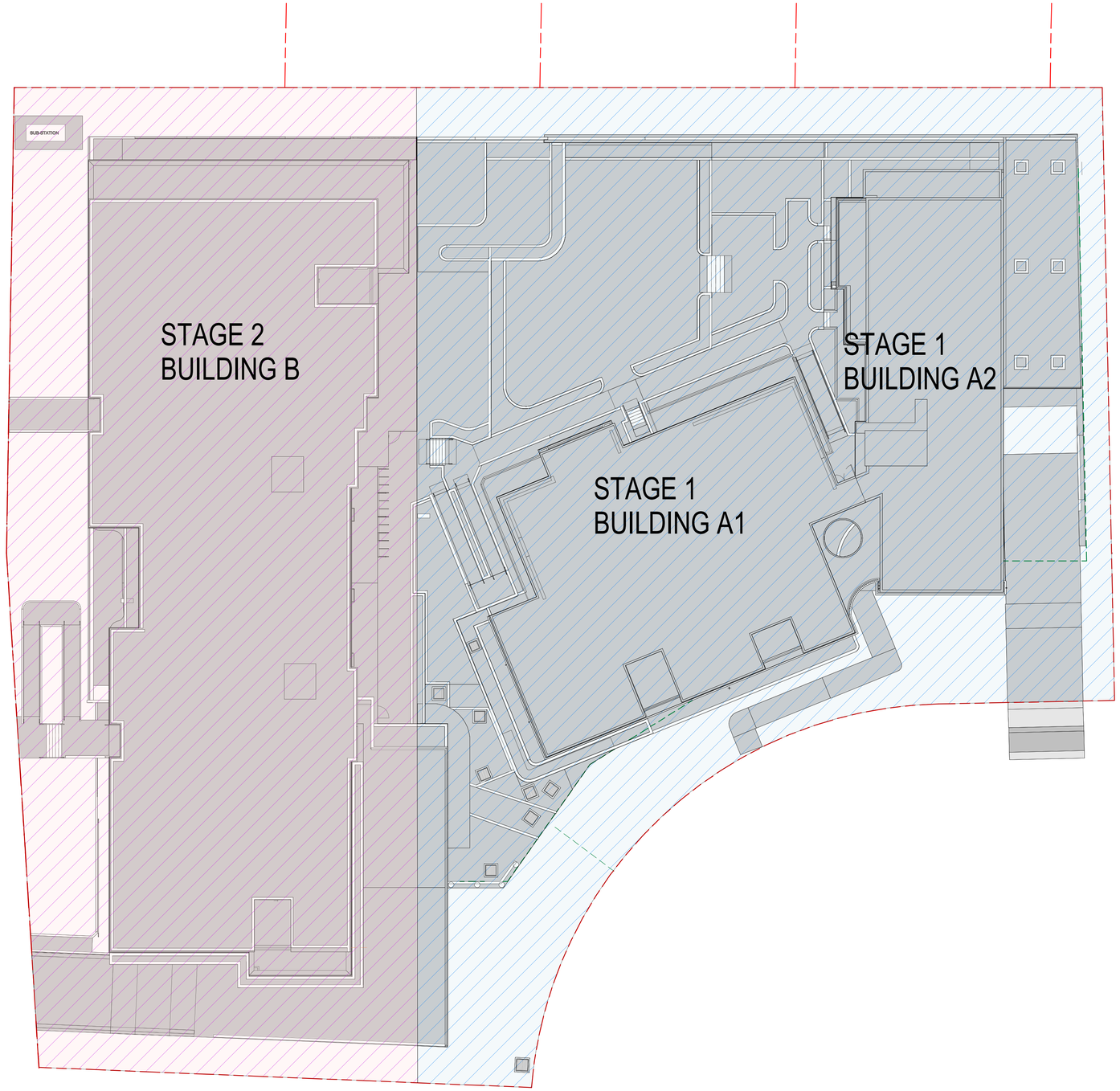

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BLOSSOM
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:
STAGING PLAN

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 200	SSD 104
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200
0 4 8 12

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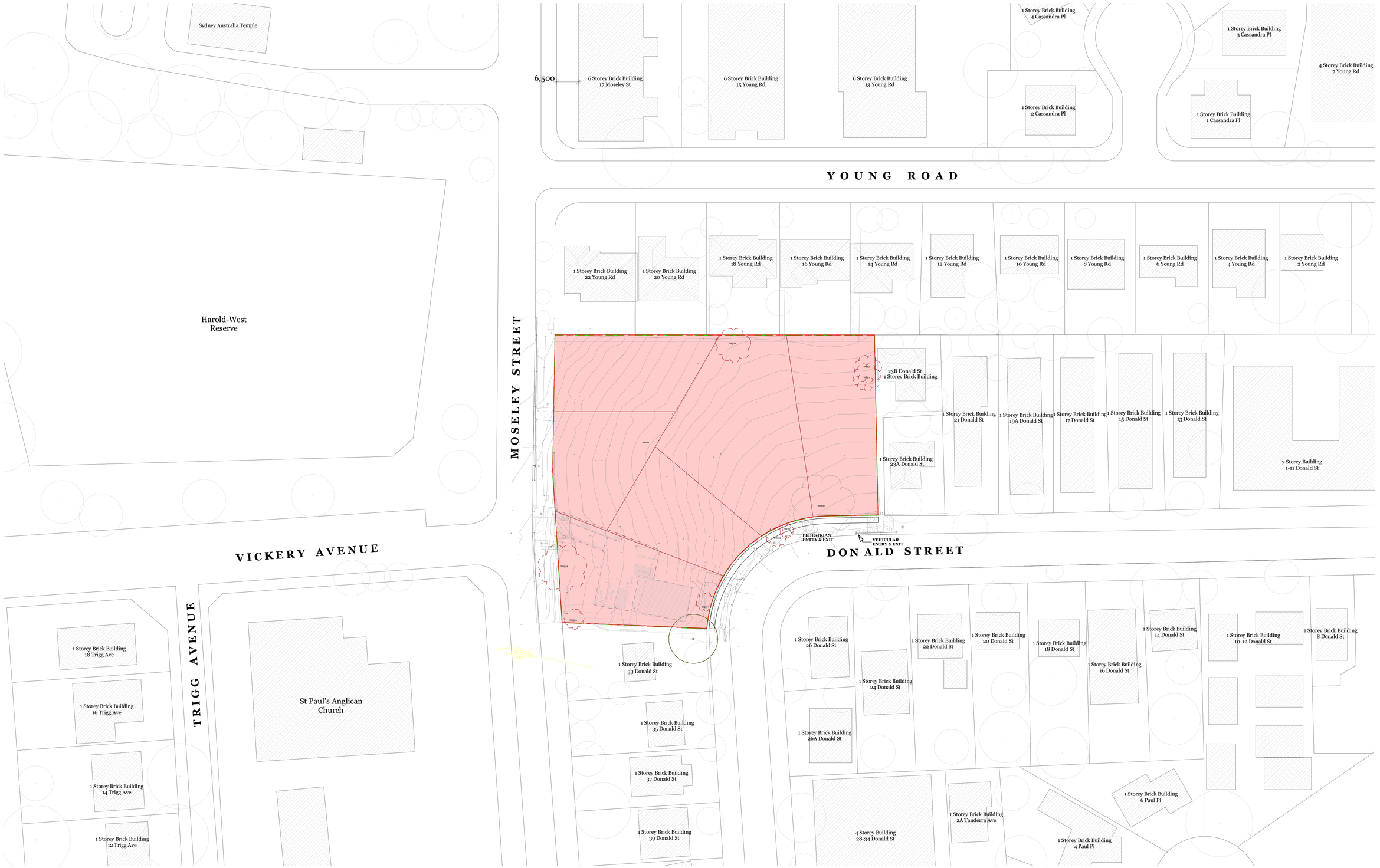

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15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:

SITE PLAN EXISTING

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 500	SSD 105
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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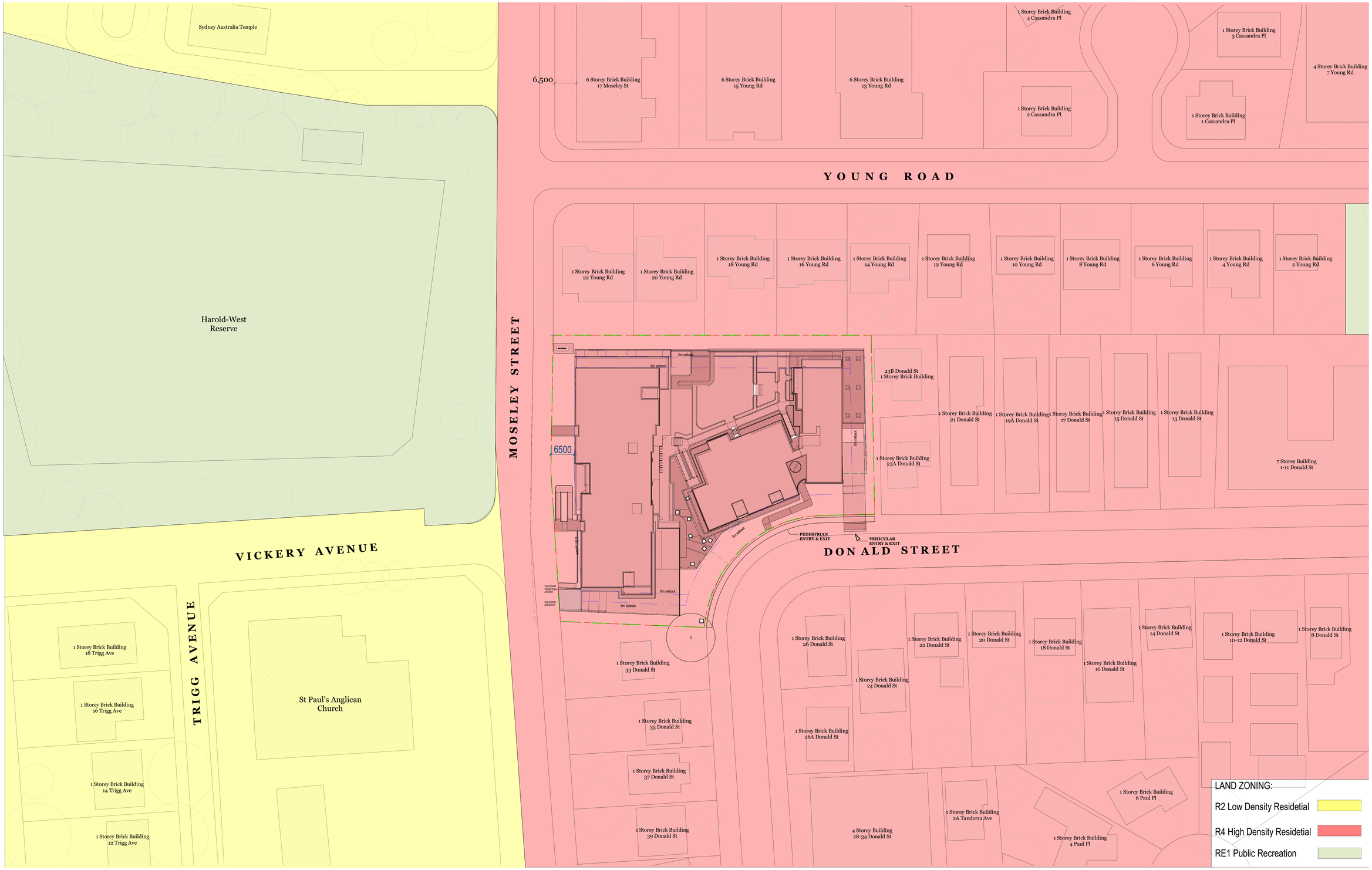
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 08:55:39

A1



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

DRAWING TITLE:

SITE PLAN PROPOSED

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 500	SSD 106
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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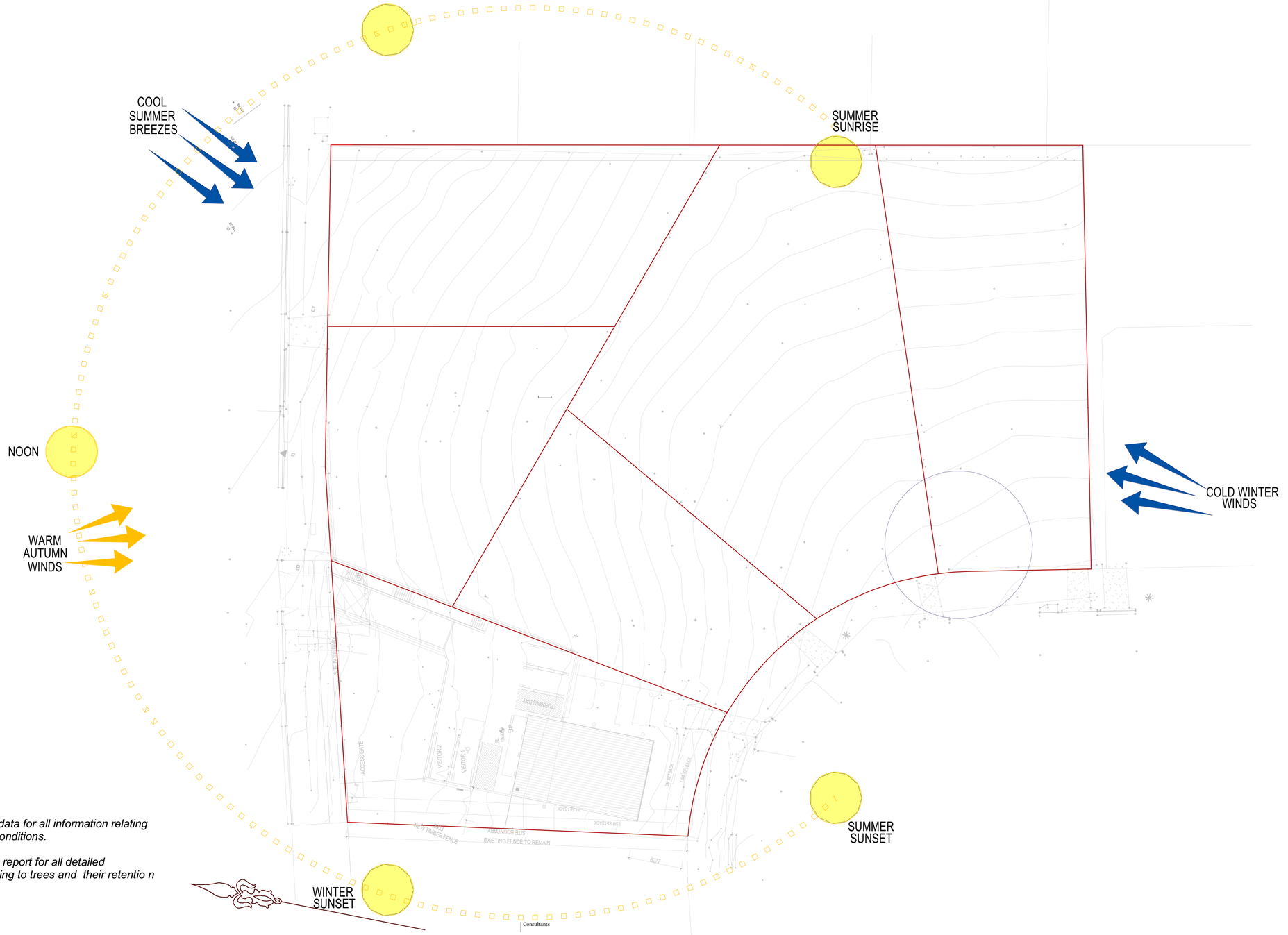
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 08:55:48

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 retentio n or removal.

Consultants

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SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SITE PLAN ANALYSIS

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 250	SSD 107
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 250
0 5 10 15

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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	FT

07/01/2026 08:55:56

A1

TREE39
TREE2
TREE1
TREE30
TREE31
TREE32
TREE68
TREE71
TREE69
ACCESS AISLE
VISITOR 2
VISITOR 1
PLUNGE UP
PLUNGE BAY
ACCESS AISLE
ASPHALT
ASPHALT
ASPHALT

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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LOWER BASEMENT PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 200
DRAWN BY:	PROJECT NO:	REV:
FT	23002	1

Scale 1 : 200
0 4 8 12

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Rev	Date	Description	BY
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

06/02/2026 09:42:44

A1

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CAPIO
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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
UPPER BASEMENT PLAN

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 200	SSD 201
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	FT

07/01/2026 08:56:19

A1

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

DRAWING TITLE:
GROUND FLOOR PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 202
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	FT

19/02/2026 11:41:34
A1

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CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LEVEL 1 PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 203
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

Scale 1 : 200
0 4 8 12

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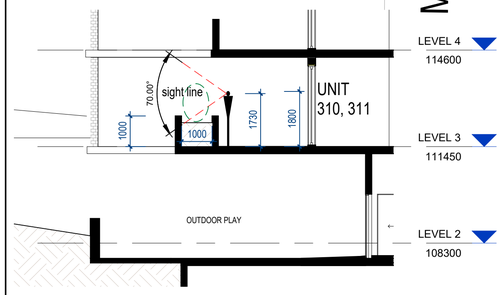
FOR APPROVAL

Rev	Date	Description	BY
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:41:40

A1



PRIVACY VIEW - OUTDOOR PLAY - UNIT 310 - 311

CHILDCARE PLAN LEGEND:

INDOOR UNENCUMBERED PLAYAREA
3.25m² PER CHILD

OUTDOOR UNENCUMBERED PLAYAREA
7m² PER CHILD

FACILITIES (KITCHEN- BATHROOM- LAUNDARY - STAFF ROOM - BIN ROOM

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CAPIO

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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: LEVEL 2 PLAN

DATE: DECEMBER 2026
SCALE: As indicated
DRAWING No: SSD 204
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 200
0 4 8 12

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Rev	Date	Description	BY
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:41:52
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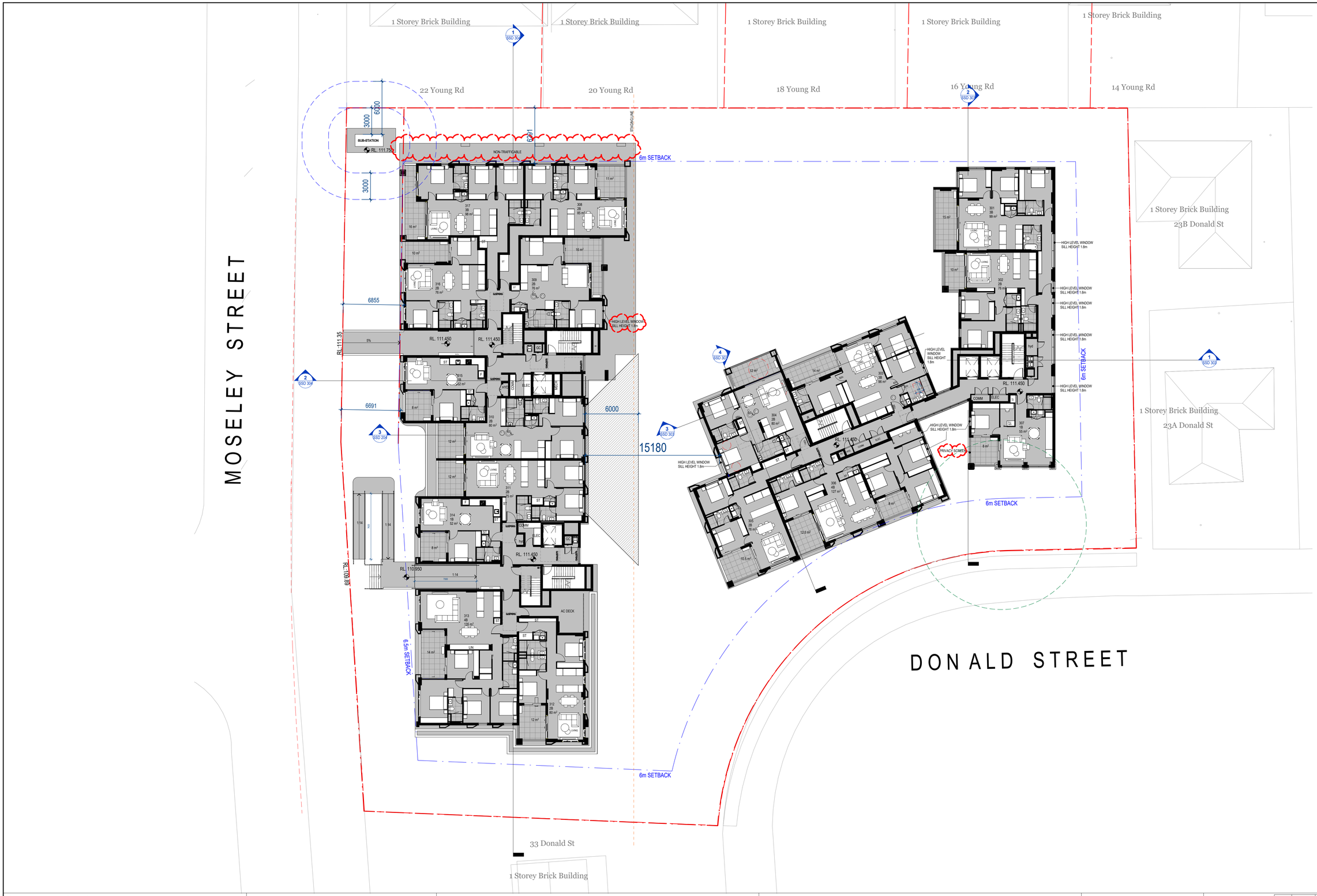

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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LEVEL 3 PLAN

DATE: DECEMBER 2026
SCALE: 1 : 200
DRAWING No: SSD 205
DRAWN BY: FT
PROJECT NO: 23002
REV: 4

Scale 1 : 200
0 4 8 12

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FOR APPROVAL

Rev	Date	Description	BY
4	06.02.26	EXTERNAL SLAB EXTENSION IN LEVEL 3	FT
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:42:10
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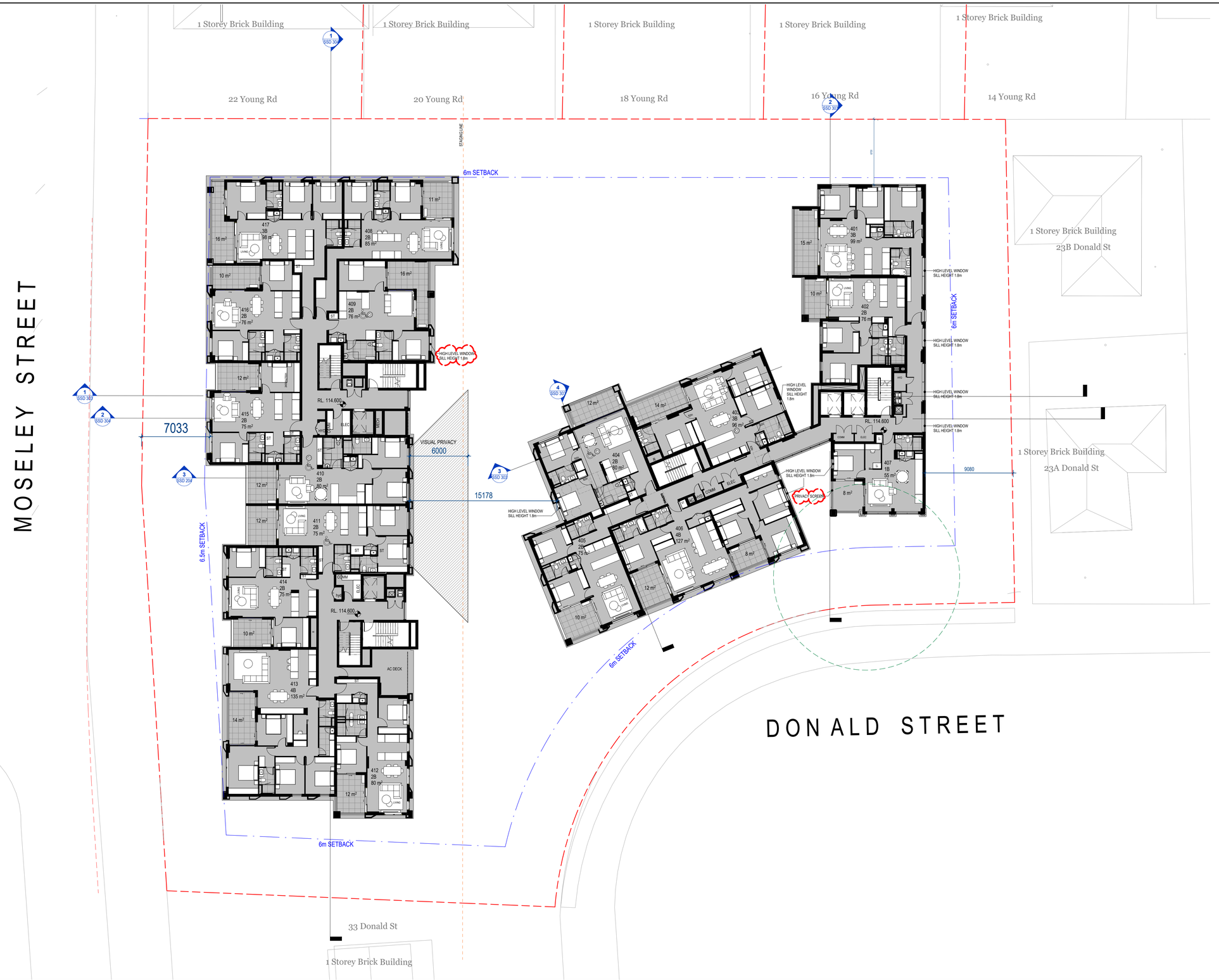

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CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LEVEL 4 PLAN

DATE: DECEMBER 2026
SCALE: 1 : 200
DRAWING No: SSD 206
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 200
0 4 8 12
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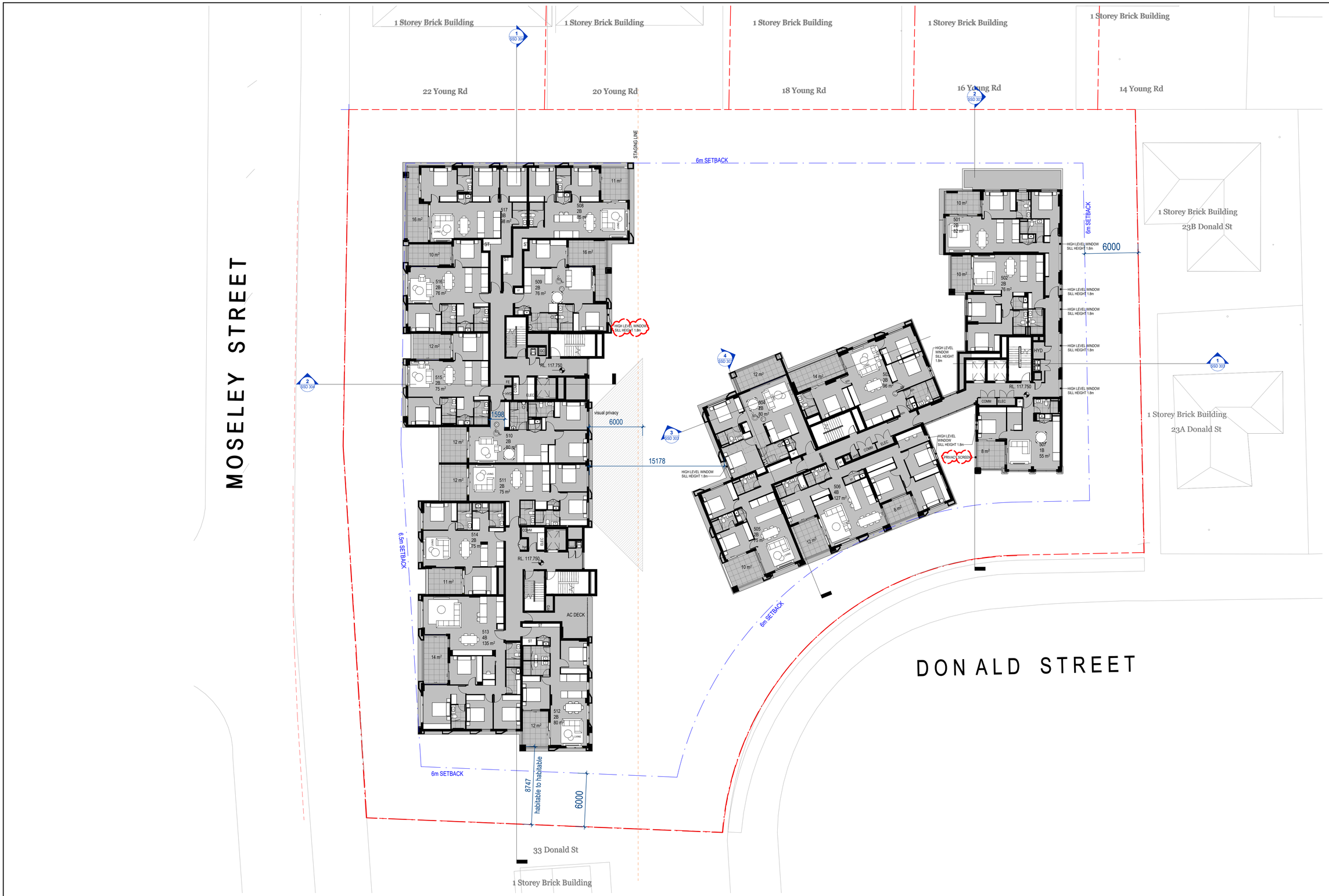
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:42:23
A1



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CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LEVEL 5 PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 207
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

Scale 1 : 200
0 4 8 12

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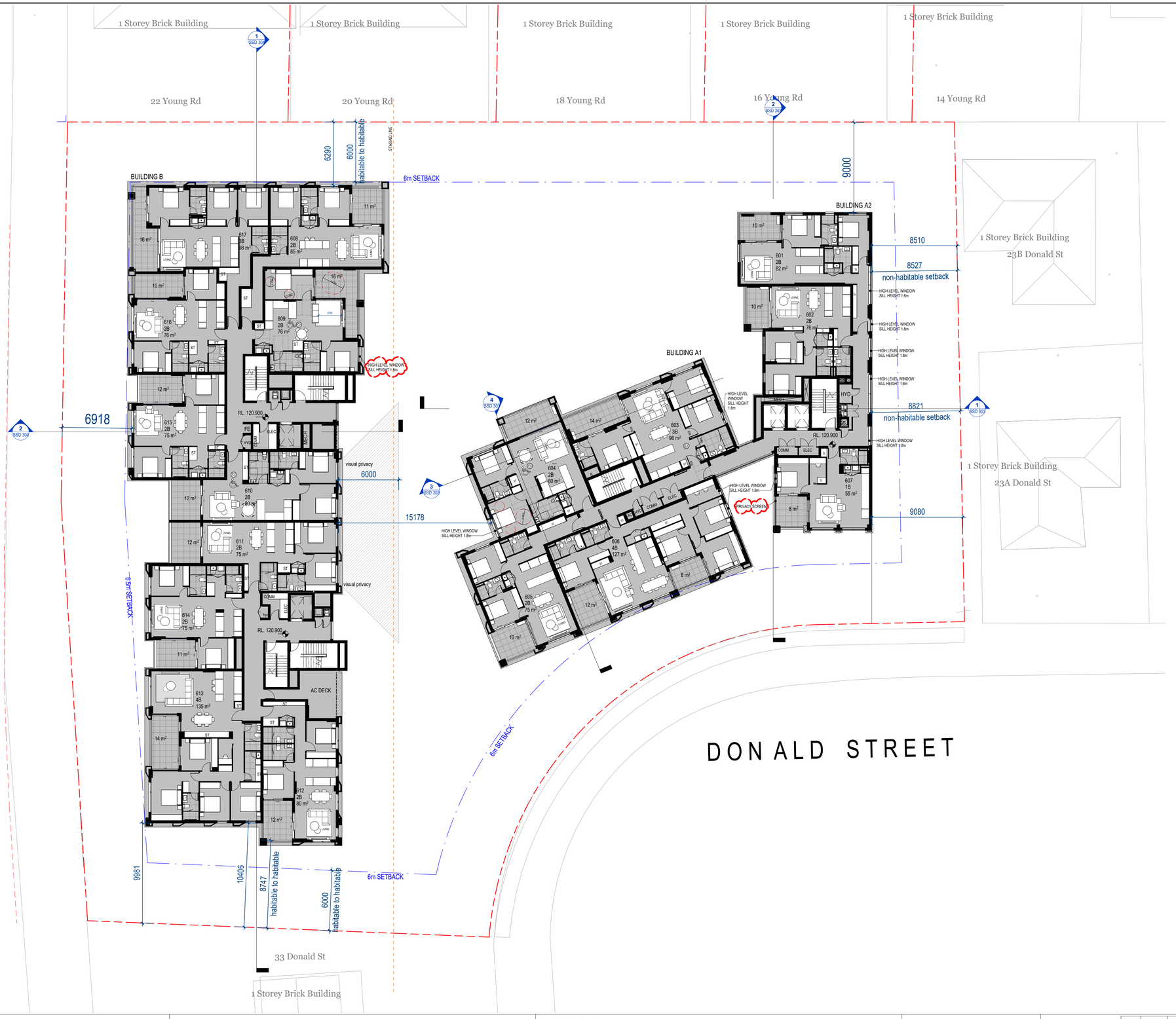
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:42:39

A1



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FLASHING'S & DPM'S TO COMPLY TO AS.2870, AS.2904
WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TCSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: LEVEL 6 PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 208
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

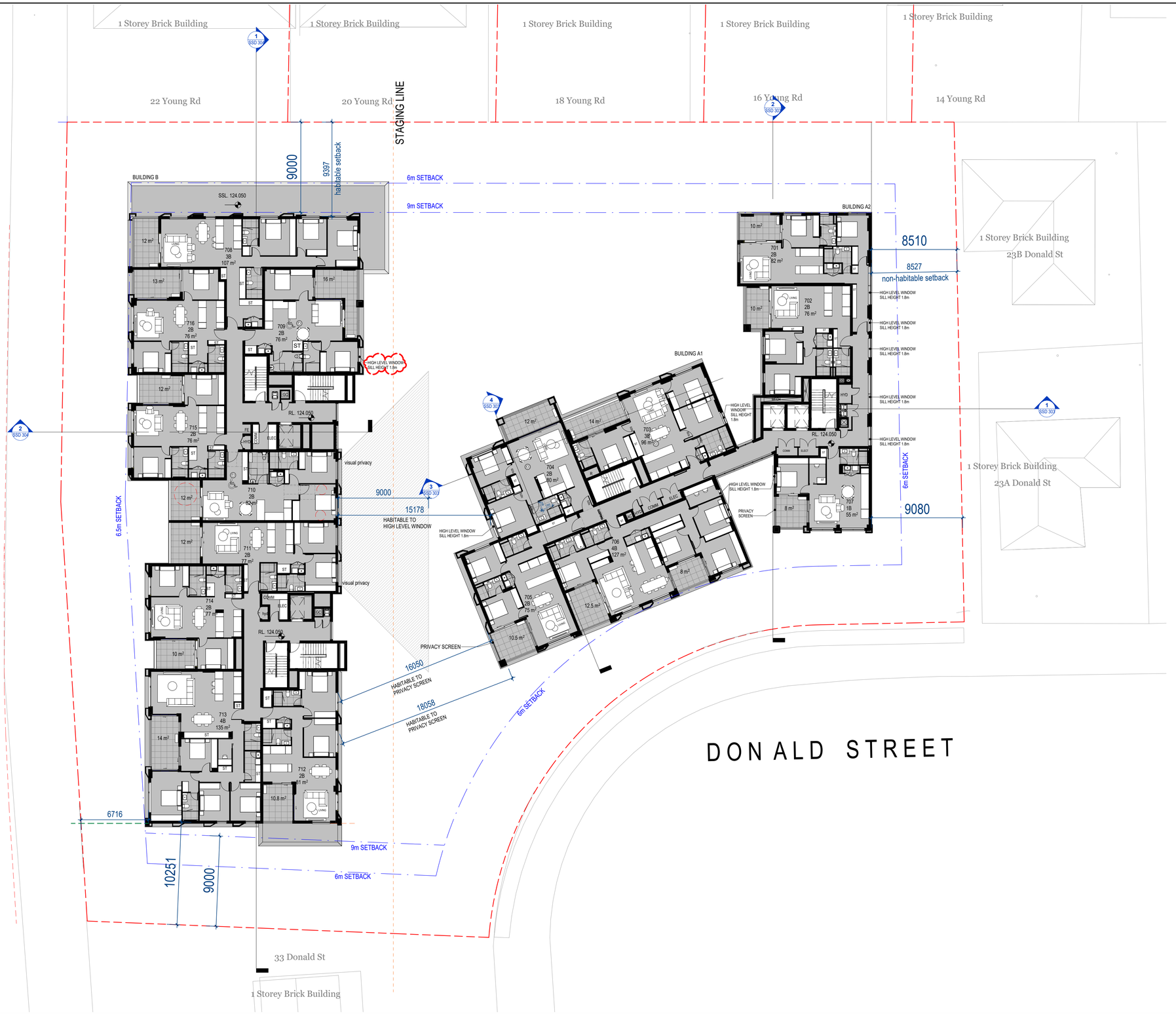
Scale 1 : 200
0 4 8 12
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

N

FOR APPROVAL

Rev	Date	Description	BY
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:42:50
A1



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SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: LEVEL 7 PLAN

DATE: DECEMBER 2026
SCALE: 1 : 200
DRAWING No: SSD 209
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 200
0 4 8 12

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N

FOR APPROVAL

Rev	Date	Description	BY
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:43:02
A1

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
MOSELEY STREET
STAGING LINE
6m SETBACK
9000
9m SETBACK
BUILDING B
BUILDING A2
BUILDING A1
8810
6m SETBACK
8877
non-habitable- blank wall
1 Storey Brick Building
23B Donald St
1 Storey Brick Building
23A Donald St
HIGH LEVEL WINDOW SILL HEIGHT 1.8m
HIGH LEVEL WINDOW
SILL HEIGHT 1.8m
visual privacy
9000
15178
HABITABLE TO
HIGH LEVEL WINDOW
HIGH LEVEL WINDOW
SILL HEIGHT 1.8m
9380
PRIVACY SCREEN
12130
HABITABLE TO
BLANK WALL
6.5m SETBACK
visual privacy
PRIVACY SCREEN
16050
HABITABLE TO
PRIVACY SCREEN
18058
HABITABLE TO
PRIVACY SCREEN
6m SETBACK
9m SETBACK
6m SETBACK
9000
DONALD STREET
33 Donald St
1 Storey Brick Building

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CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

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:
DECEMBER 2026	1 : 200	SSD 210
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

Scale 1 : 200
0 4 8 12

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N

FOR APPROVAL

Rev	Date	Description	BY
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:43:14

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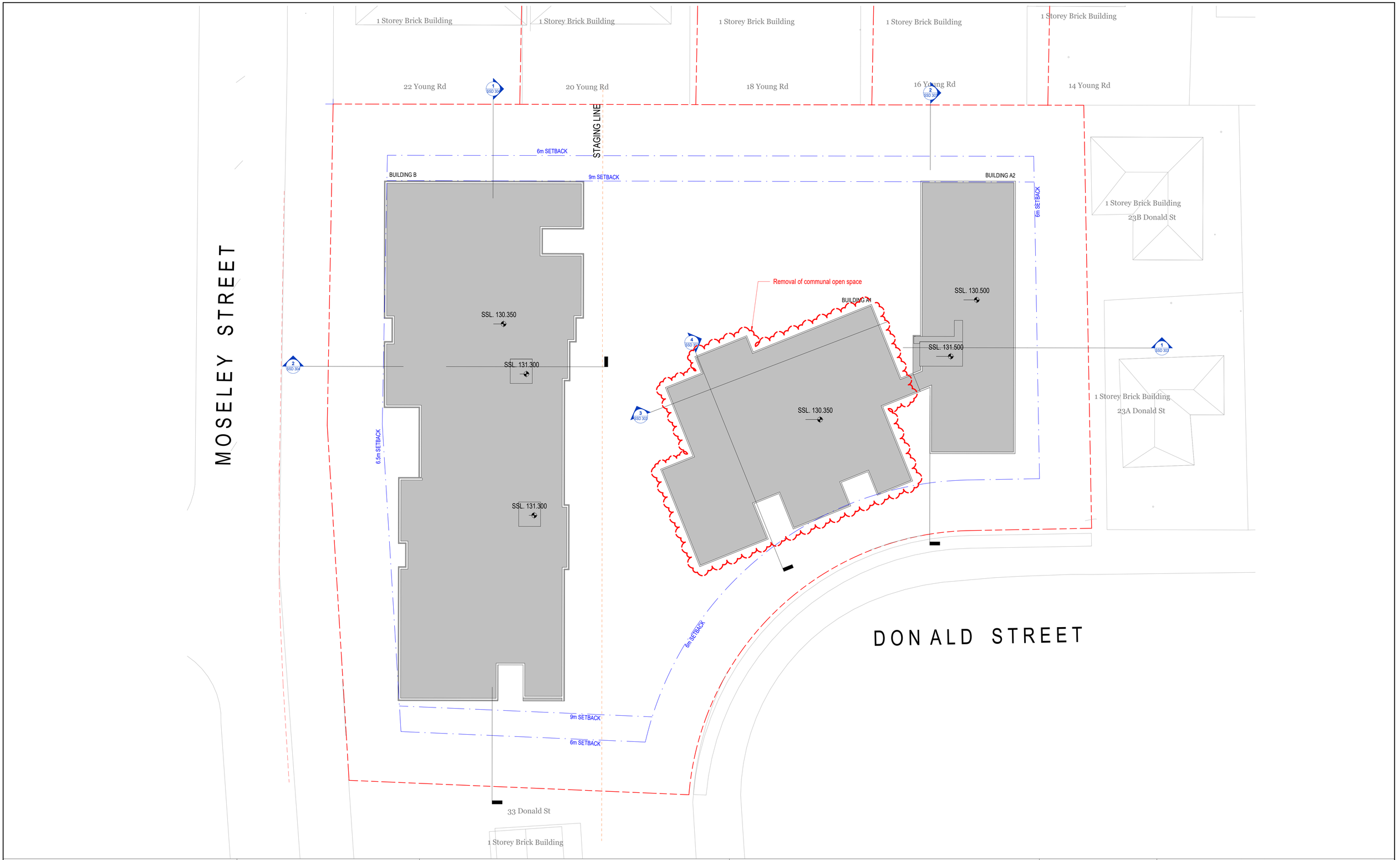

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TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

ROOF PLAN

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 211
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200
0 4 8 12

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N

FOR APPROVAL

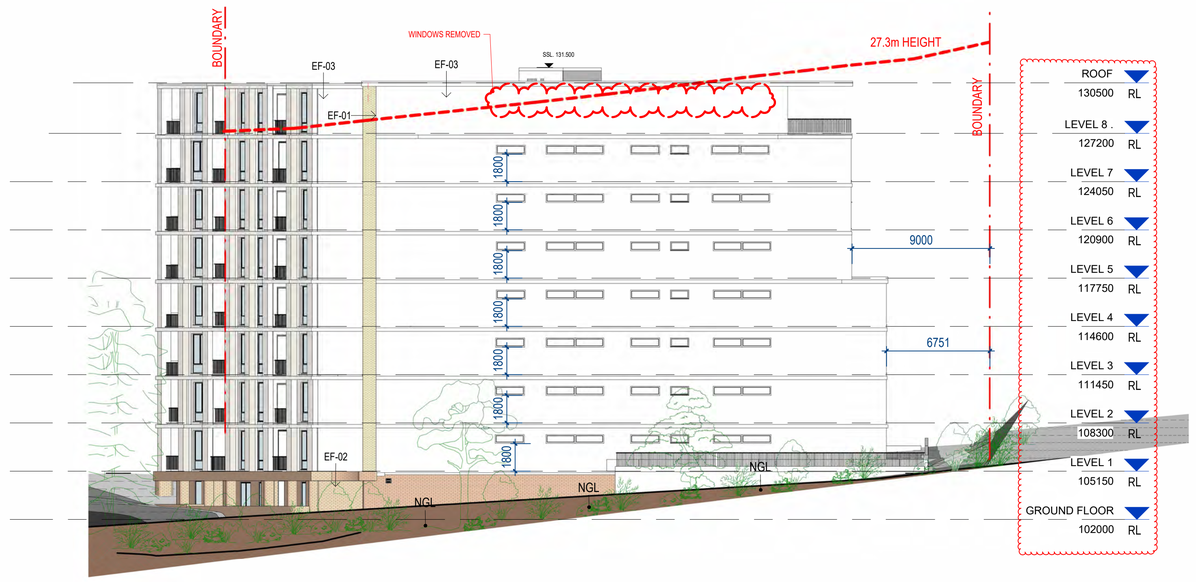
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:43:15

A1

1 NORTH ELEVATION - SSD

1 : 200



2 SOUTH 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

Note: Height plane shown at elevations

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TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
N & S ELEVATIONS

DATE: DECEMBER 2026
SCALE: 1 : 200
DRAWING No: SSD 300
DRAWN BY: FT
PROJECT NO: 23002
REV: 2

Scale 1 : 200
0 4 8 12

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FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:43:53

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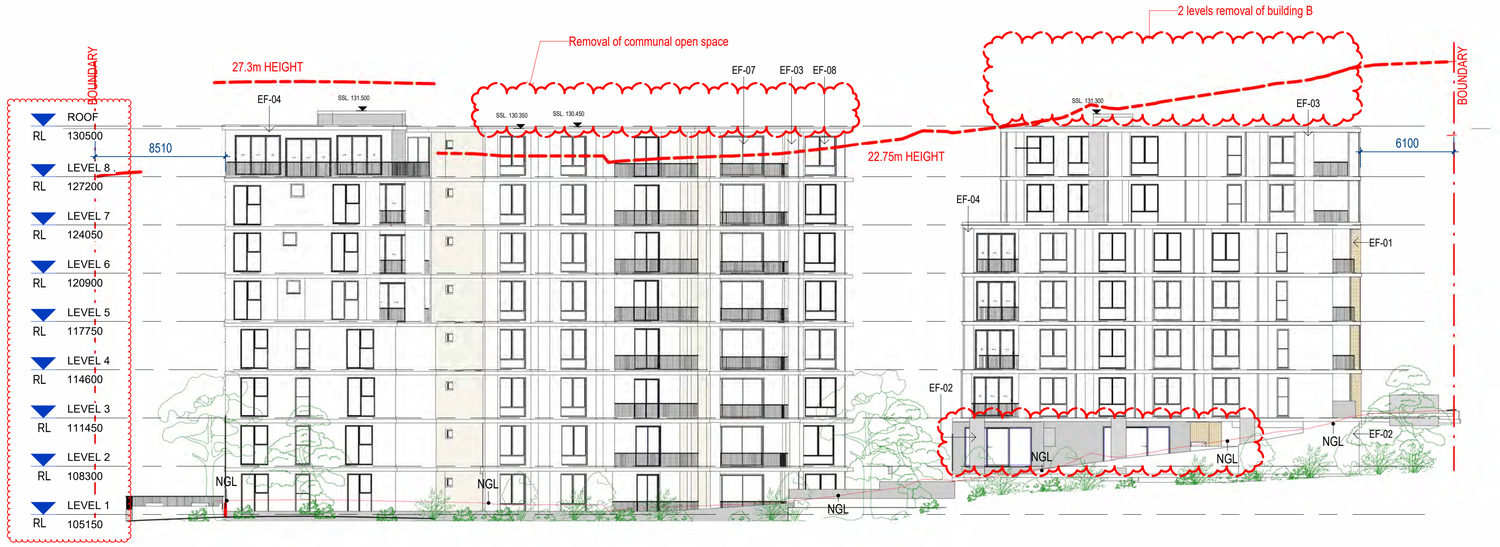
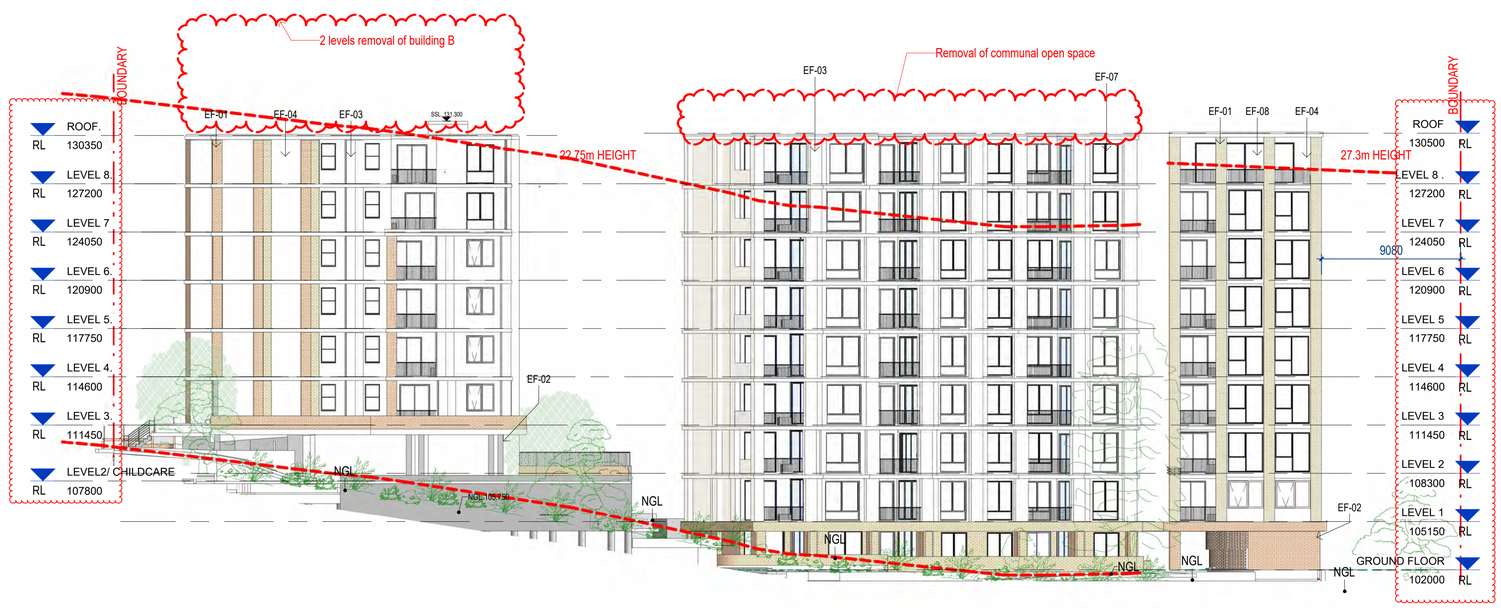


1 EAST ELEVATION - SSD

1 : 200



2 WEST 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

Note: Height plane shown at elevations

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
E & W ELEVATIONS

DATE: DECEMBER 2026
SCALE: 1 : 200
DRAWING No: SSD 301
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 200
0 4 8 12

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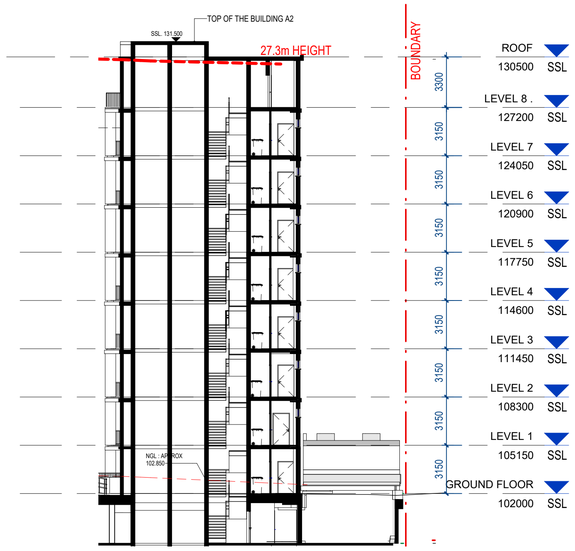
FOR APPROVAL

Rev	Date	Description	BY
3	06.02.26	EXTERNAL SLAB EXTENSION IN LEVEL 3	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:44:59

A1



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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE: SECTIONS

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 303
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200
0 4 8 12

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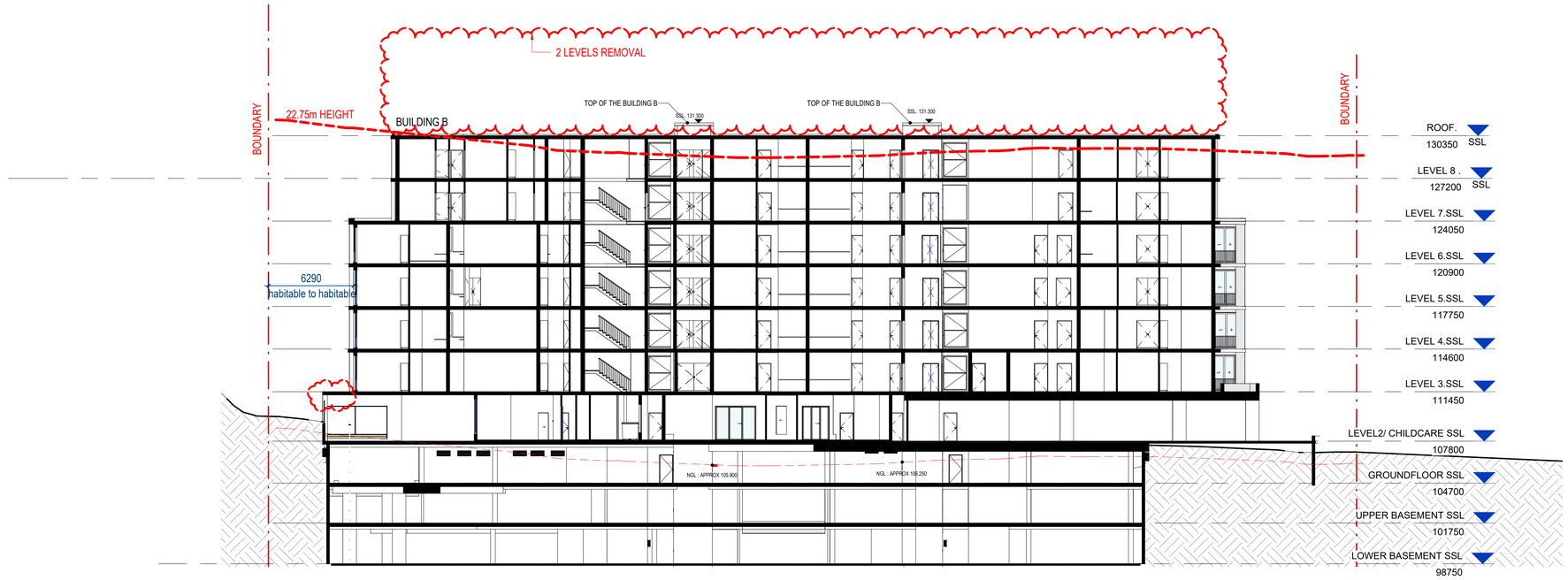
FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:45:04

A1



1 SECTION 5-5 - BUILDING B

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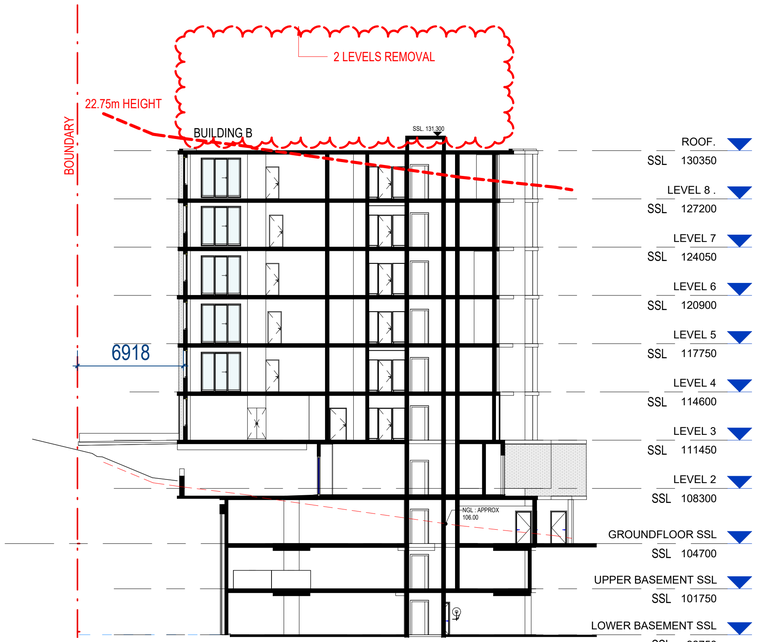

2 SECTION 6-6 - BUILDING B

1 : 200

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SECTIONS

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 200	SSD 304
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

Scale 1 : 200

0 4 8 12

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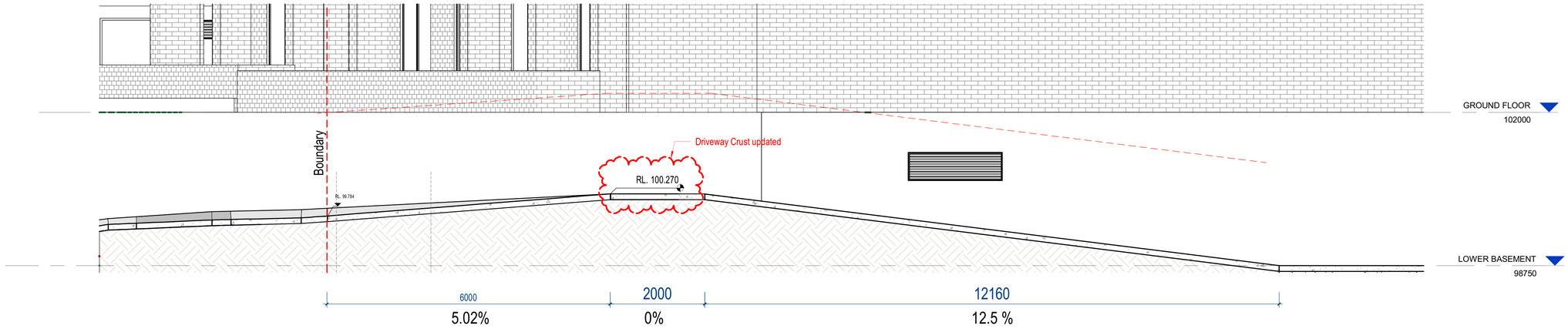
FOR APPROVAL

Rev	Date	Description	BY
3	06.02.26	EXTERNAL SLAB EXTENSION IN LEVEL 3	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

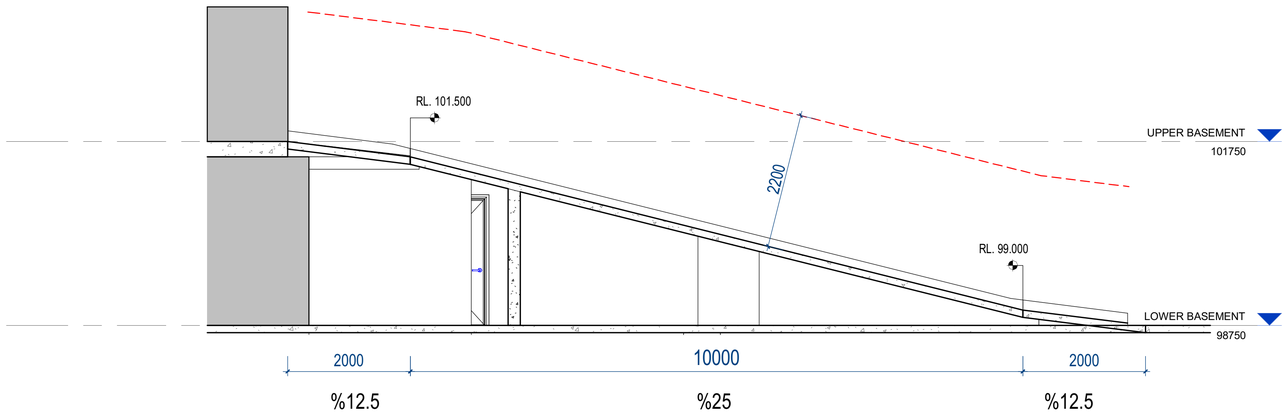
19/02/2026 11:45:08

A1



1 DRIVEWAY 1 DETAIL - SSD

1 : 50



2 DRIVEWAY 3 DETAIL - SSD

1 : 50

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SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

DRIVEWAY SECTIONS

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 50	SSD 310
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 250

0 5 10 15

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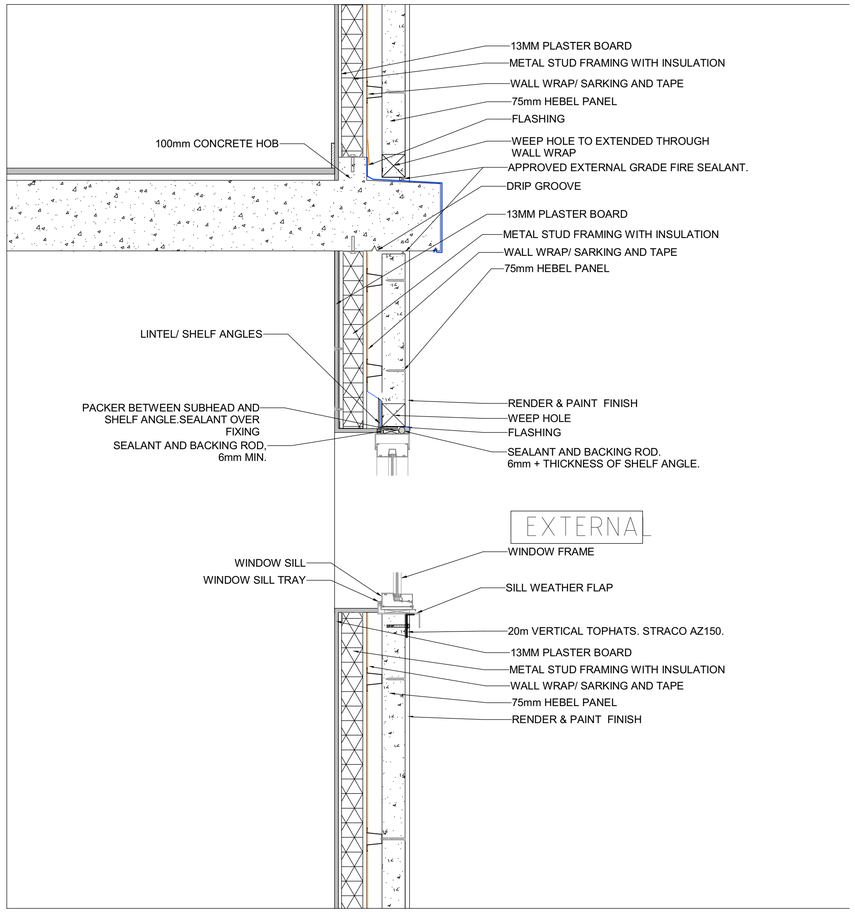
FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 08:59:10

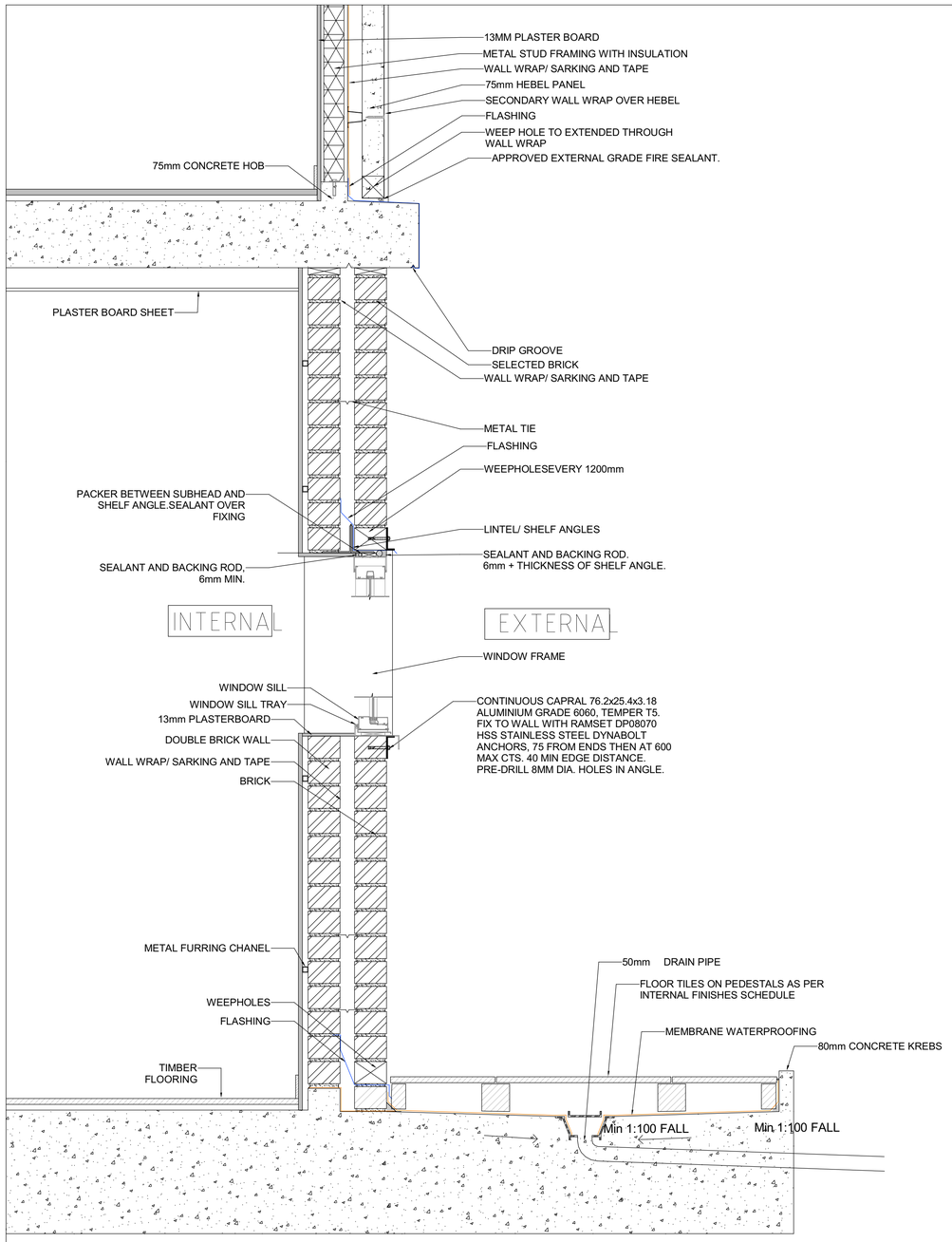
A1



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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PROJECT:

BLOSSOM

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

DRAWING TITLE: SECTION DETAIL

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 10	SSD 311
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

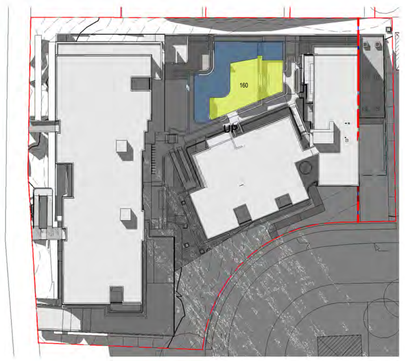
07/01/2026 08:59:14

A1

DIRECT SOLAR: 158m² /315m²
50.1 %

1 9AM SHADOW - COS (21st JUNE)

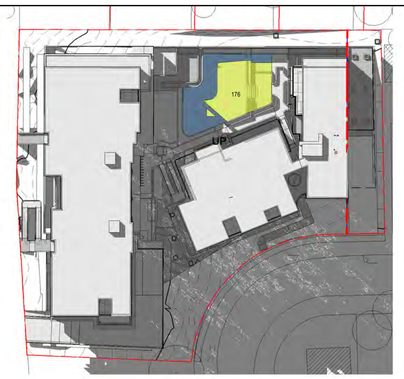
1 : 750



DIRECT SOLAR: 160m² /315m²
50.7 %

2 9.30AM SHADOW - COS (21st JUNE)

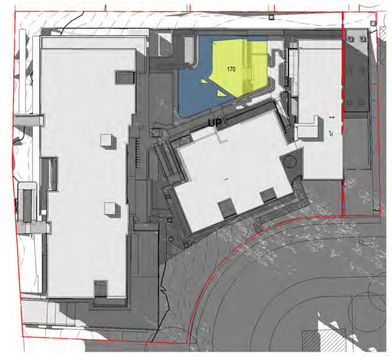
1 : 750



DIRECT SOLAR: 178m² /315m²
56 %

3 10AM SHADOW - COS (21st JUNE)

1 : 750



DIRECT SOLAR: 170m² /315m²
54 %

4 10.30AM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 160m² /315m²
50.8 %

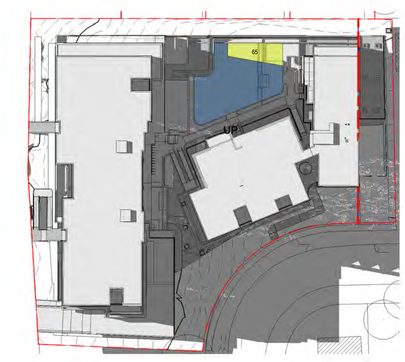
5 11AM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 117m² /315m²
37 %

6 11.30 AM SHADOW - COS (21st JUNE)

1 : 750



DIRECT SOLAR: 65m² /315m²
20.6 %

7 12PM SHADOW - COS(21st JUNE)

1 : 750

DIRECT SOLAR: 12m² /315m²
0.3 %

8 12.30 PM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 0m² /315m²
0 %

9 1PM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 0m² /315m²
0 %

10 1.30AM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 0m² /315m²
0 %

11 2PM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 0m² /315m²
0 %

12 2.30PM SHADOW - COS (21st JUNE)

1 : 750

DIRECT SOLAR: 0m² /315m²
0 %

13 3PM SHADOW - COS (21st JUNE)

1 : 750

COMMON OPEN SPACE SHADOW ANALYSIS:

PRIMARY COS AREA : 315m²

SOLAR ACCESS

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: 50.1%
9.30am: 50.6%
10am: 56%
10.30am: 54%
11am:50.8%

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: COS SHADOW ANALYSIS

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 750	SSD 403
DRAWN BY:	PROJECT NO:	REV:
Author	23002	2

Scale 1 : 750
0 15 30 45

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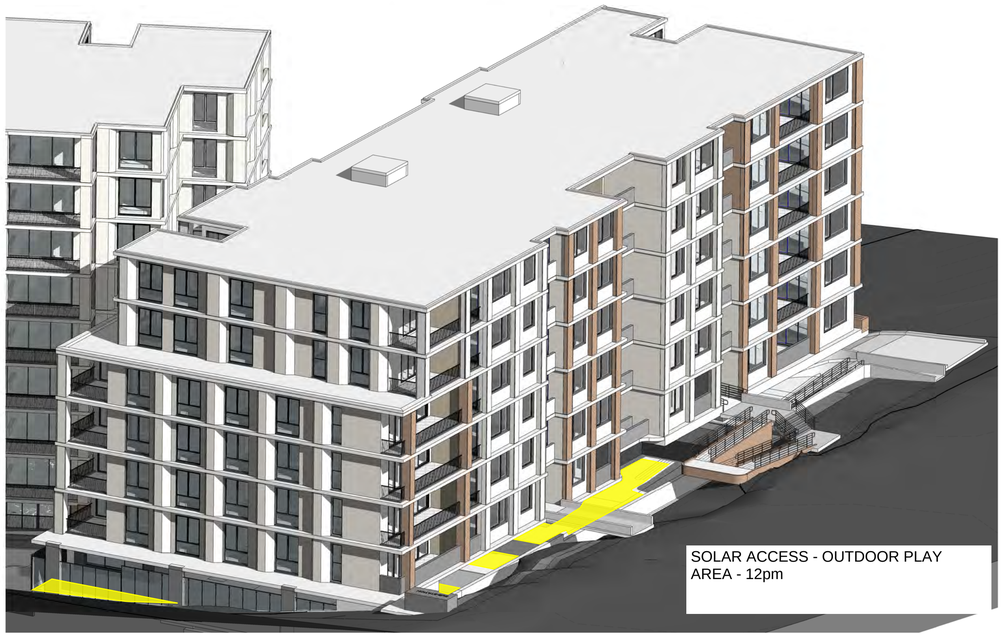
FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

06/01/2026 10:10:00

A1



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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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
OUTDOOR SUN

DATE: DECEMBER 2026
SCALE:
DRAWING No: SSD 619
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 500
0 10 20 30

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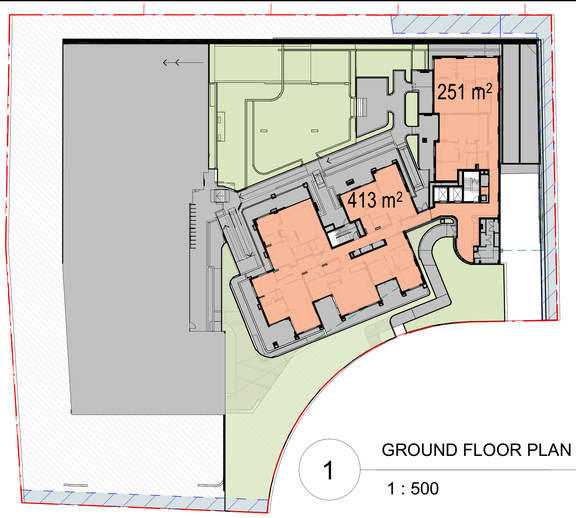
FOR APPROVAL

Rev	Date	Description	BY
3	06.02.26	EXTERNAL SLAB EXTENSION IN LEVEL 3	FT
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

06/02/2026 13:45:29

A1



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

RESIDENTIAL GFA: 11832 m²

CHILDCARE GFA: 410 m²

TOTAL GFA: 12242m²

SITE AREA: 5948 m²

FSR: 2.05 : 1

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

DRAWING TITLE: GFA CALCULATION

DATE:	SCALE:	DRAWING No:
APRIL 2025	As indicated	SSD 500
DRAWN BY:	PROJECT NO:	REV:
FT	23002	3

Scale 1 : 500
0 10 20 30

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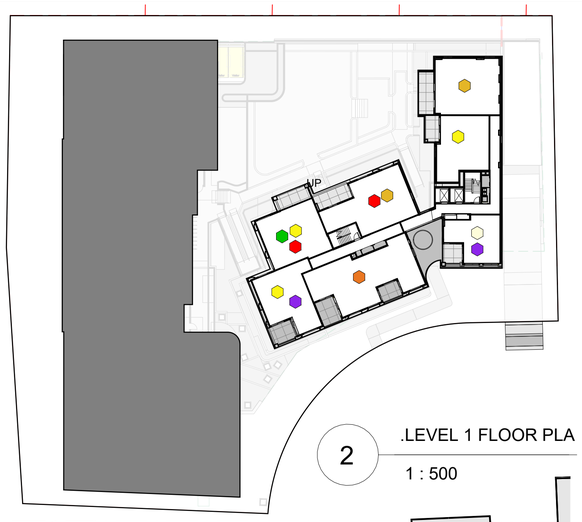
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

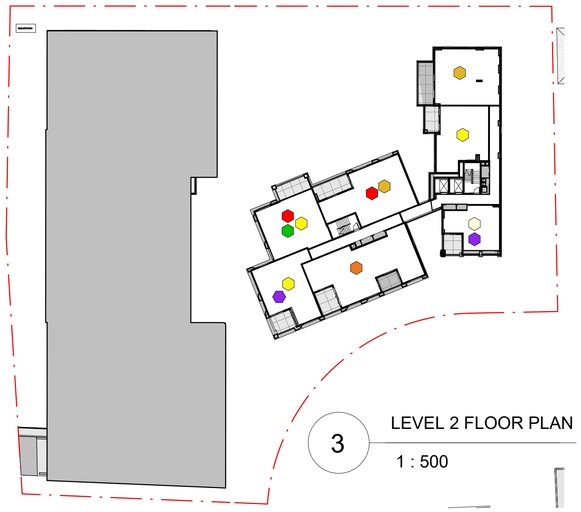
07/01/2026 08:59:36

A1

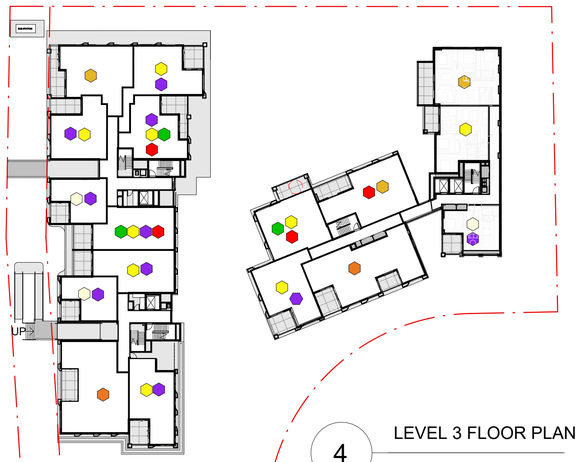
1 GROUND FLOOR PLAN
1 : 500



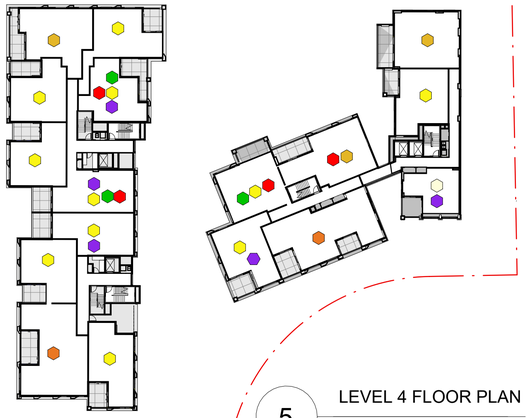
2 .LEVEL 1 FLOOR PLA
1 : 500



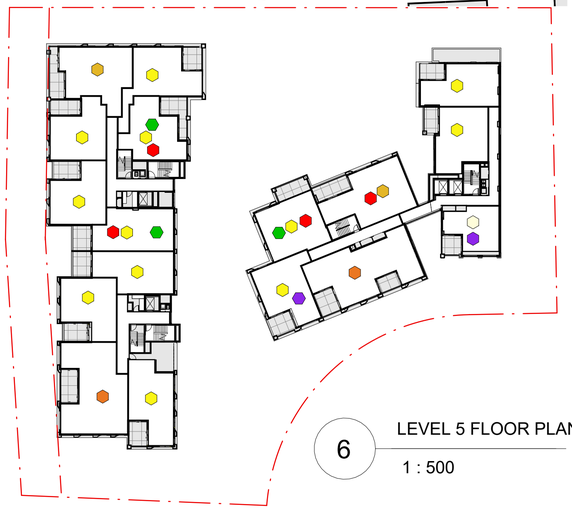
3 LEVEL 2 FLOOR PLAN
1 : 500



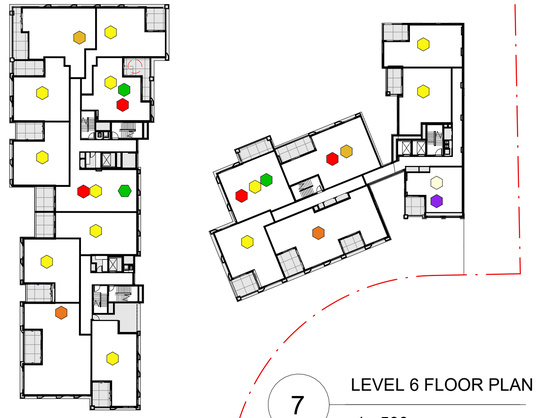
4 LEVEL 3 FLOOR PLAN
1 : 500



5 LEVEL 4 FLOOR PLAN
1 : 500

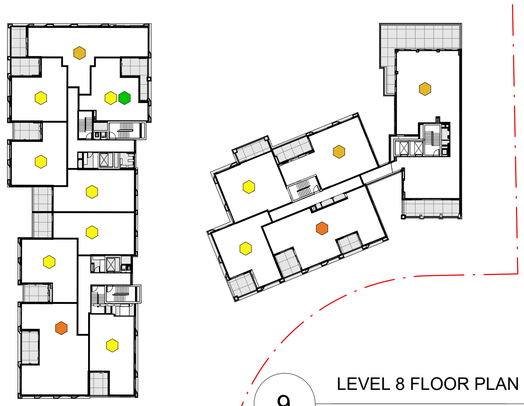


6 LEVEL 5 FLOOR PLAN
1 : 500



7 LEVEL 6 FLOOR PLAN
1 : 500

8 LEVEL 7 FLOOR PLAN
1 : 500



9 LEVEL 8 FLOOR PLAN
1 : 500

APARTMENT MIX LEGEND:

1 BEDROOM UNIT = 9 7.6%

2 BEDROOM UNIT = 74 62.7%

3 BEDROOM UNIT = 20 16.9%

4 BEDROOM UNIT = 15 12.7%

AFORDABLE UNIT = 23 UNITS = 1846m² (15.07%)

STAGE 1: G05 - 105 - 107 -205 - 207 - 305 - 307 - 405 - 407- 505 - 507 - 607
STAGE 2: 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 409 - 410 - 411

ADAPTABLE UNIT = 18 UNITS (15.2%)

309 - 409 - 509 - 609 - 709 - 310 - 410 - 510 - 610 - 710 - 807
G04- 104 - 204 - 304 - 404 - 504 - 604

LIVABLE UNIT = 24 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

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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS.3700
FLASHINGS & DPM'S TO COMPLY TO AS.2870, AS.2904
WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: APARTMENT MIX

DATE: DECEMBER 2026
SCALE: As indicated
DRAWING No: SSD 501
DRAWN BY: FT
PROJECT NO: 23002
REV: 3

Scale 1 : 500
0 10 20 30

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

N

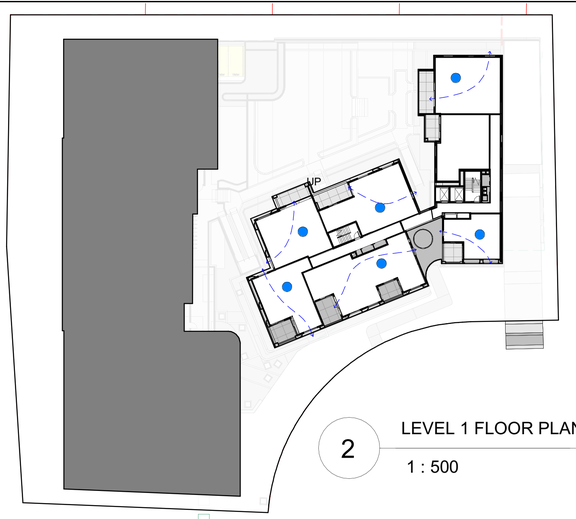
FOR APPROVAL

Rev	Date	Description	BY
3	19.02.26	AFFORDABLE UNITS REVISED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

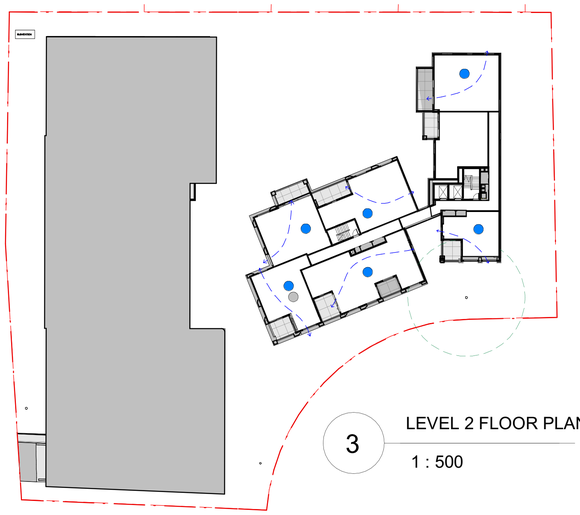
19/02/2026 11:46:37

A1

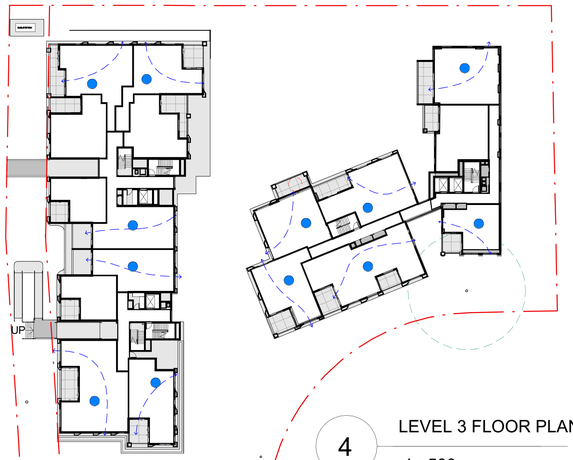
1 GROUND FLOOR PLAN
1 : 500



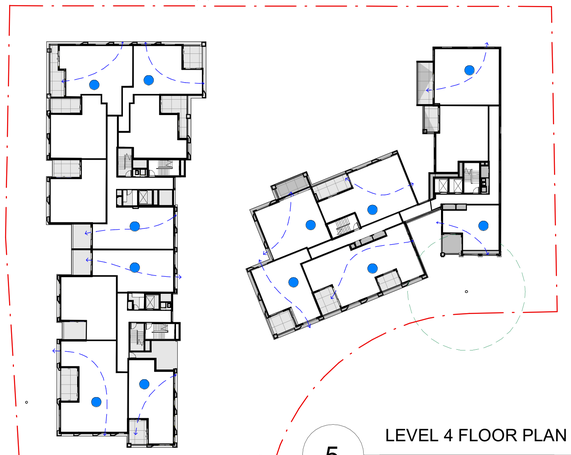
2 LEVEL 1 FLOOR PLAN
1 : 500



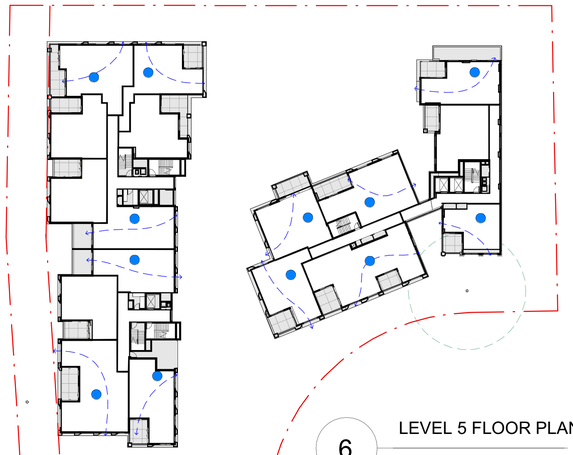
3 LEVEL 2 FLOOR PLAN
1 : 500



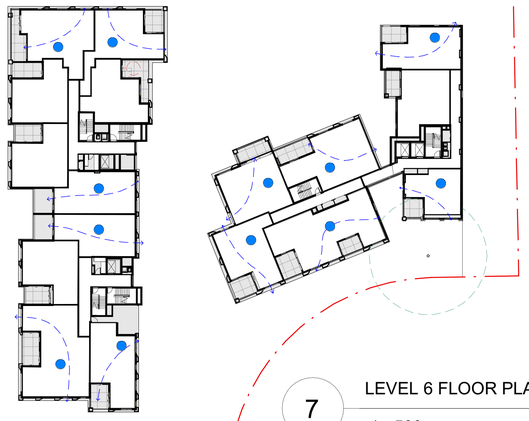
4 LEVEL 3 FLOOR PLAN
1 : 500



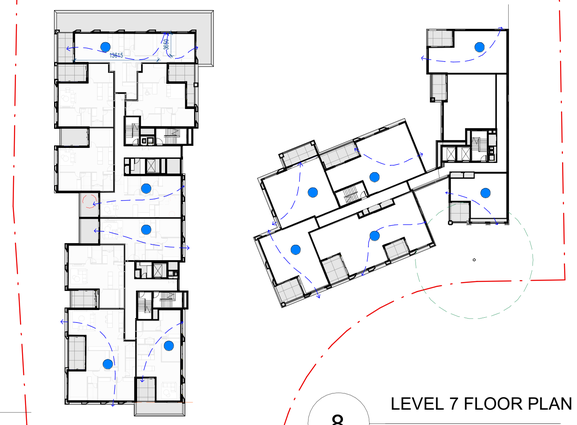
5 LEVEL 4 FLOOR PLAN
1 : 500



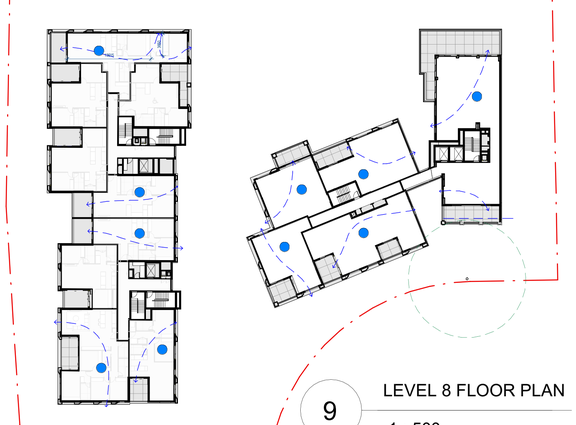
6 LEVEL 5 FLOOR PLAN
1 : 500



7 LEVEL 6 FLOOR PLAN
1 : 500



8 LEVEL 7 FLOOR PLAN
1 : 500



9 LEVEL 8 FLOOR PLAN
1 : 500

STAGE 1 - (A1, A2)	
UNIT NO.	NATURAL VENTILATION
G01	X
G02	
G03	X
G04	X
G05	X
G06	X
101	X
102	
103	X
104	X
105	X
106	X
107	X
201	X
202	
203	X
204	X
205	X
206	X
207	X
301	X
302	
303	X
304	X
305	X
306	X
307	X
401	X
402	
403	X
404	X
405	X
406	X
407	X
501	X
502	
503	X
504	X
505	X
506	X
507	X
601	X
602	
603	X
604	X
605	X
606	X
607	X
701	X
702	
703	X
704	X
705	X
706	X
707	X
801	X
802	X
803	X
804	X
805	X
60 UNITS	52 UNITS (86.6%)

STAGE 2 - (B)	
UNIT NO.	NATURAL VENTILATION
308	X
309	
310	X
311	X
312	X
313	X
314	
315	
316	
317	X
408	X
409	
410	X
411	X
412	X
413	X
414	
415	
416	
417	X
508	X
509	
510	X
511	X
512	X
513	X
514	
515	
516	
517	X
608	X
609	
610	X
611	X
612	X
613	X
614	
615	
616	
617	X
708	X
709	
710	X
711	X
712	X
713	X
714	
715	
716	
806	X
807	
808	X
809	X
810	X
811	X
812	
813	
814	
58 UNITS	34 UNITS (58.6%)

CROSS VENTILATION ANALYSIS
CROSS VENTILATION UNITS:
86/118 = 72.9 %
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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
CROSS VENTILATION

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 500	SSD 502
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30
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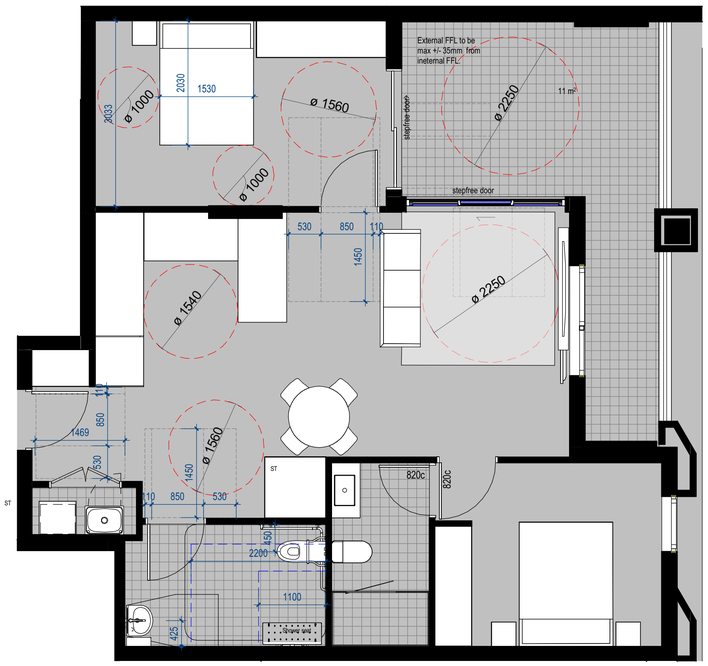
N

FOR APPROVAL

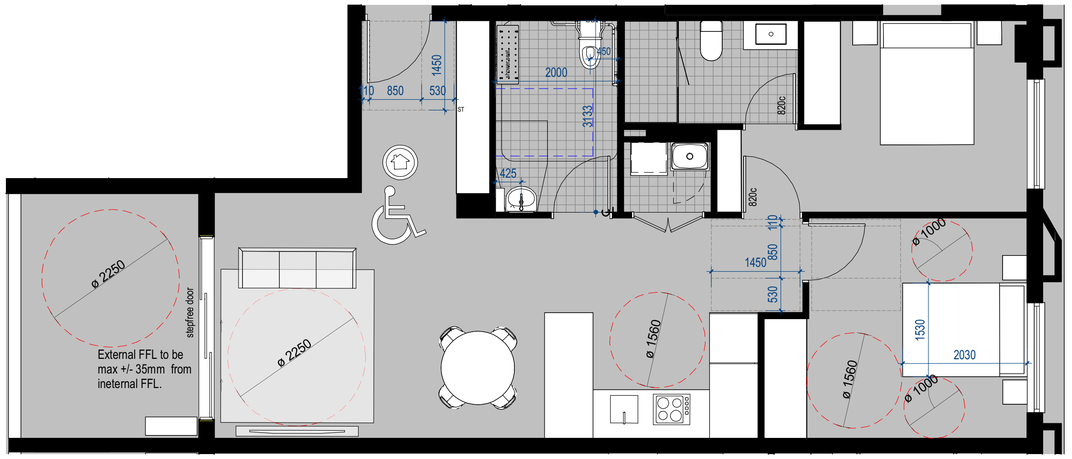
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:00:43
A1



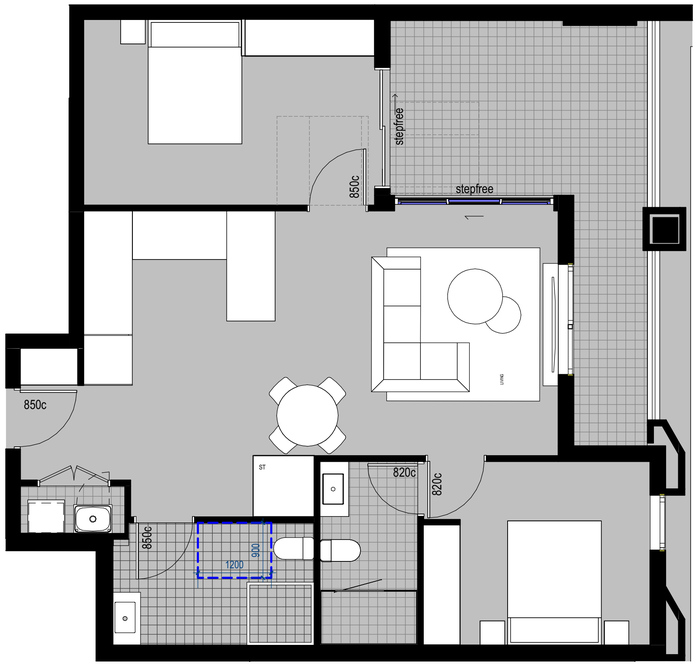
1 POST-ADAPTABLE 1 (2 BEDROOM UNIT - BUILDING B)

1 : 50 309 - 409 - 509 - 609 - 709 - 807



3 POST - ADAPTABLE UNIT 2 (2 BEDROOM UNIT - BUILDING B)

1 : 50 310 - 410 - 510 - 610 - 710



2 PRE-ADAPTABLE & LIVABLE 1 (2 BEDROOM UNIT - BUILDING B)

1 : 50 309 - 409 - 509 - 609 - 709 - 807

4 PRE - ADAPTABLE UNIT 2 (2 BEDROOM UNIT - BUILDING B)

1 : 50 310 - 410 - 510 - 610 - 710

15% ACCESSIBLE UNITS = 118 x 15 % = 18 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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: ADAPTABLE UNITS 1

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 50	SSD 503
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 50
0 1 2 3

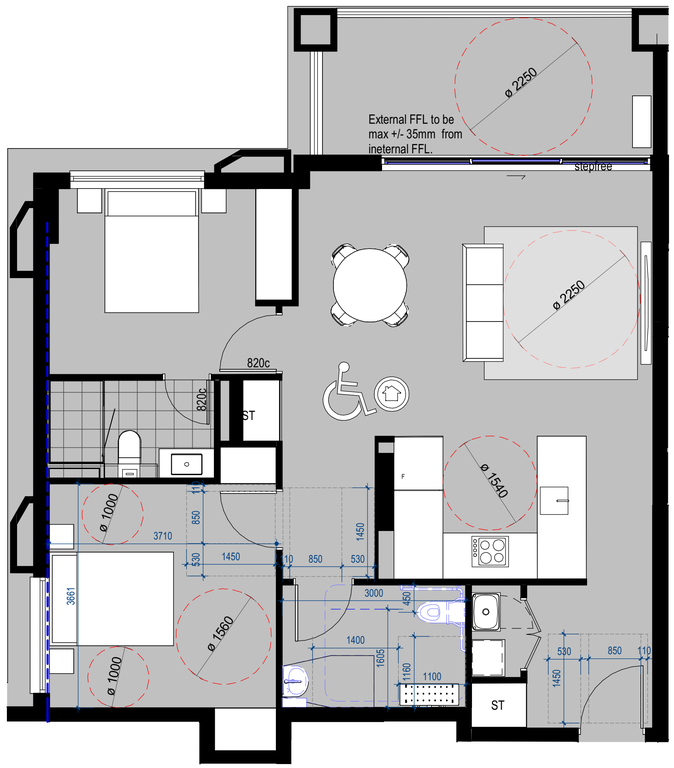
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTOR/S TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

06/01/2026 10:11:56

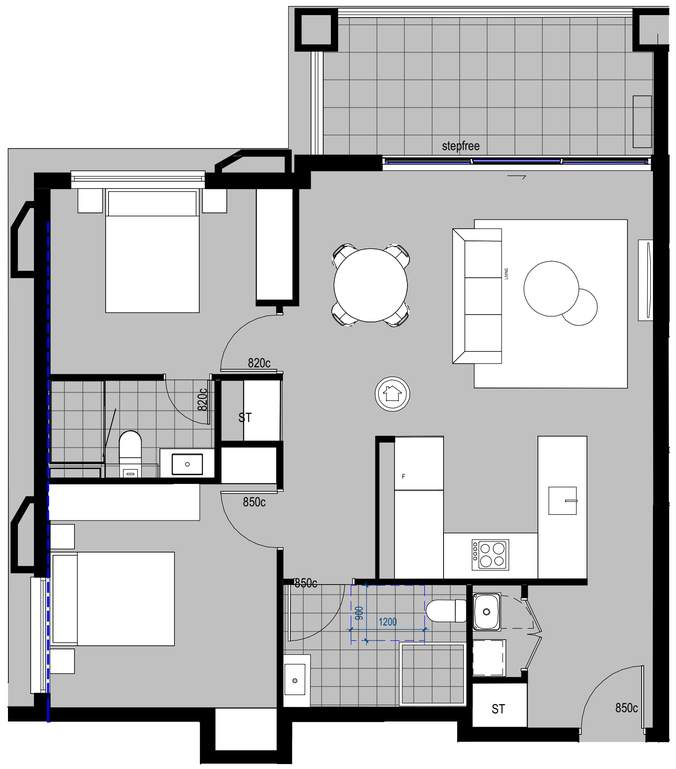
A1



1 POST-ADABTABLE 3 (2 BEDROOM UNIT - BUILDING A1)

1 : 50

G04 - 104 - 204 - 304 - 404 - 504 - 604



2 PRE-ADABTABLE & LIVABLE 3 (2 BEDROOM UNIT - BUILDING A1)

1 : 50

G04 - 104 - 204 - 304 - 404 - 504 - 604

15% ACCESSIBLE UNITS = 118 x 15 % = 18 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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
ADAPTABLE UNITS 2

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 50	SSD 504
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 50
0 1 2 3

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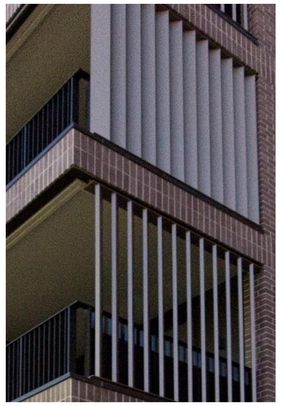
FOR APPROVAL

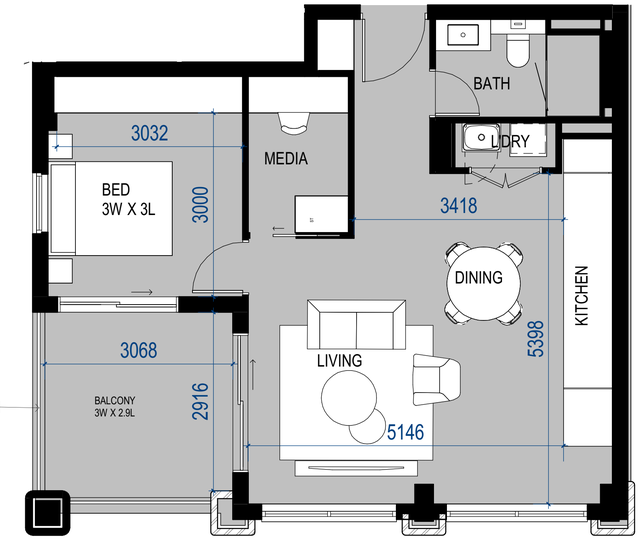
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:01:12
A1



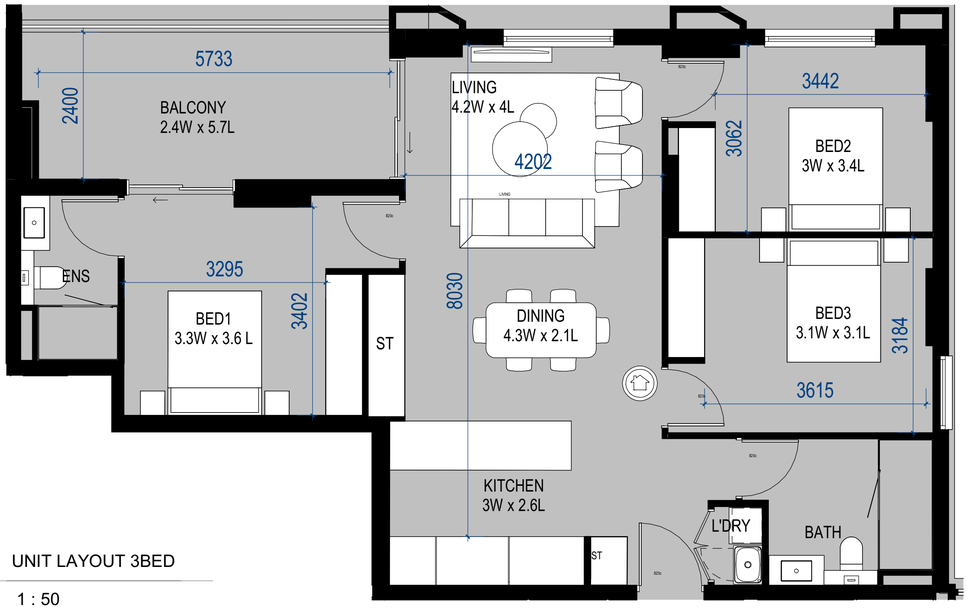
PRIVACY SCREEN

•Proposed screens will provide privacy from neighbours without compromising the views. All screens will be made from extruded aluminium 180mm elliptical blades with a powder coat or anodised finish or similar.



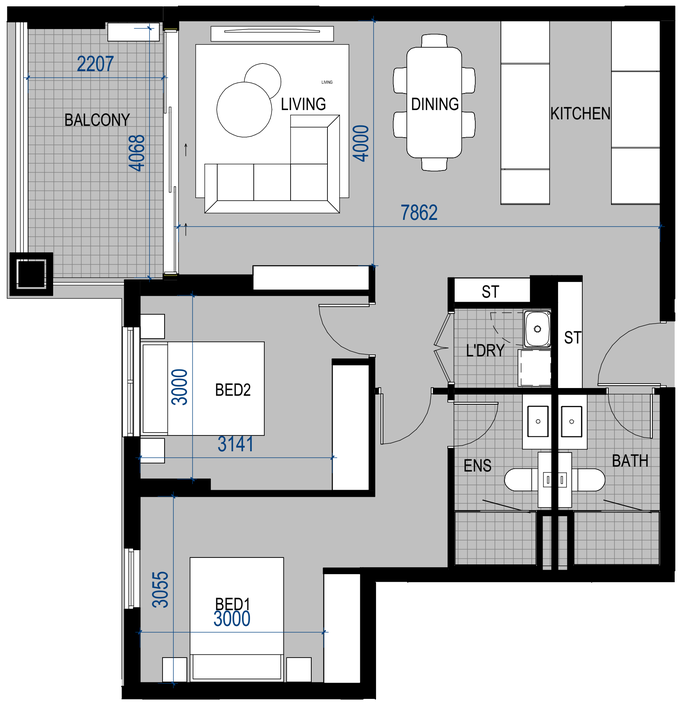
1 UNIT LAYOUT 1BED

1 : 50



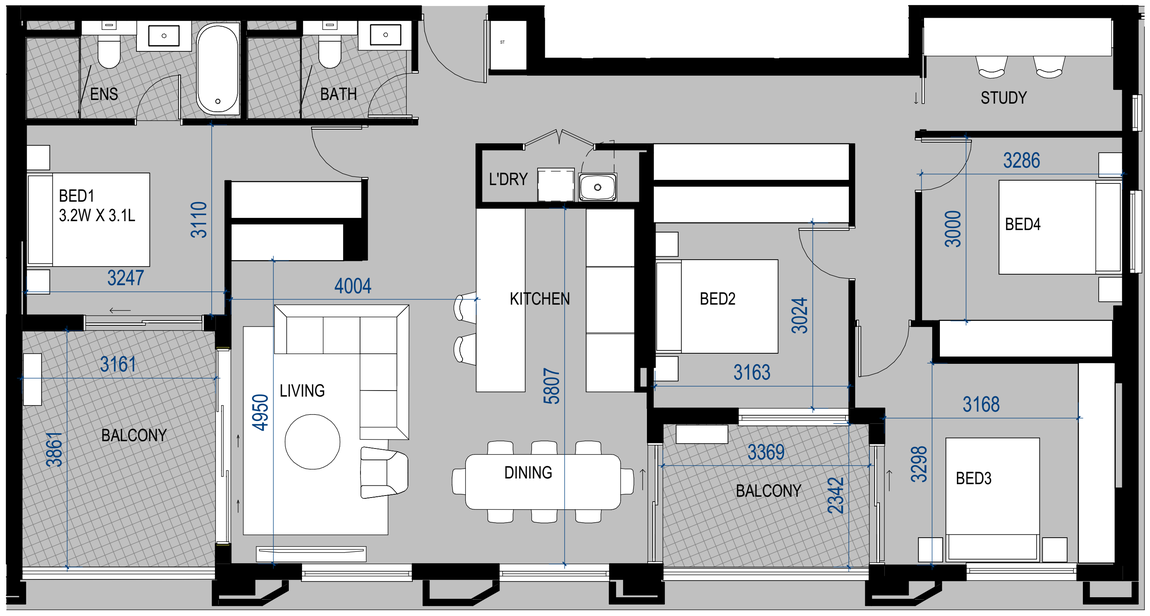
3 UNIT LAYOUT 3BED

1 : 50



2 UNIT LAYOUT 2BED.

1 : 50



4 UNIT LAYOUT 4BED

1 : 50

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE: TYPICAL UNITS LAYOUT

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 50	SSD 505
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 50
0 1 2 3

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FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

09/01/2026 11:28:37

A1

1 60. COMMON OPEN SPACE

1 : 250

COMMUNAL OPEN SPACE:

GROUND FLOOR COS AREA: 1508 m² (25.3%)

ADG requirements : 25% = 1487 m²

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CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE: COMMUNAL OPEN SPACES

DATE:	SCALE:	DRAWING No:
APRIL 2025	As indicated	SSD 506
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 250

0 5 10 15

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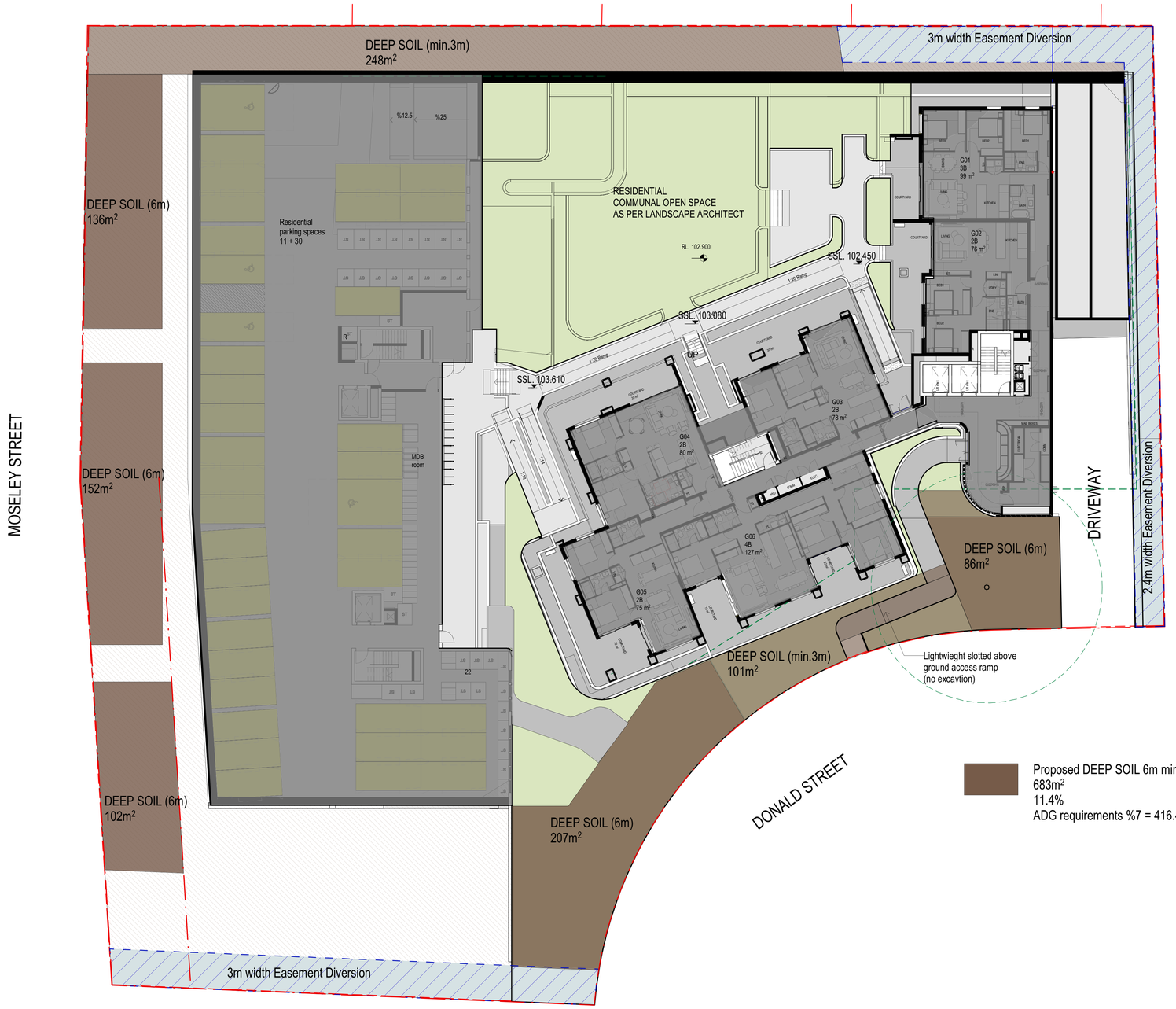
N

FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:01:25

A1



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SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: DEEP SOIL

DATE:	SCALE:	DRAWING No:
APRIL 2025	As indicated	SSD 507
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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 OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

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FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:01:37

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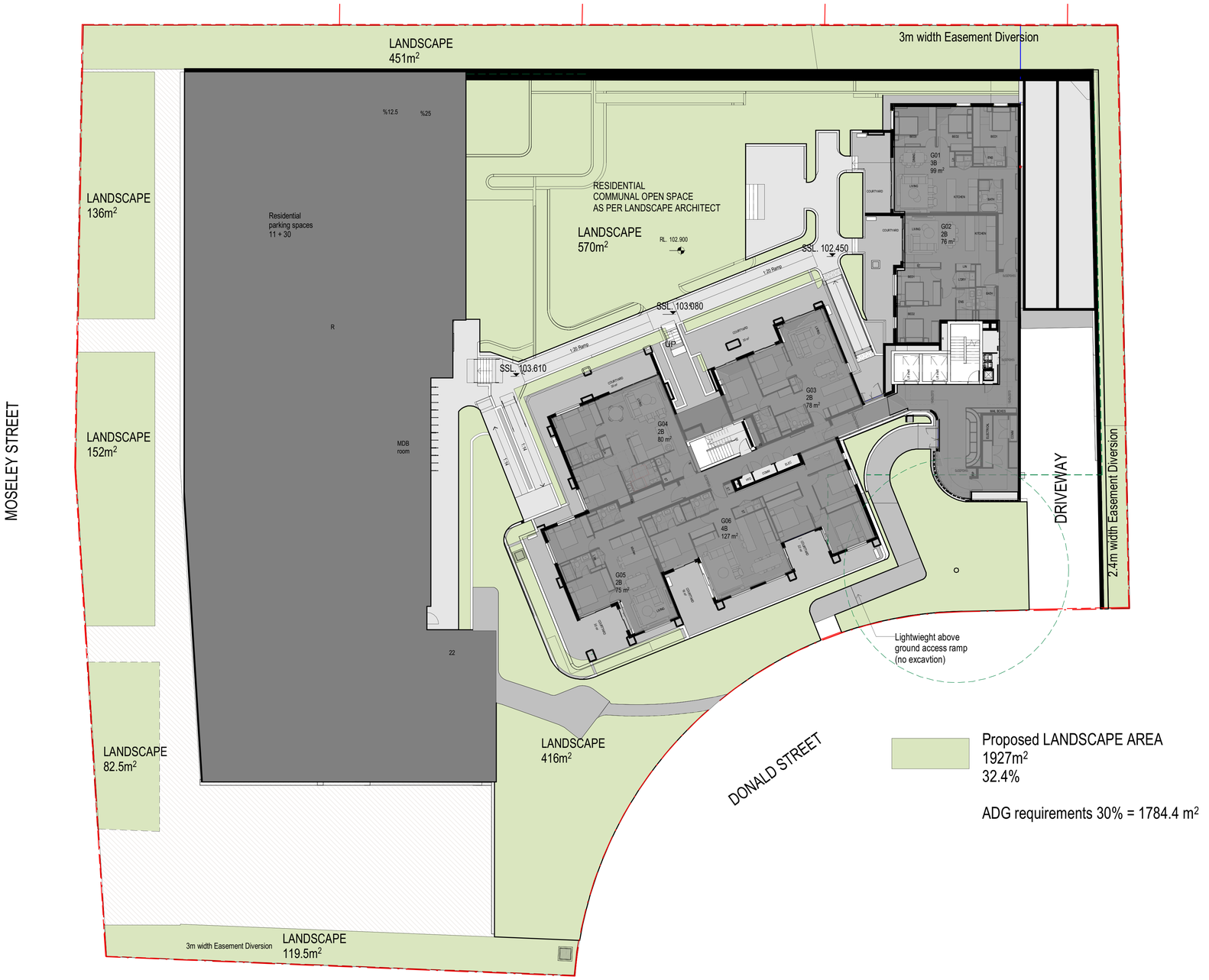

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CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
LANDSCAPE DIAGRAM

DATE:	SCALE:	DRAWING No:
APRIL 2025	As indicated	SSD 508
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 200
0 4 8 12

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Rev	Date	Description	BY
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1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:01:50

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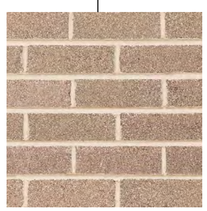


EF - 01
Light Brick 01

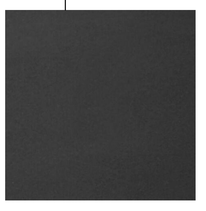
EF - 02
Dark Brick 02

EF - 03
Light Neutral Finish

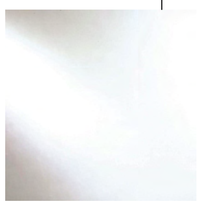
EF - 04
Medium Neutral Finish

EF - 05
Dark Neutral Finish

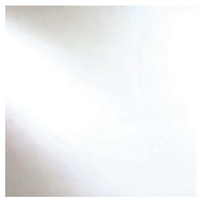
EF - 06
Dark Grey Finish



EF - 07
Powercoat Black Finish



EF - 08
Glazing



EF - 09
Toughened Safety Glass

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CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: 3D VEIW

DATE:	SCALE:	DRAWING No:
APRIL 2025		SSD 509
DRAWN BY:	PROJECT NO:	REV:
FT	23002	

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Rev	Date	Description	BY

06/01/2026 10:12:44

A1

EF - 01
Light Brick 01

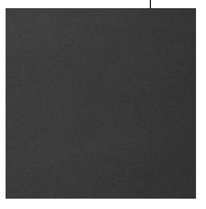
EF - 02
Dark Brick 02

EF - 03
Light Neutral Finish

EF - 04
Medium Neutral Finish

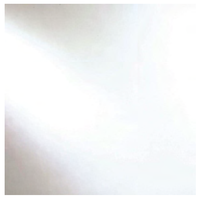
EF - 05
Dark Neutral Finish

EF - 06
Dark Grey Finish



EF - 07
Powercoat Black Finish

EF - 08
Glazing



EF - 09
Toughened Safety Glass

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

DRAWING TITLE:
3D VEIW

DATE:	SCALE:	DRAWING No:
APRIL 2025		SSD 510
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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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	FT

06/01/2026 10:14:10

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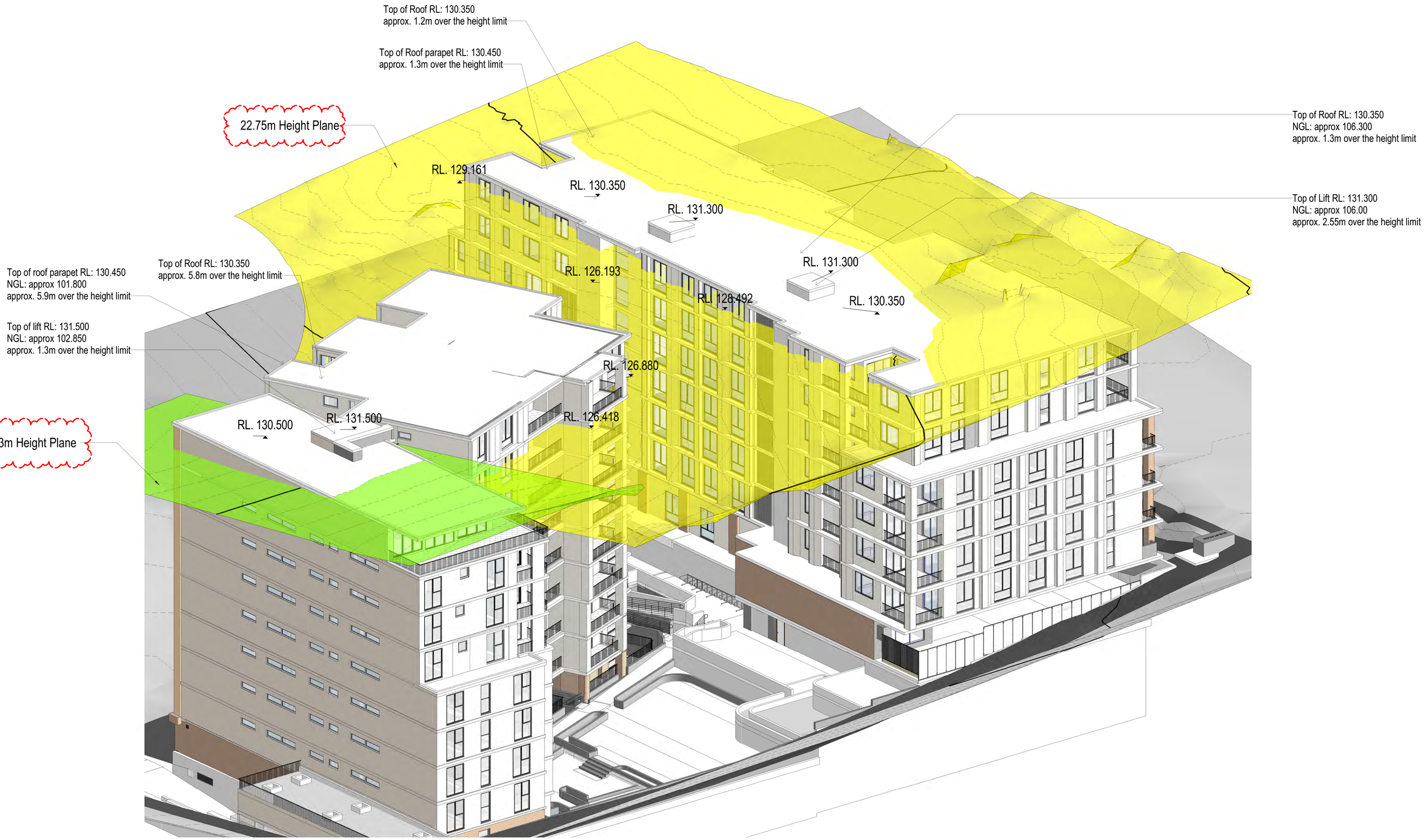

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PROJECT:
BLOSSOM
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

DRAWING TITLE:
3D VEIW HEIGHT PLANE

DATE:	SCALE:	DRAWING No:
APRIL 2025		SSD 511
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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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	FT

06/01/2026 10:14:49

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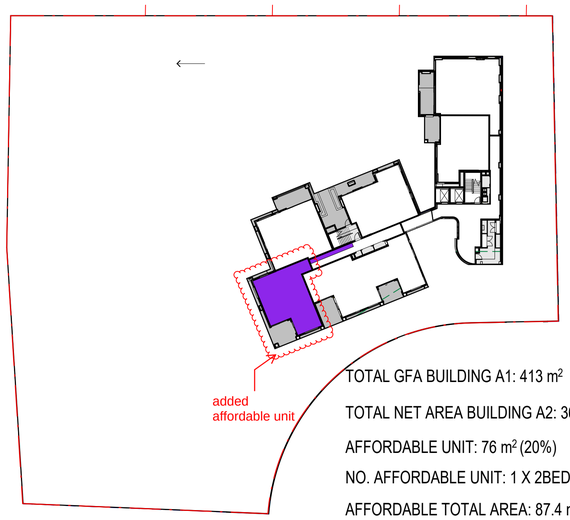
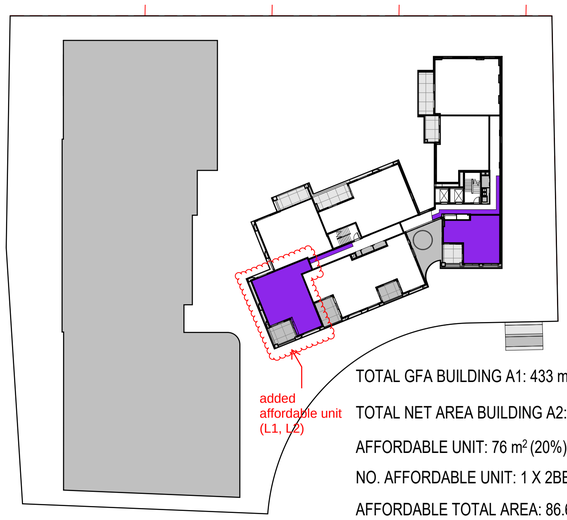


TOTAL GFA BUILDING A1: 413 m²
TOTAL NET AREA BUILDING A2: 361 m²
AFFORDABLE UNIT: 76 m² (20%)
NO. AFFORDABLE UNIT: 1 X 2BEDROOM
AFFORDABLE TOTAL AREA: 87.4 m²
CORRIDOR AREA: 31 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 11.4 m²

7 GROUND FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 87.4 m²
NO. AFFORDABLE UNIT: 1 UNIT (G05)

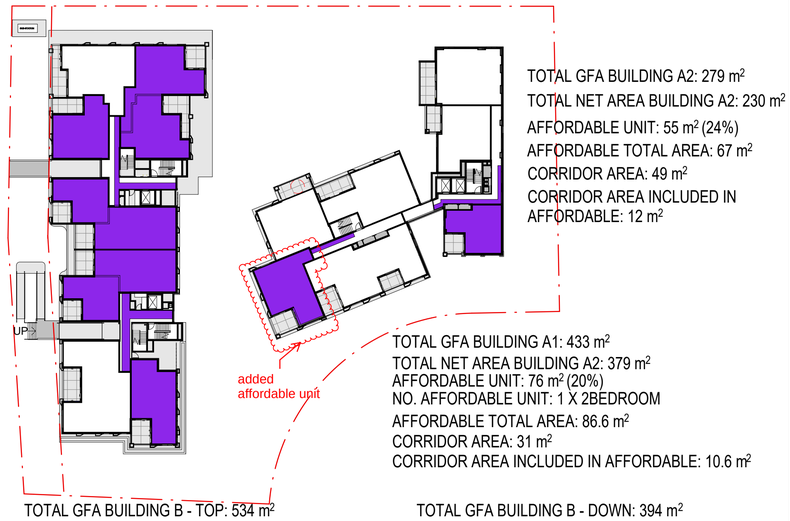


TOTAL GFA BUILDING A2: 279 m²
TOTAL NET AREA BUILDING A2: 230 m²
AFFORDABLE UNIT: 55 m² (24%)
NO. AFFORDABLE UNIT: 1 X 1BEDROOM
AFFORDABLE TOTAL AREA: 67 m²
CORRIDOR AREA: 49 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 12 m²

TOTAL GFA BUILDING A1: 433 m²
TOTAL NET AREA BUILDING A2: 379 m²
AFFORDABLE UNIT: 76 m² (20%)
NO. AFFORDABLE UNIT: 1 X 2BEDROOM
AFFORDABLE TOTAL AREA: 86.6 m²
CORRIDOR AREA: 31 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 10.6 m²

1 .LEVEL 1 - 2 FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 307.2 m²
NO. AFFORDABLE UNIT: 4 UNIT (105 - 107 - 205 - 207)



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CORRIDOR AREA INCLUDED IN AFFORDABLE: 12 m²

TOTAL GFA BUILDING A1: 433 m²
TOTAL NET AREA BUILDING A2: 379 m²
AFFORDABLE UNIT: 76 m² (20%)
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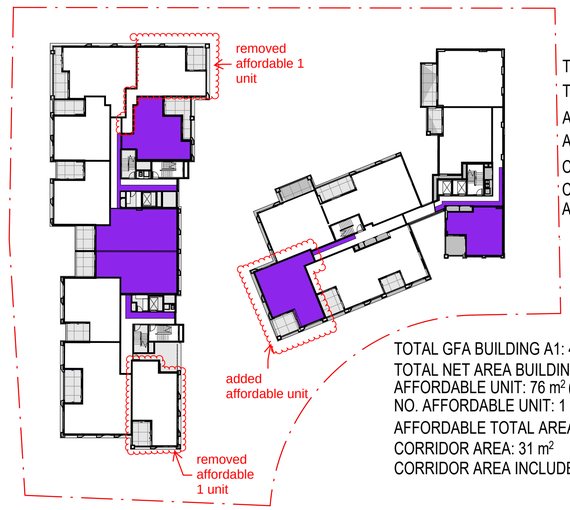
AFFORDABLE TOTAL AREA: 86.6 m²
CORRIDOR AREA: 31 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 10.6 m²

TOTAL GFA BUILDING B - TOP: 534 m²
TOTAL NET AREA BUILDING B: 467 m²
AFFORDABLE UNIT: 369 m² (79%)
AFFORDABLE TOTAL AREA: 421.8m²
CORRIDOR AREA: 67m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 52.8m²

TOTAL GFA BUILDING B - DOWN: 394 m²
TOTAL NET AREA BUILDING B: 342 m²
AFFORDABLE UNIT: 207 m² (60.5%)
AFFORDABLE TOTAL AREA: 238 m²
CORRIDOR AREA: 52m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 31m²

3 LEVEL 3 FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 813.4 m²
NO. AFFORDABLE UNIT: 10 UNITS (305,307,308,309,310,311,312,314,315,316)



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AFFORDABLE UNIT: 55 m² (24%)
AFFORDABLE TOTAL AREA: 67 m²
CORRIDOR AREA: 49 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 12 m²

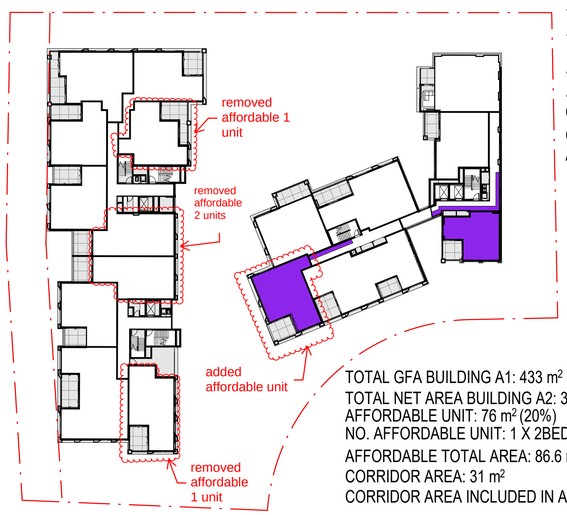
TOTAL GFA BUILDING A1: 433 m²
TOTAL NET AREA BUILDING A2: 379 m²
AFFORDABLE UNIT: 76 m² (20%)
NO. AFFORDABLE UNIT: 1 X 2BEDROOM
AFFORDABLE TOTAL AREA: 86.6 m²
CORRIDOR AREA: 31 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 10.6 m²

TOTAL GFA BUILDING B - DOWN: 423 m²
TOTAL NET AREA BUILDING B: 365 m²
AFFORDABLE UNIT: 75 m² (20.5%)
AFFORDABLE TOTAL AREA: 86.7 m²
CORRIDOR AREA: 58m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 11.7m²

TOTAL GFA BUILDING B - TOP: 556 m²
TOTAL NET AREA BUILDING B: 490 m²
AFFORDABLE UNIT: 156 m² (31.8%)
AFFORDABLE TOTAL AREA: 177 m²
CORRIDOR AREA: 66m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 21m²

4 LEVEL 4 FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 417.3 m²
NO. AFFORDABLE UNIT: 5 UNITS (405,407, 409, 410, 411)

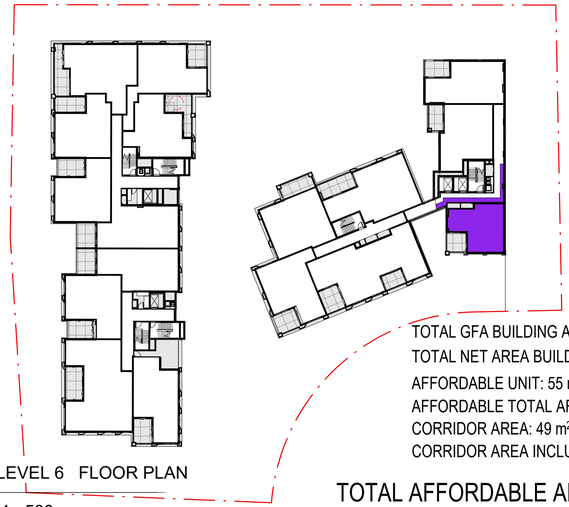


TOTAL GFA BUILDING A2: 279 m²
TOTAL NET AREA BUILDING A2: 230 m²
AFFORDABLE UNIT: 55 m² (24%)
AFFORDABLE TOTAL AREA: 67 m²
CORRIDOR AREA: 49 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 12 m²

TOTAL GFA BUILDING A1: 433 m²
TOTAL NET AREA BUILDING A2: 379 m²
AFFORDABLE UNIT: 76 m² (20%)
NO. AFFORDABLE UNIT: 1 X 2BEDROOM
AFFORDABLE TOTAL AREA: 86.6 m²
CORRIDOR AREA: 31 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 10.6 m²

5 LEVEL 5 FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 153.6 m²
NO. AFFORDABLE UNIT: 2 UNITS (505, 507)



TOTAL GFA BUILDING A2: 279 m²
TOTAL NET AREA BUILDING A2: 230 m²
AFFORDABLE UNIT: 55 m² (24%)
AFFORDABLE TOTAL AREA: 67 m²
CORRIDOR AREA: 49 m²
CORRIDOR AREA INCLUDED IN AFFORDABLE: 12 m²

6 LEVEL 6 FLOOR PLAN
1 : 500

TOTAL AFFORDABLE AREA: 67 m²
NO. AFFORDABLE UNIT: 1 UNIT (607)

TOTAL GFA: 12242 m²
REQUIRED 15% AFFORDABLE GFA: 1836.3 m²

(incl. part corridor) PROPOSED AFFORDABLE GFA: 1846 m²
(incl. part corridor) PROPOSED AFFORDABLE UNITS: 23 UNITS (15.2%)
UNIT MIX: 8 X 1BEDROOM - 15 X 2BEDROOM
STAGE 1: 12 UNITS (922.5 m²) STAGE 2: 11 UNITS (923.5)
STAGE 1: 12 UNITS (52%) STAGE 2: 11 UNITS (48%)

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WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
AFFORDABLE UNITS

DATE: DECEMBER 2026
SCALE: 1 : 500
DRAWING No: SSD 515
DRAWN BY: FT
PROJECT NO: 23002
REV: 4

Scale 1 : 500
0 10 20 30

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

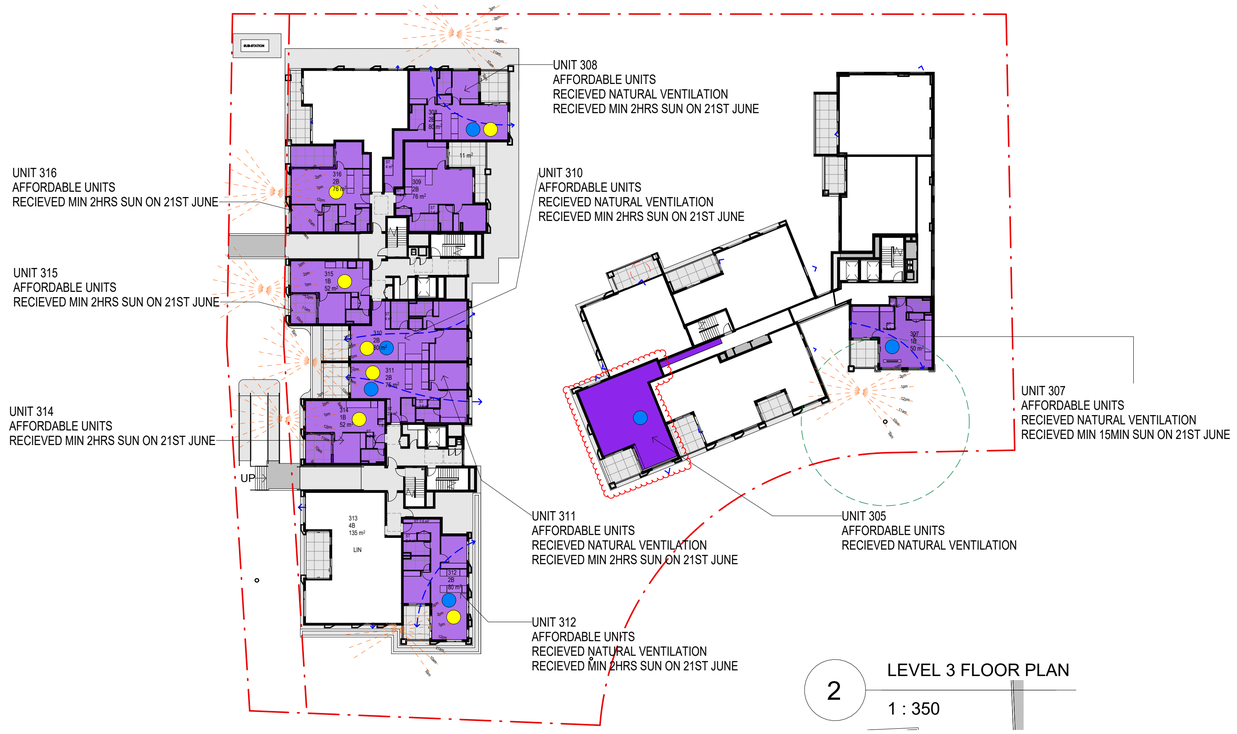
FOR APPROVAL

Rev	Date	Description	BY
4	19.02.26	AFFORDABLE UNITS REVISED	FT
3	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:50:26
A1

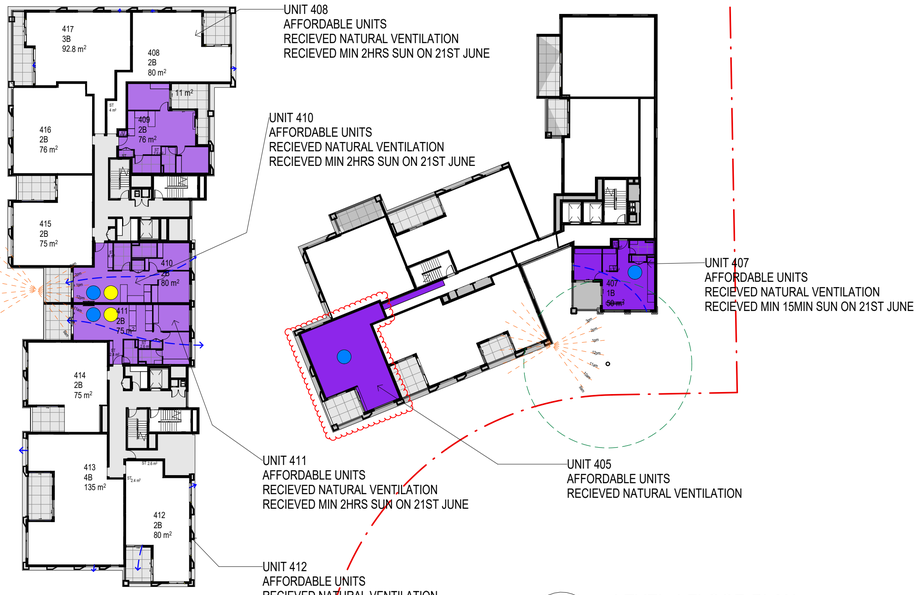
1 LEVEL 1 ,2 - UNIT 107 -207

1 : 350



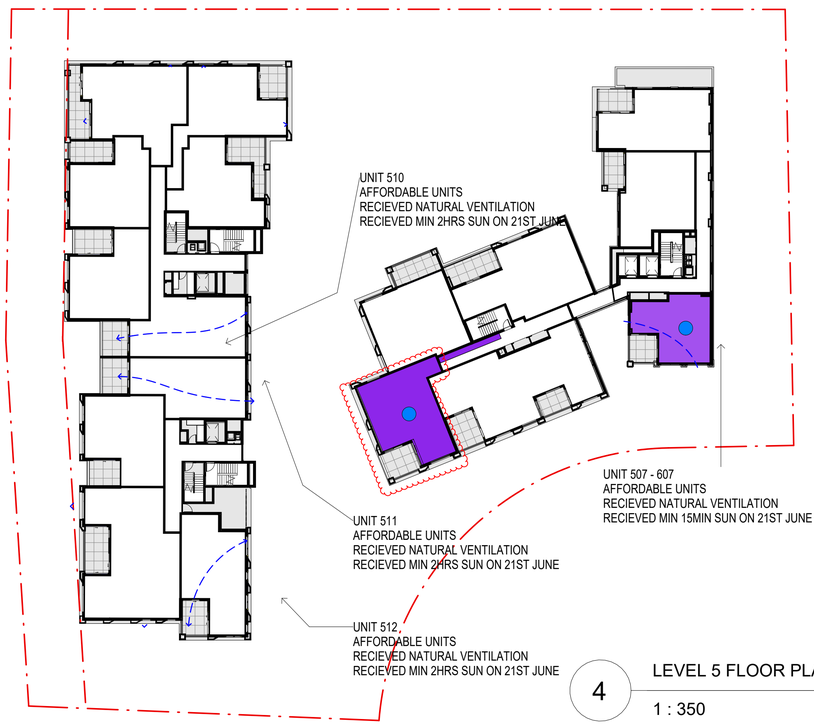
2 LEVEL 3 FLOOR PLAN

1 : 350



3 LEVEL 4 FLOOR PLAN

1 : 350



4 LEVEL 5 FLOOR PLAN

1 : 350

AFFORDABLE UNITS - SOLAR - VENTILATION			
UNIT NO.	2HRS SOLAR	NO SOLAR	VENTILATION
G05		X	X
105		X	X
107			X
205		X	X
207			X
305		X	X
307			X
308	X		X
309		X	
310	X		X
311	X		X
312	X		X
314	X		
315	X		
316	X		
405		X	X
407			X
409		X	
410	X		X
411	X		X
505			X
507			X
607			X
23 UNITS	9 UNITS (40%)	7 UNITS (30%)	17 UNITS (74%)

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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

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

AFFORDABLE UNITS - SOLAR - VENTILATION

DATE: DECEMBER 2026

SCALE: 1 : 350

DRAWING No: SSD 516

DRAWN BY: FT

PROJECT NO: 23002

REV: 3

Scale 1 : 500

0 10 20 30

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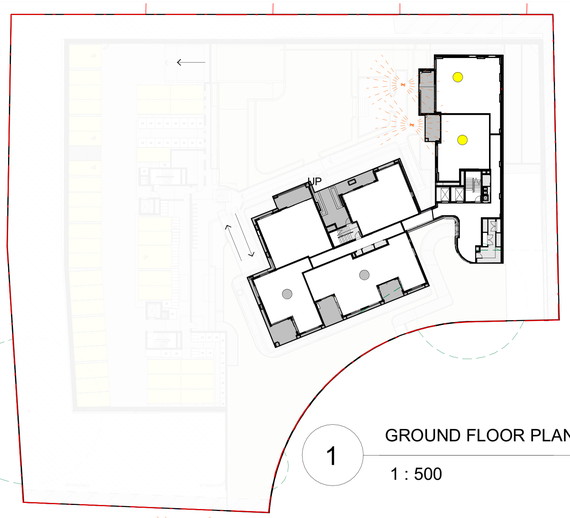
FOR APPROVAL

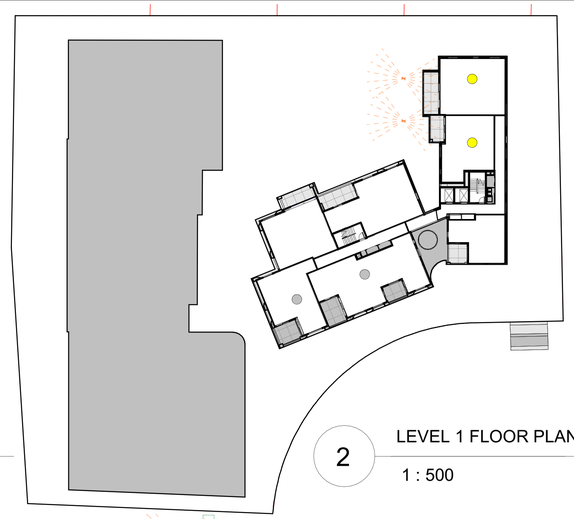
Rev	Date	Description	BY
3	19.02.26	AFFORDABLE UNITS REVISED	FT
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

19/02/2026 11:48:15

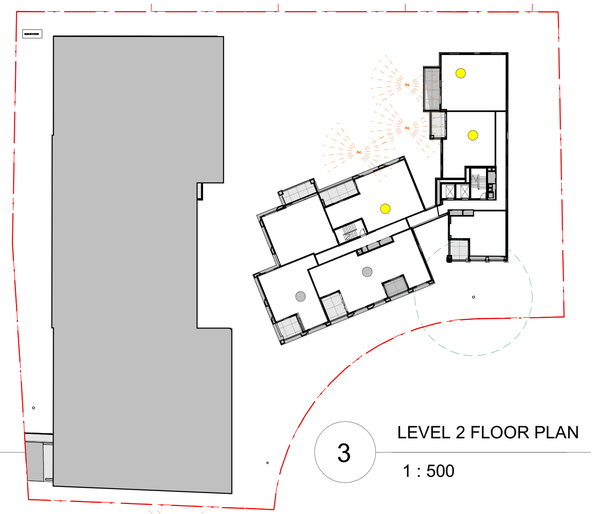
A1



1 GROUND FLOOR PLAN
1 : 500



2 LEVEL 1 FLOOR PLAN
1 : 500



3 LEVEL 2 FLOOR PLAN
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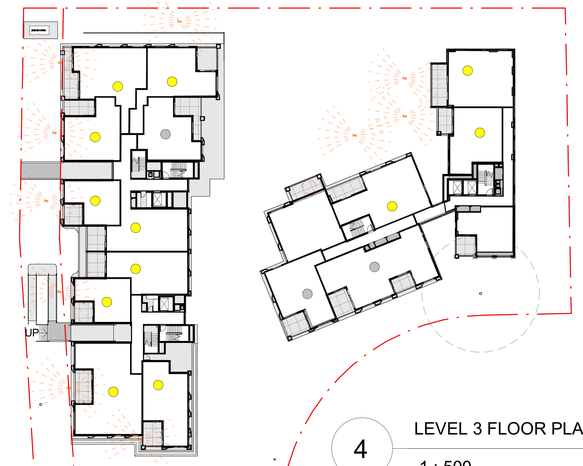
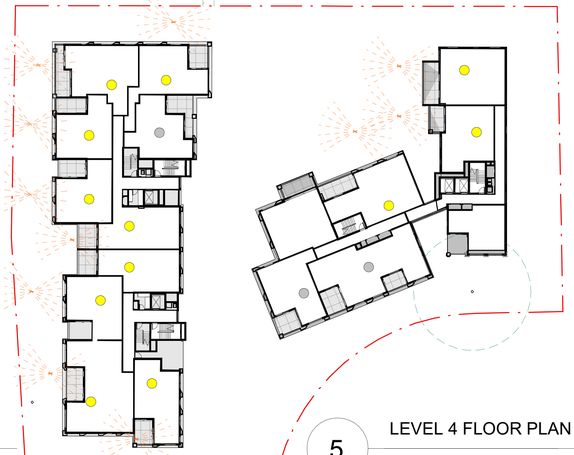
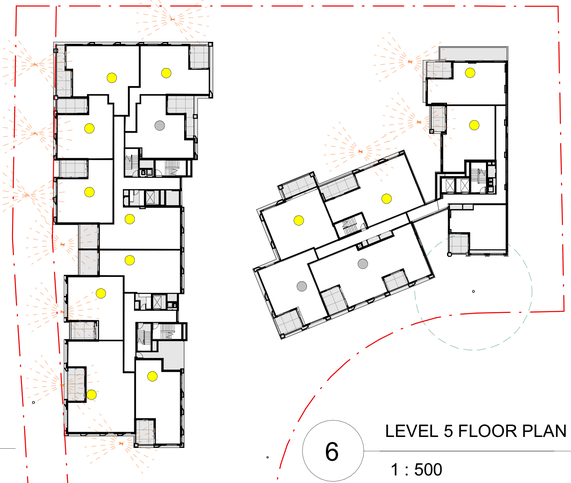


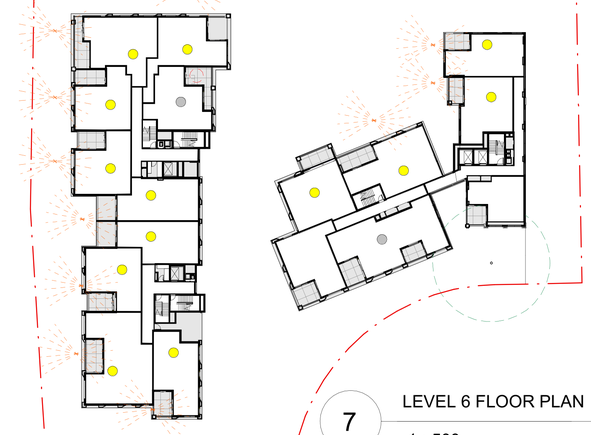
4 LEVEL 3 FLOOR PLAN
1 : 500



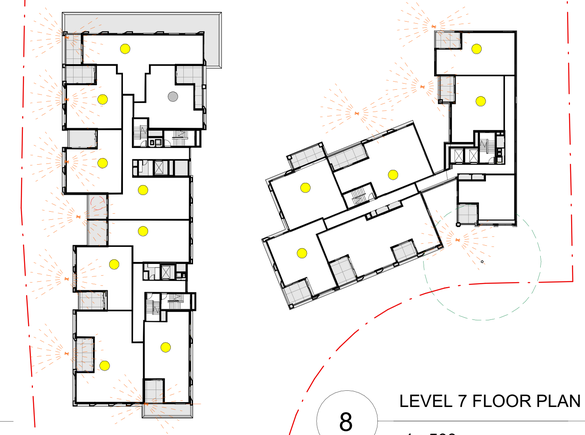
5 LEVEL 4 FLOOR PLAN
1 : 500



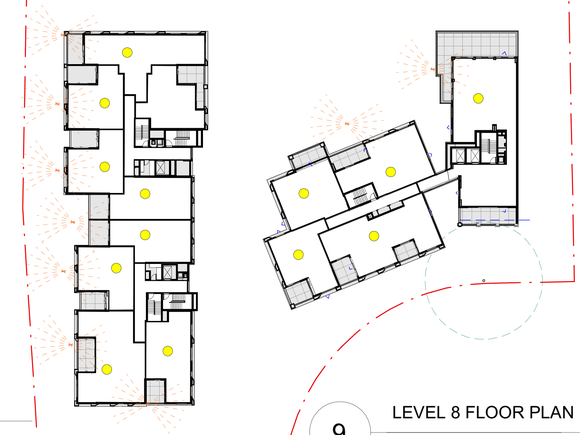
6 LEVEL 5 FLOOR PLAN
1 : 500



7 LEVEL 6 FLOOR PLAN
1 : 500



8 LEVEL 7 FLOOR PLAN
1 : 500



9 LEVEL 8 FLOOR PLAN
1 : 500

STAGE 1 - (A1, A2) SOLAR		
UNIT NO.	2HRS SOLAR	NO SOLAR
G01	X	
G02	X	
G03	X	
G04		
G05		X
G06		X
101	X	
102	X	
103		
104		
105		X
106		X
107		
201	X	
202	X	
203	X	
204		
205		X
206		X
207		
301	X	
302	X	
303	X	
304		
305		X
306		X
307		
401	X	
402	X	
403	X	
404		
405		X
406		X
407		
501	X	
502	X	
503	X	
504	X	
505		X
506		X
507		
601	X	
602	X	
603	X	
604	X	
605		
606		X
607		
701	X	
702	X	
703	X	
704	X	
705	X	
706		
707		
801	X	
802	X	
803	X	
804	X	
805		
60 UNITS	31 UNITS (55%)	13 UNITS (21%)

STAGE 2 - (B) SOLAR		
UNIT NO.	2HRS SOLAR	NO SOLAR
308	X	
309		X
310	X	
311	X	
312	X	
313	X	
314	X	
315	X	
316	X	
317	X	
408	X	
409		X
410	X	
411	X	
412	X	
413	X	
414	X	
415	X	
416	X	
417	X	
508	X	
509		X
510	X	
511	X	
512	X	
513	X	
514	X	
515	X	
516	X	
517	X	
608	X	
609		X
610	X	
611	X	
612	X	
613	X	
614	X	
615	X	
616	X	
617	X	
708	X	
709		X
710	X	
711	X	
712	X	
713	X	
714	X	
715	X	
716	X	
806	X	
807		
808	X	
809	X	
810	X	
811	X	
812	X	
813	X	
814	X	
58 UNITS	52 UNITS (91%)	5 UNITS (8%)

SOLAR ANALYSIS
2HRS SOLAR COMPLIANCE:

83/118 = 70.3%
ADG REQUIREMENTS : 70%

SOLAR ANALYSIS
NO SOLAR COMPLIANCE:

18/118 = 15%
ADG REQUIREMENTS : 15%

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SOLAR DIAGRAM

DATE:	SCALE:	DRAWING No:
APRIL 2025	1 : 500	SSD 600
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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N

FOR APPROVAL

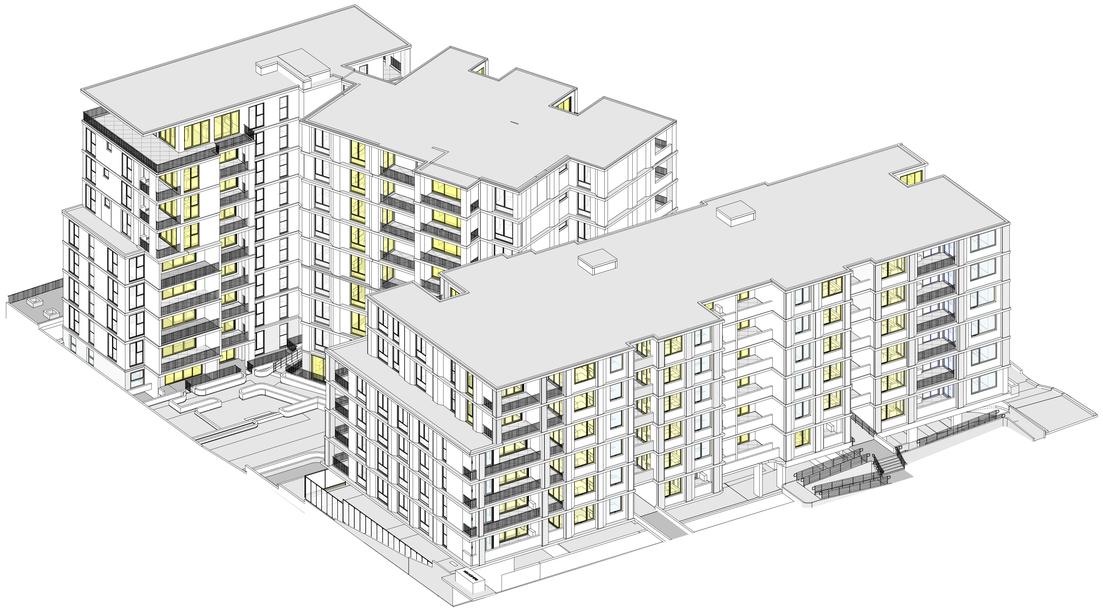
Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

07/01/2026 09:02:54

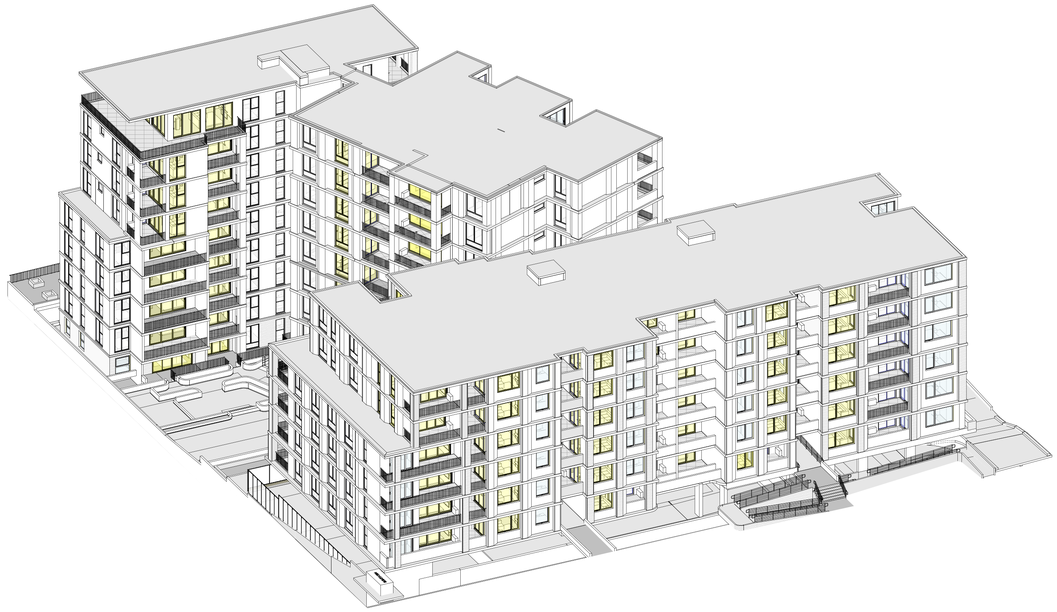
A1

1 SUN-EYE 9am - 21st JUNE

2 SUN-EYE 9.30am - 21st JUNE



3 SUN-EYE 10am - 21st JUNE



4 SUN-EYE 10.30am - 21st JUNE

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CAPIO

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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SUN-EYE DIAGRAM 9am - 10.30pm

Scale 1 : 500
0 10 20 30

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DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 601
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

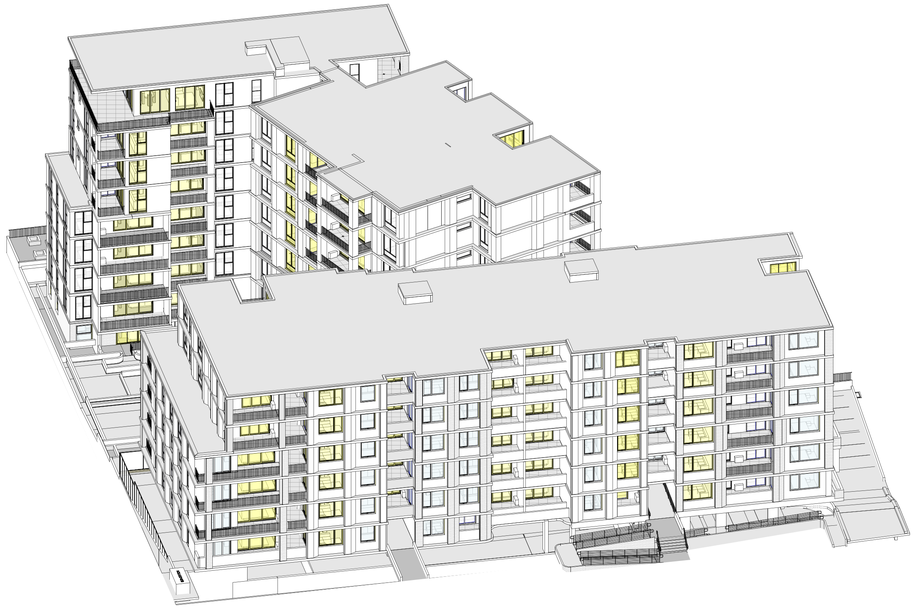
FOR APPROVAL

Rev	Date	Description	BY
2	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

09/01/2026 11:14:51

A1

2 SUN-EYE 11am - 21st JU



1 SUN-EYE 11.30am - 21st JUN

3 SUN-EYE 12pm - 21st JUNE

4 SUN-EYE 12.30pm - 21st JUNE

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CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 11.00am - 12.30pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 602
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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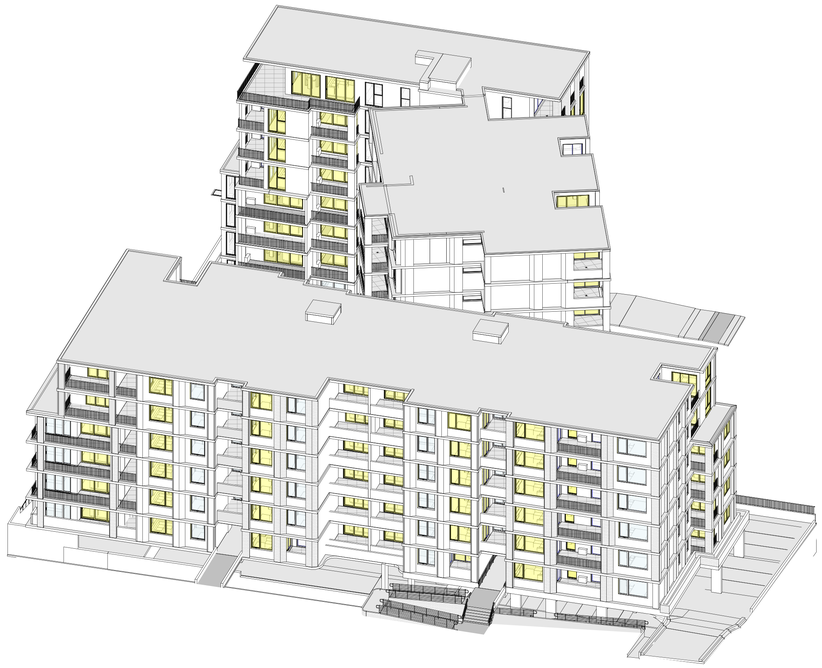
FOR APPROVAL

Rev	Date	Description	BY
2	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

09/01/2026 11:15:45

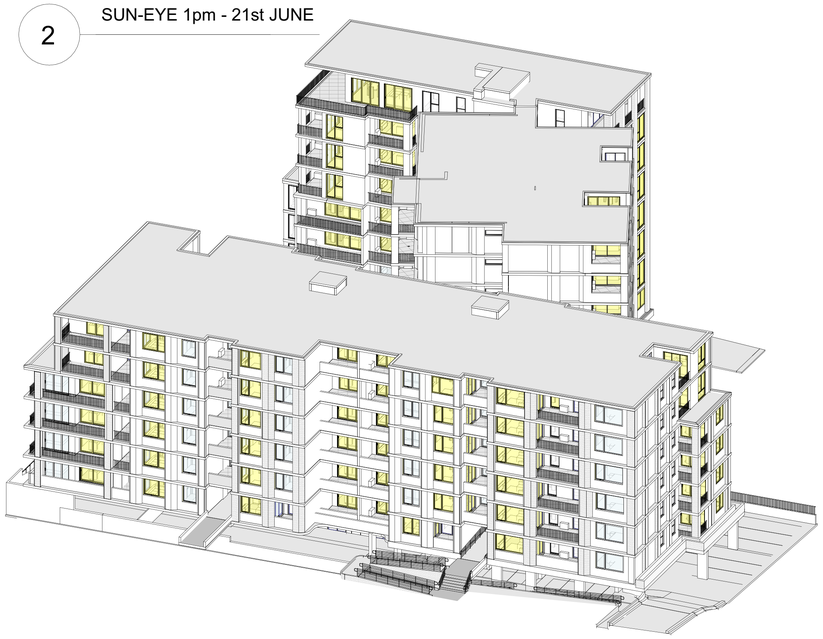
A1

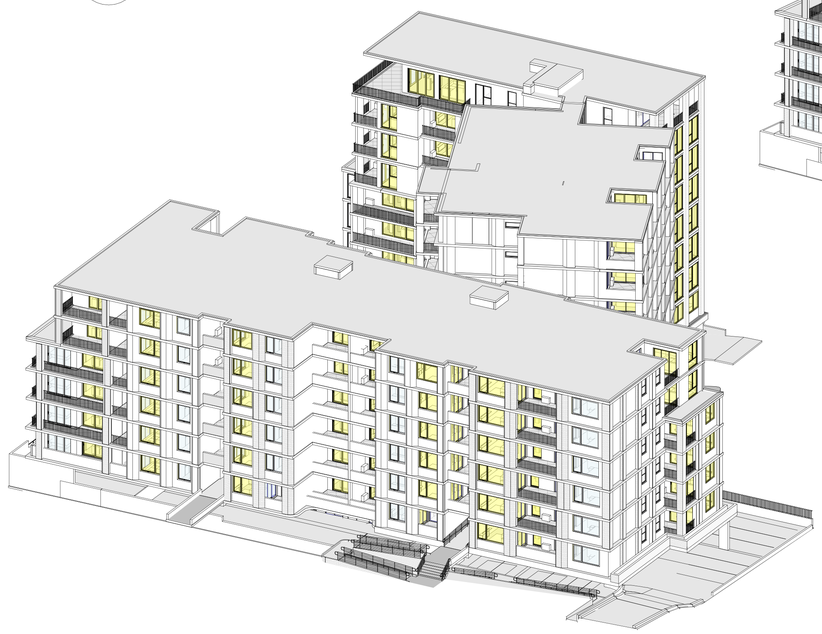


3 SUN-EYE 1.30pm - 21st JUNE

6 SUN-EYE 3pm - 21st JUNE

2 SUN-EYE 1pm - 21st JUNE





4 SUN-EYE 2pm - 21st JUNE

5 SUN-EYE 2.30pm - 21st JUN

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WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

DRAWING TITLE:
SUN-EYE DIAGRAM 1pm - 3pm

DATE: DECEMBER 2026
SCALE:
DRAWING No: SSD 603
DRAWN BY: FT
PROJECT NO: 23002
REV: 2

Scale 1 : 500
0 10 20 30

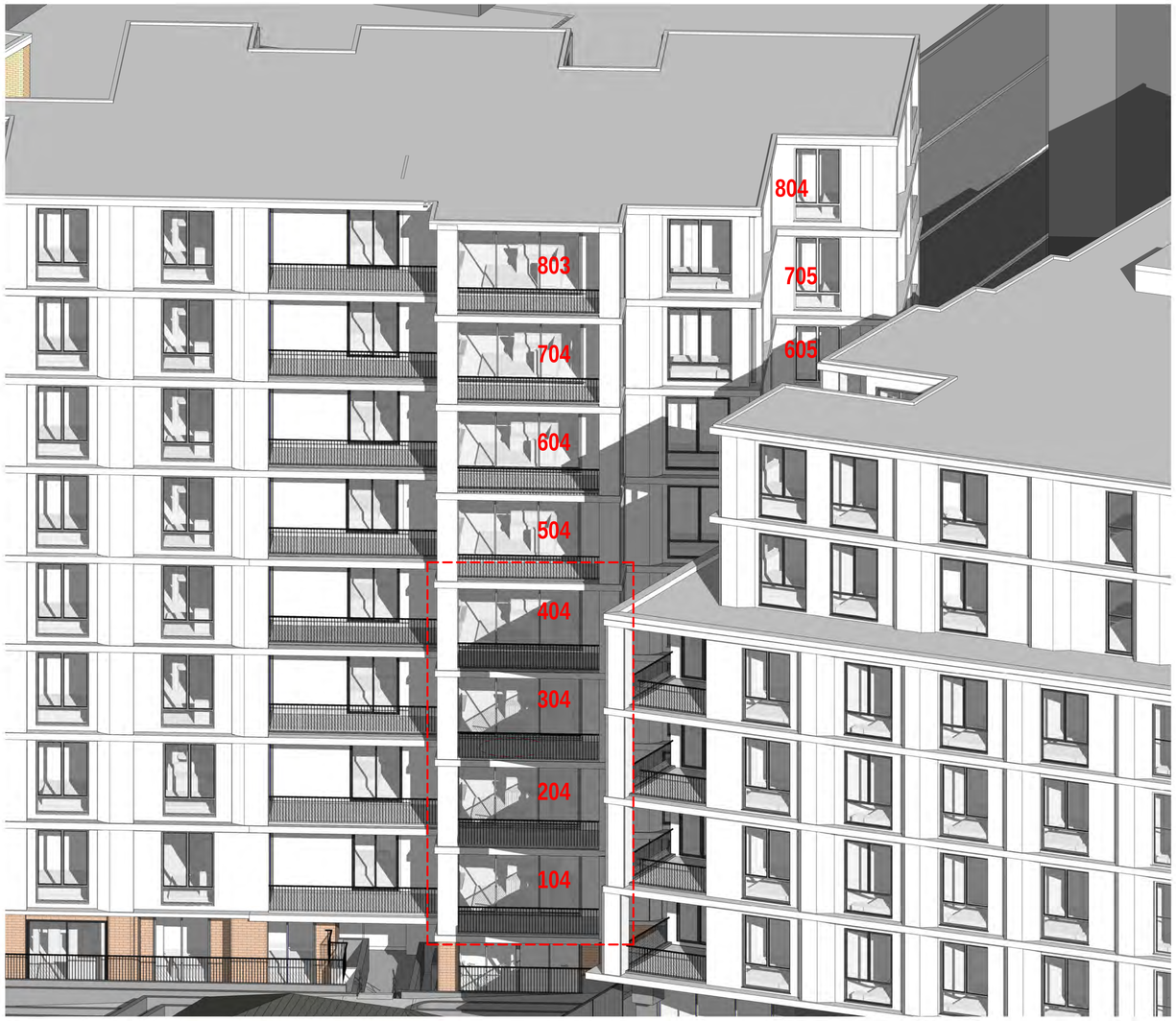
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

FOR APPROVAL

Rev	Date	Description	BY
2	06.01.26	ADDITIONAL INFORMATION PROVIDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

09/01/2026 11:16:40

A1



1 SUN-EYE DIAGRAM - UNITS 104 -204 -304 - 9am

21st June

2 SUN-EYE DIAGRAM - UNITS 104 -204 -304 - 9.15am

21st June

GENERAL NOTES:

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ALL LEVELS INDICATED TAKEN TO AUSTRALIAN HEIGHT DATUM
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REFER TO DETAIL DRAWINGS FOR TYPICAL DETAILS.

ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS.3700
FLASHING'S & DPM'S TO COMPLY TO AS.2870, AS.2904
WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE: SUN-EYE DIAGRAM 1

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 604
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 09:50:08

A1

1 SUN-EYE DIAGRAM - 10am

2 SUN-EYE DIAGRA 11am

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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

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SUN-EYE DIAGRAM 2

DATE: DECEMBER 2026
SCALE:
DRAWING No: SSD 605
DRAWN BY: FT
PROJECT NO: 23002
REV: 2

Scale 1 : 500
0 10 20 30

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

FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 09:53:22

A1

1 3.SUNEYE- 804 -704 -604 - 13pm

2 4.SUNEYE- 107-207-307 - 13.30pm

3 5.SUNEYE- 107-207-307 - 14pm

4 6.SUNEYE- 107-207-307 - 14.30pm

5 6.SUNEYE- 107-207-307 - 14.45pm

6 6.SUNEYE- 107-207-307 - 15pm

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SUN-EYE DIAGRAM 3

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 606
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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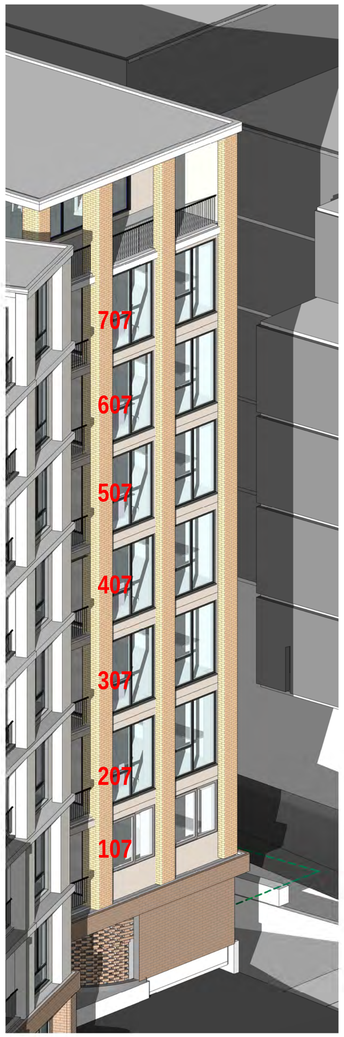
FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

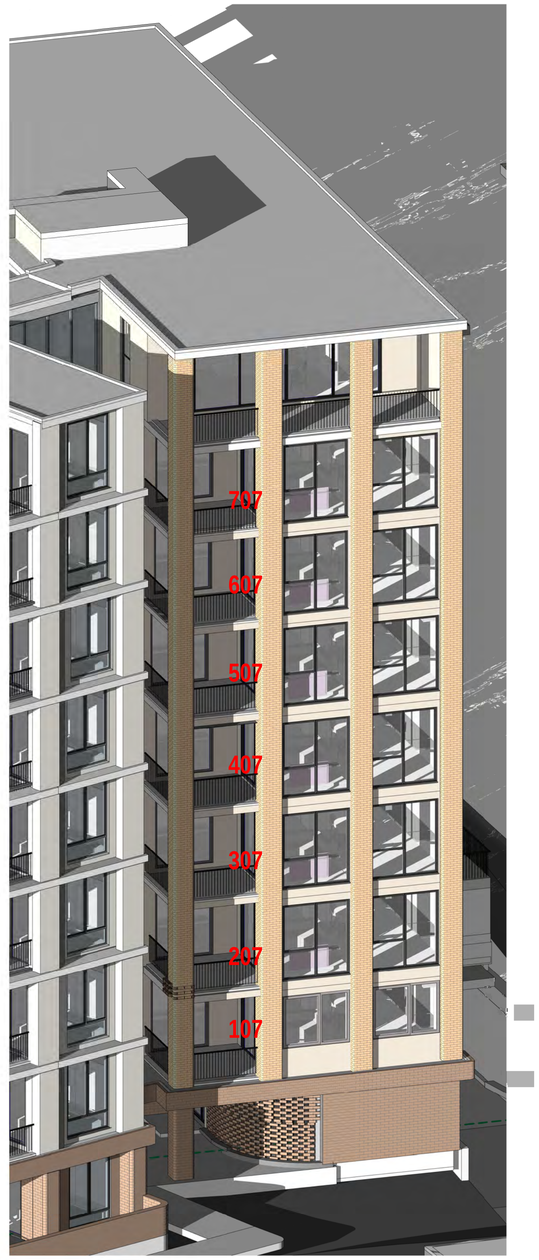
04/02/2026 09:56:43

A1



3 7.SUNEYE- 107-207-307 - 14.30pm

1 7.SUNEYE- 107-207-307 - 14.45pm



2 8.SUNEYE- 107-207-307 - 15pm

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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

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 4

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 607
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

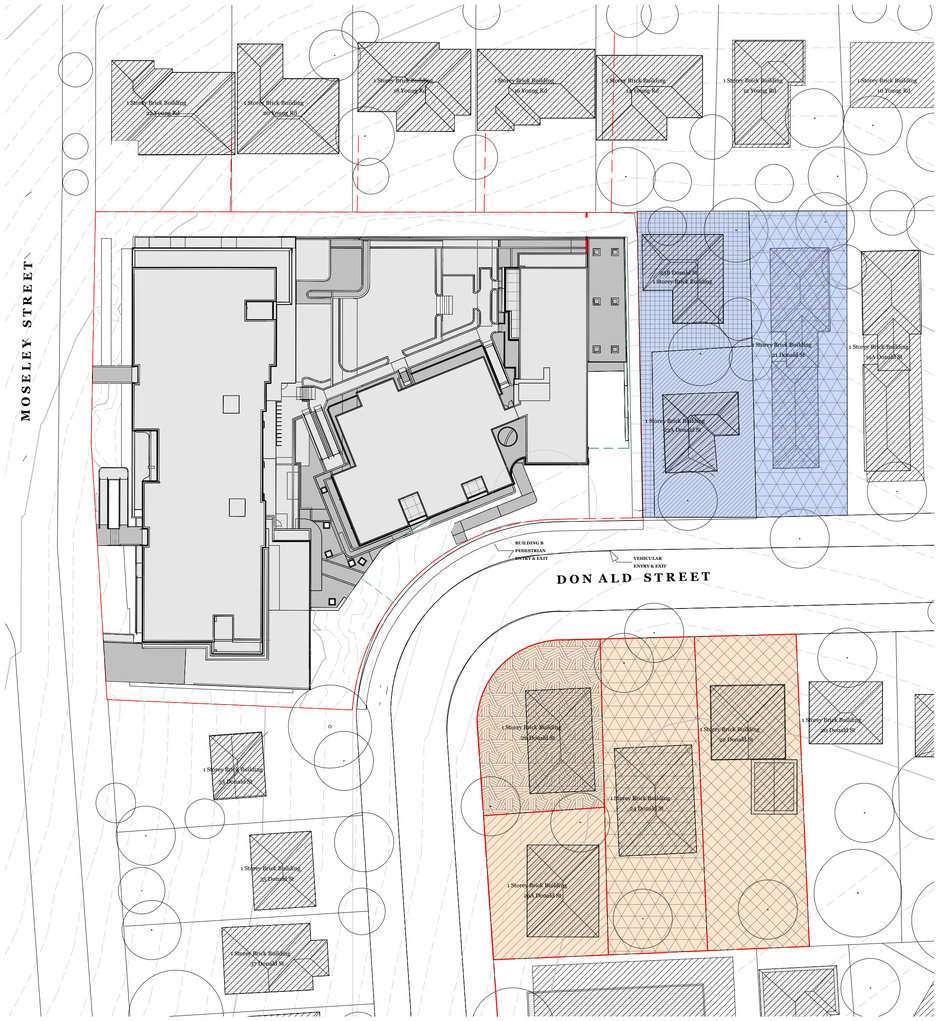
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTOR/S TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

FOR APPROVAL

Rev	Date	Description	BY
2	26.11.25	ISSUED FOR SSD APPLICATION	FT
1	02.04.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 10:00:51

A1



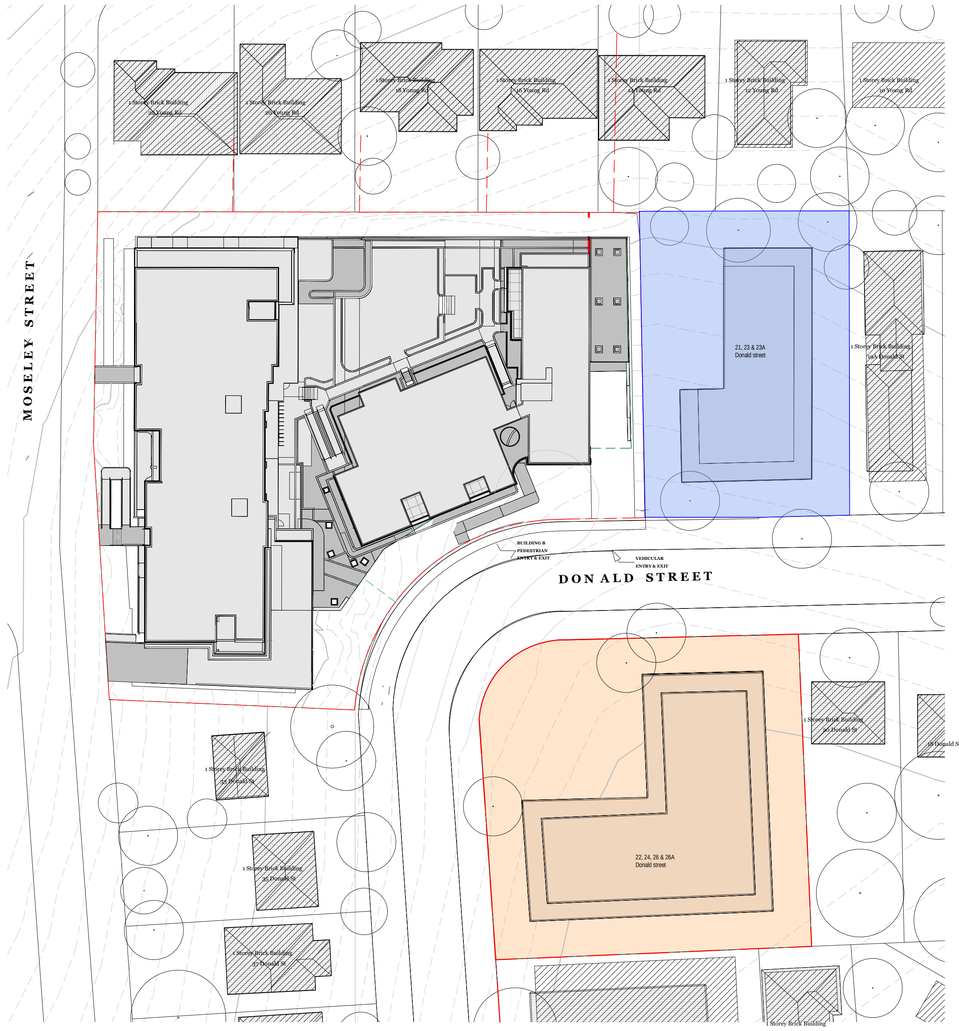
1 EXISITING SITE MAP

1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)
21 DONALD STREET	770	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1155	1500	1920
22 DONALD STREET	850	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1275	1657	2120
23 DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148
23A DONALD STREET	450	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	675	877	1122
24 DONALD STREET	810	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1215	1580	2022
26 DONALD STREET	520	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	780	1014	1297
26A DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148

* BEA (m^2) BASED ON RATION OF 0.75 : 1



2 PROPOSED CONTEXTURAL MASSING STUDY - OPTION 1

1 : 500

CONTEXTURAL MASSING STUDY - OPTION 1

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)	N^O LEVEL
21,23 & 23A DONALD STREET	1690	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	2535	3295	4220	5
22, 24, 26 & 26A DONALD STREET	2650	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	3975	5165	6610	5

* BEA (m^2) BASED ON RATION OF 0.75 : 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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
CONTEXTURAL MASSING STUDY - OPTION 1

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 500	SSD 610
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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FOR APPROVAL

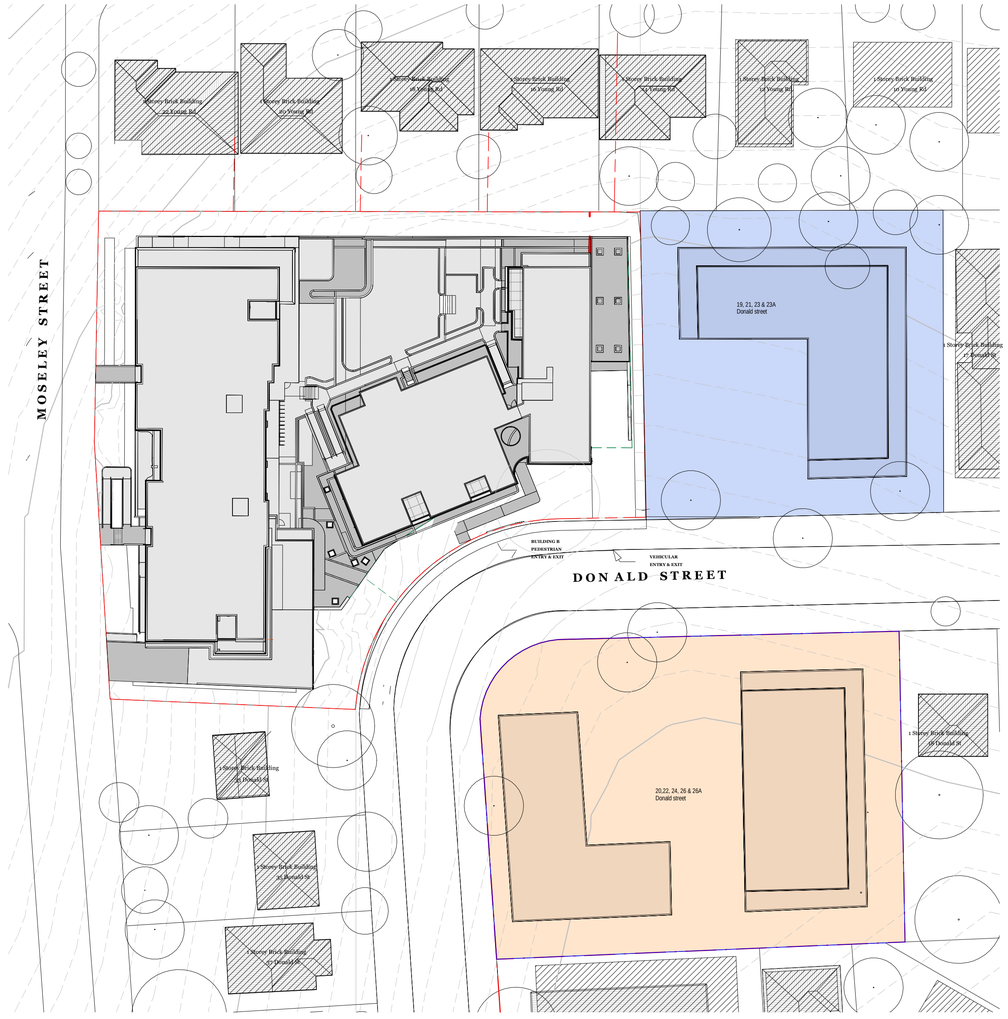
Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:29:52

A1

1 EXISITING SITE MAP

1 : 500



2 PROPOSED CONTEXTURAL MASSING STUDY - OPTION 2

1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)
21 DONALD STREET	770	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1155	1500	1920
22 DONALD STREET	850	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1275	1657	2120
23 DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148
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26A DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148

* BEA (m^2) BASED ON RATION OF 0.75 : 1

CONTEXTURAL MASSING STUDY - OPTION 2

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)	N^O LEVEL
19, 21,23 & 23A DONALD STREET	2440	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	3660	4758	6090	6
20, 22, 24. 26 & 26A DONALD STREET	3450	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	5175	6727	8610	6

* BEA (m^2) BASED ON RATION OF 0.75 : 1

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

CONTEXTURAL MASSING STUDY - OPTION 2

DATE:	SCALE:	DRAWING No:
DECEMBER 2026	1 : 500	SSD 611
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

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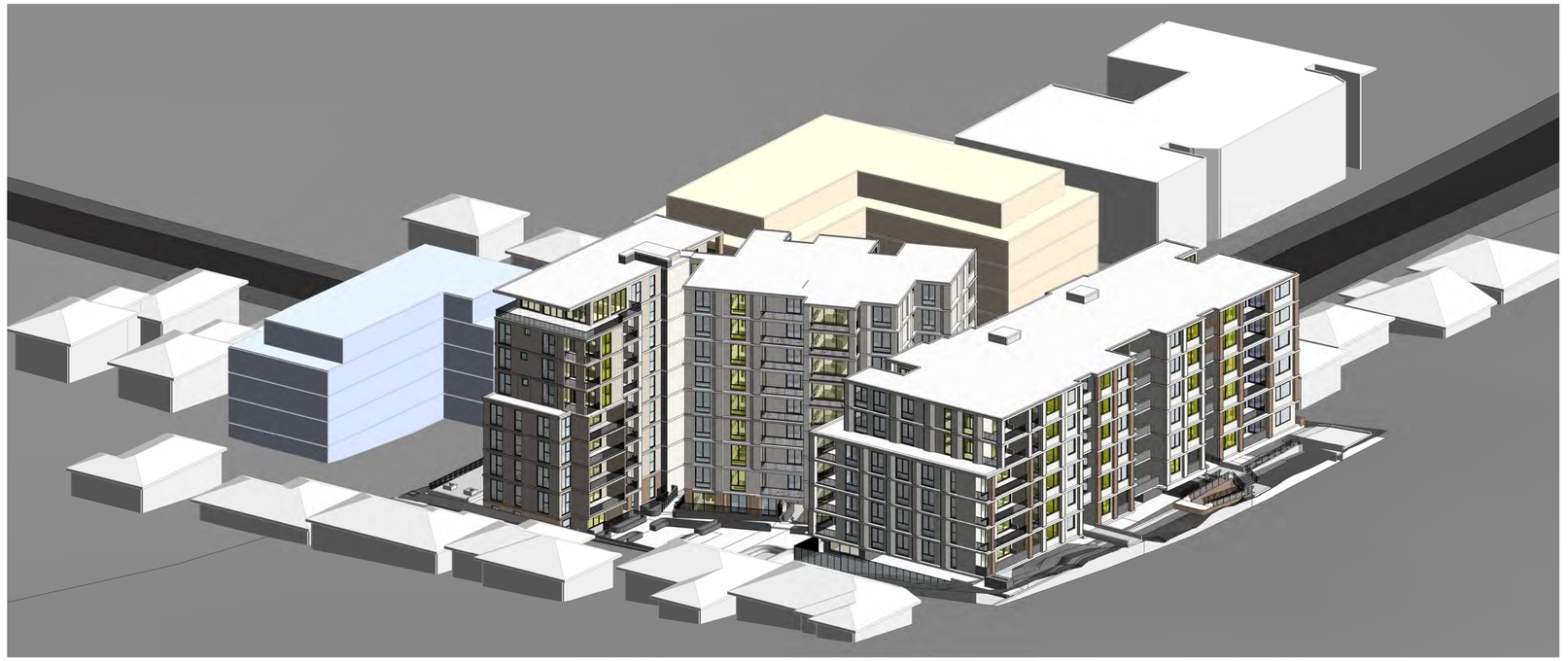
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:30:01

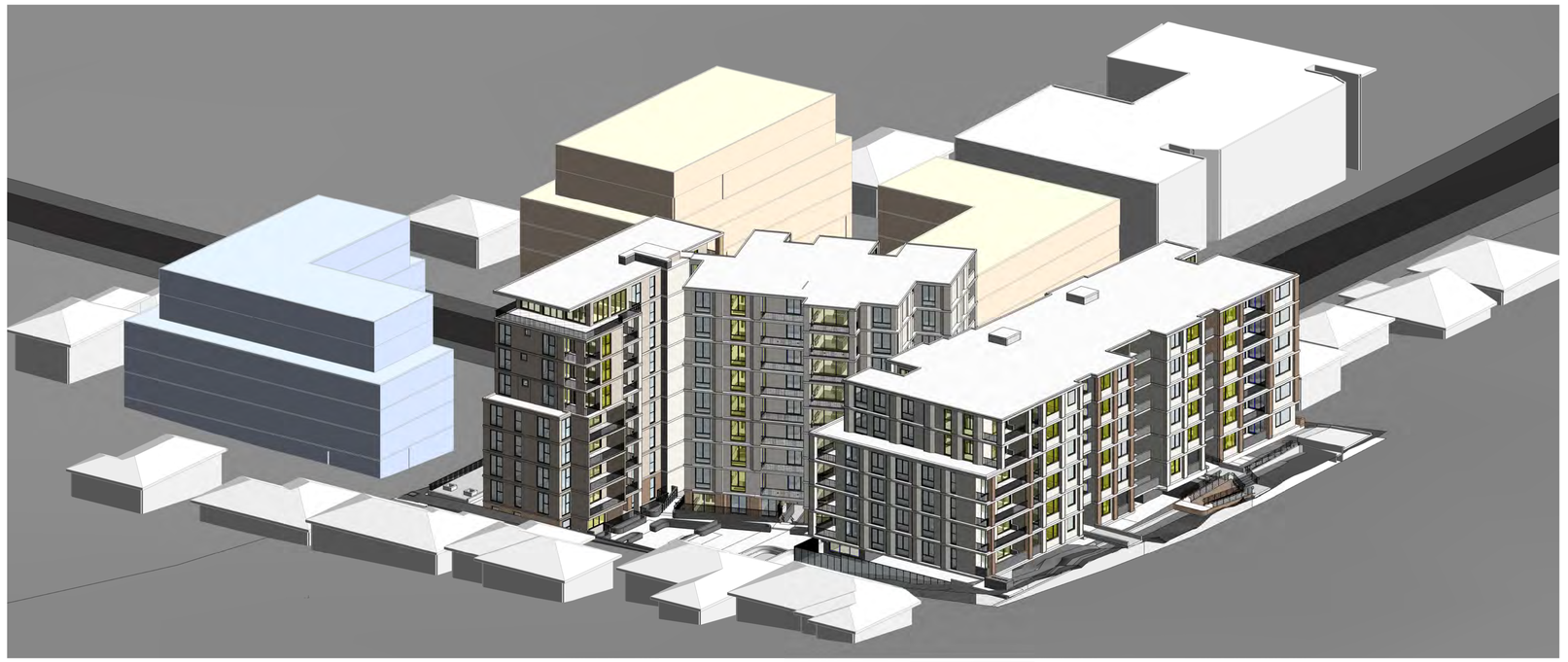
A1



2

SUN-EYE 9am - 21st JUNE

Solar impact potential building - option 1



1

SUN-EYE 9am - 21st JUNE

Solar impact potential building - option 2

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CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 9am

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 612
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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FOR APPROVAL

Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:30:21

A1

2 SUN-EYE 10am - 21st JUNE

Solar impact potential building - option 1

1 SUN-EYE 10am - 21st JUNE

Solar impact potential building - option 2

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SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 10am

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 613
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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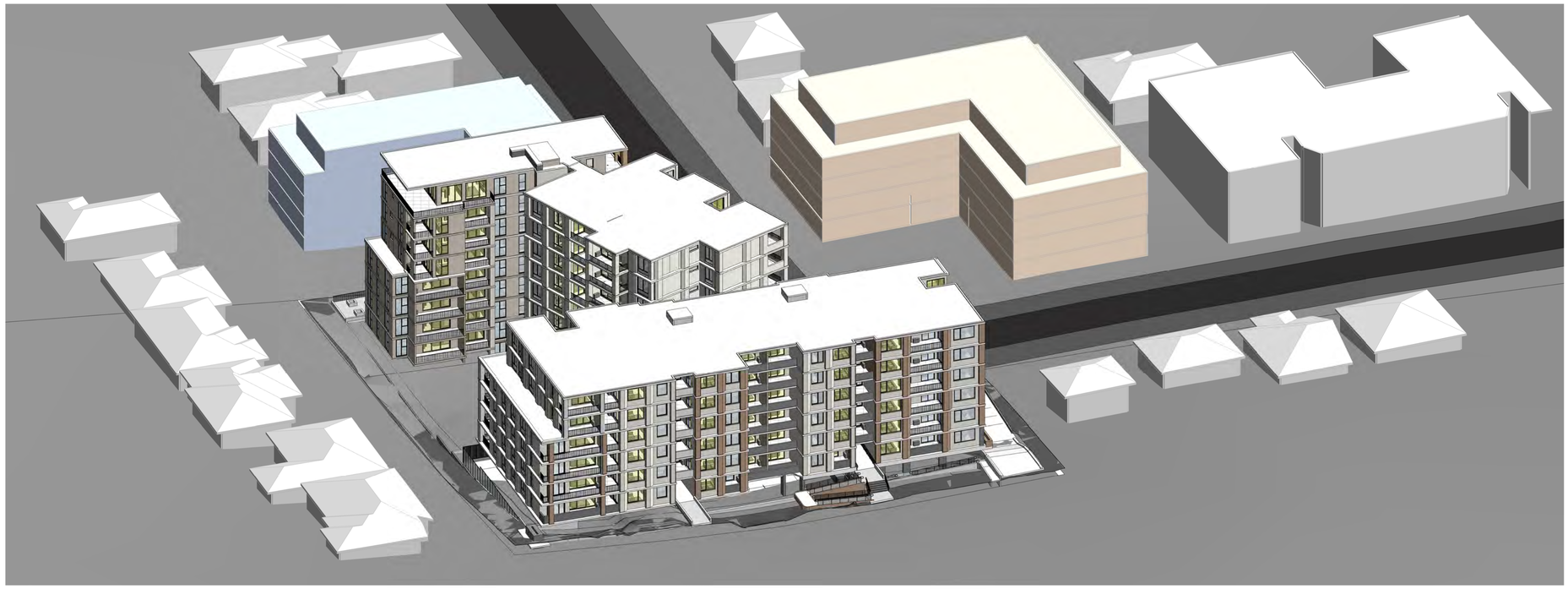
FOR APPROVAL

Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

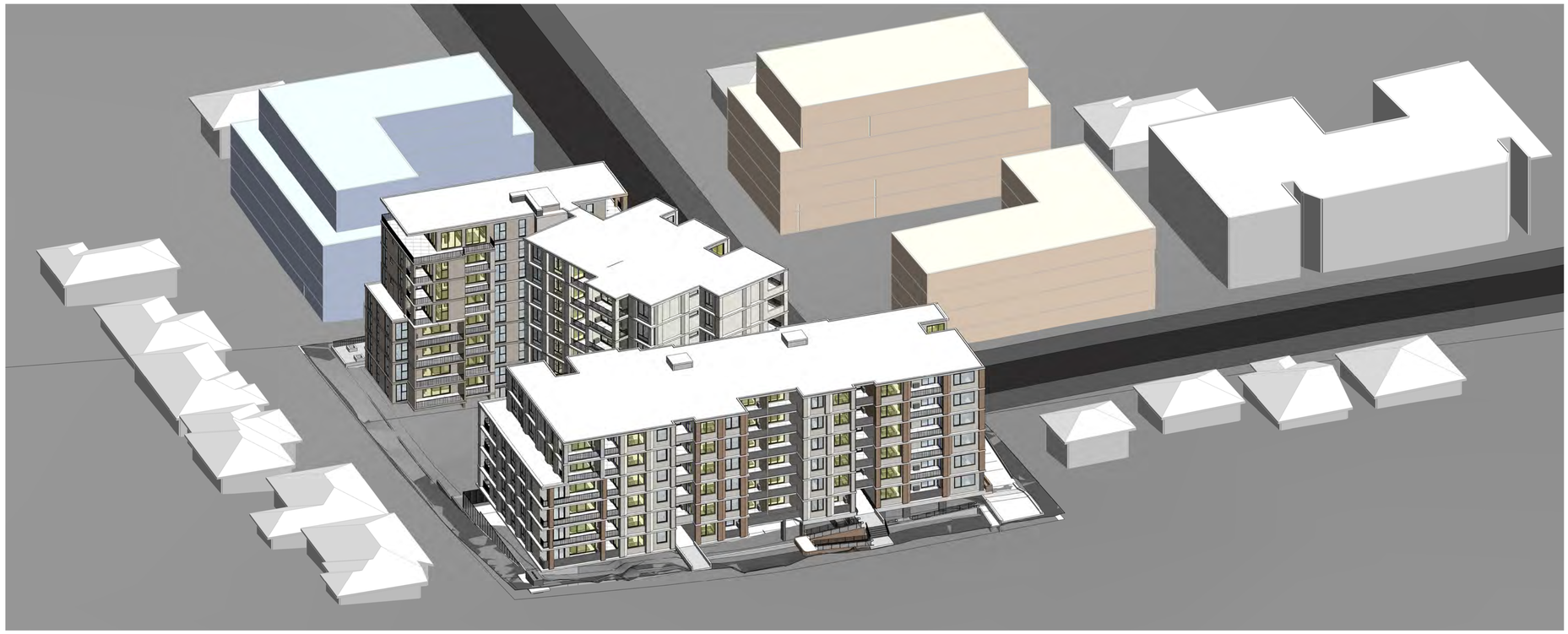
04/02/2026 14:31:02

A1



2 SUN-EYE 11am - 21st JU

Solar impact potential building - option 1



1 SUN-EYE 11am - 21st JU

Solar impact potential building - option 2

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CAPIO

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CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 11am

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 614
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:31:43

A1

2 SUN-EYE 12pm - 21st JUNE

Solar impact potential building - option 1

1 SUN-EYE 12pm - 21st JUNE

Solar impact potential building - option 2

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CAPIO

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CLIENT:

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PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 12pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 615
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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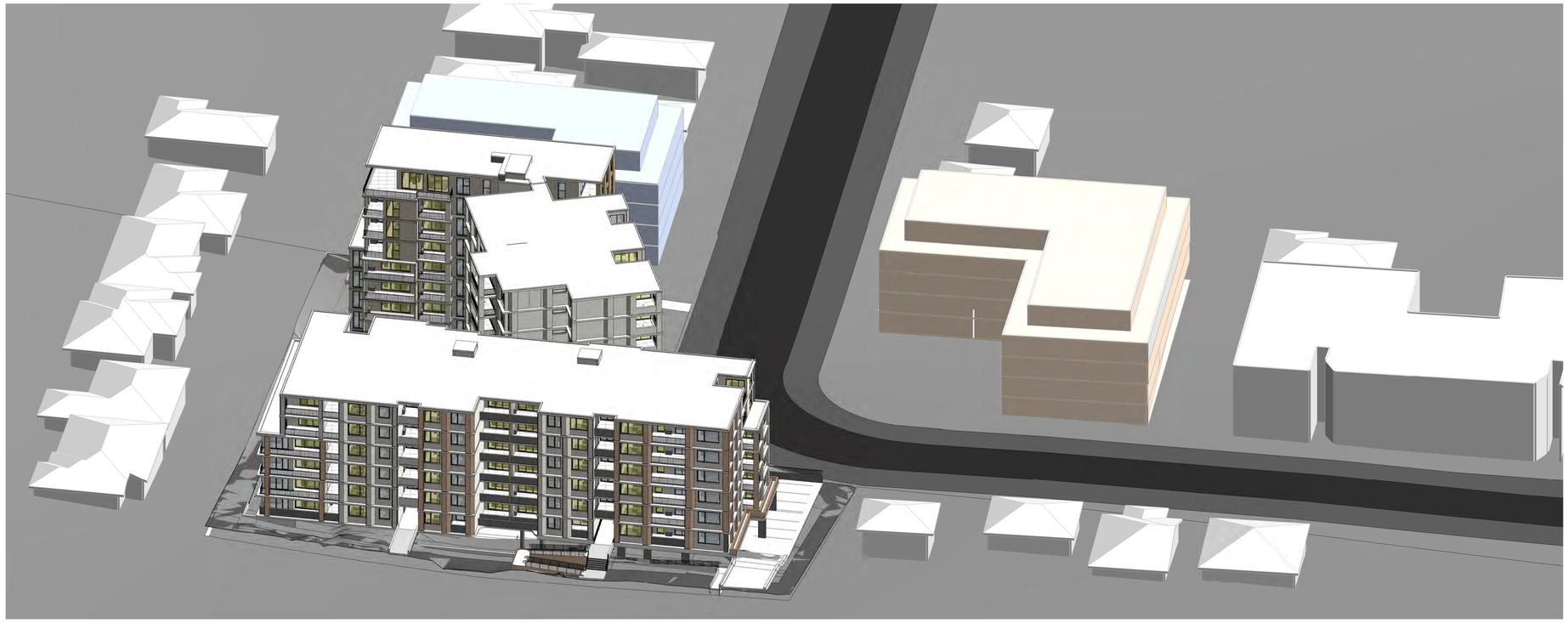
FOR APPROVAL

Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

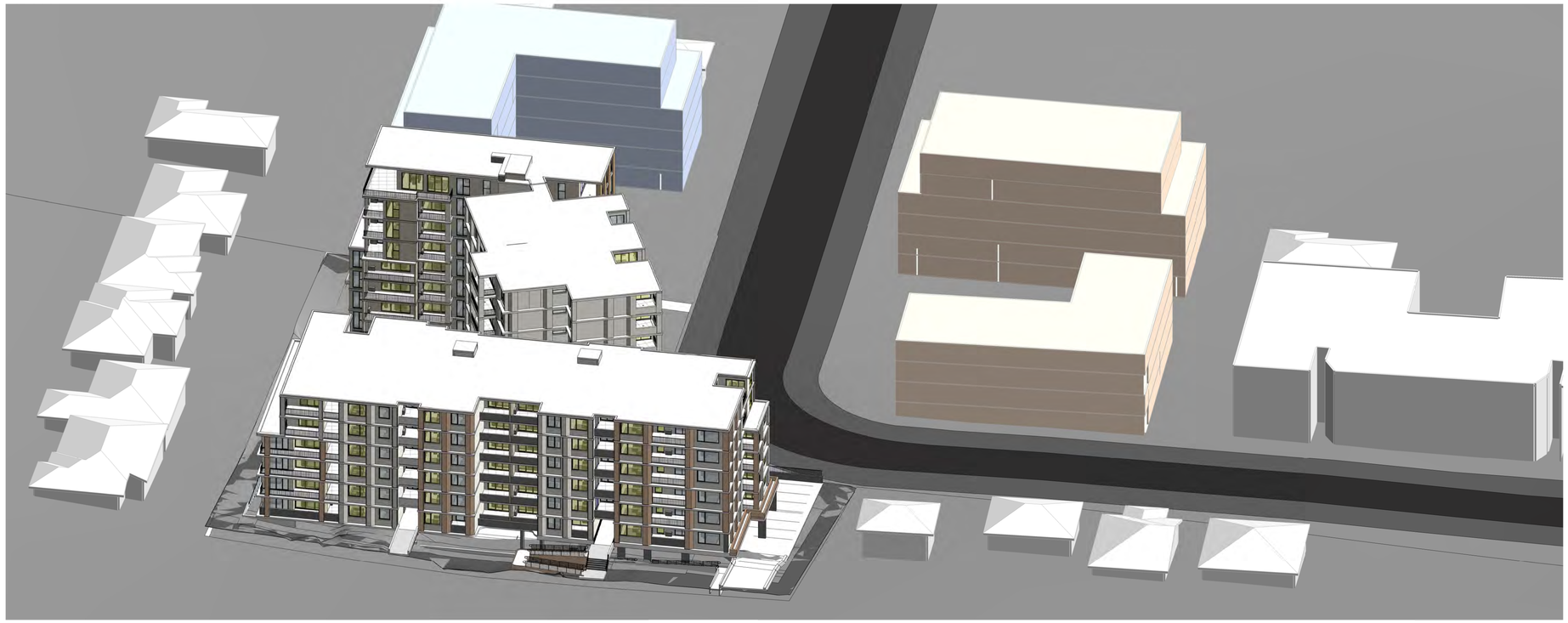
04/02/2026 14:32:23

A1



2 SUN-EYE 1pm - 21st JUNE

Solar impact potential building - option 1



1 SUN-EYE 1pm - 21st JUNE

Solar impact potential building - option 2

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 1pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 616
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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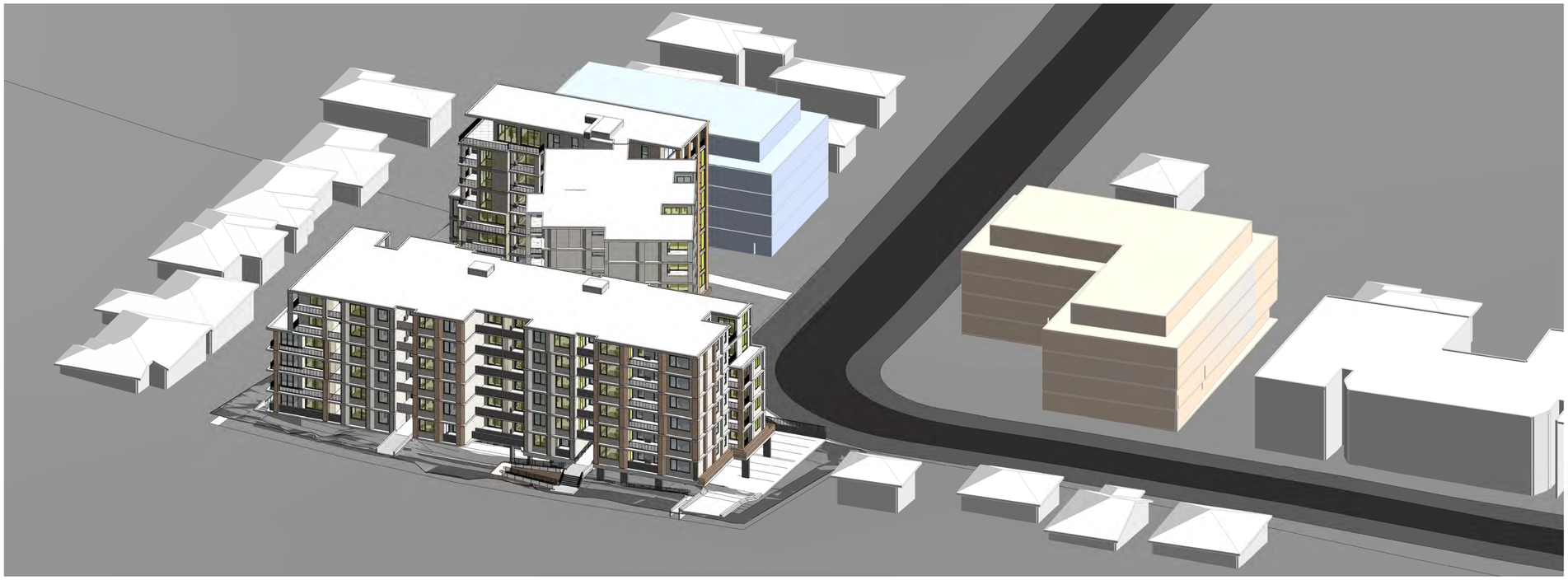
FOR APPROVAL

Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

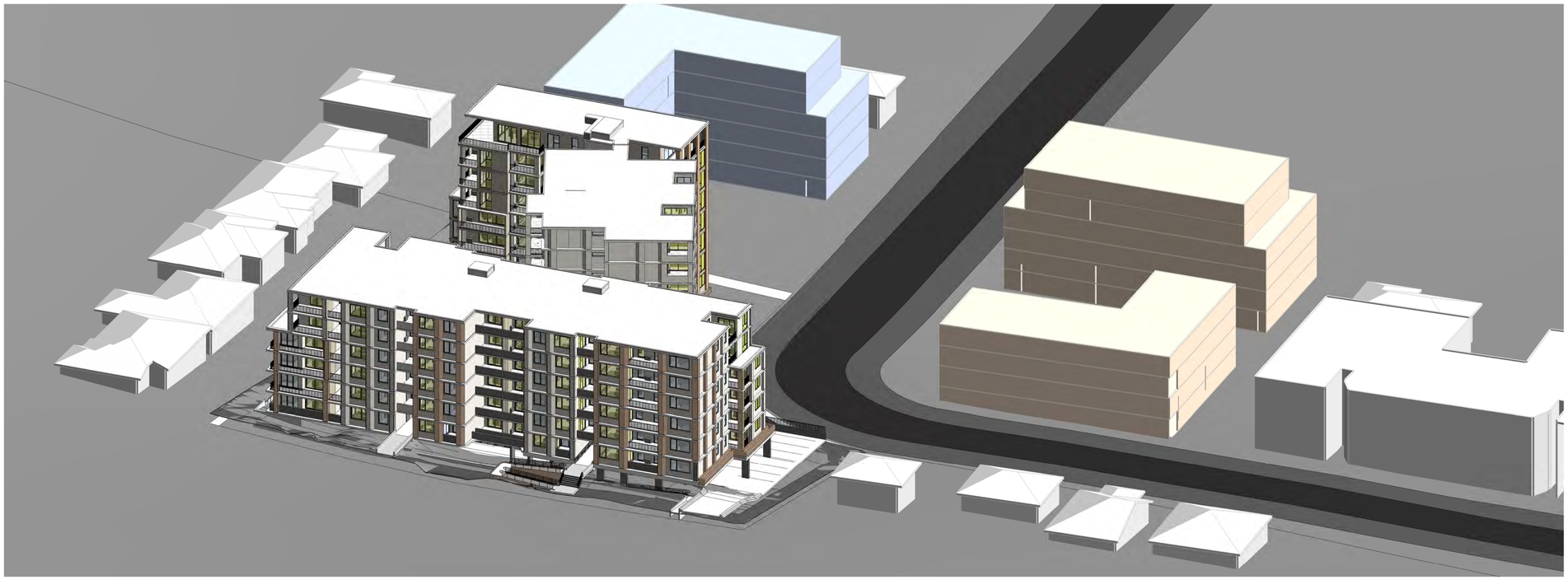
04/02/2026 14:33:04

A1



2 SUN-EYE 2pm - 21st JUNE

Solar impact potential building - option 1



1 SUN-EYE 2pm - 21st JUNE

Solar impact potential building - option 2

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CAPIO

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Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 2pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 617
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500
0 10 20 30

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Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:33:44

A1

2

SUN-EYE 3pm - 21st JUNE

Solar impact potential building - option 1

1

SUN-EYE 3pm - 21st JUNE

Solar impact potential building - option 2

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CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SUN-EYE DIAGRAM 3pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2026		SSD 618
DRAWN BY:	PROJECT NO:	REV:
FT	23002	2

Scale 1 : 500

0 10 20 30

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FOR APPROVAL

Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
1	26.11.25	ISSUED FOR SSD APPLICATION	FT

04/02/2026 14:34:27

A1

VIEW 01 OBSERVATION: NEIGHBOURING PROPERTIES ACROSS DONALD STREET FALL AWAY FROM STREET FRONT

VIEW 02 OBSERVATION: THE EDGE TREATMENT TO THE PROPERTIES ALONG DONALD STREET, TO THE SOUTHWEST OF OUR SITE, HAS LARGE TREES AND DENSE PLANTING. THE LATTER ALREADY OVERSHADOWS 26 DONALD STREET.

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CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: CONTEXTUAL VIEW POINTS

DATE: DECEMBER 2025
SCALE:
DRAWING No: SSD 700
DRAWN BY: Author
PROJECT NO: 23002
REV: 1

Scale 1 : 250
0 5 10 15

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FOR APPROVAL

C:\Users\User\OneDrive\15a & 15b Moseley Street, Carlingford\SSD\ARCHITECTURAL\22.75m Height limit\25.10.31 - 22.75 height - 2 levels reduced in stage 2 - cos removed in B.Alrevit\15a & 15b Moseley Street Carlingford_Central_R23_SSD - 22.75.rvt

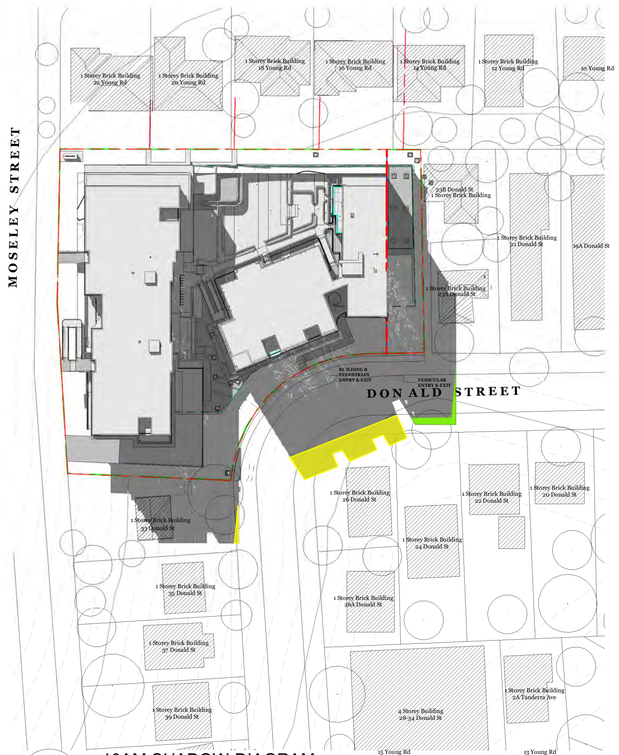
Rev	Date	Description	BY
1	02.04.25	Issed for SSD application only	CX-FT

14/11/2025 15:34:03

A1

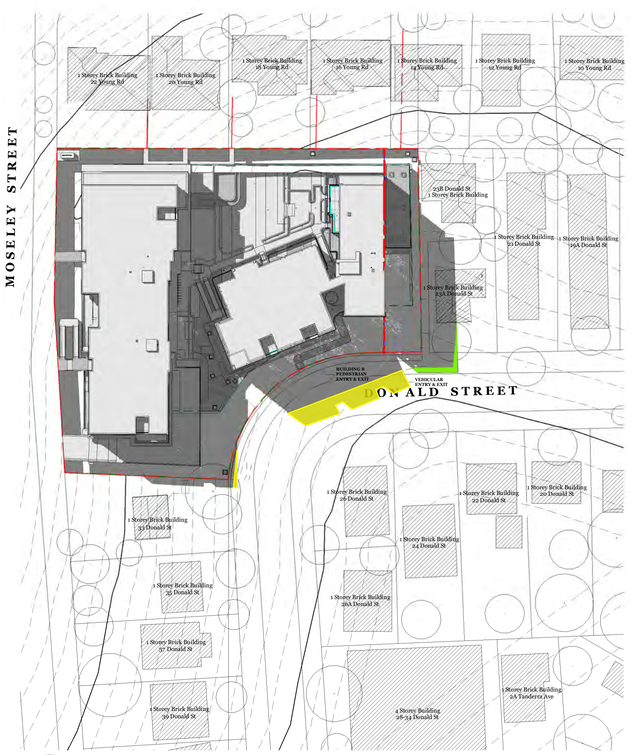
1 9AM SHADOW DIAGRAM (21st March)

1 : 750



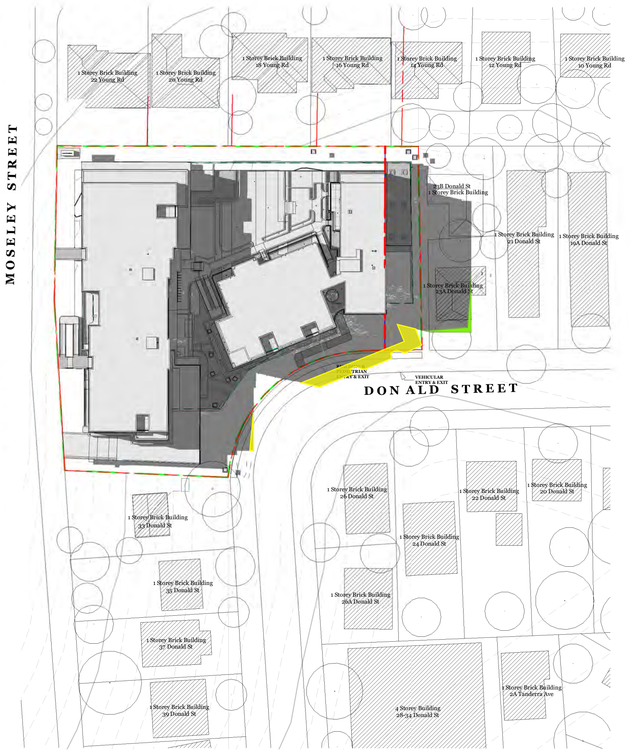
2 10AM SHADOW DIAGRAM (21st March)

1 : 750



3 11AM SHADOW DIAGRAM (21st March)

1 : 750



4 12PM SHADOW DIAGRAM (21st March)

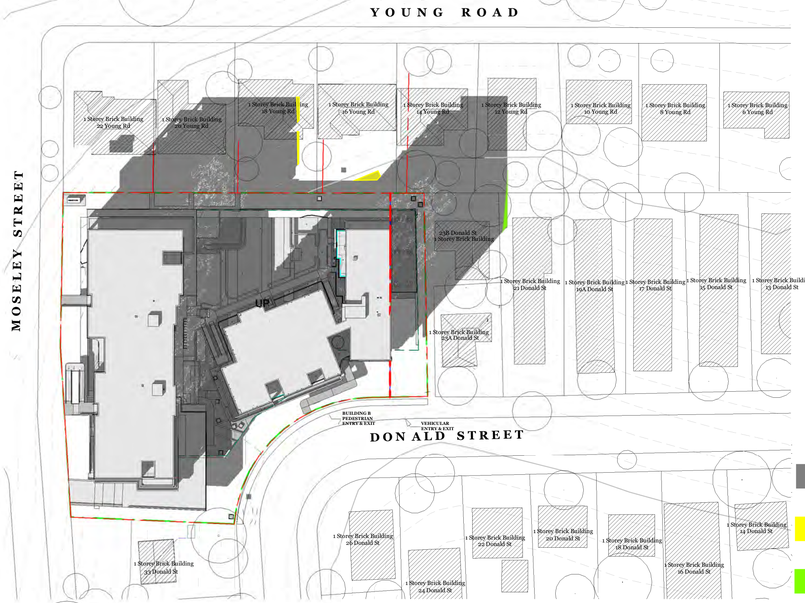
1 : 750

5 1PM SHADOW DIAGRAM (21st March)

1 : 750

6 2PM SHADOW DIAGRAM (21st March)

1 : 750



7 3PM SHADOW DIAGRAM (21st March)

1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST MARCH

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

CAPIO
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Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SHADOW ANALYSIS (MARCH)

DATE: DECEMBER 2025
SCALE: 1 : 750
DRAWING No: SSD 701
DRAWN BY: FT
PROJECT NO: 23002
REV: 1

Scale 1 : 750
0 15 30 45

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

N

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C:\Users\User\OneDrive\15a & 15b Moseley Street, Carlingford\SSD\ARCHITECTURAL\22.75m Height limit\25.10.31 - 22.75 height - 2 levels reduced in stage 2 - cos removed in B Alrevit\15a & 15b Moseley Street Carlingford_Central_R23_SSD - 22.75.rvt

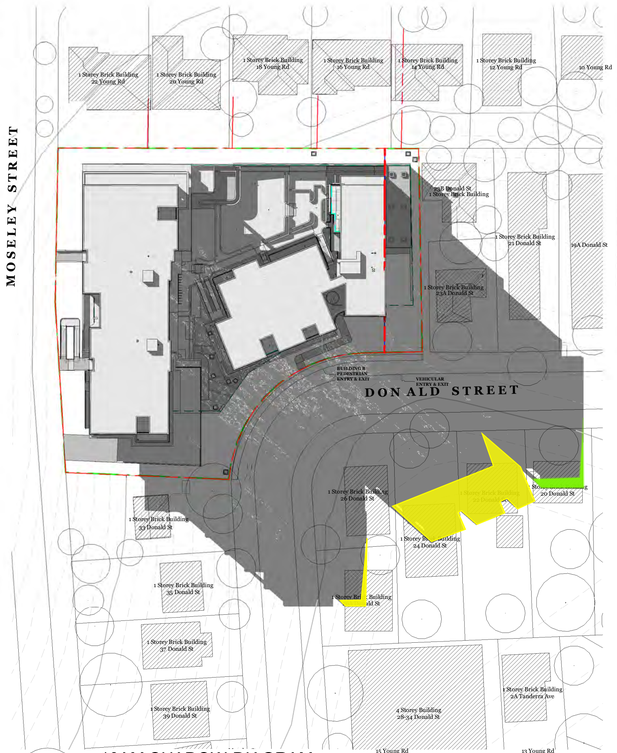
Rev	Date	Description	BY
1	02.04.25	Issed for SSD application only	CX-FT

14/11/2025 15:29:13

A1

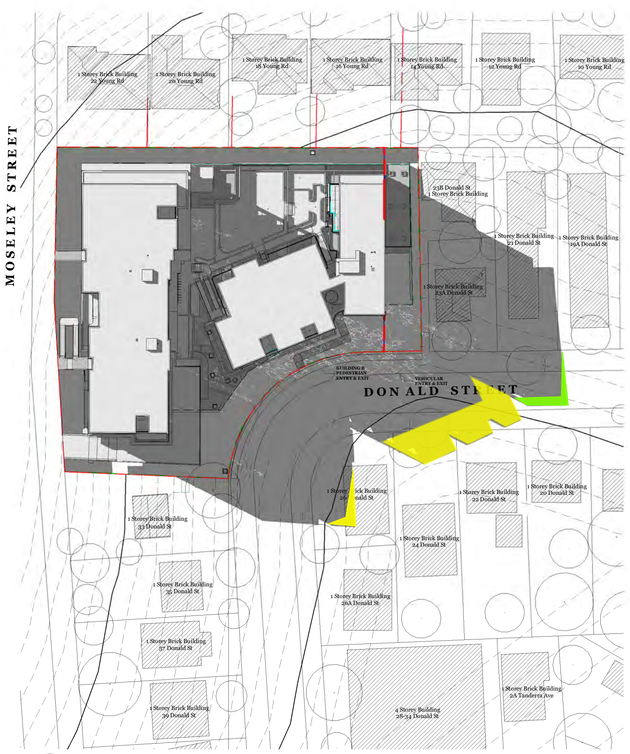
1 9AM SHADOW DIAGRAM (21st June)

1 : 750



2 10AM SHADOW DIAGRAM (21st June)

1 : 750

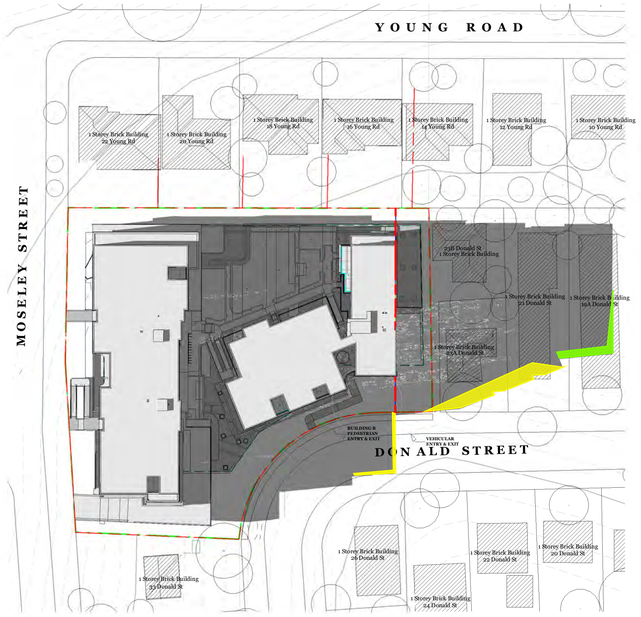


3 11AM SHADOW DIAGRAM (21st June)

1 : 750

4 12PM SHADOW DIAGRAM (21st June)

1 : 750

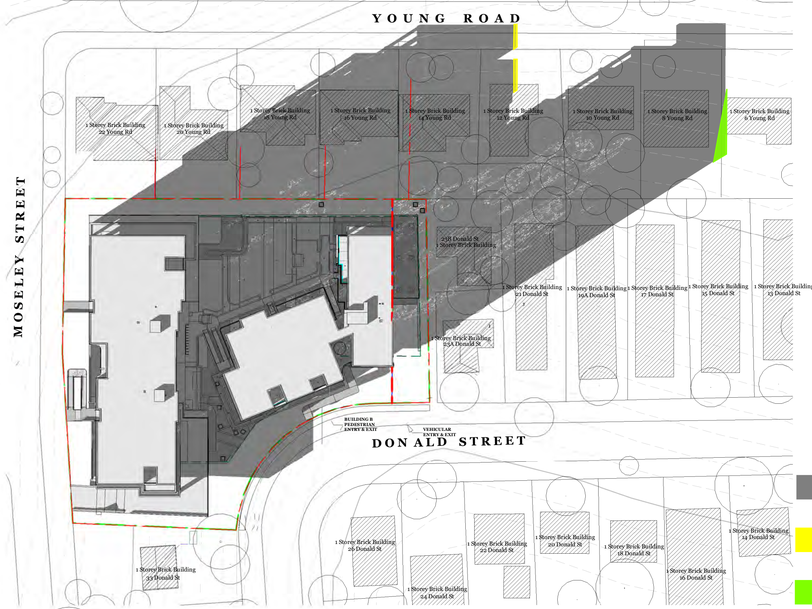


5 1PM SHADOW DIAGRAM (21st June)

1 : 750

6 2PM SHADOW DIAGRAM (21st June)

1 : 750



7 3PM SHADOW DIAGRAM (21st June)

1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE)

DATE:	SCALE:	DRAWING No:
DECEMBER 2025	1 : 750	SSD 702
DRAWN BY:	PROJECT NO:	REV:
FT	23002	1

Scale 1 : 750
0 15 30 45

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 OMMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

N

FOR APPROVAL

C:\Users\User\OneDrive\15a & 15b Moseley Street, Carlingford\SSD\ARCHITECTURAL\22.75m Height limit\25.10.31 - 22.75 height - 2 levels reduced in stage 2 - cos removed in B.Arevit\15a & 15b Moseley Street Carlingford_Central_R23_SSD - 22.75.rvt

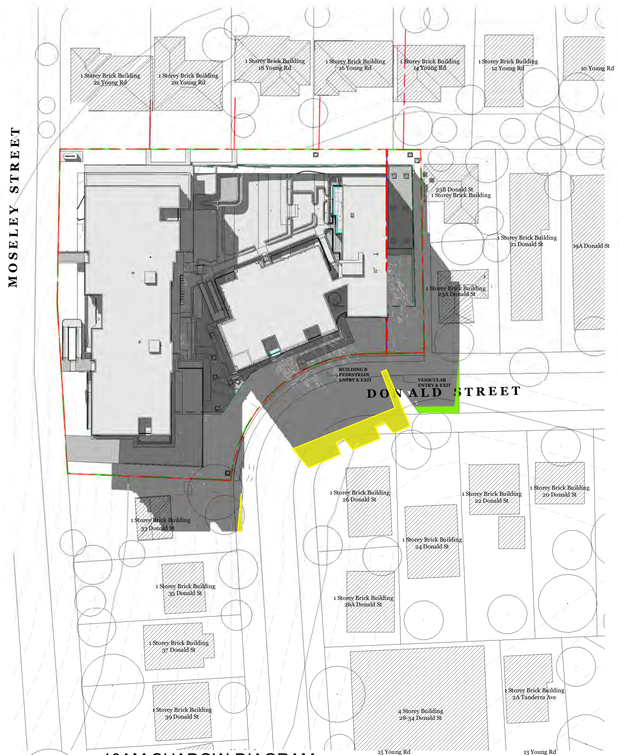
Rev	Date	Description	BY
1	02.04.25	Issed for SSD application only	CX-FT

17/11/2025 12:09:00

A1

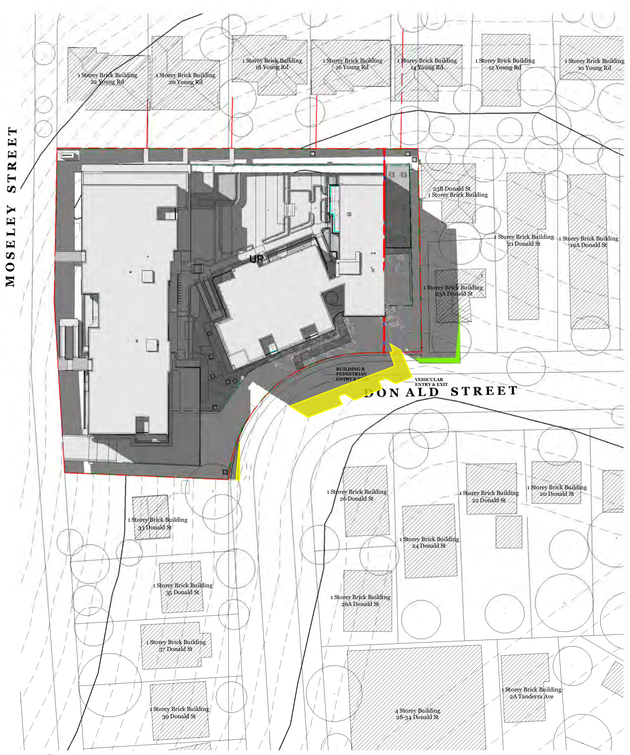
1 9AM SHADOW DIAGRAM (21st September)

1 : 750



2 10AM SHADOW DIAGRAM (21st September)

1 : 750



3 11AM SHADOW DIAGRAM (21st September)

1 : 750

4 12PM SHADOW DIAGRAM (21st September)

1 : 750

5 1PM SHADOW DIAGRAM (21st September)

1 : 750

6 2PM SHADOW DIAGRAM (21st September)

1 : 750

7 3PM SHADOW DIAGRAM (21st September)

1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST SEPTEMBER

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FLASHINGS & DPM'S TO COMPLY TO AS 2870, AS.2904
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TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE:
SHADOW ANALYSIS (SEPTEMBER)

DATE:	SCALE:	DRAWING No:
DECEMBER 2025	1 : 750	SSD 703
DRAWN BY:	PROJECT NO:	REV:
FT	23002	1

Scale 1 : 750
0 15 30 45

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

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Rev	Date	Description	BY
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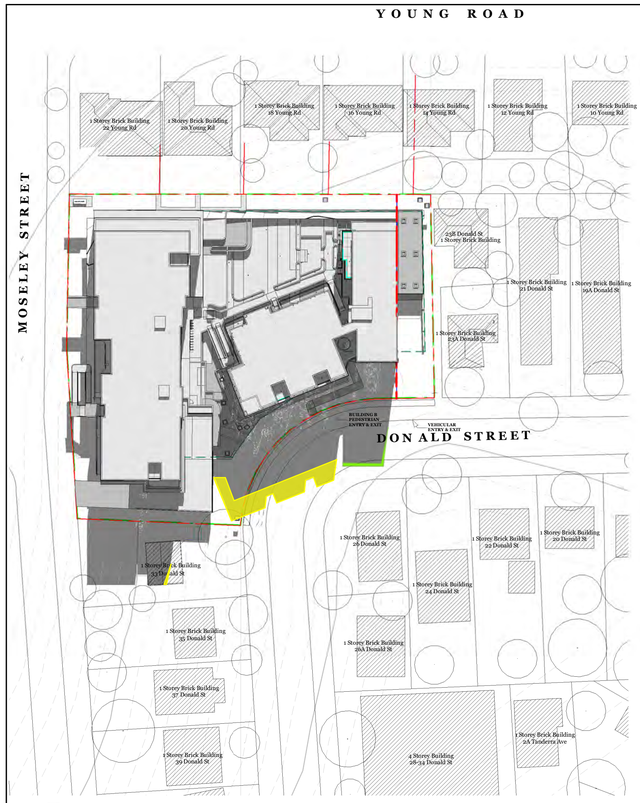
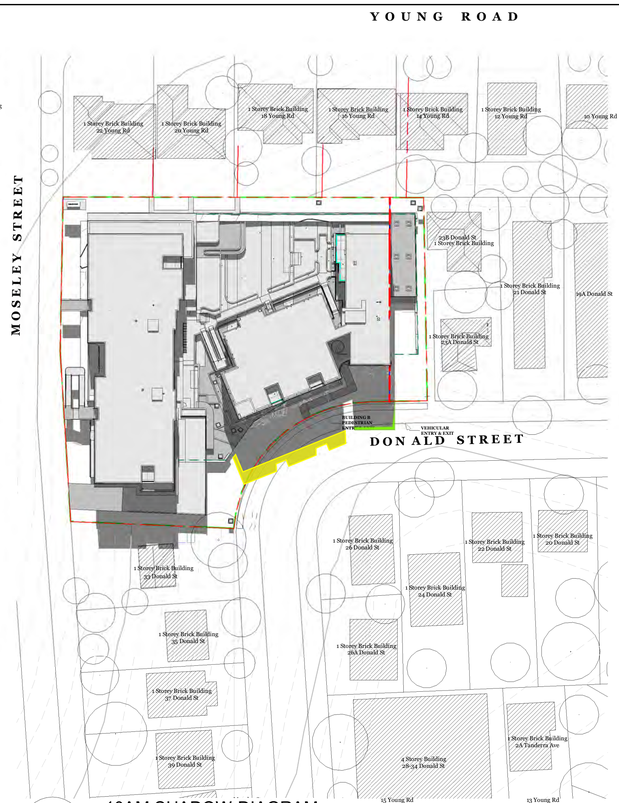
14/11/2025 15:24:43

A1



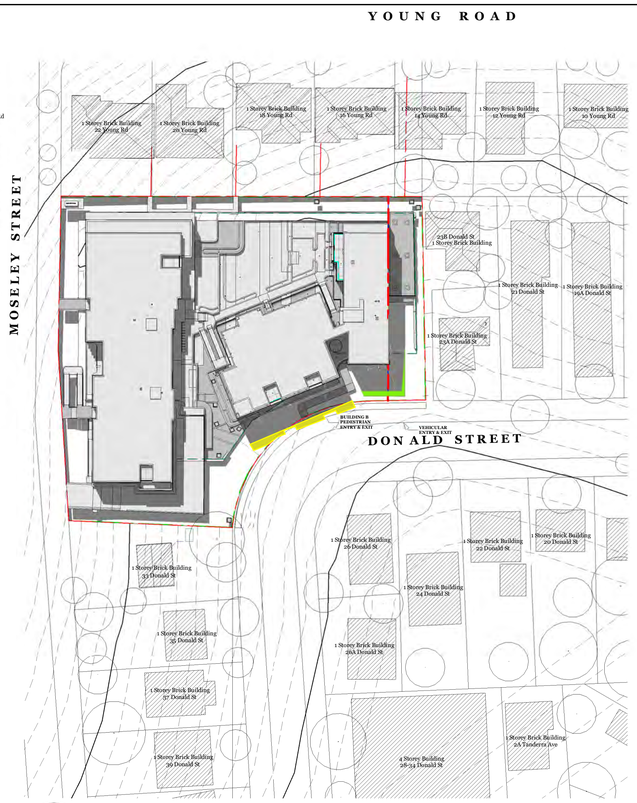
1 9AM SHADOW DIAGRAM (21st December)

1 : 750



2 10AM SHADOW DIAGRAM (21st December)

1 : 750

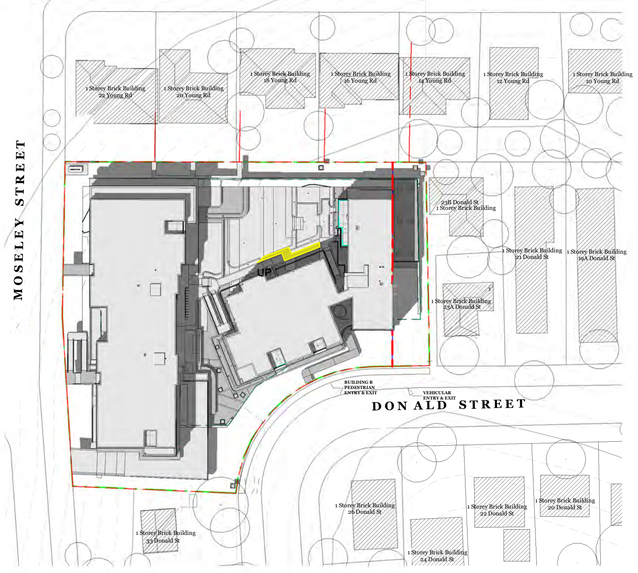


3 11AM SHADOW DIAGRAM (21st December)

1 : 750

4 12PM SHADOW DIAGRAM (21st December)

1 : 750

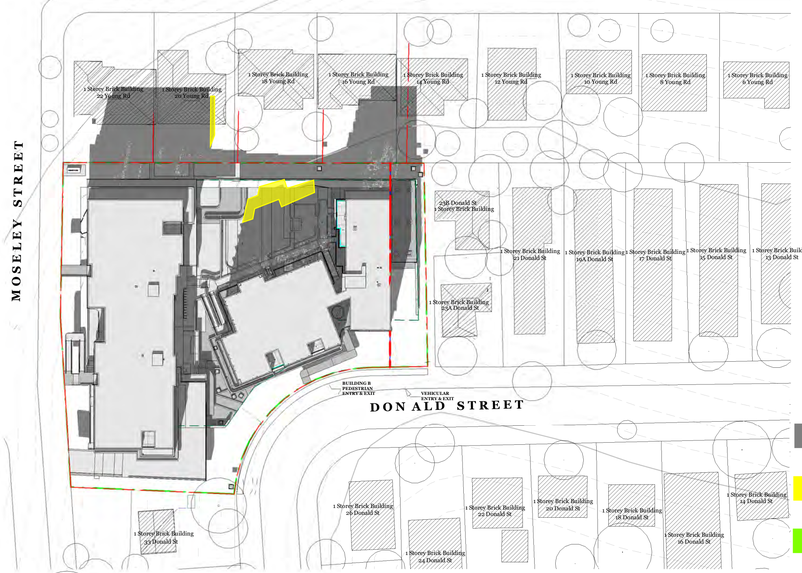


5 1PM SHADOW DIAGRAM (21st December)

1 : 750

6 2PM SHADOW DIAGRAM (21st December)

1 : 750



7 3PM SHADOW DIAGRAM (21st December)

1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST DECEMBER

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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

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:

CAPTAG INVESTMENTS PTY LTD

PROJECT:

BLOSSOM

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

DRAWING TITLE:

SHADOW ANALYSIS (DECEMBER)

DATE:	SCALE:	DRAWING No:
DECEMBER 2025	1 : 750	SSD 704
DRAWN BY:	PROJECT NO:	REV:
FT	23002	1

Scale 1 : 750
0 15 30 45

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

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C:\Users\User\OneDrive\15a & 15b Moseley Street, Carlingford\SSD\ARCHITECTURAL\22.75m Height limit\25.10.31 - 22.75 height - 2 levels reduced in stage 2 - cos removed in B.Arevit\15a & 15b Moseley Street Carlingford_Central_R23_SSD - 22.75.rvt

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

14/11/2025 15:19:37

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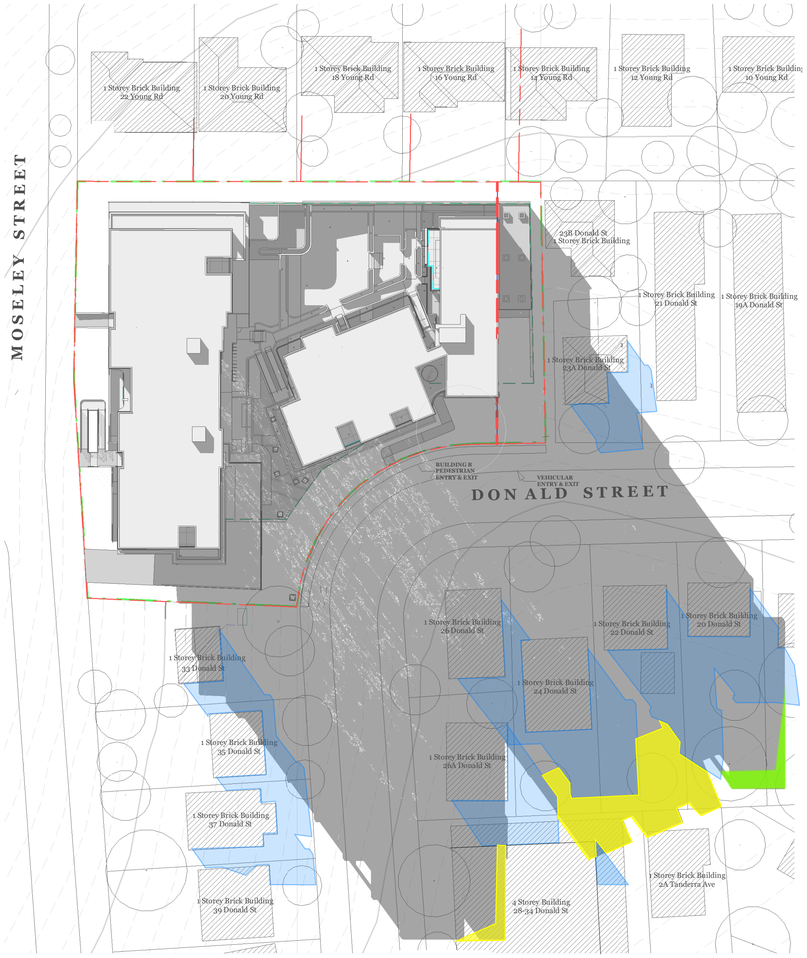
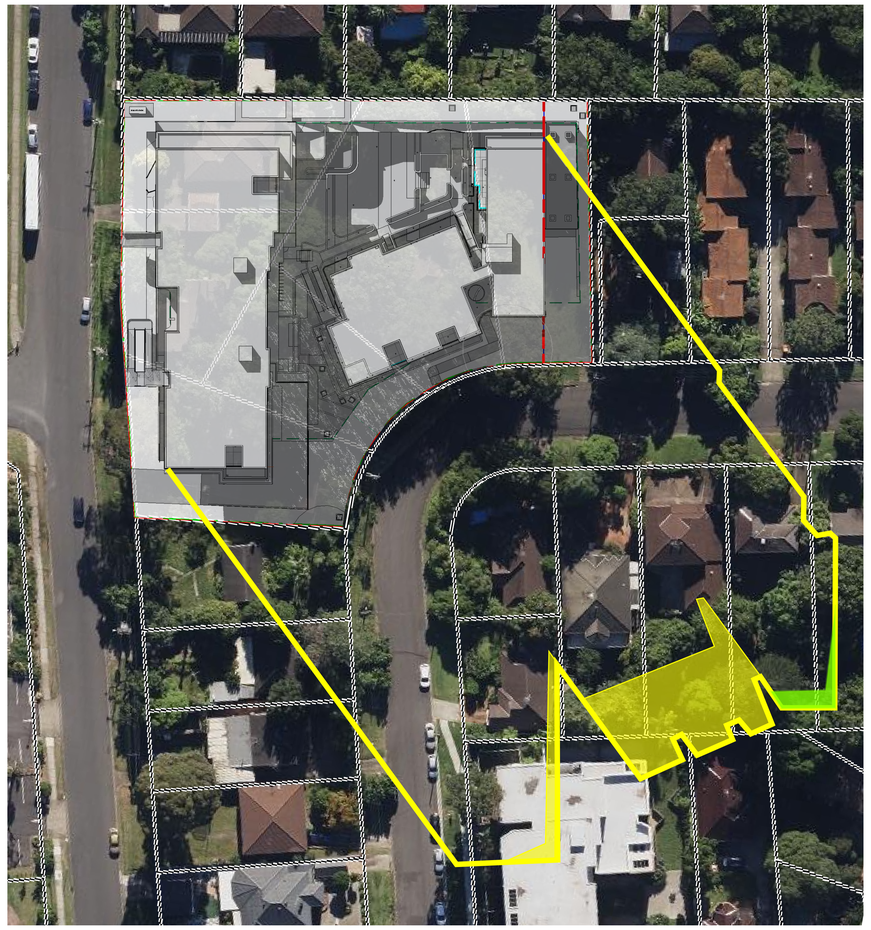


1 9AM SHADOW DIAGRAM (21st June)

1 : 750



Proposed Height Building A1 - B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 9am

DATE: DECEMBER 2025
SCALE:
DRAWING No: SSD 705
DRAWN BY: Author
PROJECT NO: 23002
REV: 1

Scale 1 : 250
0 5 10 15

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

14/11/2025 15:34:03

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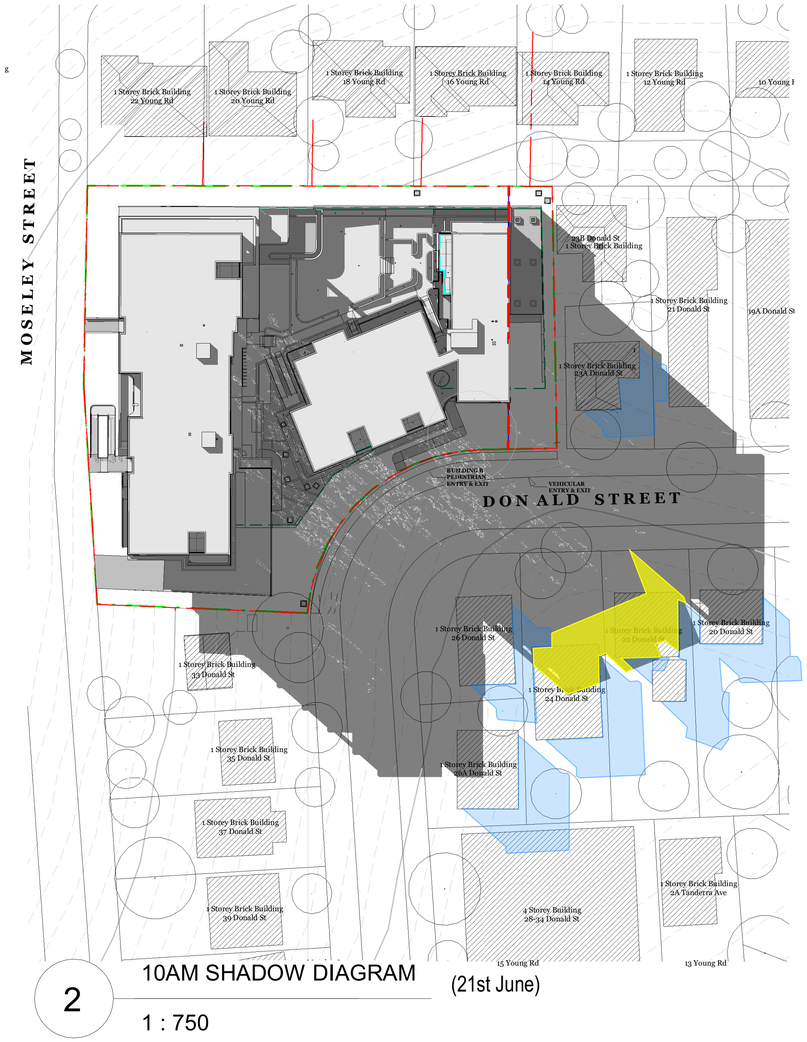

2 10AM SHADOW DIAGRAM (21st June)

1 : 750

Proposed Height Building A1 - B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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

CAPIO
Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 10am

DATE: DECEMBER 2025
SCALE:
DRAWING No: SSD 706
DRAWN BY: Author
PROJECT NO: 23002
REV: 1

Scale 1 : 250
0 5 10 15

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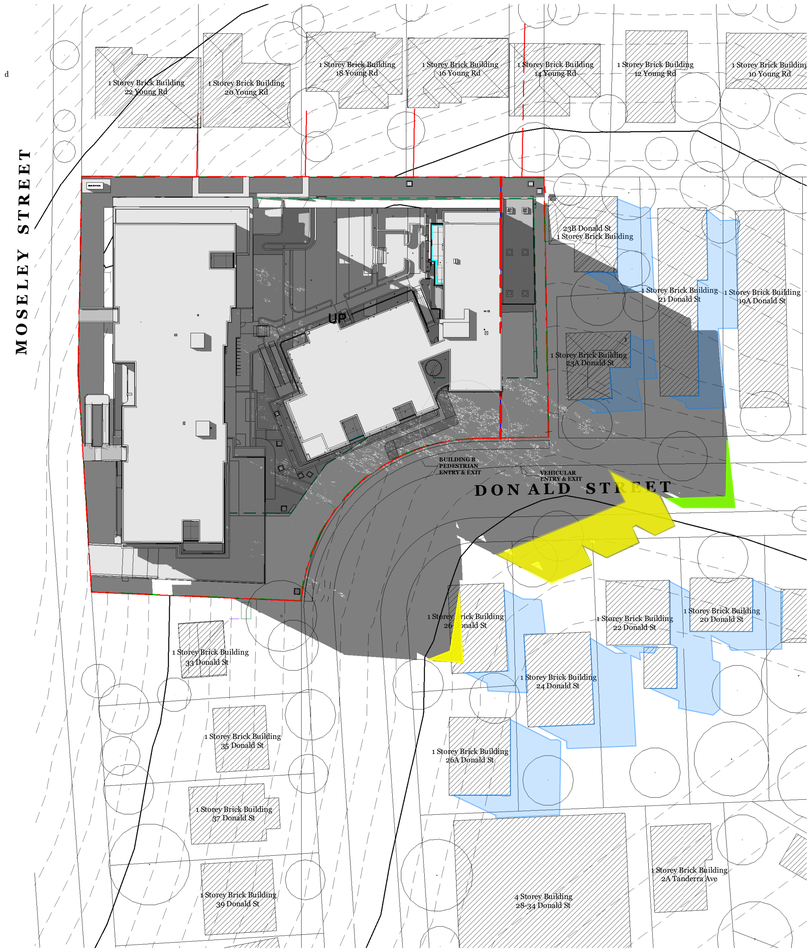
Rev	Date	Description	BY
1	02.04.25	Issed for SSD application only	CX-FT

14/11/2025 15:34:03

A1



3 11AM SHADOW DIAGRAM (21st JUNE)

1 : 750

Proposed Height Building A1-B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 11am

DATE: DECEMBER 2025
SCALE:
DRAWING No: SSD 707
DRAWN BY: Author
PROJECT NO: 23002
REV: 1

Scale 1 : 250
0 5 10 15

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 OMMISSIONS 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	Issed for SSD application only	CX-FT

14/11/2025 15:34:03

A1

4 12PM SHADOW DIAGRAM (21st JUNE)

1 : 750

Proposed Height Building A1 -B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

GENERAL NOTES:

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REFER TO DETAIL DRAWINGS FOR TYPICAL DETAILS.

ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS.3700
FLASHINGS & DPMS TO COMPLY TO AS.2870, AS.2904
WALL TIE INSTALLATION TO COMPLY TO AS.2699.1 & BCA REQ.
SARKING INSTALLATION TO COMPLY TO AS 4200.2
TGSI INSTALLATION TO COMPLY TO AS1428.4

WATERPROOFING TO WET AREAS TO BCA REQ & AS.3740

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 12pm

DATE: DECEMBER 2025

SCALE:

DRAWING No: SSD 708

DRAWN BY: Author

PROJECT NO: 23002

REV: 1

Scale 1 : 250
0 5 10 15

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FOR APPROVAL

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A1

5 1PM SHADOW DIAGRAM (21st JUNE)

1 : 750

Proposed Height Building A1-B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

GENERAL NOTES:

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 13pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2025		SSD 709
DRAWN BY:	PROJECT NO:	REV:
Author	23002	1

Scale 1 : 250
0 5 10 15

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6 2PM SHADOW DIAGRAM (21st JUNE)

1 : 750

Proposed Height Building A1-B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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

CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 14pm

DATE:	SCALE:	DRAWING No:
DECEMBER 2025		SSD 710
DRAWN BY:	PROJECT NO:	REV:
Author	23002	1

Scale 1 : 250
0 5 10 15

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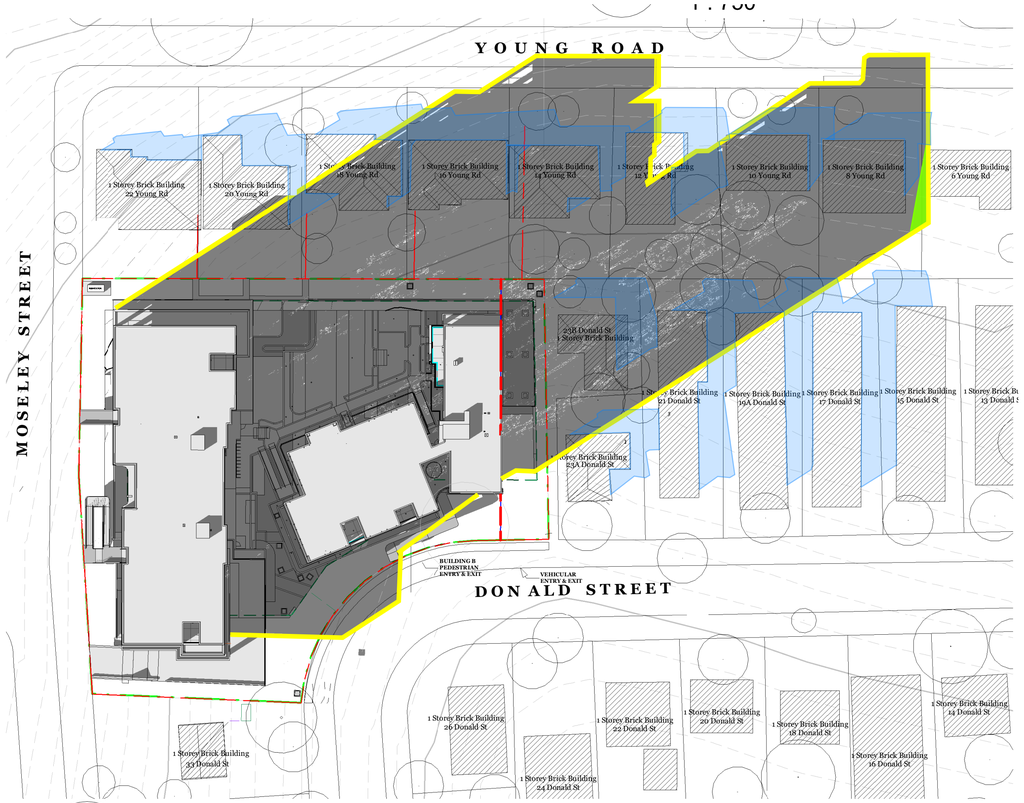

7 3PM SHADOW DIAGRAM (21st JUNE)

1 : 750

NOTE : SHADOWS CAST

Proposed Height Building A1-B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

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CAPIO

Nominated Architect: Vikas Gupta
Architect Registration No. NSW - 11494

CLIENT:
CAPTAG INVESTMENTS PTY LTD

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

DRAWING TITLE: SHADOW ANALYSIS (JUNE) 15pm

DATE: DECEMBER 2025

SCALE:

DRAWING No: SSD 711

DRAWN BY: Author

PROJECT NO: 23002

REV: 1

Scale 1 : 250
0 5 10 15

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