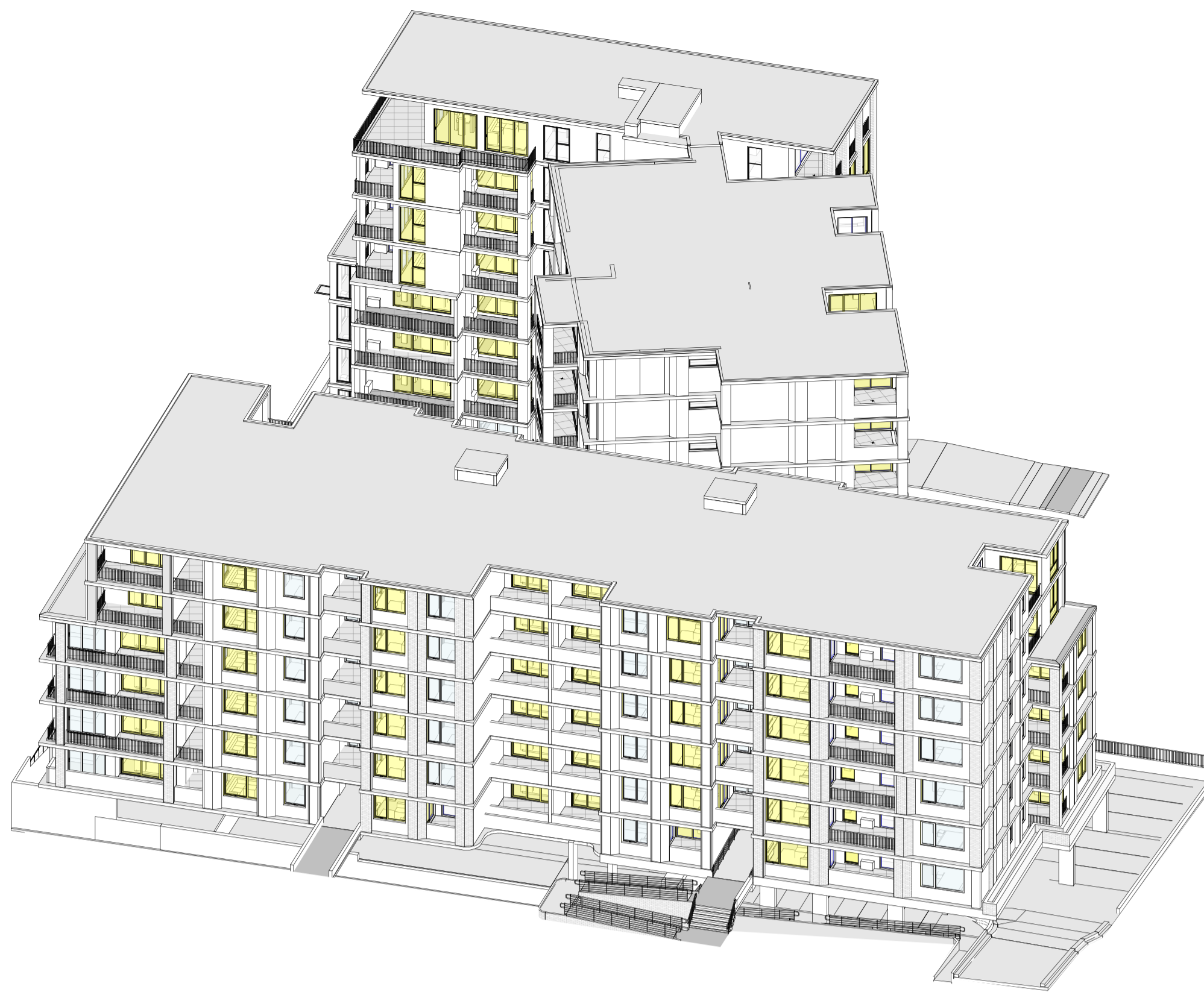




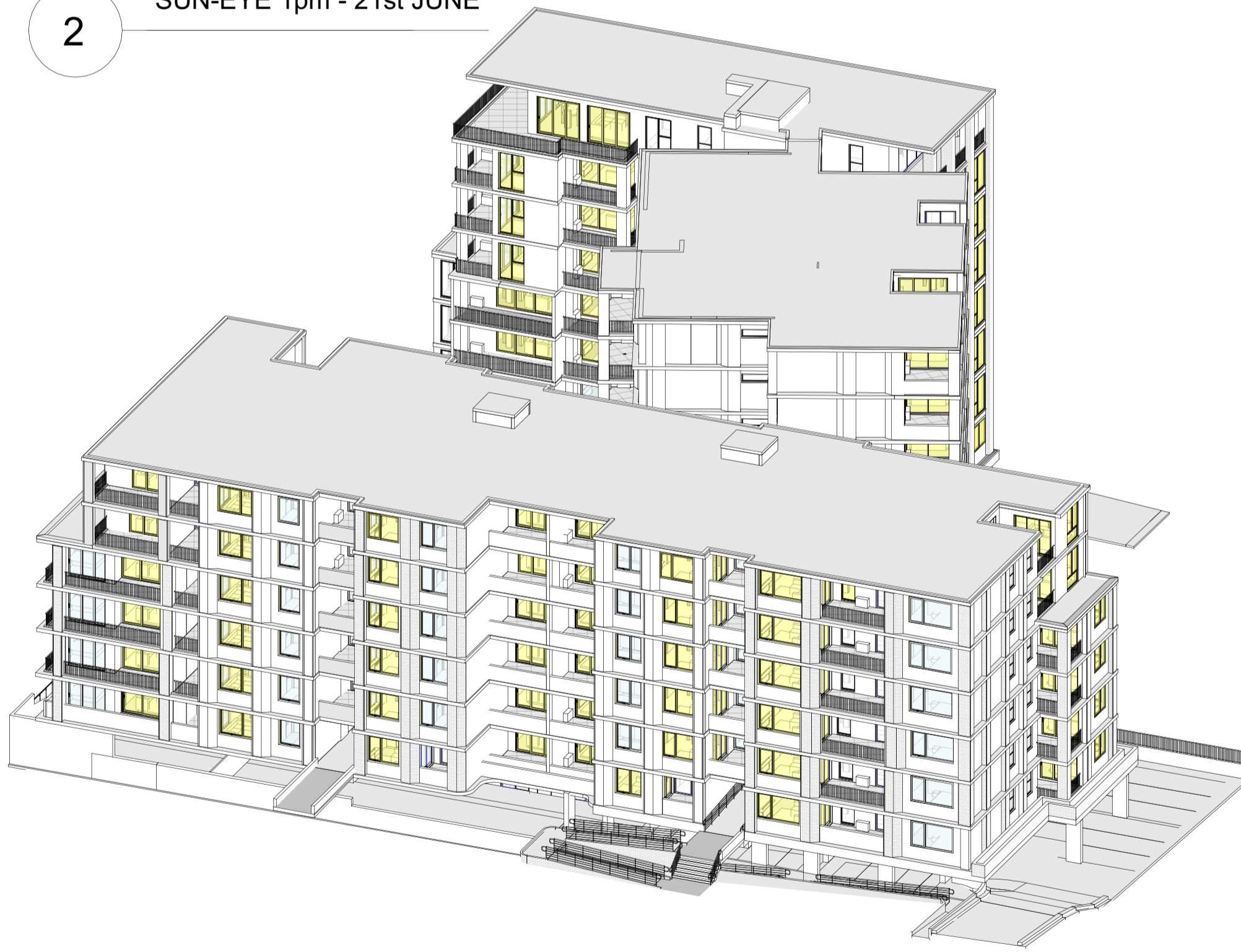
2 SUN-EYE 1pm - 21st JUNE



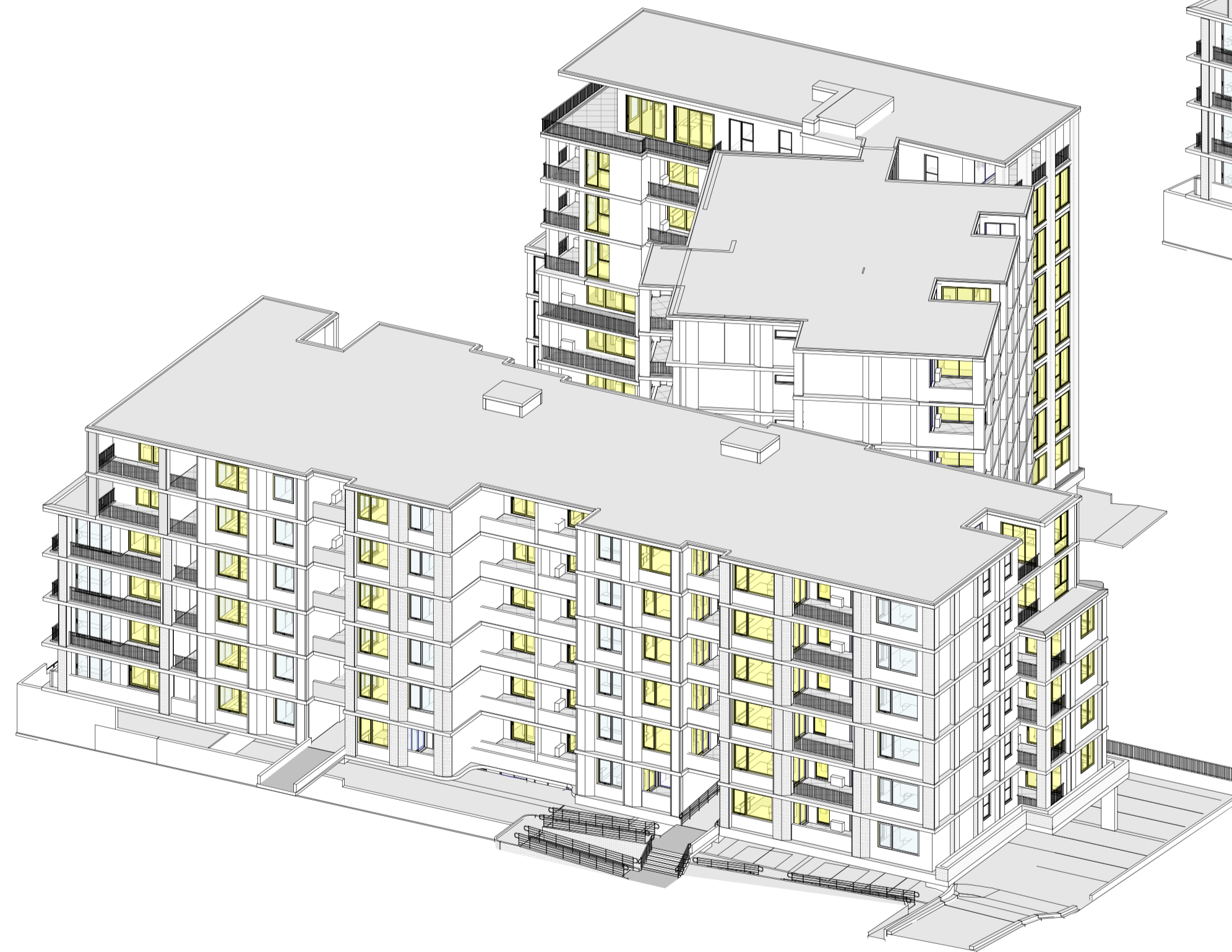
3 SUN-EYE 1.30pm - 21st JUNE



6 SUN-EYE 3pm - 21st JUNE



4 SUN-EYE 2pm - 21st JUNE



5 SUN-EYE 2.30pm - 21st JUN

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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700 FLASHINGS & DPM'S TO COMPLY TO AS 2870, AS 2904 WALLS THE INSTALLATION TO COMPLY TO AS 2995.1 & 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



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 - 3pm

**DATE:**

DECEMBER 2026

DRAWN BY:  
FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 603

**REV:**

2

Scale 1 : 500



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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



1

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

21st June



2

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

21st June

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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



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

Scale 1 : 500



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**DATE:**

DECEMBER 2026

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 604

**REV:**

2

DRAWN BY:  
FT

FOR APPROVAL

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





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



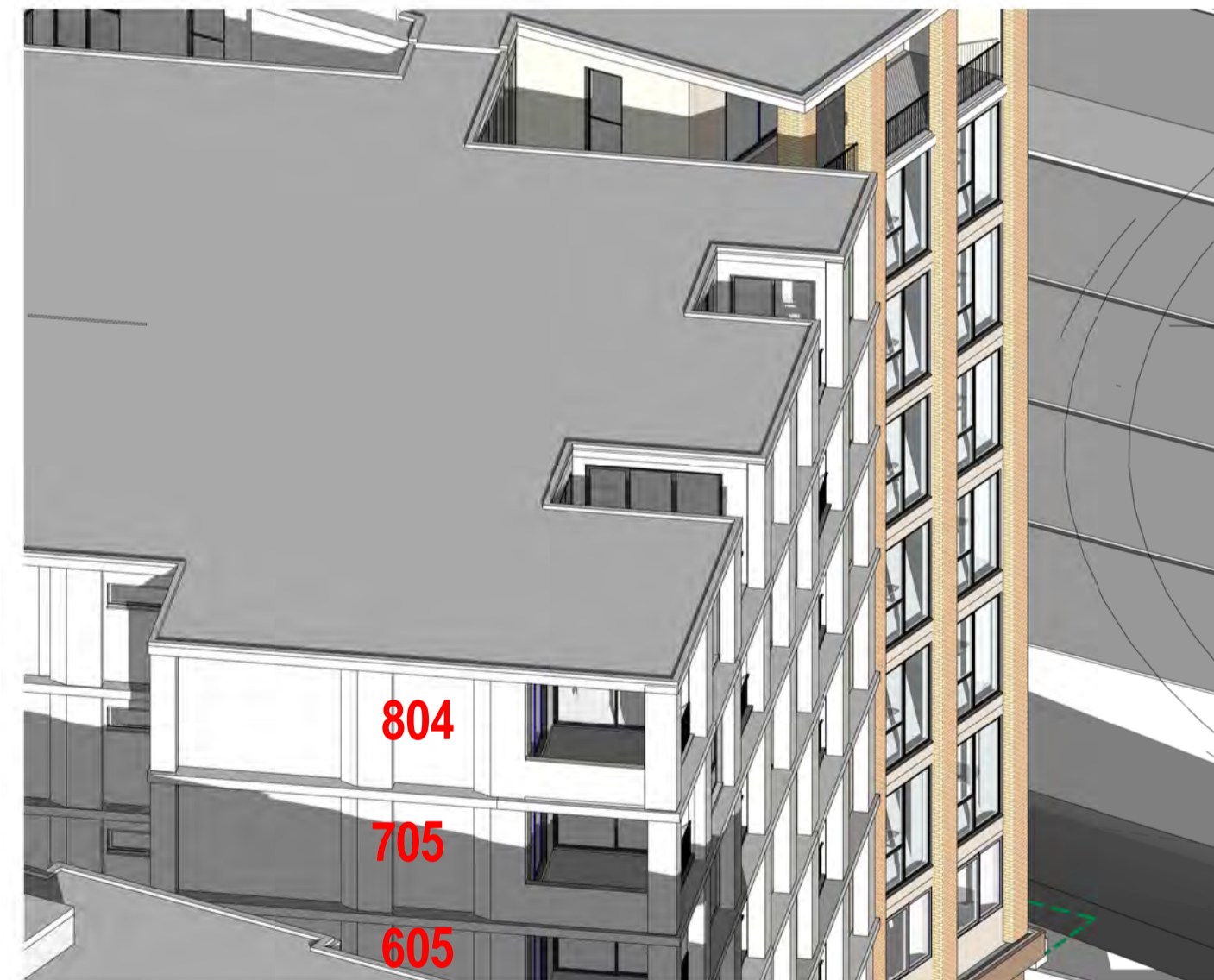
2 4.SUNEYE- 107-207-307 - 13.30pm



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



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:**

DECEMBER 2026

DRAWN BY:  
FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 606

REV:  
2

Scale 1 : 500



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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



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



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:**

DECEMBER 2026

DRAWN BY:  
FT

**SCALE:**

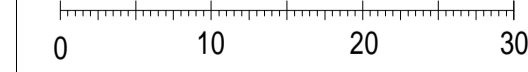
PROJECT NO:  
23002

**DRAWING No:**

SSD 607

REV:  
2

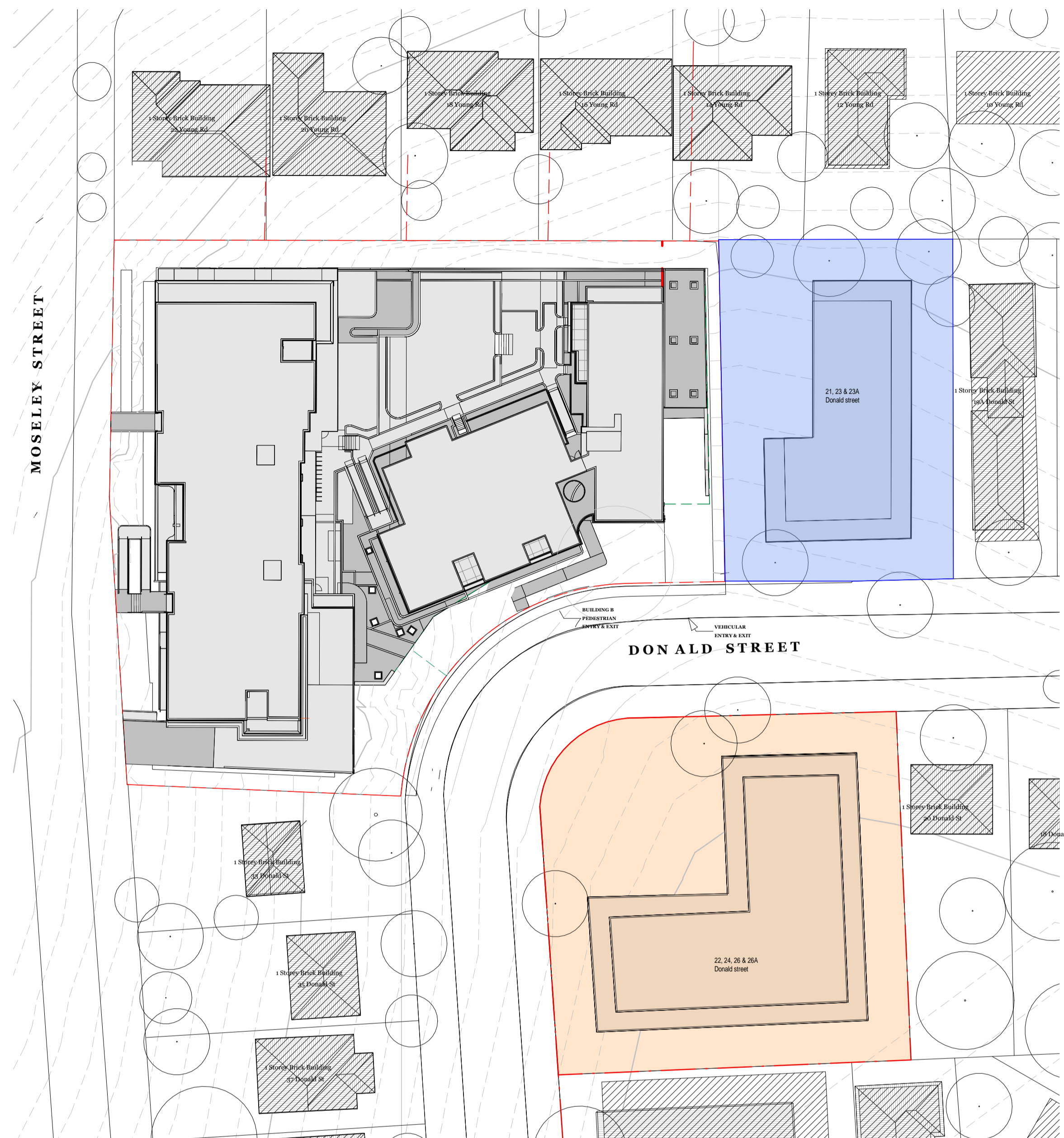
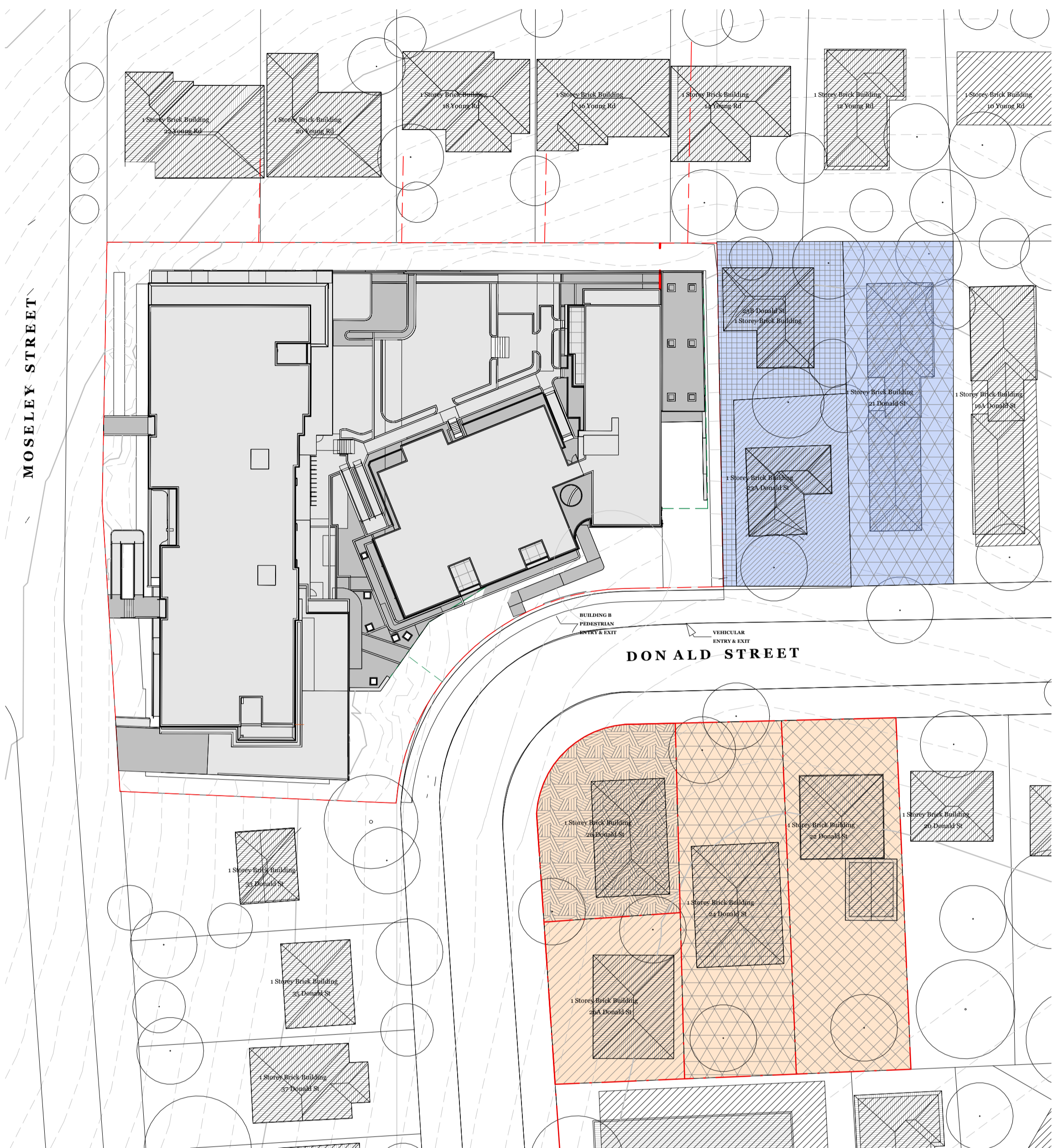
Scale 1 : 500



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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



**1** EXISTING SITE MAP  
1 : 500

**2** PROPOSED CONTEXTURAL MASSING STUDY - OPTION 1  
1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m <sup>2</sup> )	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m <sup>2</sup> )	GFA (m <sup>2</sup> ) + 30%	BEA (m <sup>2</sup> )
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<sup>2</sup>) BASED ON RATION OF 0.75 : 1

CONTEXTURAL MASSING STUDY - OPTION 1

SITE ADDRESS:	SITE AREA (m <sup>2</sup> )	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m <sup>2</sup> )	GFA (m <sup>2</sup> ) + 30%	BEA (m <sup>2</sup> )	N <sup>o</sup> 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<sup>2</sup>) 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



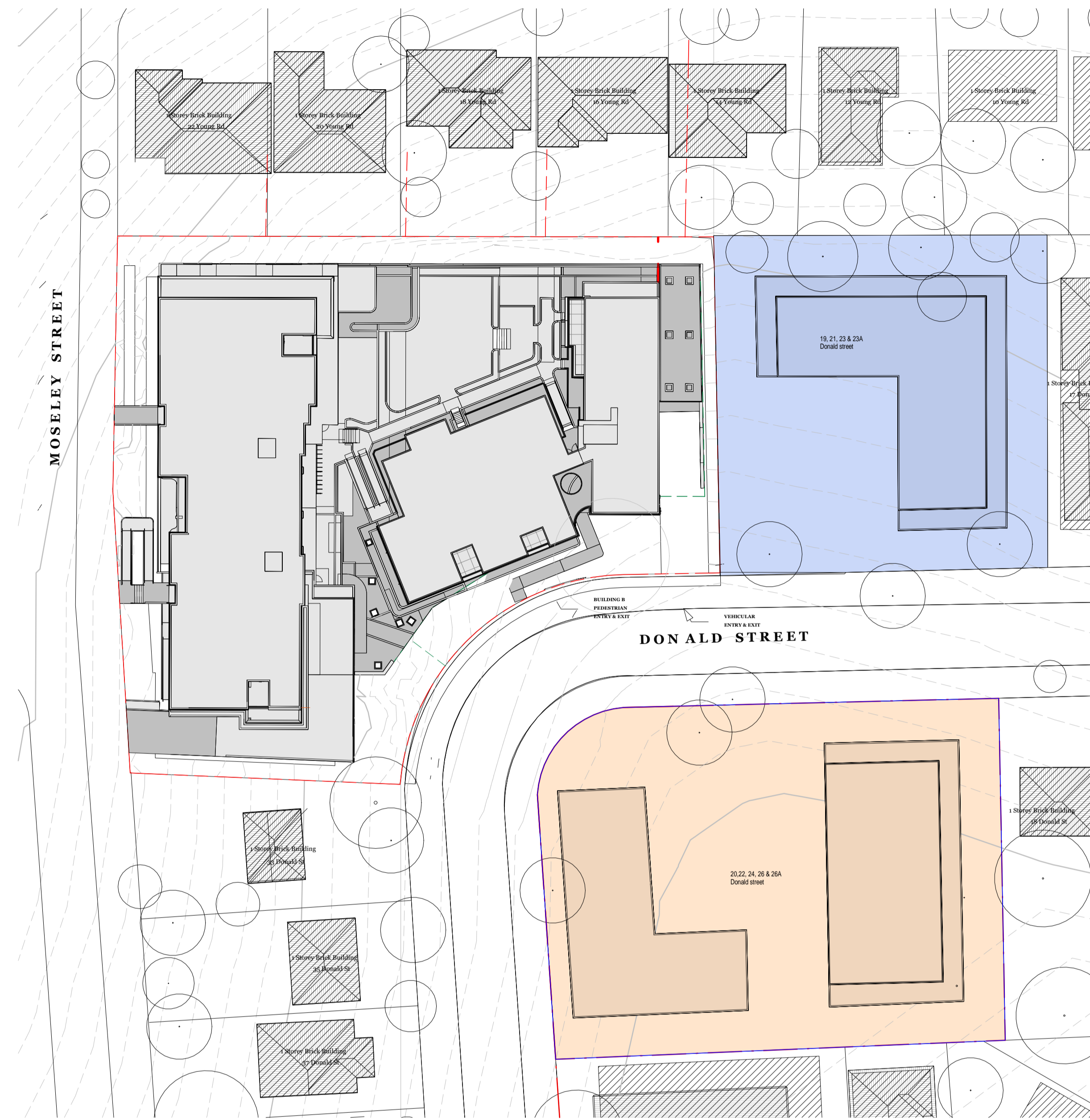
**CLIENT:**  
**CAPTAG INVESTMENTS PTY LTD**  
**PROJECT:**  
**BLOSSOM**  
15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

**DRAWING TITLE:**  
CONTEXTURAL MASSING STUDY - OPTION 1  
**DATE:** DECEMBER 2026  
**SCALE:** 1 : 500  
**DRAWING No.:** SSD 610  
**REV:** 2  
**PROJECT NO.:** 23002

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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



**1** EXISTING SITE MAP  
1 : 500

**2** PROPOSED CONTEXTURAL MASSING STUDY - OPTION 2  
1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m <sup>2</sup> )	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m <sup>2</sup> )	GFA (m <sup>2</sup> ) + 30%	BEA (m <sup>2</sup> )
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<sup>2</sup>) BASED ON RATION OF 0.75 : 1

CONTEXTURAL MASSING STUDY - OPTION 2

SITE ADDRESS:	SITE AREA (m <sup>2</sup> )	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m <sup>2</sup> )	GFA (m <sup>2</sup> ) + 30%	BEA (m <sup>2</sup> )	N <sup>o</sup> 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<sup>2</sup>) BASED ON RATION OF 0.75 : 1

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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



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: DECEMBER 2026

SCALE: 1 : 500

DRAWING No: SSD 611

DRAWN BY: FT

PROJECT NO: 23002

REV: 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



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



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 9am

DATE:  
DECEMBER 2026

SCALE:

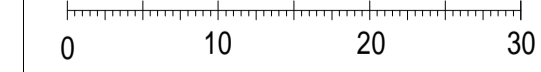
DRAWING No:  
SSD 612

DRAWN BY:  
FT

PROJECT NO:  
23002

REV:  
2

Scale 1 : 500



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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



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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**CAPTAG INVESTMENTS PTY LTD**

**PROJECT:**

**BLOSSOM**

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

**DRAWING TITLE:**

SUN-EYE DIAGRAM 10am

**DATE:**

DECEMBER 2026

**DRAWN BY:**

FT

**SCALE:**

PROJECT NO:  
23002

**DRAWING No:**

SSD 613

**REV:**

2

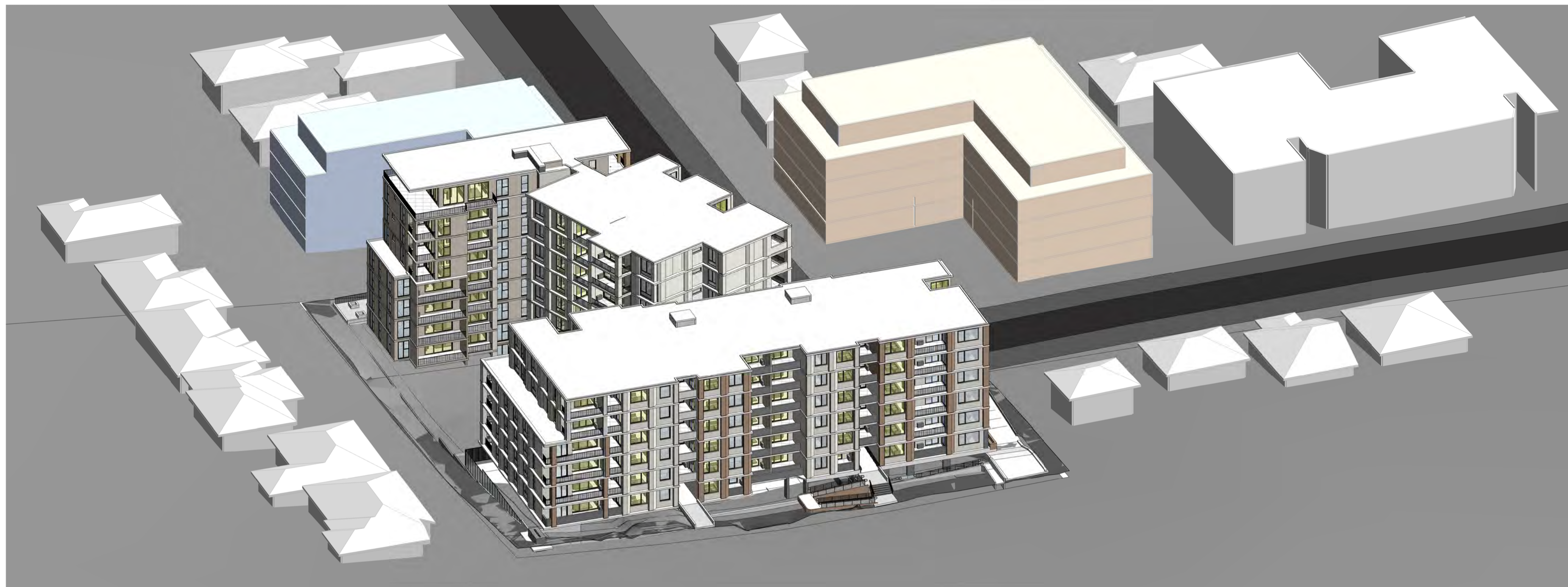
Scale 1 : 500



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

FOR APPROVAL

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



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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ALL LEVELS INDICATED TAKEN TO AUSTRALIAN HEIGHT DATUM  
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ALL MATERIALS & CONSTRUCTION TO COMPLY TO AS 3700 FLASHINGS & DPM'S TO COMPLY TO AS 2670, AS 2694 WALLS THE INSTALLATION TO COMPLY TO AS 2599.1 & 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 HRMSAY SURVEYS, JOB REF 9338, DATED 05/10/2023



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**BLOSSOM**

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

**DRAWING TITLE:**  
SUN-EYE DIAGRAM 11am

**DATE:** DECEMBER 2026  
**SCALE:**  
**DRAWING No.:** SSD 614  
**REV:** 2

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

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

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

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**PROJECT:**  
**BLOSSOM**

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

**DRAWING TITLE:**  
SUN-EYE DIAGRAM 12pm

**DATE:**  
DECEMBER 2026

**SCALE:**

**DRAWING No.:**  
SSD 615

**REV:**  
2

**PROJECT NO.:**  
23002

**DRAWN BY:**  
FT

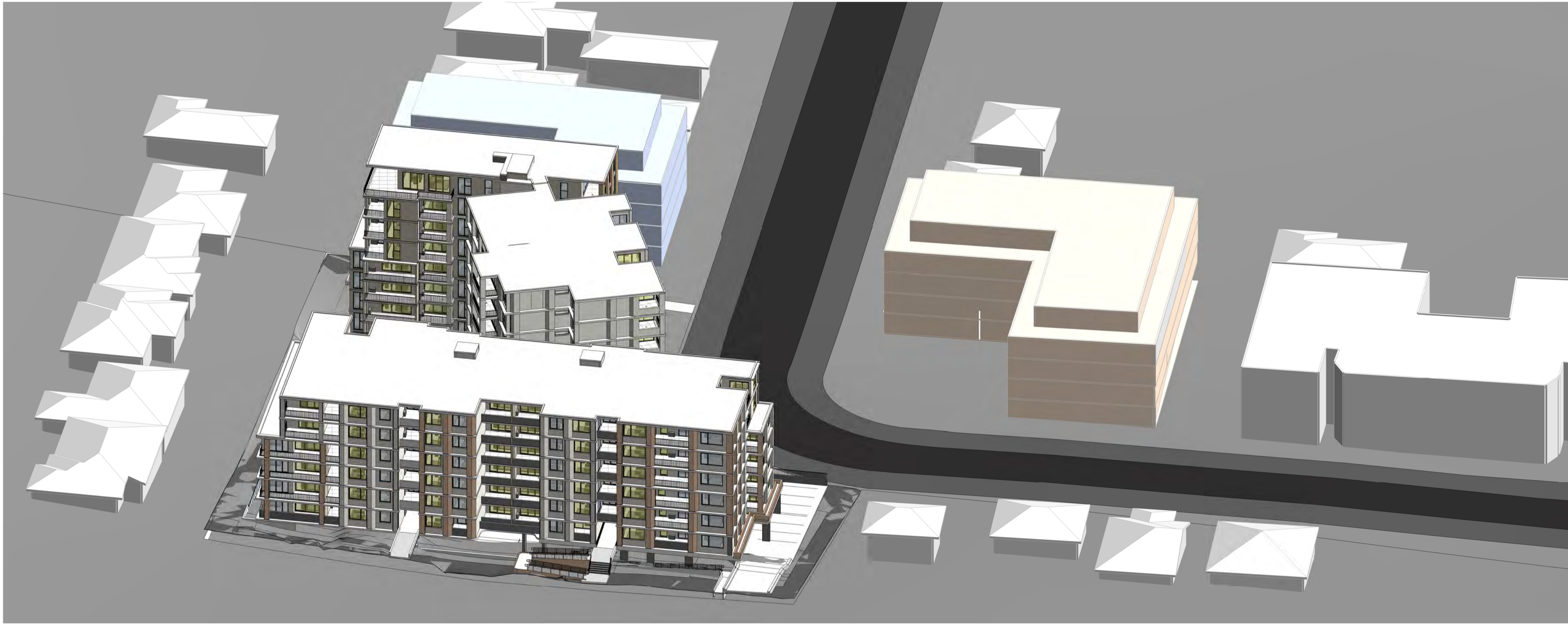
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Rev	Date	Description	BY
2	03.02.26	ADDITIONAL INFORMATION ADDED	FT
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2 SUN-EYE 1pm - 21st JUNE  
Solar impact potential building - option 1



1 SUN-EYE 1pm - 21st JUNE  
Solar impact potential building - option 2



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WALL TILE INSTALLATION TO COMPLY TO AS 2261.1 & BCA REQ.  
SARKING INSTALLATION TO COMPLY TO AS 4200.2  
TCSI INSTALLATION TO COMPLY TO AS1428.4  
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15a-15b Moseley St & 25-31 Donald St, Carlingford, NSW 2118

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

**DATE:** DECEMBER 2026  
**SCALE:**  
**DRAWING No.:** SSD 616

**DRAWN BY:** FT  
**PROJECT NO.:** 23002  
**REV.:** 2

Scale 1 : 500  
0 10 20 30

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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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SUN-EYE DIAGRAM 2pm

DATE: DECEMBER 2026  
SCALE:  
DRAWING No: SSD 617  
REV: 2

DRAWN BY: FT  
PROJECT NO: 23002

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0 10 20 30

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2 SUN-EYE 3pm - 21st JUNE  
Solar impact potential building - option 1



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Solar impact potential building - option 2

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BLOSSOM

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

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

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

Scale 1 : 500  
0 10 20 30

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