



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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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:

CONTEXTUAL VIEW POINTS

DATE:
DECEMBER 2025

SCALE:

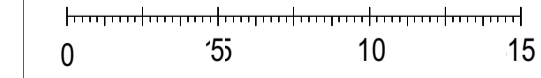
DRAWING No:
SSD 700

DRAWN BY:
Author

PROJECT NO:
23002

REV:
1

Scale 1 : 250

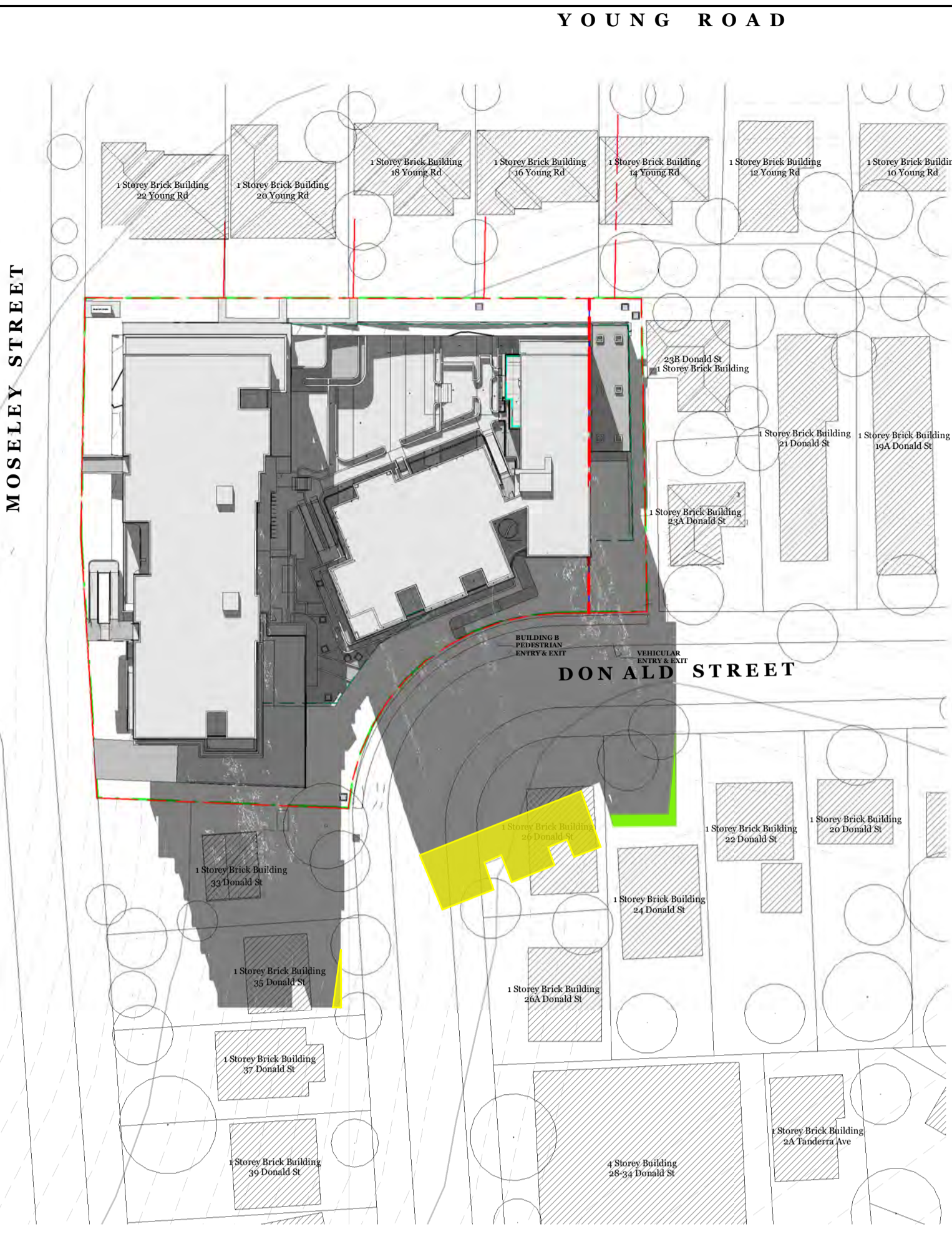


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FOR APPROVAL

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.Areview115a & 15b Moseley Street Carlingford - Context - R23-0426 - 22.75.rvt

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

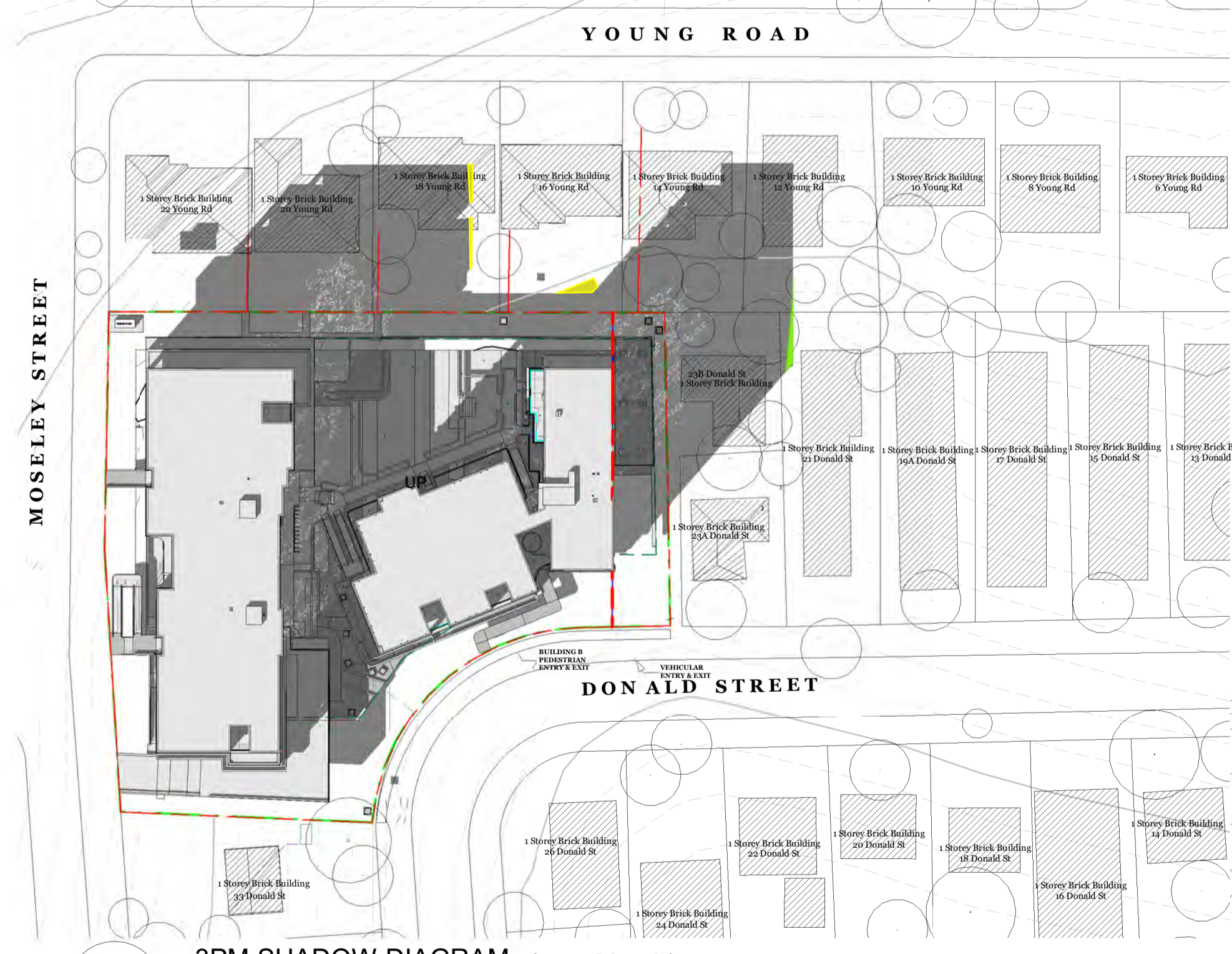
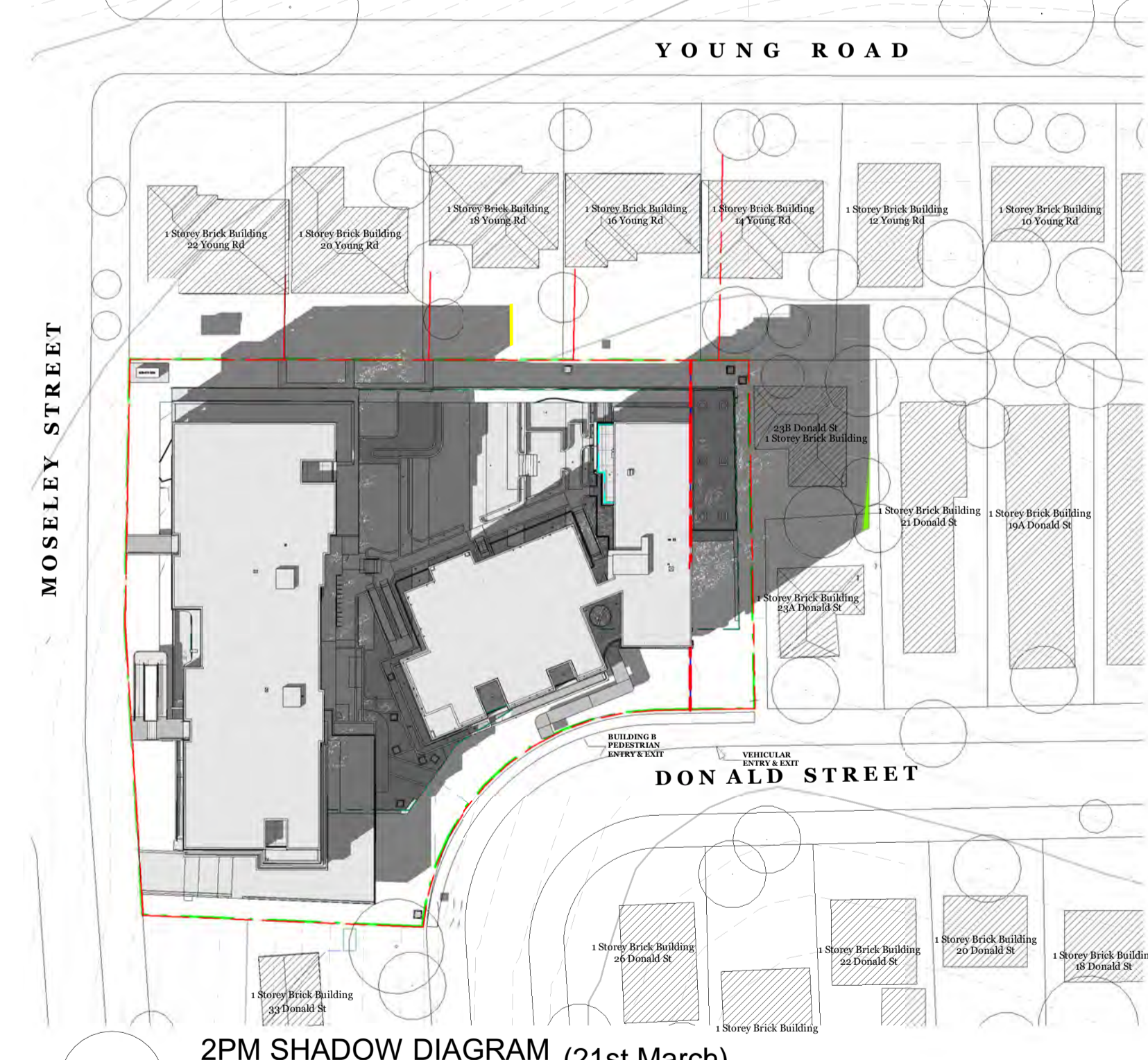
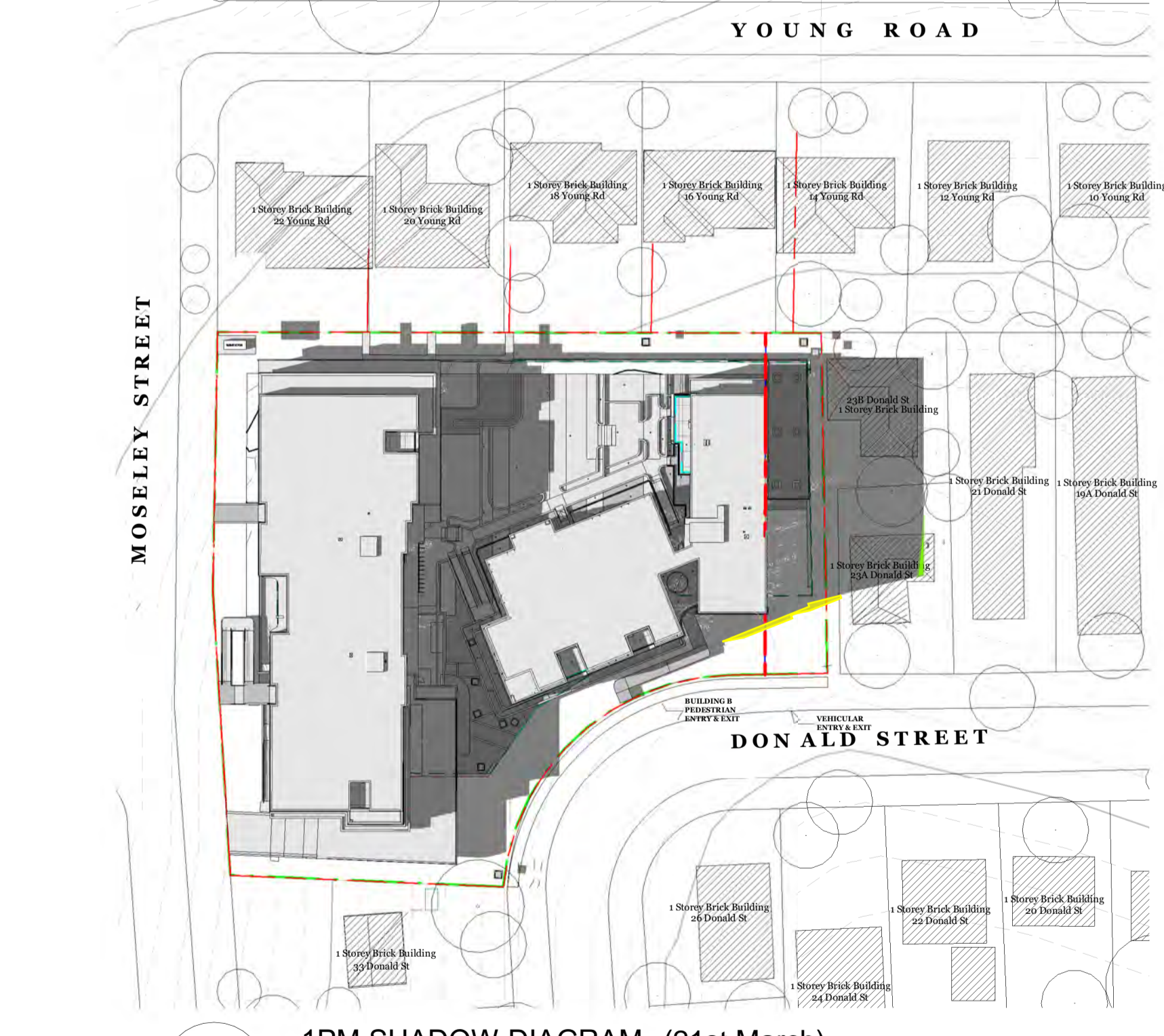


1 9AM SHADOW DIAGRAM (21st March)
1 : 750

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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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:
SHADOW ANALYSIS (MARCH)

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

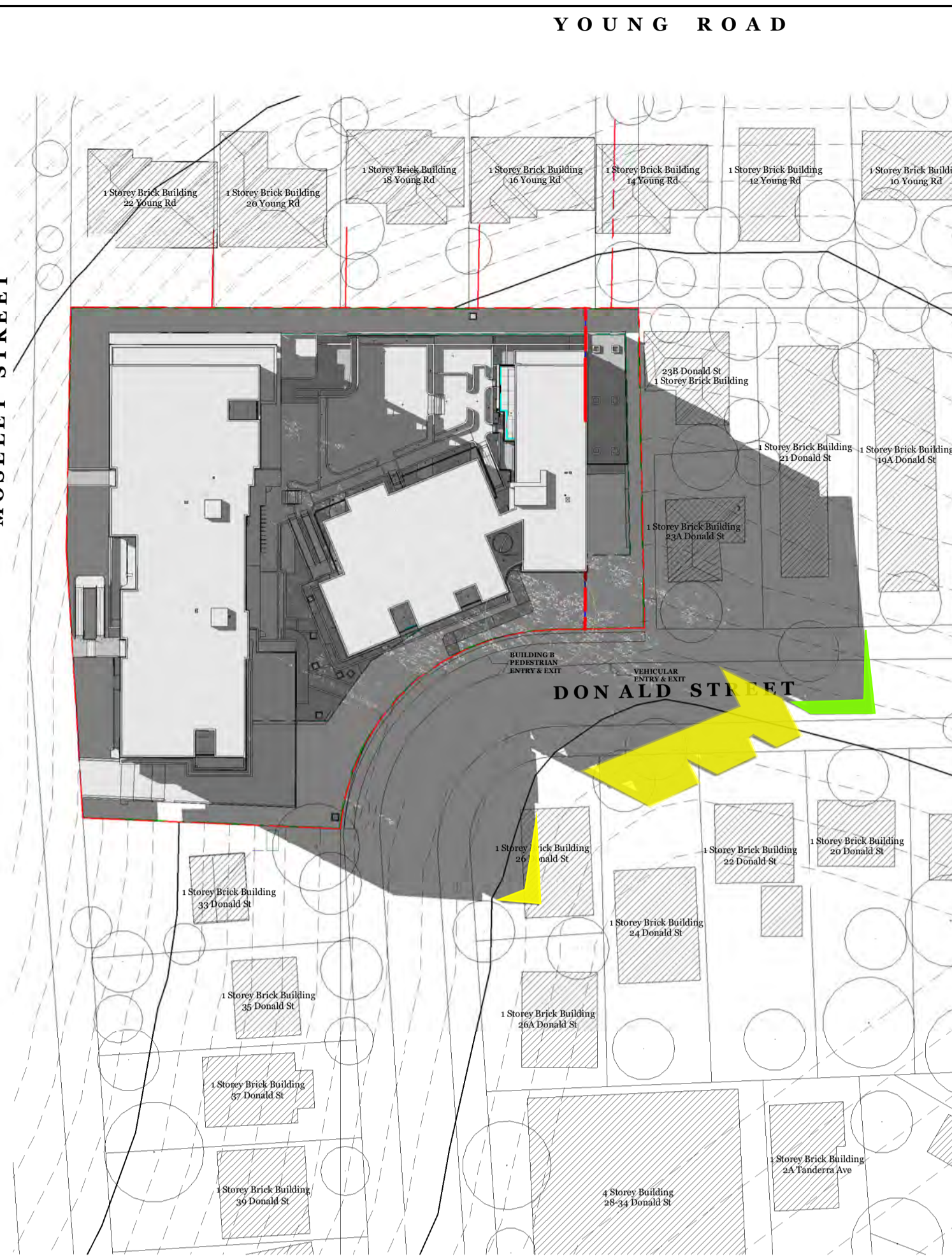
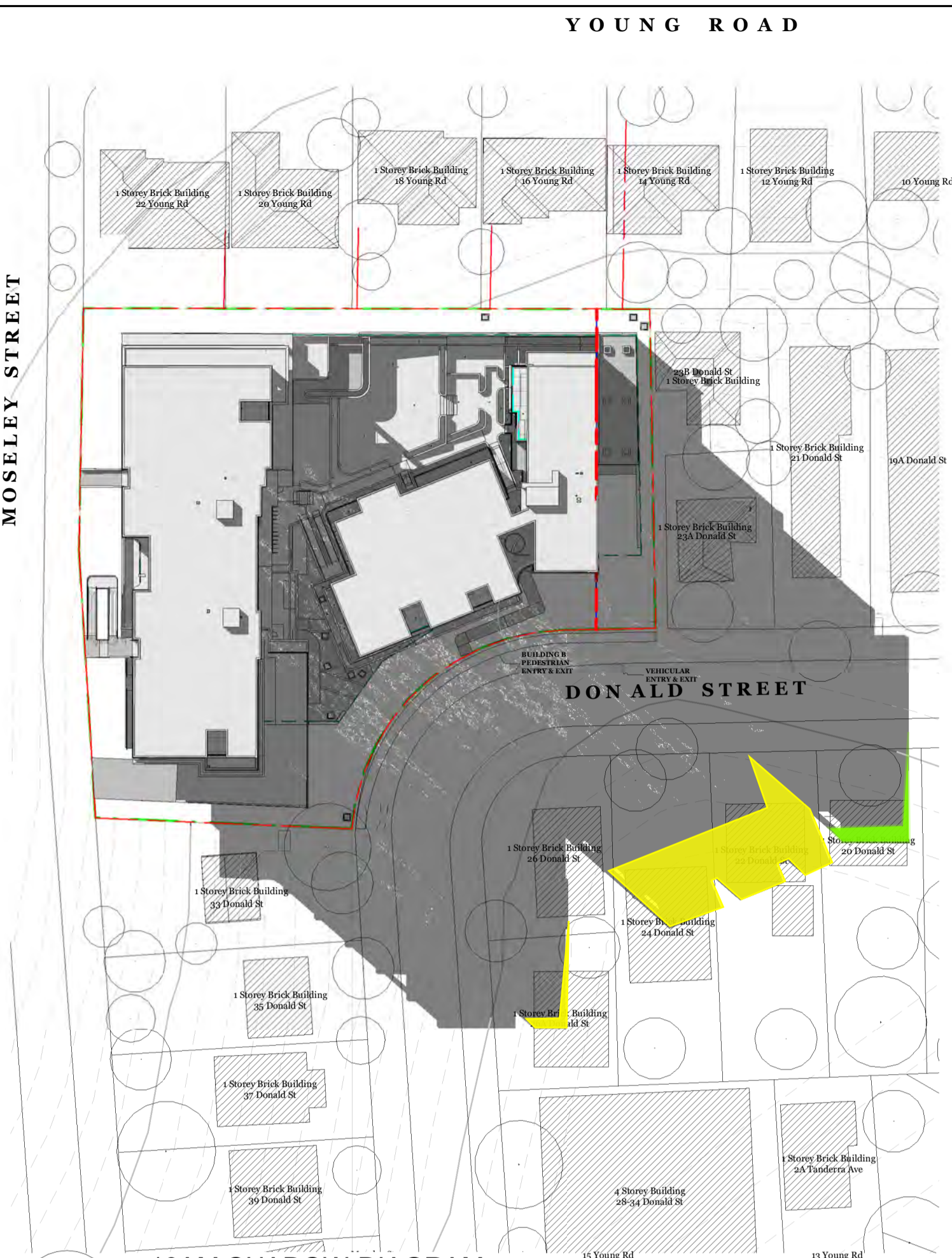
Scale 1 : 750

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FOR APPROVAL

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

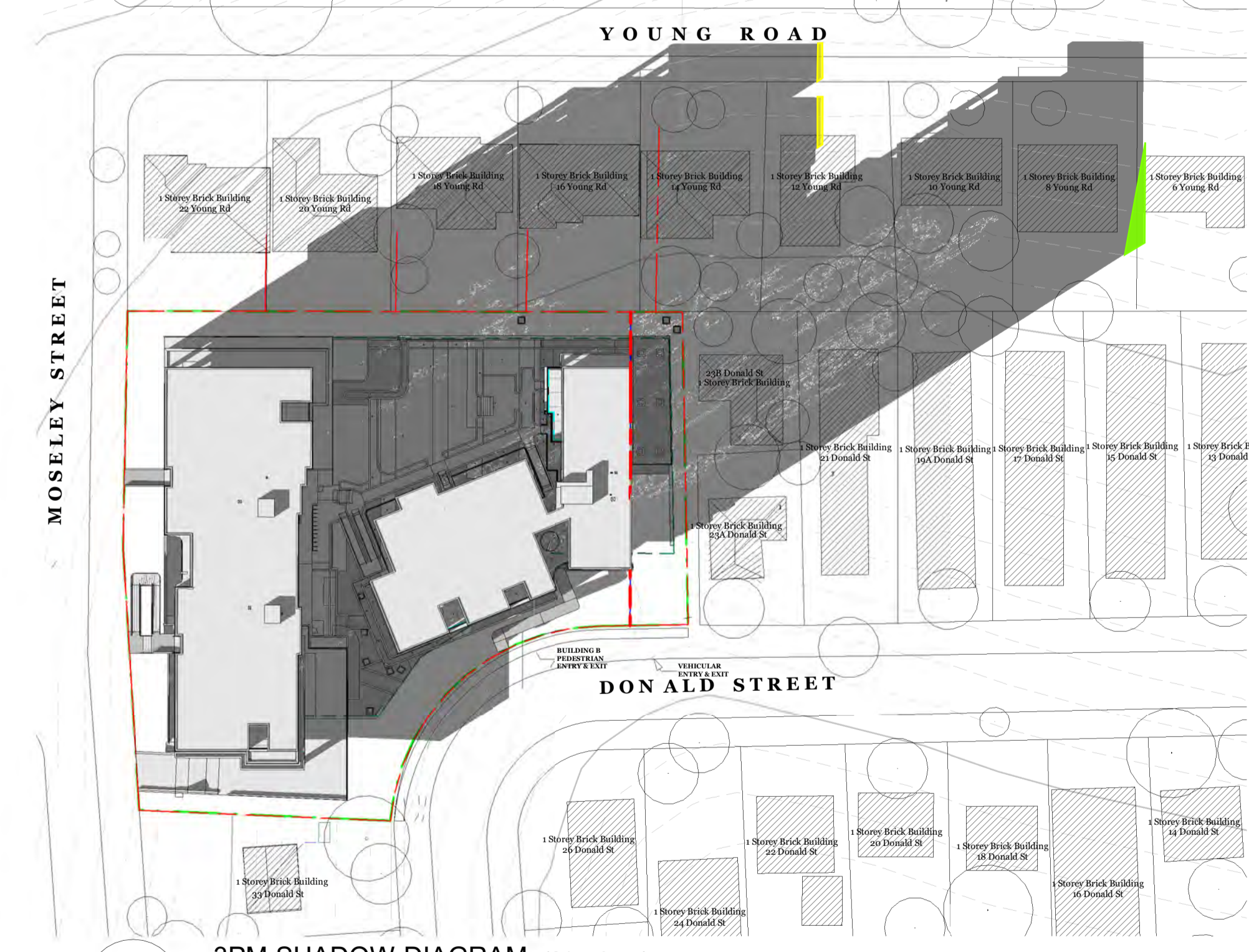
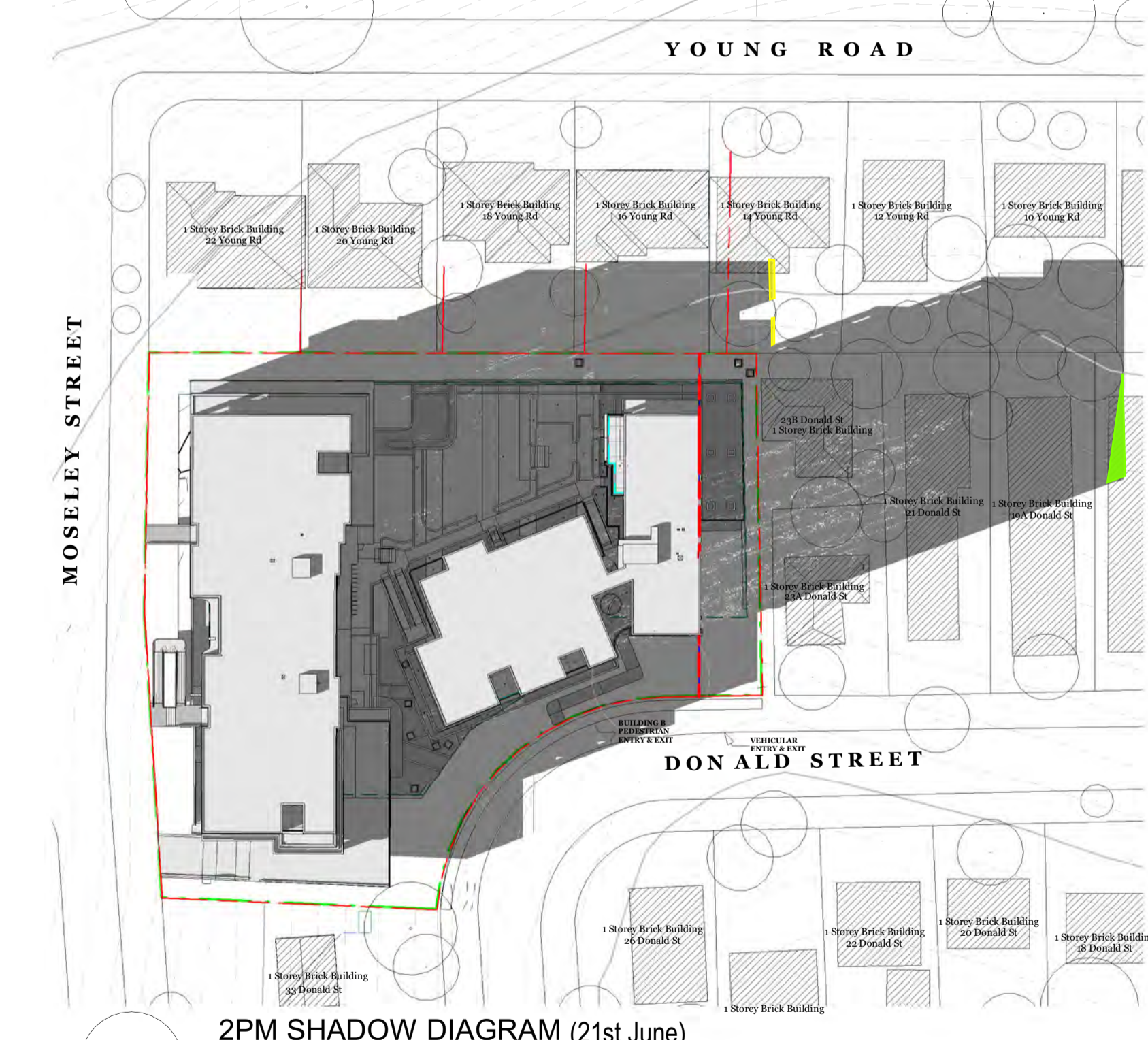


1 9AM SHADOW DIAGRAM (21st June)
1 : 750

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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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

SURVEY BY HRAMSAYS 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:
SHADOW ANALYSIS (JUNE)

DATE: DECEMBER 2025

SCALE: 1 : 750

DRAWING No: SSD 702

REV: 1

DRAWN BY: FT

PROJECT NO: 23002

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

FOR APPROVAL

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

17/11/2025 12:09:00

A1

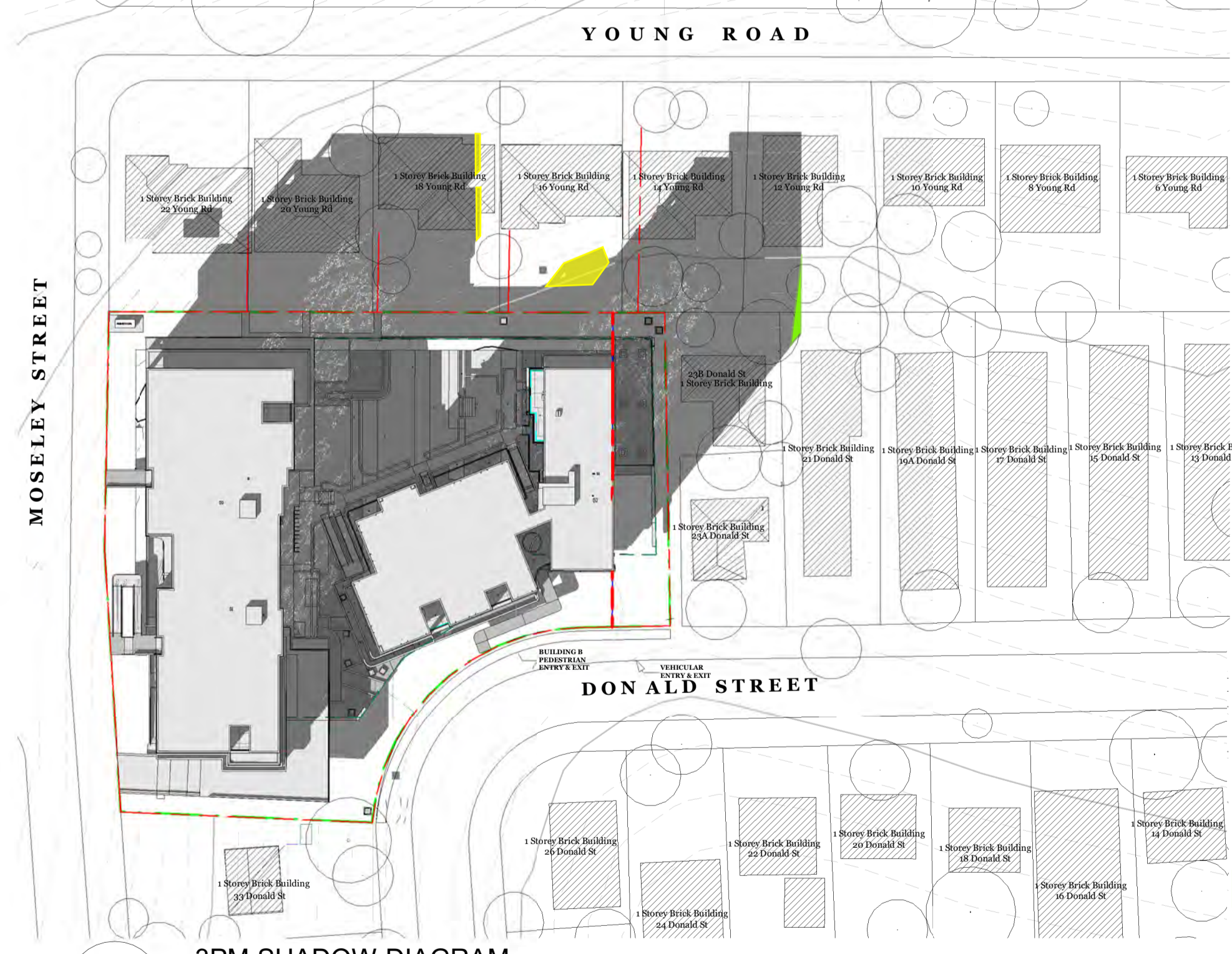
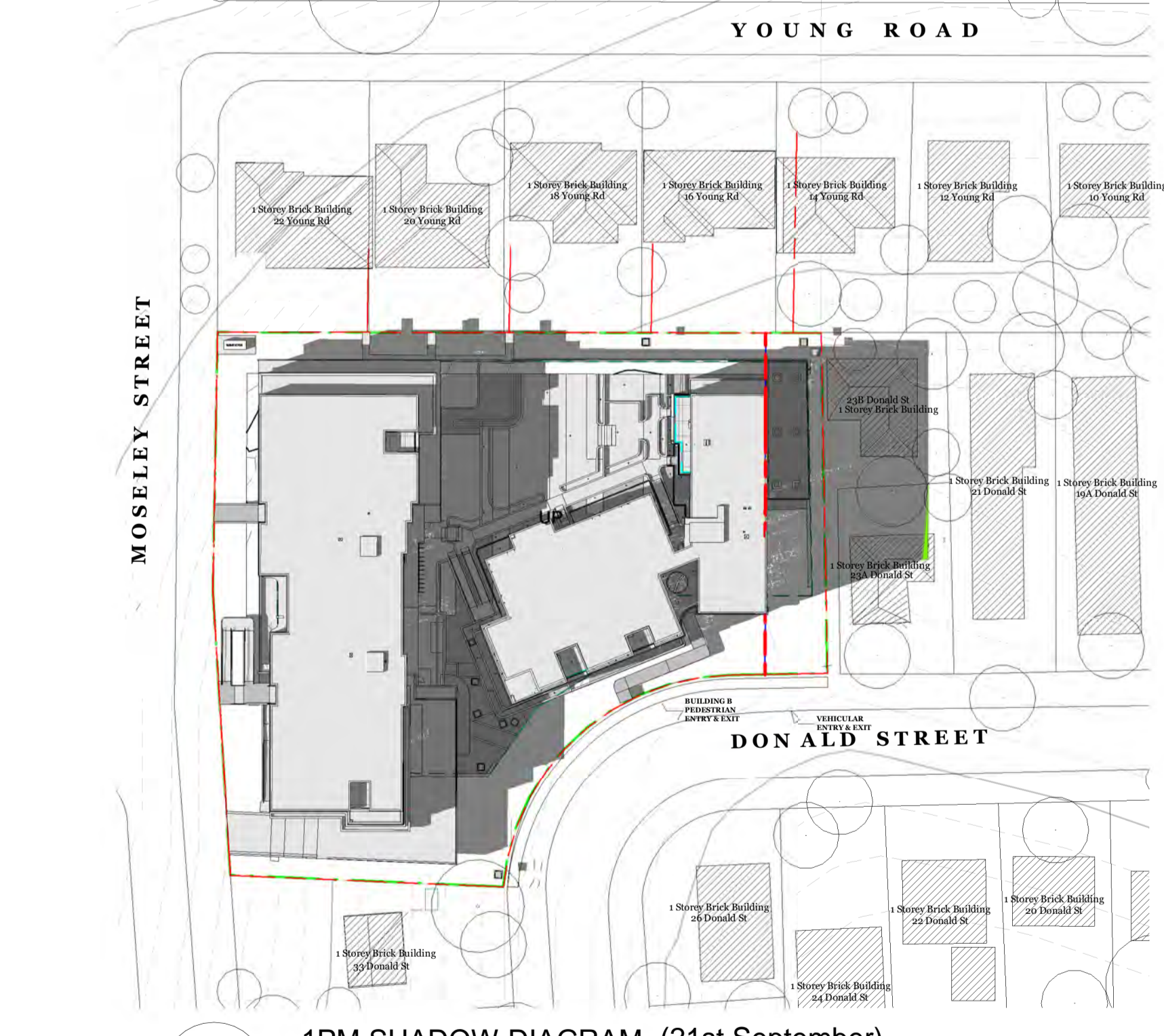


1 9AM SHADOW DIAGRAM (21st September)
1 : 750

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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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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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:
DECEMBER 2025

SCALE:
1 : 750

DRAWING No.:
SSD 703

REV:
1

PROJECT NO.:
23002

FT

Scale 1 : 750

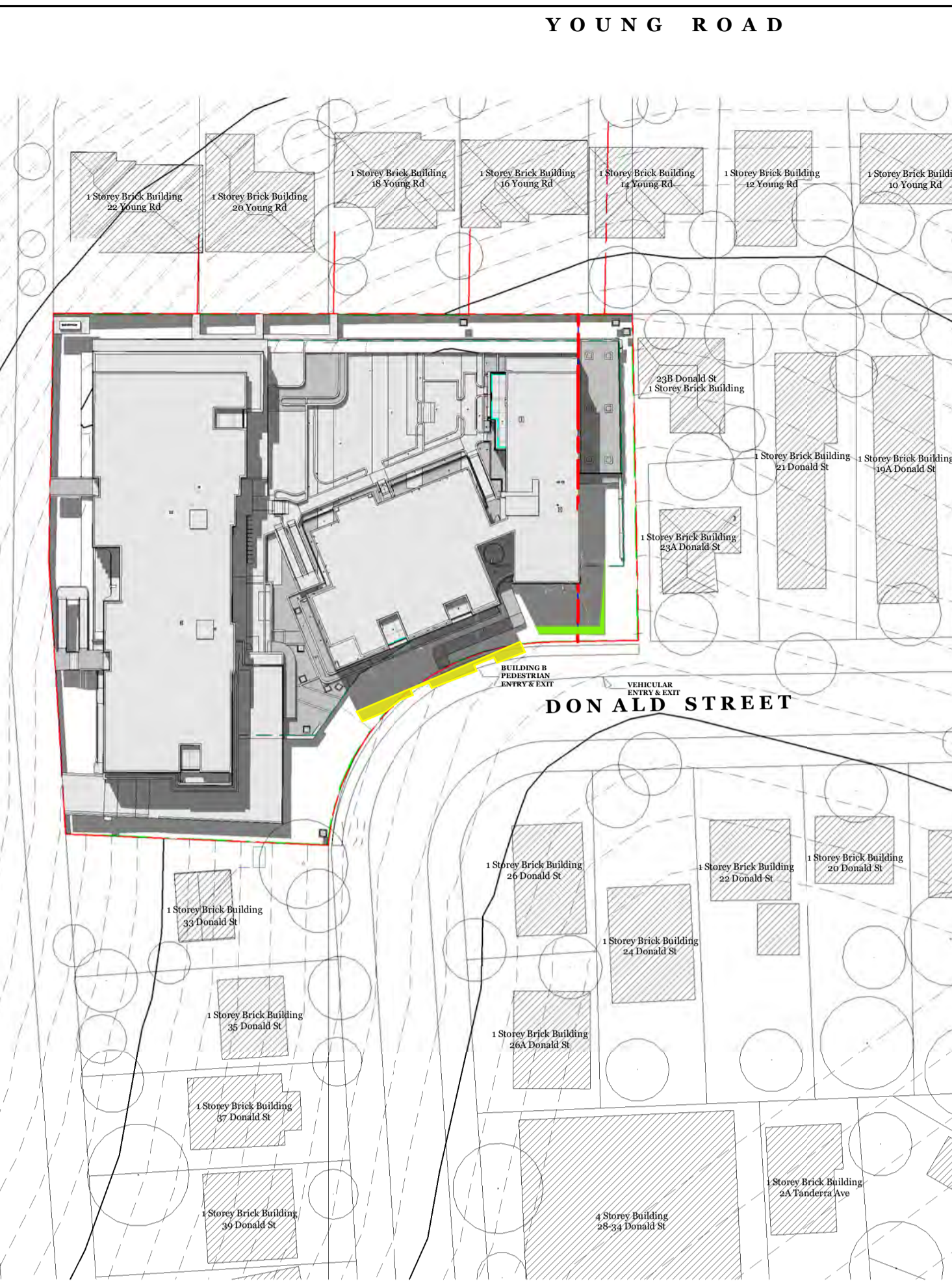
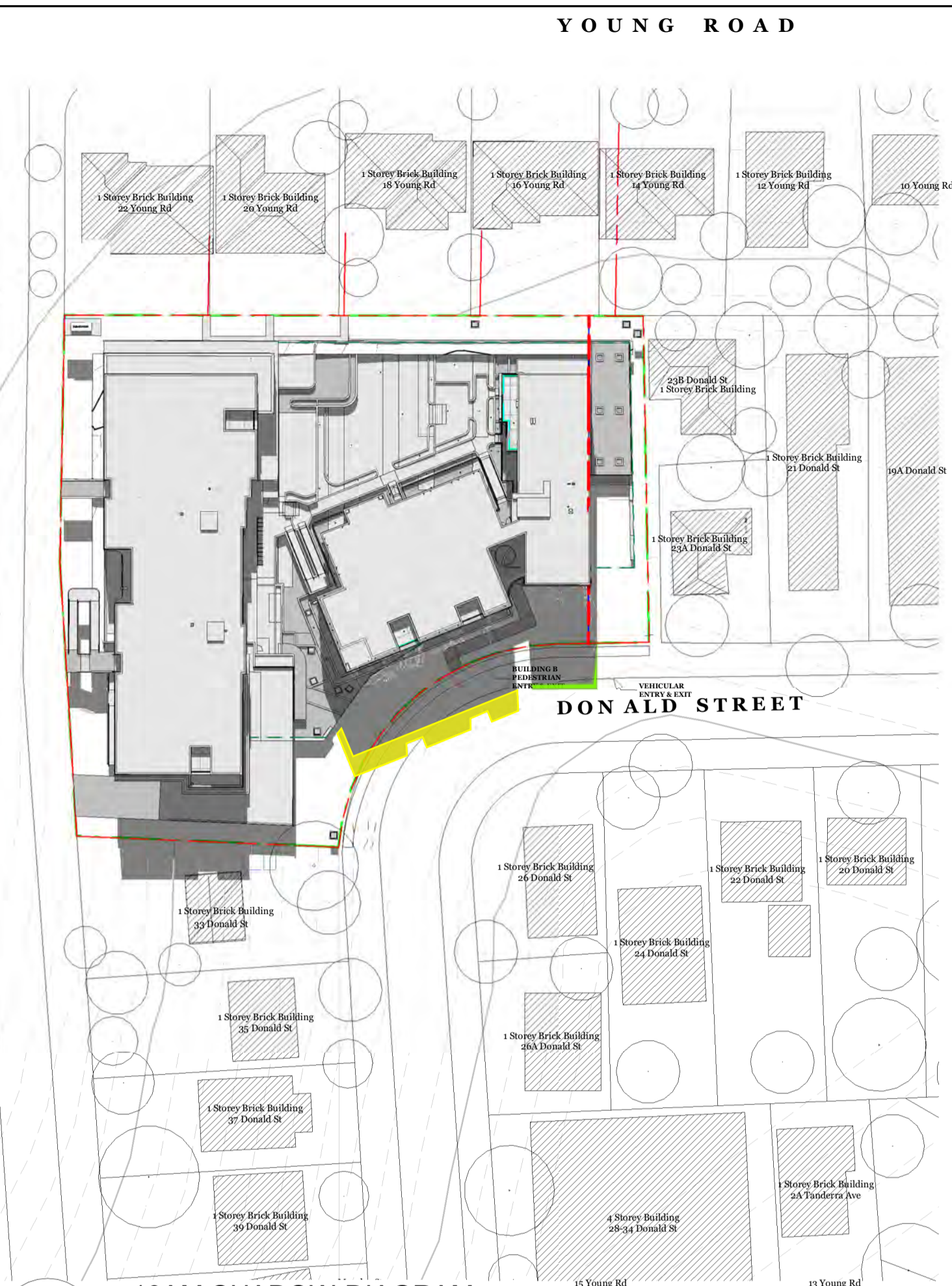
0 15 30 45

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

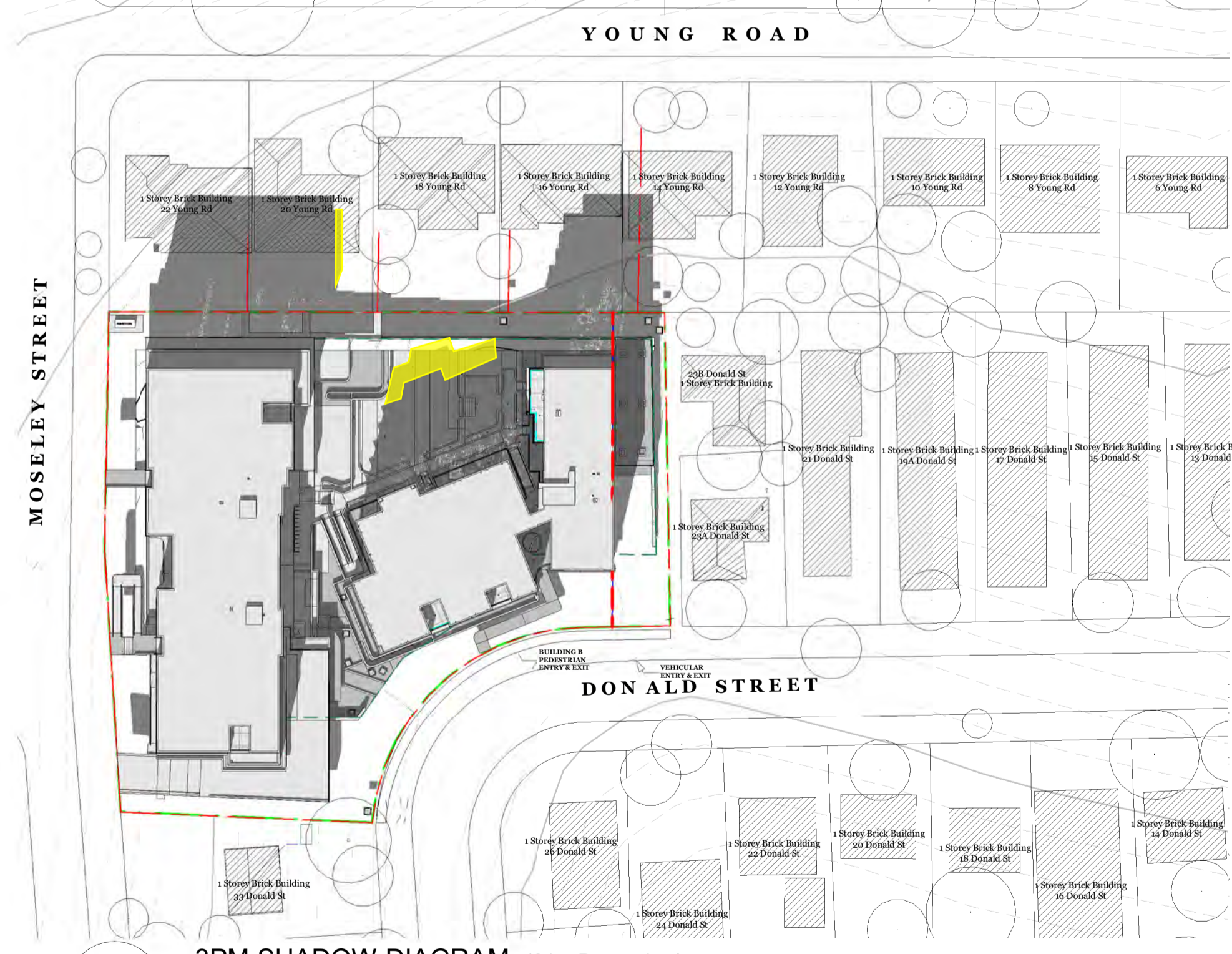
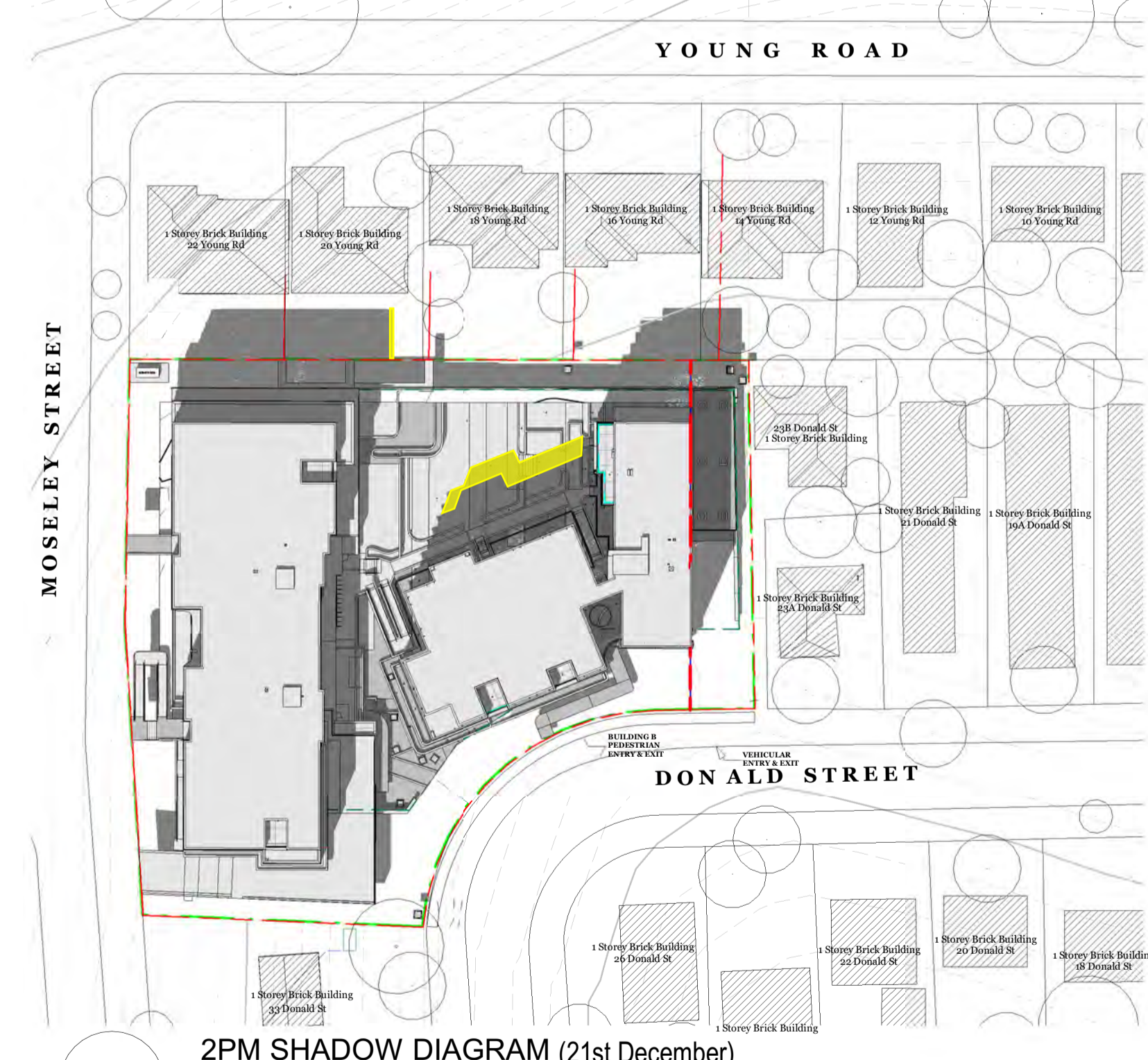
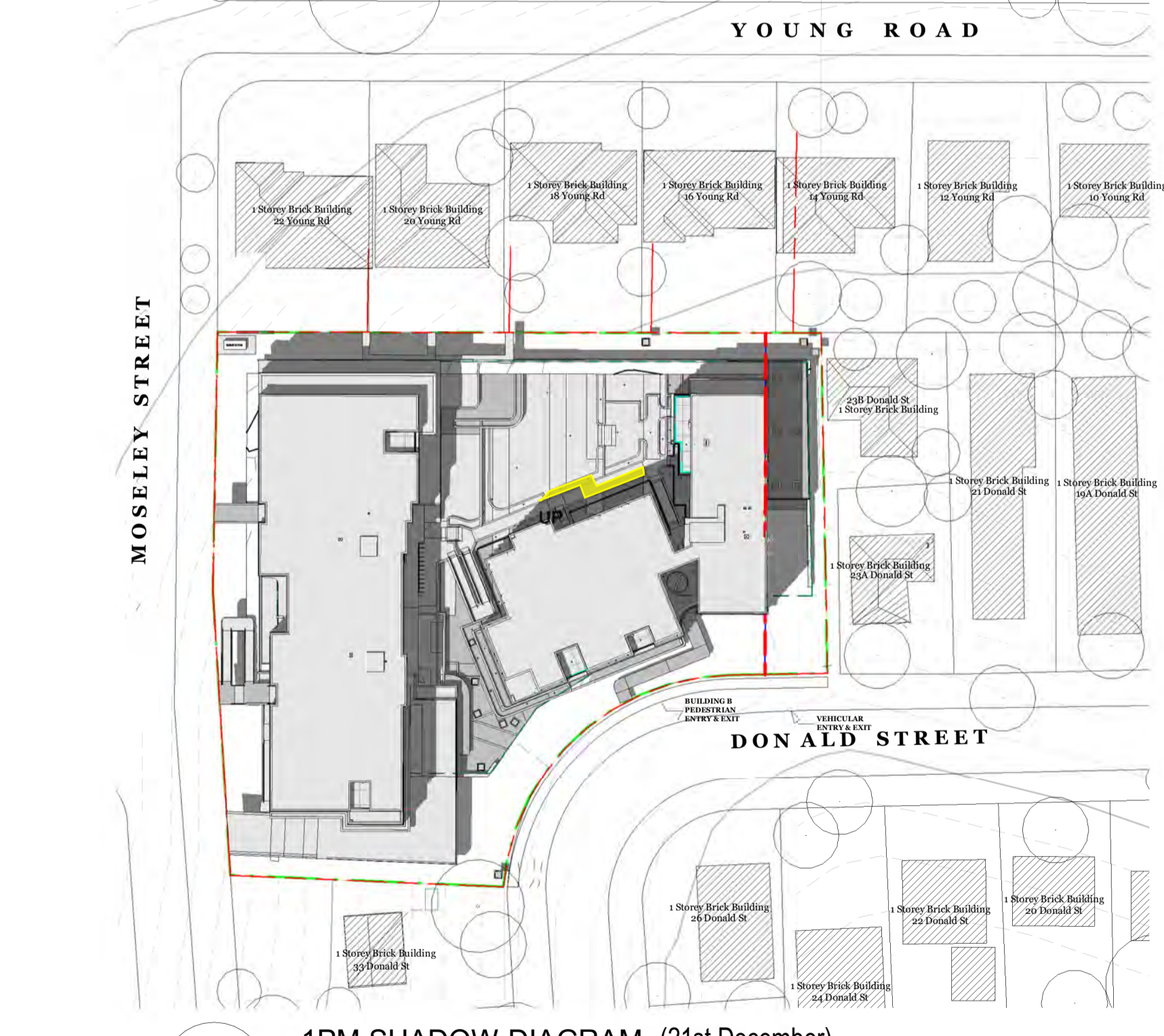


1 9AM SHADOW DIAGRAM (21st December)
1 : 750

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 HRMSAYS 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:
SHADOW ANALYSIS (DECEMBER)

DATE: DECEMBER 2025

SCALE: 1 : 750

DRAWING No.: SSD 704

REV: 1

PROJECT NO.: 23002

FT

Scale 1 : 750

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



1 9AM SHADOW DIAGRAM (1st 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



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

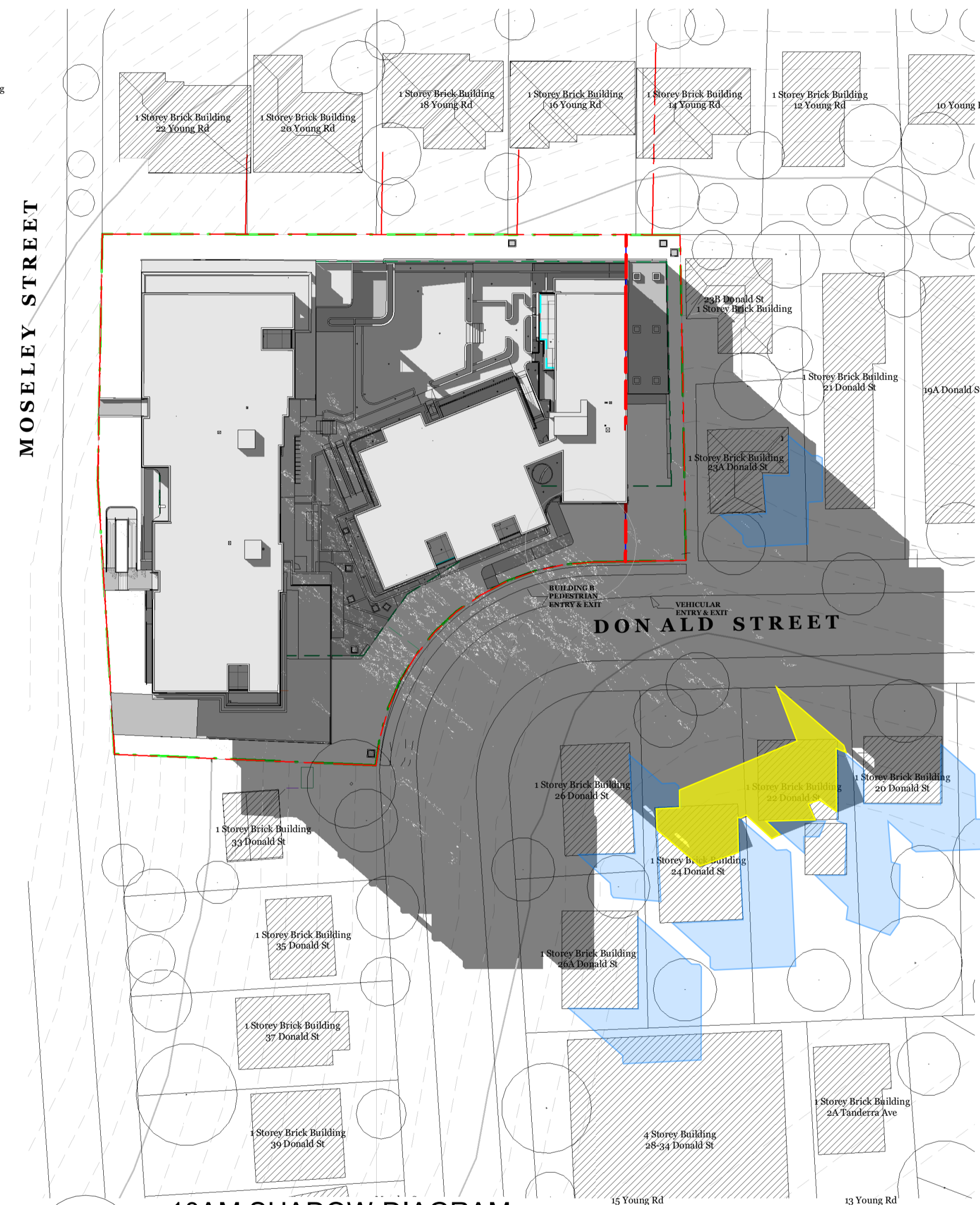
Scale 1 : 250

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



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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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:
SHADOW ANALYSIS (JUNE) 10am

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

Scale 1 : 250
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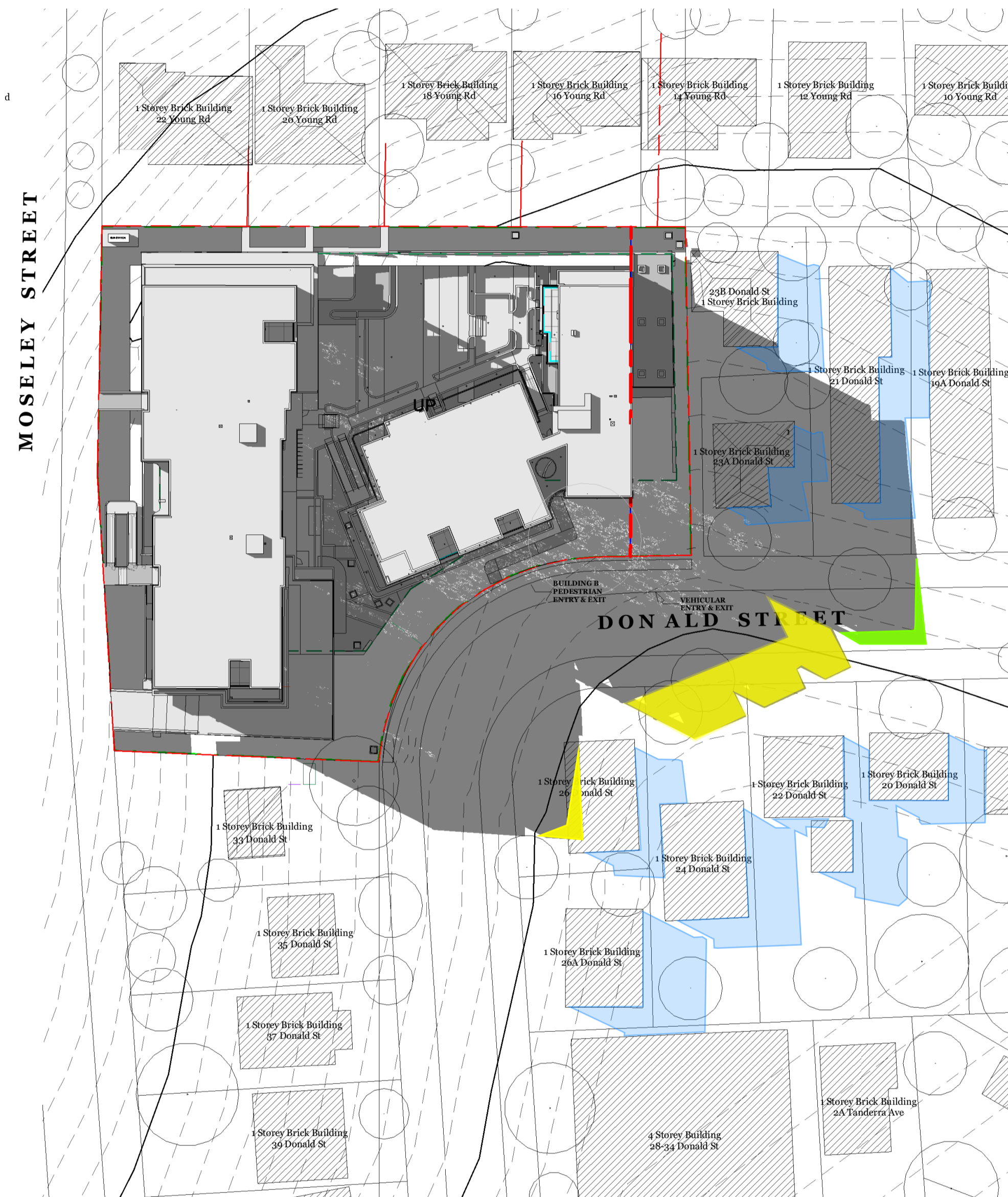
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FOR APPROVAL

C:\Users\User\OneDrive\15a & 15b Moseley Street, Carlingford\SSDI\ARCHITECTURAL\22.75m Height limit\25.10.31 - 22.75 height - 2 levels reduced in stage 2 - cos removed in B.Arev115a & 15b Moseley Street Carlingford - Centre - R53-65b - 22.75m.rvt

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

YOUNG ROAD



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

GENERAL NOTES:

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WATERPROOFING TO WET AREAS TO BCA REQ & AS 3740

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



CLIENT:
CAPTAG INVESTMENTS PTY LTD

PROJECT:
BLOSSOM

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

DRAWING TITLE: 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

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FOR APPROVAL

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



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

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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:

SHADOW ANALYSIS (JUNE) 12pm

DATE:
DECEMBER 2025

SCALE:

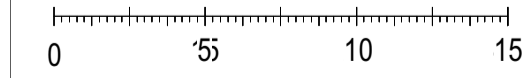
DRAWING No:
SSD 708

DRAWN BY:
Author

PROJECT NO:
23002

REV:
1

Scale 1 : 250

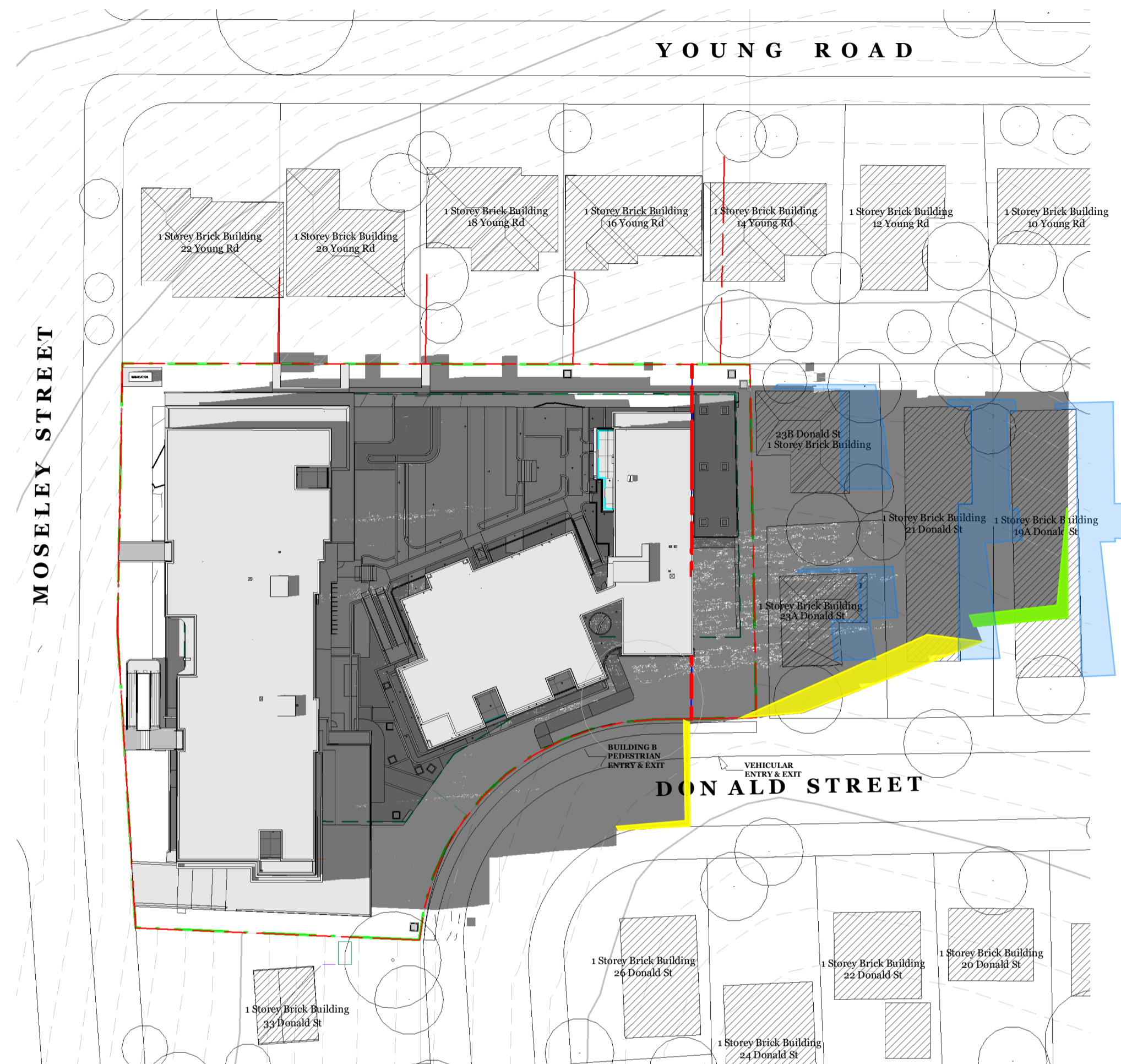


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FOR APPROVAL

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



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

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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:
SHADOW ANALYSIS (JUNE) 13pm

DATE: DECEMBER 2025	SCALE:	DRAWING No.: SSD 709
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	Issued for SSD application only	CX-FT



- 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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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:

SHADOW ANALYSIS (JUNE) 14pm

DATE:
DECEMBER 2025

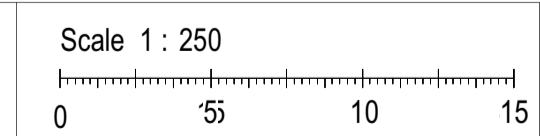
SCALE:

DRAWING No:
SSD 710

DRAWN BY:
Author

PROJECT NO:
23002

REV:
1

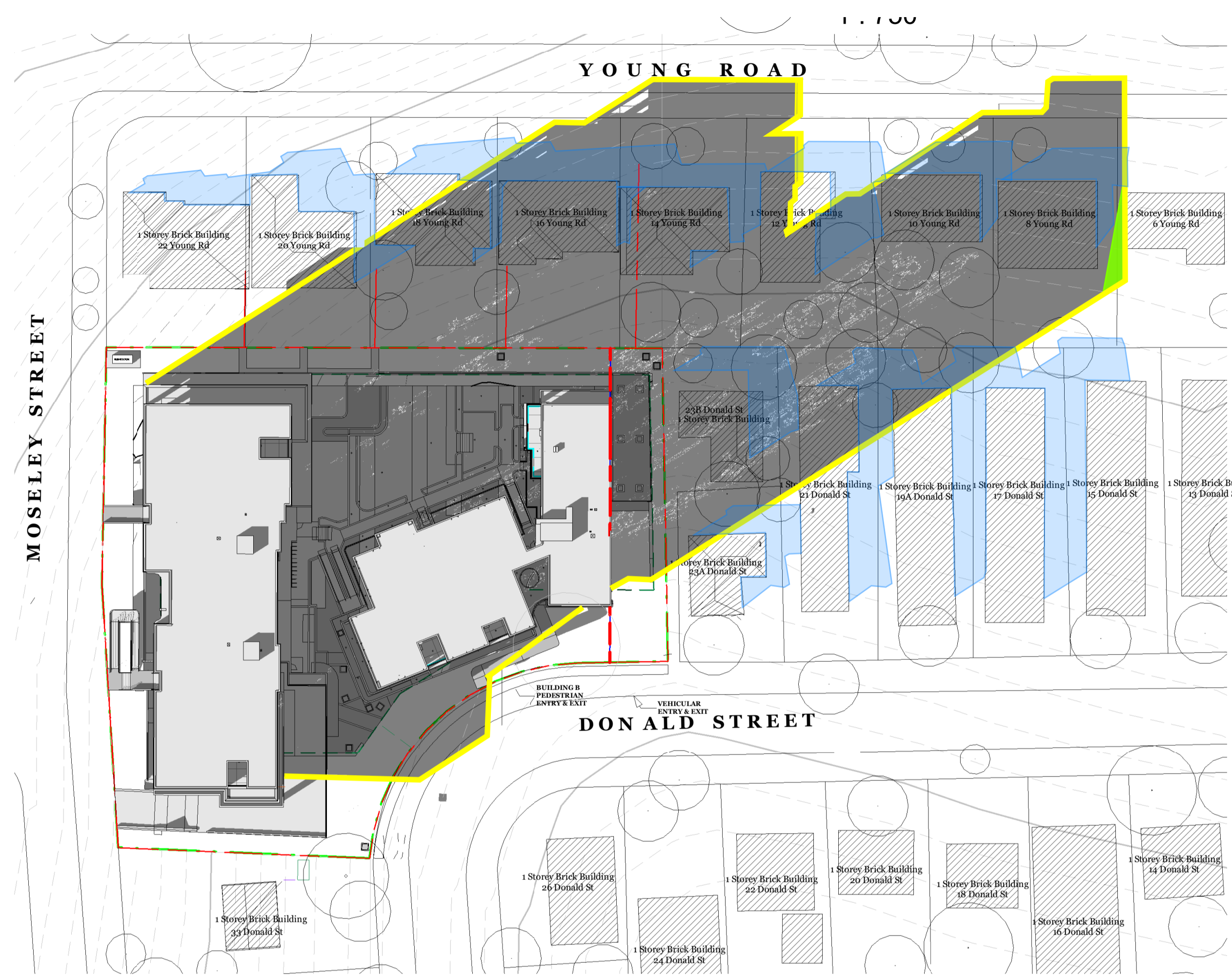


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7

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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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:
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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