



## SIRIUS SITE

2-60 CUMBERLAND STREET, THE ROCKS, SYDNEY

# STATE SIGNIFICANT DEVELOPMENT APPLICATION ARCHITECTURAL DRAWINGS

03 MARCH 2020



SSDA DRAWING LIST

| SHEET NUMBER    | SHEET NAME                               | Current Revision<br>Date | Current<br>Revision |
|-----------------|------------------------------------------|--------------------------|---------------------|
| A-00-01         | COVER SHEET                              | 18.09.20                 | 2                   |
| A-00-02         | DRAWING LIST                             | 27.10.20                 | 4                   |
| A-00-03         | LOCAL CONTEXT PLAN                       | 18.09.20                 | 2                   |
| A-00-04         | SITE CONTEXT PLAN                        | 18.09.20                 | 2                   |
| A-00-05         | LOT BOUNDARY / SITE AREA                 | 18.09.20                 | 2                   |
| A-00-06         | EXISTING SITE PLAN                       | 18.09.20                 | 2                   |
| A-00-07         | PROPOSED SITE PLAN                       | 18.09.20                 | 8                   |
| A-00-08         | ENVIRONMENTAL ANALYSIS                   | 18.09.20                 | 2                   |
| A-00-09         | BULK EARTH WORK PLAN                     | 18.09.20                 | 2                   |
| B-10-01         | BASEMENT B2b-B2a                         | 23.10.20                 | 29                  |
| B-10-02         | BASEMENT B1b-B1a                         | 27.10.20                 | 25                  |
| B-10-03         | LEVEL 01-03                              | 23.10.20                 | 18                  |
| B-10-04         | LEVEL 03-05                              | 28.10.20                 | 19                  |
| B-10-05         | LEVEL 05-07                              | 18.09.20                 | 14                  |
| B-10-06         | LEVEL 07-09                              | 18.09.20                 | 13                  |
| B-10-07         | LEVEL 09-11                              | 18.09.20                 | 13                  |
| B-10-08         | LEVEL 11-13                              | 18.09.20                 | 12                  |
| B-10-09         | LEVEL 13-15                              | 18.09.20                 | 12                  |
| B-10-10         | LEVEL 15-17                              | 18.09.20                 | 12                  |
| B-10-11         | LEVEL 18-19                              | 18.09.20                 | 11                  |
| B-10-12         | LEVEL 20-21                              | 18.09.20                 | 11                  |
| B-10-13         | LEVEL 22-23                              | 18.09.20                 | 12                  |
| B-10-14         | LEVEL 24-27                              | 18.09.20                 | 8                   |
| B-10-15         | ROOF PLAN                                | 18.09.20                 | 5                   |
| B-11-61         | DDA APARTMENTS_TYPE 3H AND 3F            | 18.09.20                 | 3                   |
| B-11-62         | LIVABLE APARTMENTS                       | 23.10.20                 | 4                   |
| B-21-01         | BASEMENT B2b-B2a DEMOLITION              | 18.09.20                 | 4                   |
| B-21-02         | BASEMENT B1b-B1a DEMOLITION              | 18.09.20                 | 4                   |
| B-21-03         | LEVEL 01-03 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-04         | LEVEL 03-05 DEMOLITION                   | 23.10.20                 | 5                   |
| B-21-05         | LEVEL 05-07 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-06         | LEVEL 07-09 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-07         | LEVEL 09-11 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-08         | LEVEL 11-13 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-09         | LEVEL 13-15 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-10         | LEVEL 15-17 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-11         | LEVEL 17-19 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-12         | LEVEL 19-21 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-13         | LEVEL 21-23 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-14         | LEVEL 23-24 DEMOLITION                   | 18.09.20                 | 4                   |
| B-21-15         | LEVEL 24-25 & PLANT DEMOLITION           | 18.09.20                 | 4                   |
| B-31-01         | DEMOLITION_ EAST AND WEST ELEVATIONS     | 23.10.20                 | 5                   |
| B-31-02         | DEMOLITION_ NORTH AND SOUTH ELEVATIONS   | 18.09.20                 | 4                   |
| C-10-00         | EAST & WEST ELEVATIONS - STREETSCAPE     | 23.10.20                 | 9                   |
| C-10-01         | EAST & WEST ELEVATIONS - SIRIUS BUILDING | 23.10.20                 | 8                   |
| C-10-02         | NORTH & SOUTH ELEVATIONS - OVERALL       | 18.09.20                 | 6                   |
| C-10-03         | NORTH & SOUTH ELEVATIONS - SIRIUS TOWER  | 18.09.20                 | 6                   |
| C-10-04         | EAST & WEST ELEVATIONS - CUMBERLAND BLDG | 18.09.20                 | 4                   |
| C-10-05         | MATERIAL BOARD                           | 18.09.20                 | 2                   |
| C-11-01         | TYPICAL FACADE DETAILS - WEST ELEVATION  | 18.09.20                 | 1                   |
| C-11-02         | TYPICAL FACADE DETAILS - NORTH ELEVATION | 18.09.20                 | 1                   |
| D-10-01         | SECTIONS                                 | 18.09.20                 | 7                   |
| D-10-02         | SECTIONS                                 | 18.09.20                 | 3                   |
| T-30-01         | ADG PART 3B - OVERSHADOW ANALYSIS        | 25.09.20                 | 2                   |
| T-40-01         | ADG PART 4A - SOLAR ANALYSIS             | 18.09.20                 | 2                   |
| T-40-02         | ADG PART 4A - SOLAR ANALYSIS             | 18.09.20                 | 2                   |
| T-40-20         | ADG PART 4B - VENTILATION ANALYSIS       | 23.10.20                 | 3                   |
| T-40-21         | ADG PART 4B - VENTILATION ANALYSIS       | 18.09.20                 | 2                   |
| T-40-22         | ADG PART 4B - VENTILATION ANALYSIS       | 23.10.20                 | 3                   |
| T-40-23         | APARTMENT SCHEDULE / MIX / STORAGE       | 23.10.20                 | 6                   |
| U-10-01         | GFA LEVEL B2b-11                         | 27.10.20                 | 11                  |
| U-10-02         | GFA LEVEL 12-PLANT                       | 18.09.20                 | 9                   |
| U-10-03         | GFA SCHEDULE                             | 27.10.20                 | 11                  |
| Grand total: 63 |                                          |                          |                     |



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| ISSUE | DATE     | FOR                  |
|-------|----------|----------------------|
| 1     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 2     | 17.09.20 | NOT FOR SSDA - DRAFT |
| 3     | 18.09.20 | FOR SSDA             |
| 4     | 27.10.20 | FOR SSDA             |

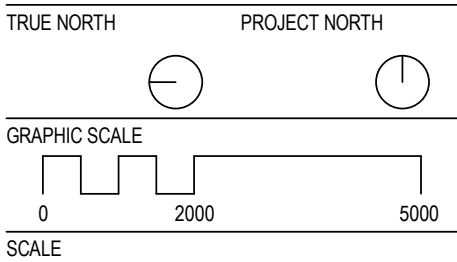
PROJECT MANAGER  
DEDICO DEVELOPMENT SERVICES  
  
CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

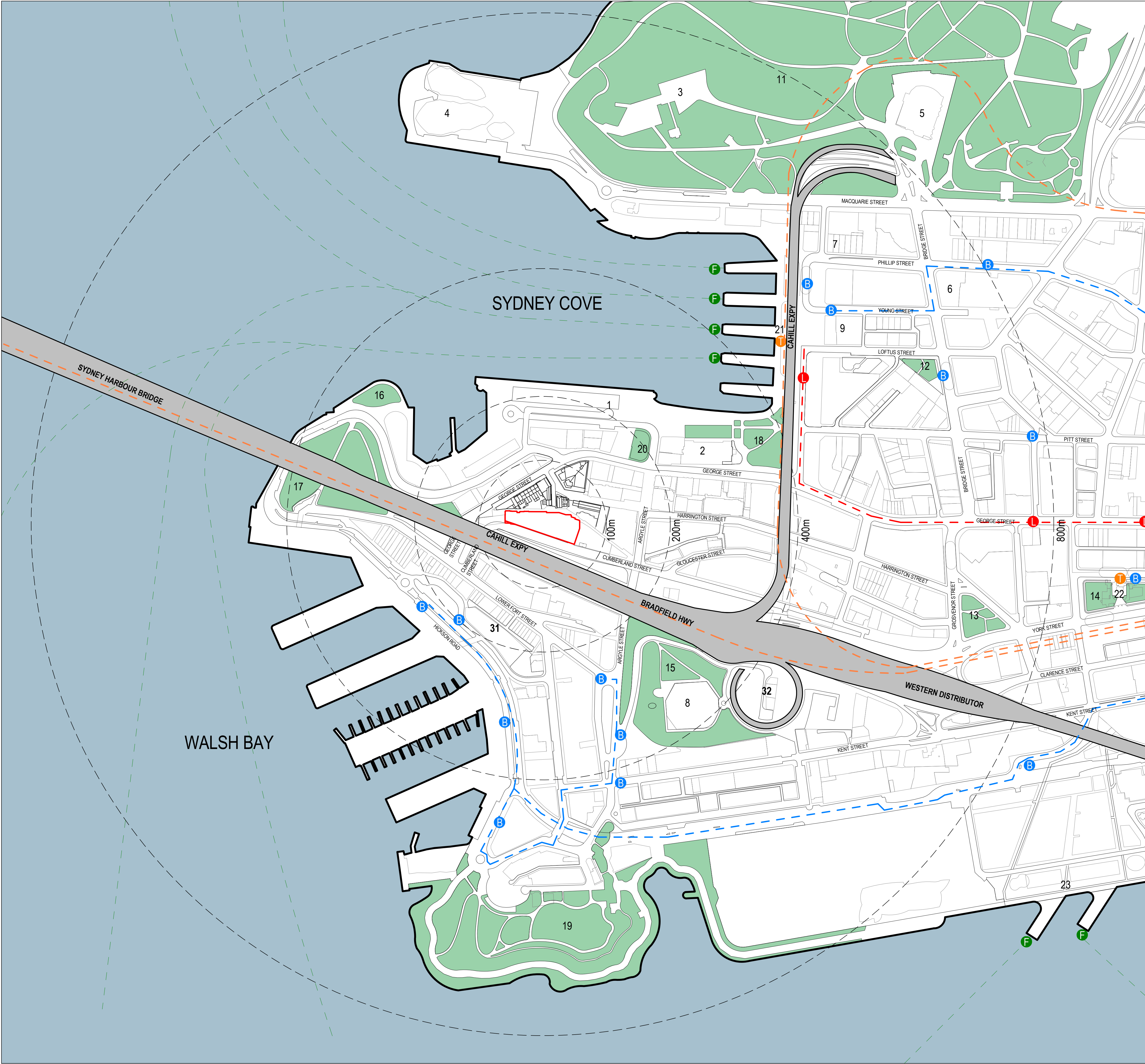


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STATUS

FOR SSDA  
DRAWING

| DRAWING LIST | ISSUE |
|--------------|-------|
| AR-A-00-02   | 4     |





MAJOR PUBLIC BUILDING

- 1 OVERSEAS PASSENGER TERMINAL
- 2 MUSEUM OF CONTEMPORARY ART
- 3 GOVERNMENT HOUSE
- 4 SYDNEY OPERA HOUSE
- 5 SYDNEY CONSERVATORIUM OF MUSIC
- 6 MUSEUM OF SYDNEY
- 7 JUSTICE AND POLICE MUSEUM
- 8 SYDNEY OBSERVATORY
- 9 CUSTOMS HOUSE

MAJOR PUBLIC OPEN SPACE

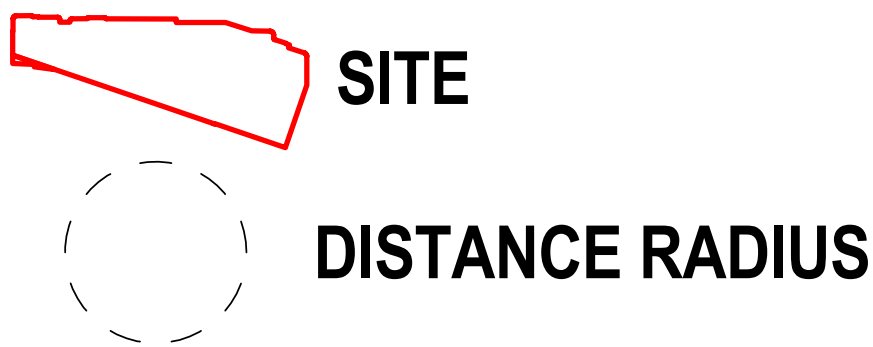
- 11 ROYAL BOTANIC GARDEN
- 12 MACQUARIE PLACE PARK
- 13 LANG PARK
- 14 WYNYARD PARK
- 15 OBSERVATORY HILL PARK
- 16 HICKSON ROAD RESERVE
- 17 DAWES POINT RESERVE
- 18 FIRST FLEET PARK
- 19 BARANGAROO RESERVE
- 20 BARNEY AND BLIGH RESERVE

MAJOR PUBLIC TRANSPORT CONNECTION

- 21 CIRCULAR QUAY STATION & WHARF
  - 22 WYNYARD STATION
  - 23 BARANGAROO WHARF
- F — FERRY  
— T — TRAIN  
— B — BUS  
— L — LIGHTRAIL

OTHER BUILDINGS

- 31 SYDNEY THEATRE
- 32 FORT STREET PUBLIC SCHOOL



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SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

GRAPHIC SCALE

SCALE

1: 3000@A1  
STATUS

FOR INFORMATION  
DRAWING

LOCAL CONTEXT PLAN

|            |            |
|------------|------------|
| AR-A-00-03 | ISSUE<br>2 |
|------------|------------|





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-  LANEWAY NETWORK  
 THE ROCKS MARKET  
 PLAYFAIR STREET EXTERNAL FOODCOURT  
 PUBLIC OPEN SPACE  
 SIGNIFICANT CHANGE IN LEVEL  
 HERITAGE  
 HERITAGE STATE REGISTERED

- A Ajax Building
- B Mercantile Hotel
- C Mining Museum (former)
- D Merchants House
- E Old Bushells Factory & Warehouse & Bushells Place
- F Glenmore Hotel
- G Terraces
- H Sergeant Majors Row
- I Union Bond Store (former), Westpac Bank
- J Metcalfe Bond Stores
- K Observer Hotel
- L Ken Duncan Gallery
- M Unwin's Stores
- N Avery Terrace
- O Playfair's Terrace
- P Playfair Street Terraces
- Q Penrhyn House
- R Sydney Harbour Bridge
- S Argyle Stores
- T ACN CO Building
- U Campbell's Stores
- V Orient Hotel
- W Mariners' Church
- X Coroner's Court (former)
- Y Sailor's Home (former)
- Z Old Sydney Holiday Inn

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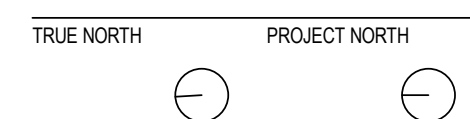
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1712011

**DRAWING KEY**



GRAPHIC SCALE

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SCALE

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FOR INFORMATION

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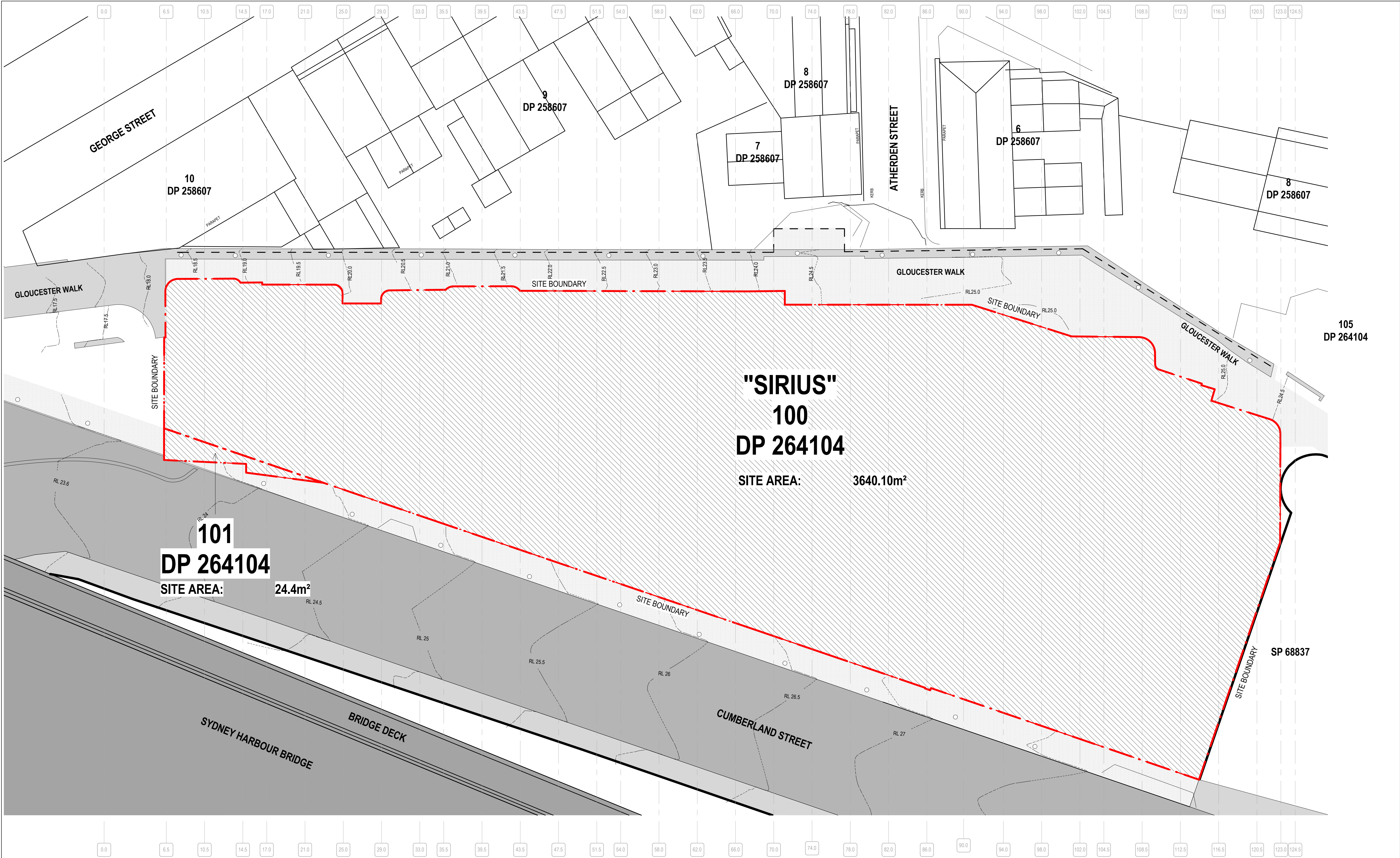
## SITE CONTEXT PLAN

AR-A-00-04

|       |
|-------|
| ISSUE |
|-------|

2





| LOT AREA SCHEDULE            |          |                   |
|------------------------------|----------|-------------------|
| 100 - SIRIUS SITE (DP264104) | =        | 3640.10 SQM       |
| 101 - SIRIUS SITE (DP264104) | =        | 24.40 SQM         |
| <b>TOTAL SITE AREA</b>       | <b>=</b> | <b>3664.5 SQM</b> |



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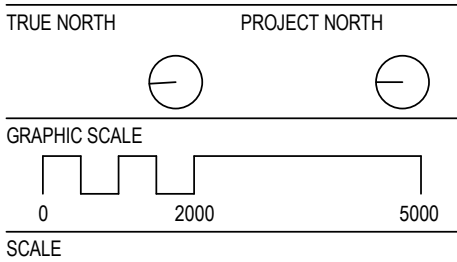
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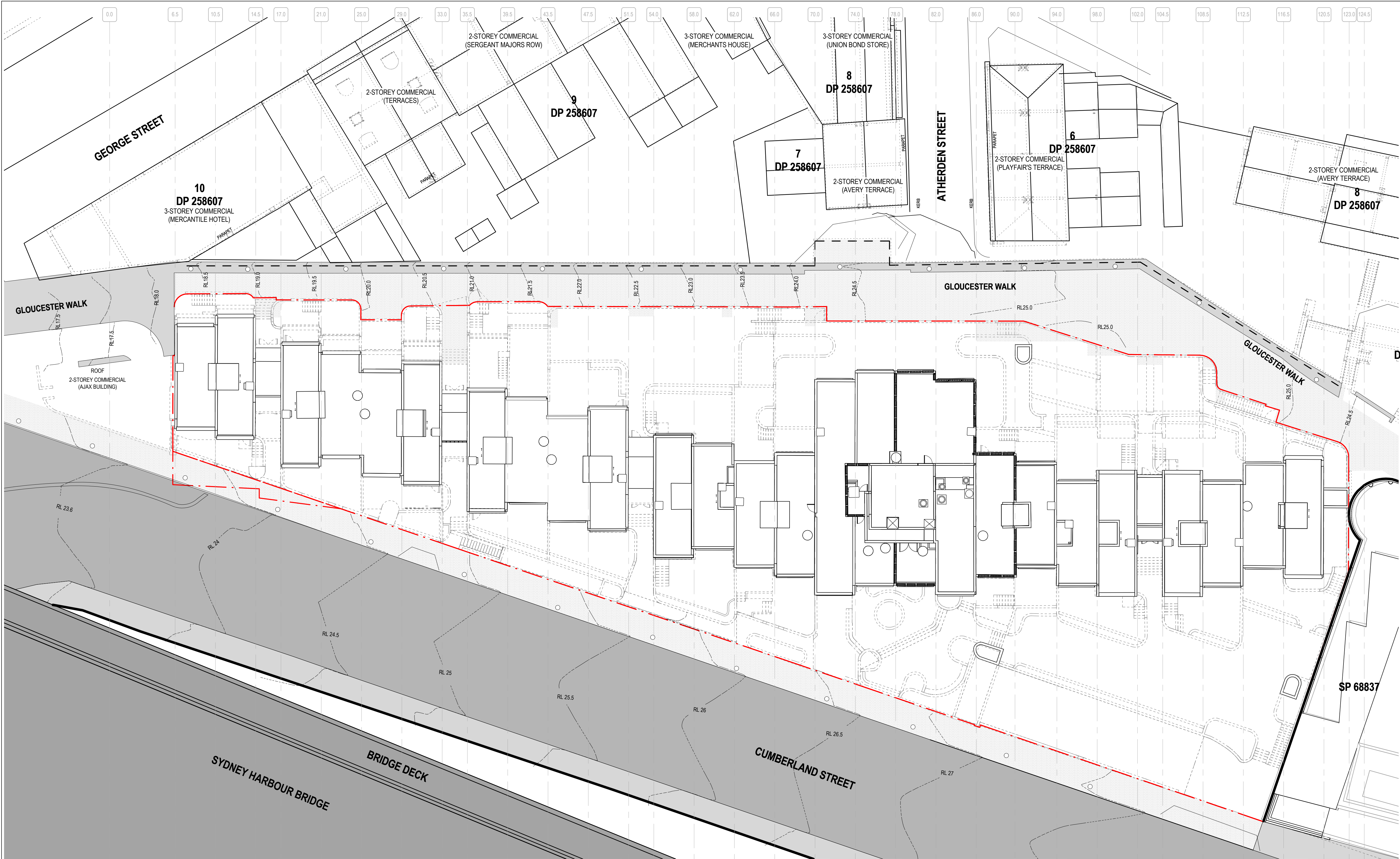
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STATUS

FOR SSDA  
DRAWING

LOT BOUNDARY / SITE AREA

ISSUE  
AR-A-00-05 2





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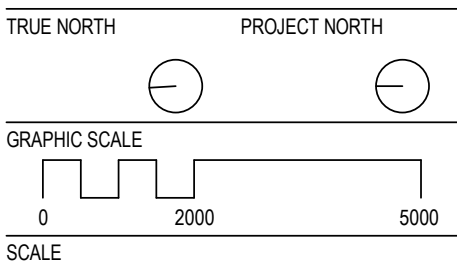
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DRAWING KEY



1 : 200@A1  
STATUS

FOR SSDA  
DRAWING

EXISTING SITE PLAN

ISSUE  
AR-A-00-06 2





- PRIVATE TERRACE
- NON-TRAFFICABLE PLANTED ROOF
- PV
- RAISED SPA / POOL

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| 4     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 5     | 15.09.20 | NOT FOR SSDA - DRAFT |
| 6     | 16.09.20 | NOT FOR SSDA - DRAFT |
| 7     | 17.09.20 | NOT FOR SSDA - DRAFT |
| 8     | 18.09.20 | FOR SSDA             |

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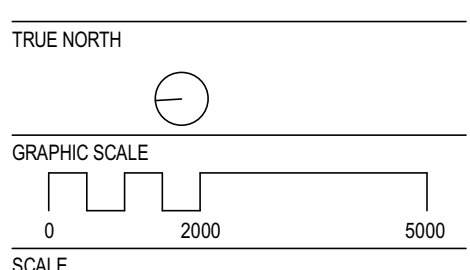
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PROJECT

**SIRIUS SITE**  
2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011  
DRAWING KEY



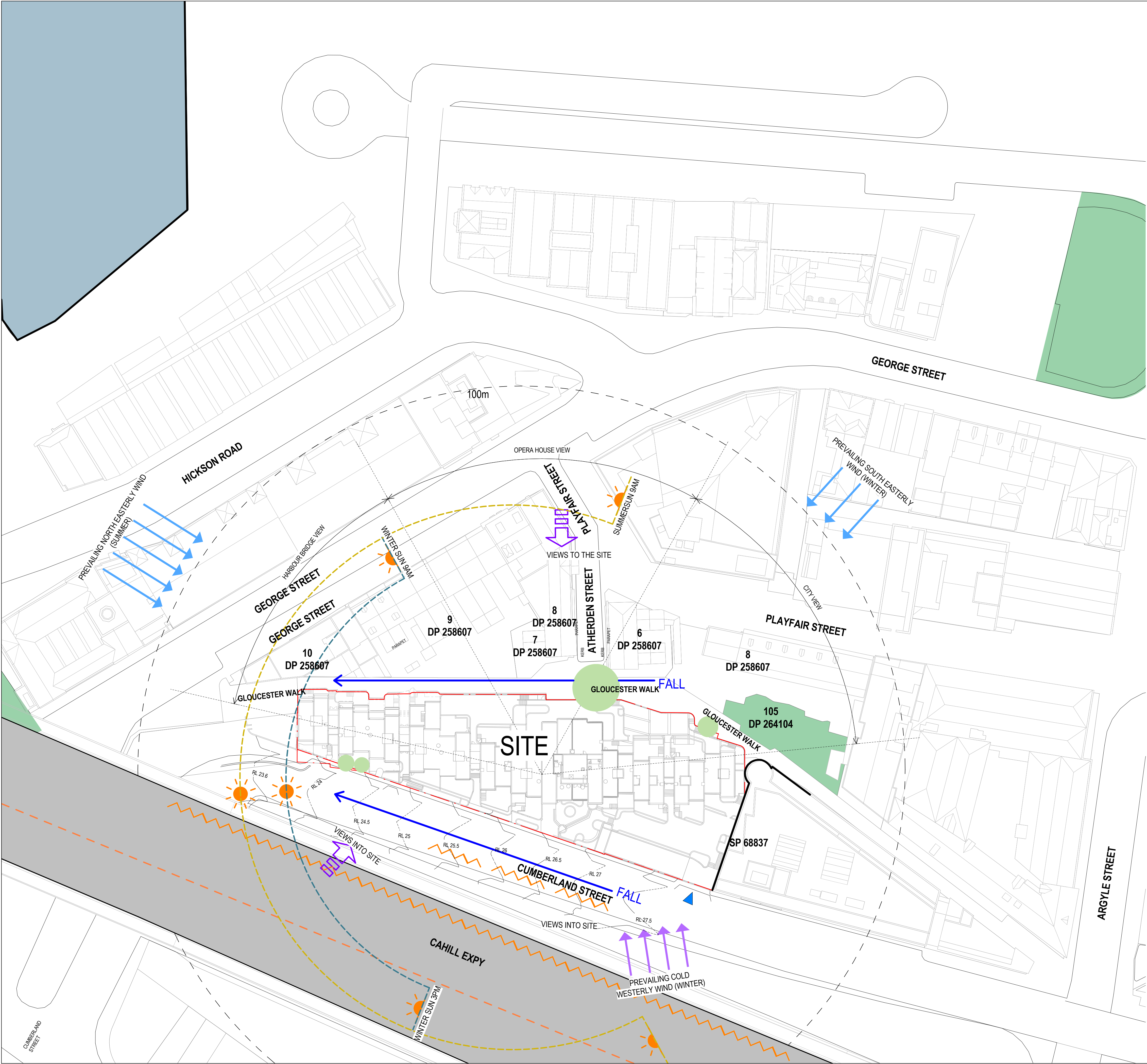
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STATUS

FOR INFORMATION  
DRAWING

**PROPOSED SITE PLAN**

|              |            |
|--------------|------------|
| AR-DA-A0-007 | ISSUE<br>8 |
|--------------|------------|





- EXISTING TREES
- VEHICLE ENTRY/EXIT
- NOISE
- CROSS FALL



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DEDICO DEVELOPMENT SERVICES

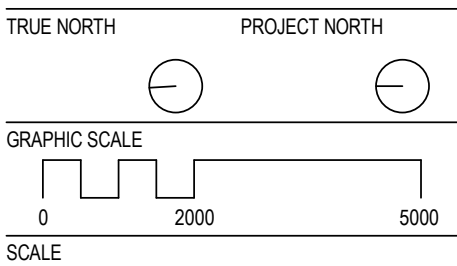
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DRAWING KEY



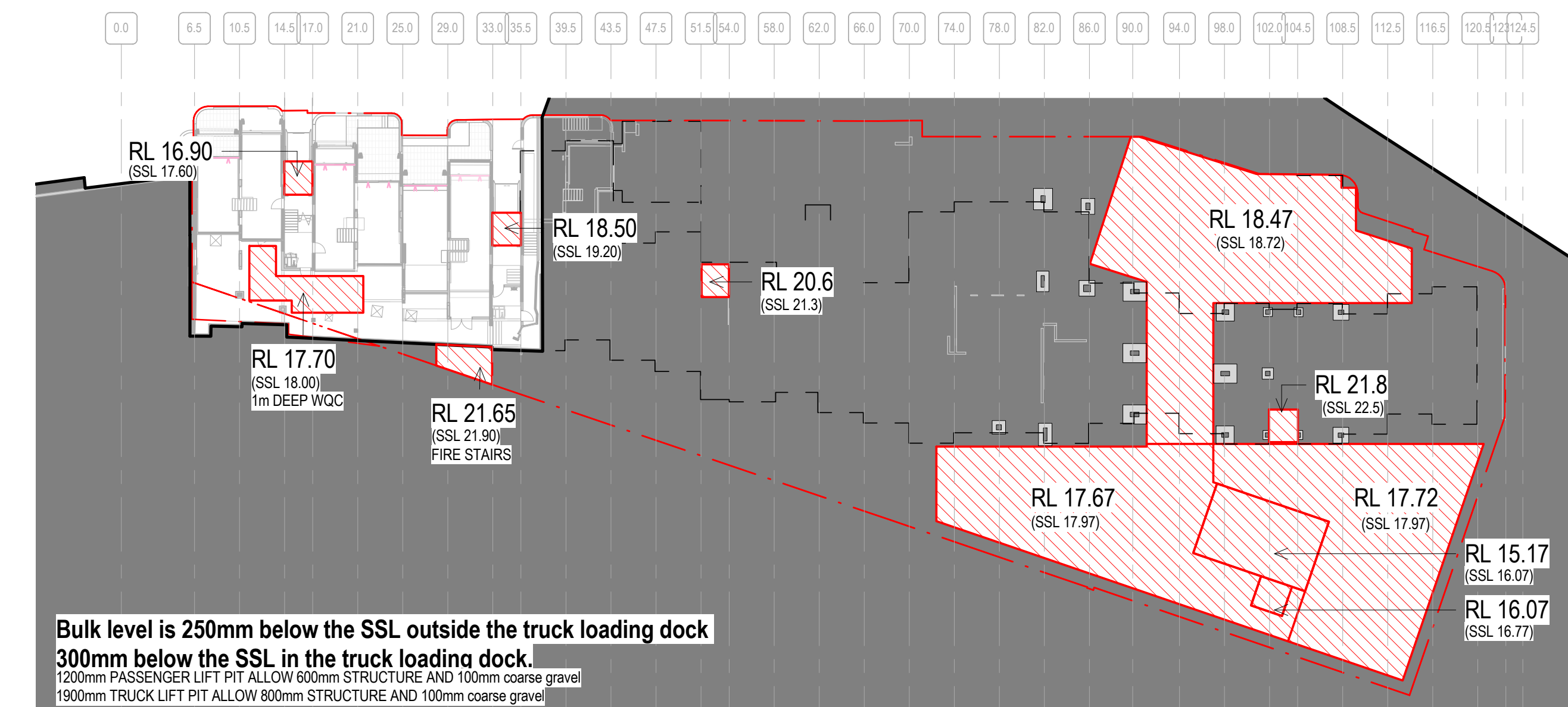
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STATUS

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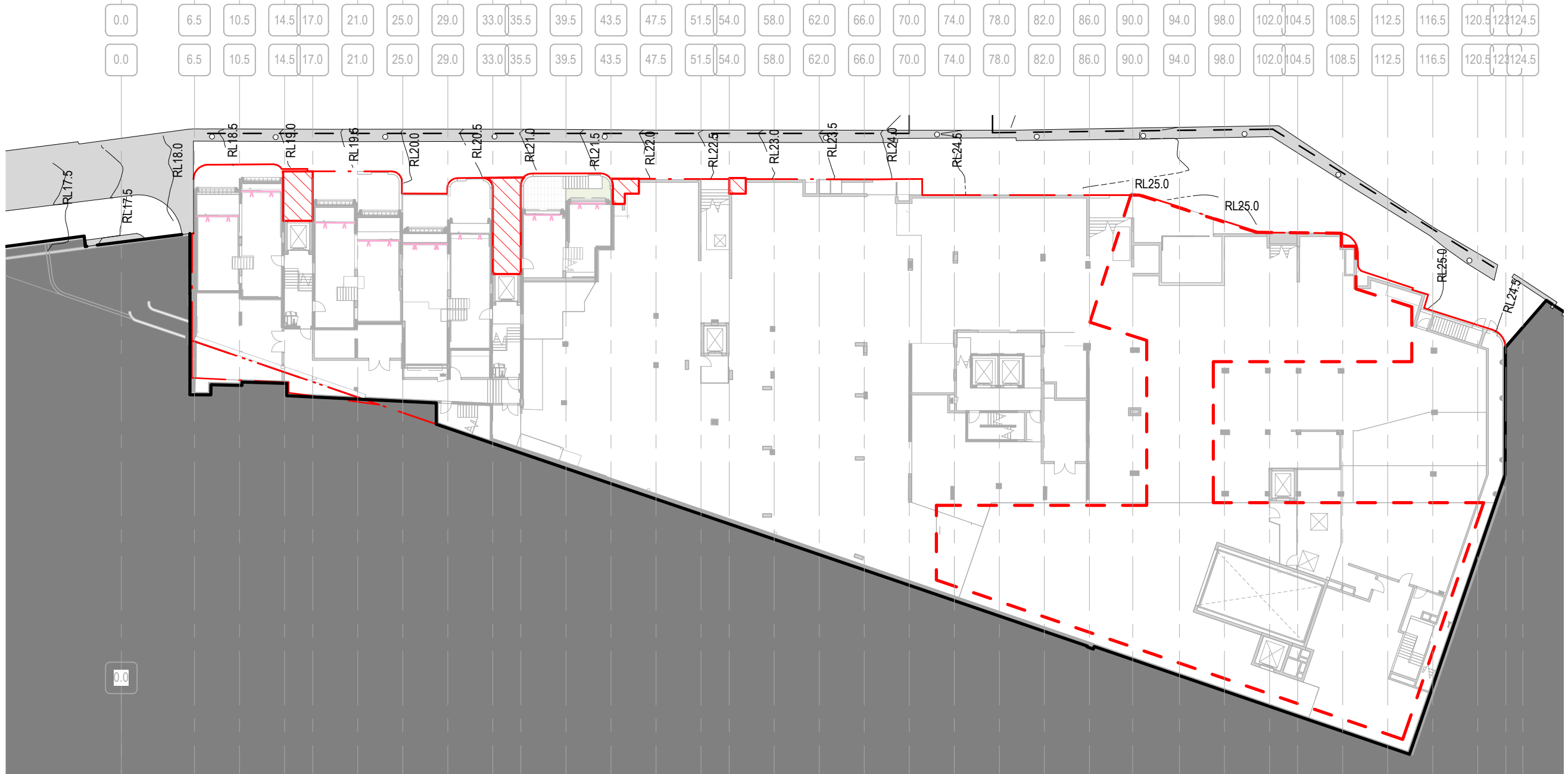
ENVIRONMENTAL ANALYSIS

ISSUE  
AR-A-00-08 2





1 BULK EARTHWORK PLAN\_EXCAVATION  
00-00-00-00-00



2 BULK EARTHWORK PLAN\_GROUND WORK  
GLOUCESTER WALK  
00-00-00-00-00



3 BULK EARTHWORK PLAN\_GROUND WORK  
CUMBERLAND  
00-00-00-00-00



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| 2     | 18.09.20 | FOR SSDA             |

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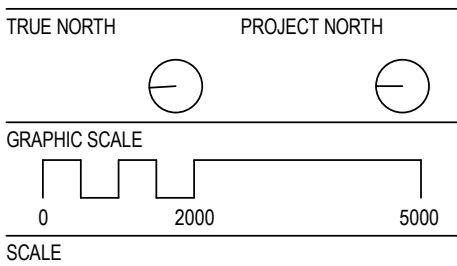
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SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



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STATUS

FOR INFORMATION  
DRAWING

BULK EARTH WORK PLAN  
AR-A-00-09  
ISSUE  
2



| ISSUE | DATE     | FOR                  |
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| 20    | 22.07.20 | FOR INFORMATION REV  |
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| 27    | 04.09.20 | NOT FOR SSDA - DRAFT |
| 28    | 18.09.20 | FOR SSDA             |
| 29    | 23.10.20 | FOR SSDA             |

PROJECT MANAGER  
**DEDICO DEVELOPMENT SERVICES**

CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
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STATUS

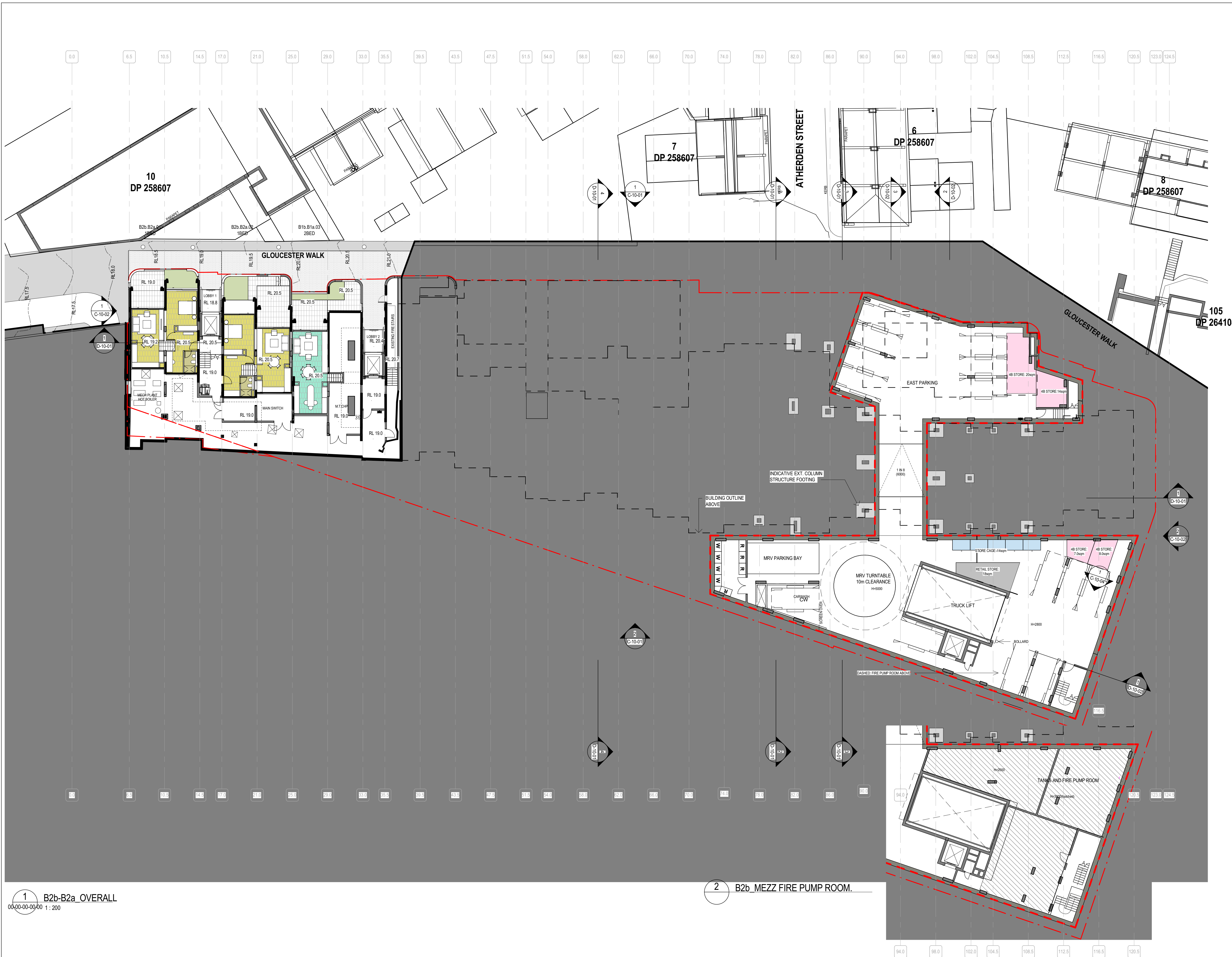
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BASEMENT B2b-B2a

AR-DA-B-10-01

ISSUE

29



1 B2b-B2a OVERALL  
00:00-00:00:00 1 : 200

2 B2b\_MEZZ FIRE PUMP ROOM.





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| 24    | 23.09.20 | FOR SSSA             |
| 25    | 27.10.20 | FOR SSSA             |
| 26    | 30.11.20 | FOR INFORMATION      |

PROJECT MANAGER  
MEDICO DEVELOPMENT SERVICES

CLIENT \_\_\_\_\_

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT \_\_\_\_\_

SIRIUS SITE  
-60 CUMBERLAND ST, THE ROCKS  
OWN PROJECT NUMBER

712011

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RAWING KEY

STATUS

FOR INFORMATION

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DRAWING

BASEMENT B1b-B1a

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| AR-DA-B-10-02 | 26 |
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1 B1b-B1a\_OVERALL



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| 18    | 23.10.20 | FOR SSDA             |
| 19    | 20.11.20 | FOR SSDA             |

PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

1 : 200@A1

STATUS

FOR INFORMATION

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19



1 LEVEL 01-02

2 LEVEL 02-03





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| 19    | 28.10.20 | FOR SSDA             |

PROJECT MANAGER

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CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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2000

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SCALE

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STATUS

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LEVEL 03-05

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19



1 LEVEL 03-04

2 LEVEL 04-05





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| 14    | 18.09.20 | FOR SSDA             |

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SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE  
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BVN PROJECT NUMBER

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DRAWING KEY

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0 2000 5000  
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STATUS

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LEVEL 05-07

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| 13    | 18.09.20 | FOR SSDA             |

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## CLIENT

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CLIENT NUMBER

## PROJECT

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BVN PROJECT NUMBER

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## PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

## CLIENT

## SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

## PROJECT

SIRIUS SITE  
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BVN PROJECT NUMBER

## 1712011

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PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011

DRAWING KEY

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STATUS

FOR INFORMATION

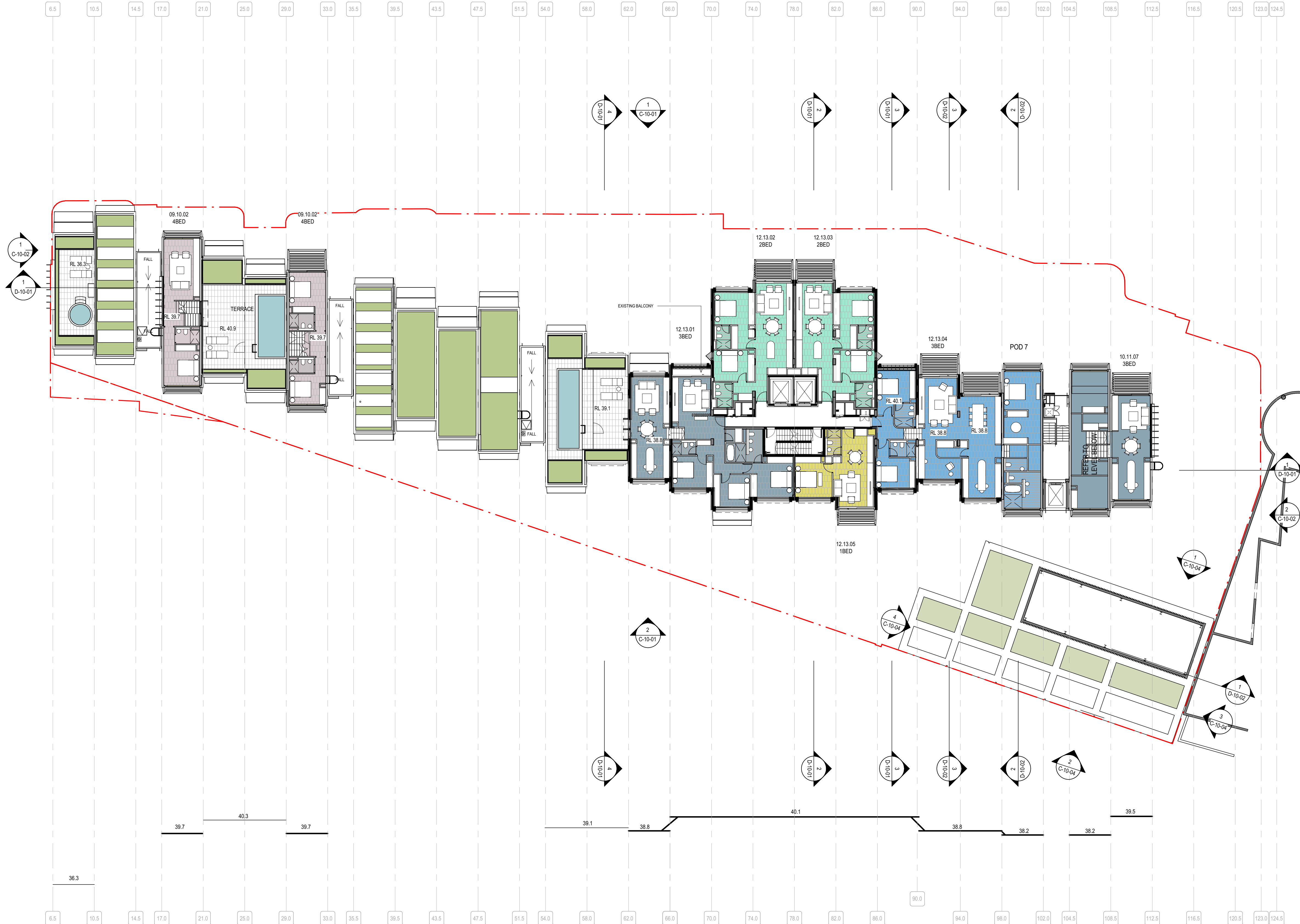
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LEVEL 11-13

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12



2 LEVEL 11-12

1 LEVEL 12-13



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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

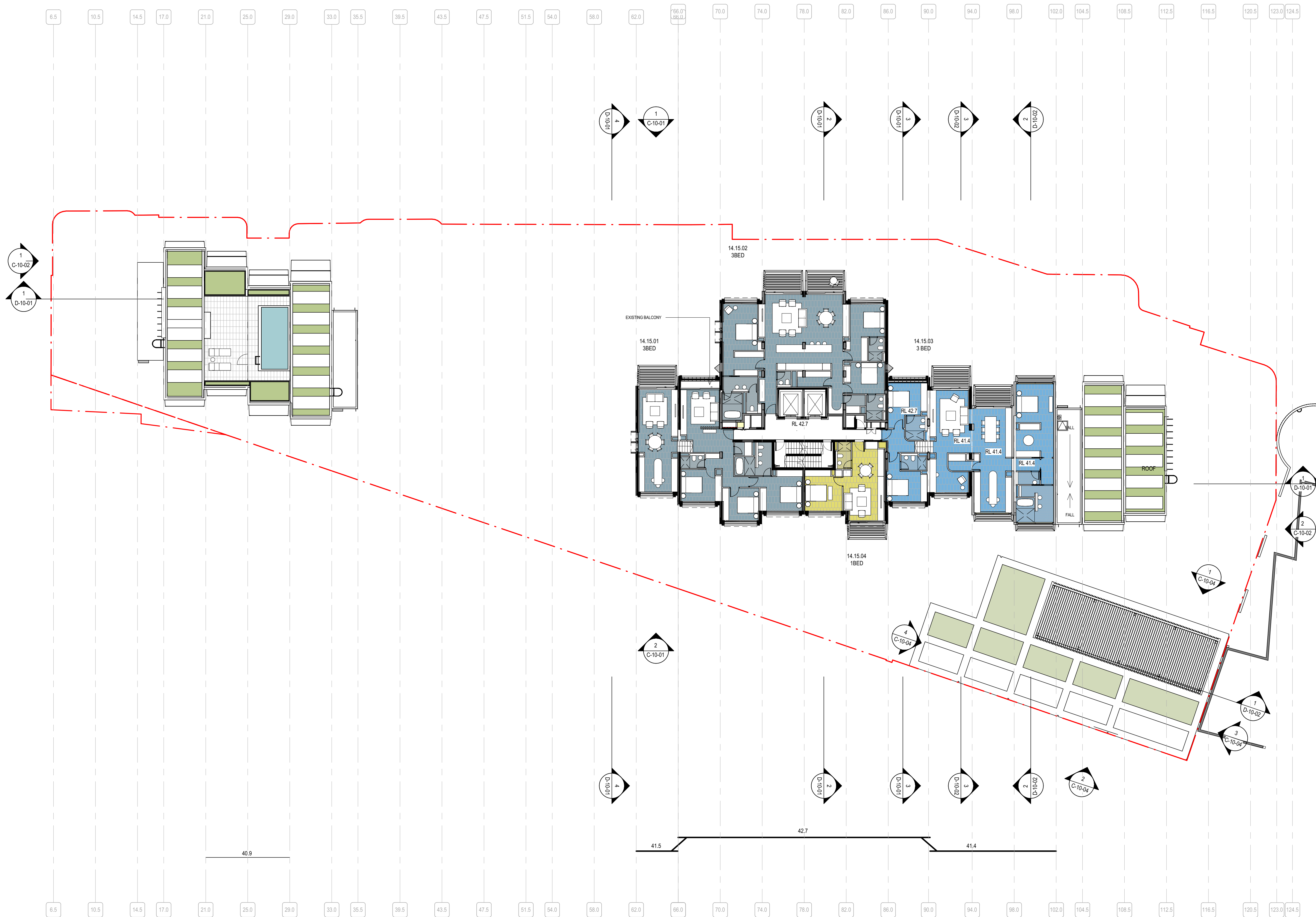
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2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011  
DRAWING KEY

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STATUS

FOR INFORMATION  
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LEVEL 13-15  
AR-DA-B-10-09  
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12



1 LEVEL 13-14

2 LEVEL 14-15





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| ISSUE | DATE     | FOR                  |
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| 1     | 17.04.20 | FOR INFORMATION      |
| 2     | 22.05.20 | FOR INFORMATION      |
| 3     | 01.06.20 | FOR INFORMATION      |
| 4     | 23.06.20 | FOR INFORMATION      |
| 5     | 14.07.20 | FOR INFORMATION      |
| 6     | 22.07.20 | FOR INFORMATION      |
| 7     | 14.08.20 | FOR INFORMATION      |
| 8     | 31.08.20 | FOR INFORMATION      |
| 9     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 10    | 15.09.20 | NOT FOR SSDA - DRAFT |
| 11    | 17.09.20 | NOT FOR SSDA - DRAFT |
| 12    | 18.09.20 | FOR SSDA             |

PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS

BVN PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

1 : 200@A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 15-17

AR-DA-B-10-10

ISSUE

12

6.5 10.5 14.5 17.0 21.0 25.0 29.0 33.0 35.5 39.5 43.5 47.5 51.5 54.0 58.0 62.0 66.0 70.0 74.0 78.0 82.0 86.0 90.0 94.0 98.0 102.0 104.5 108.5 112.5 116.5 120.5 123.0 124.5



1 LEVEL 15-16

2 LEVEL 16-17





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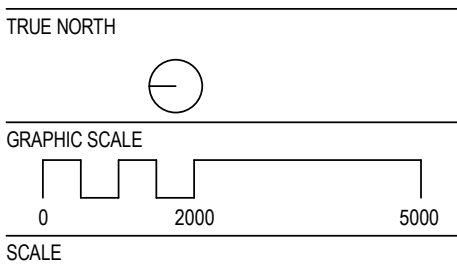
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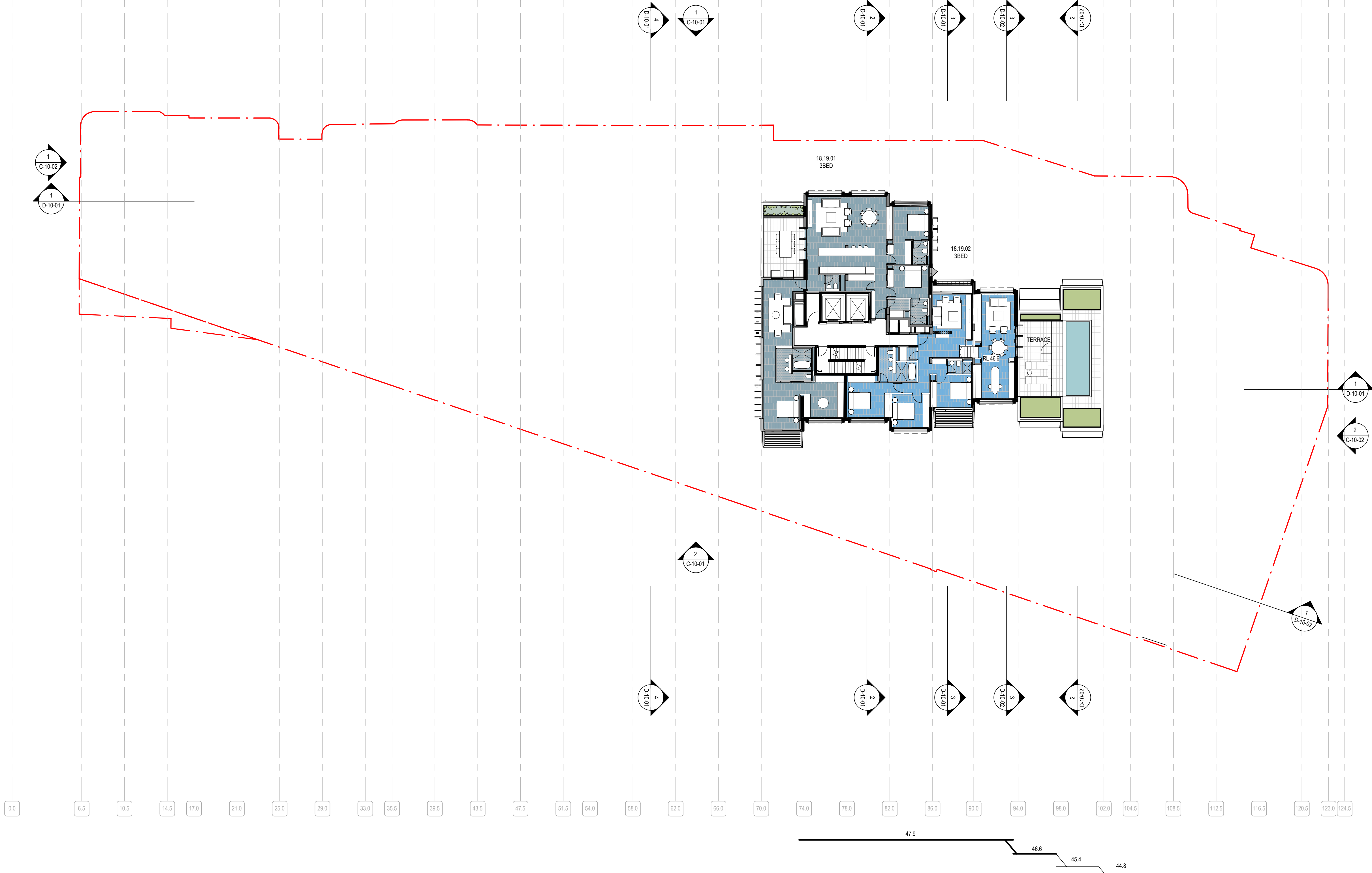


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FOR INFORMATION  
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LEVEL 18-19  
AR-DA-B-10-11  
ISSUE  
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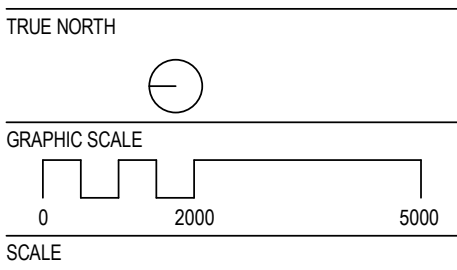
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SIRIUS SITE  
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BVM PROJECT NUMBER

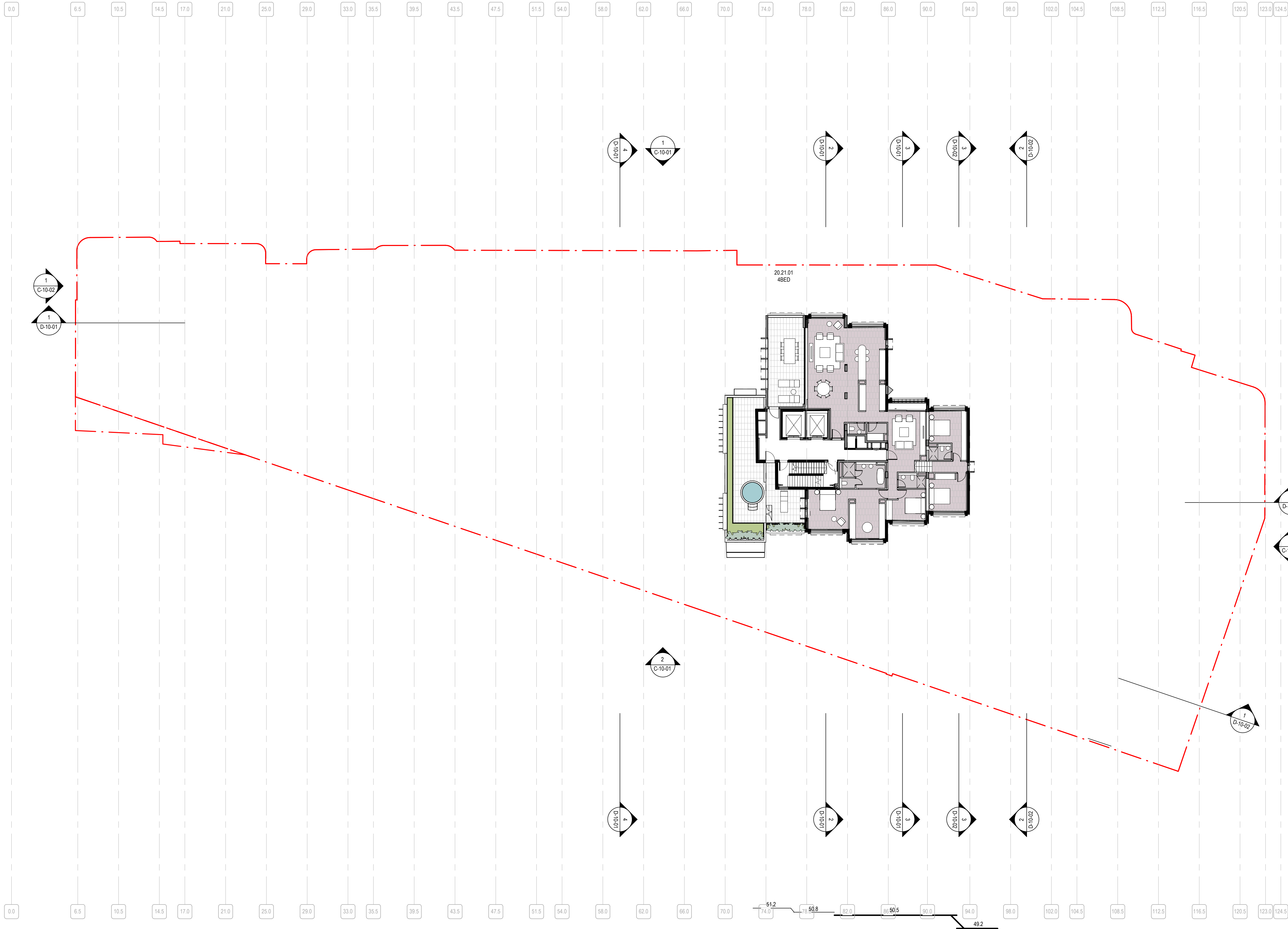
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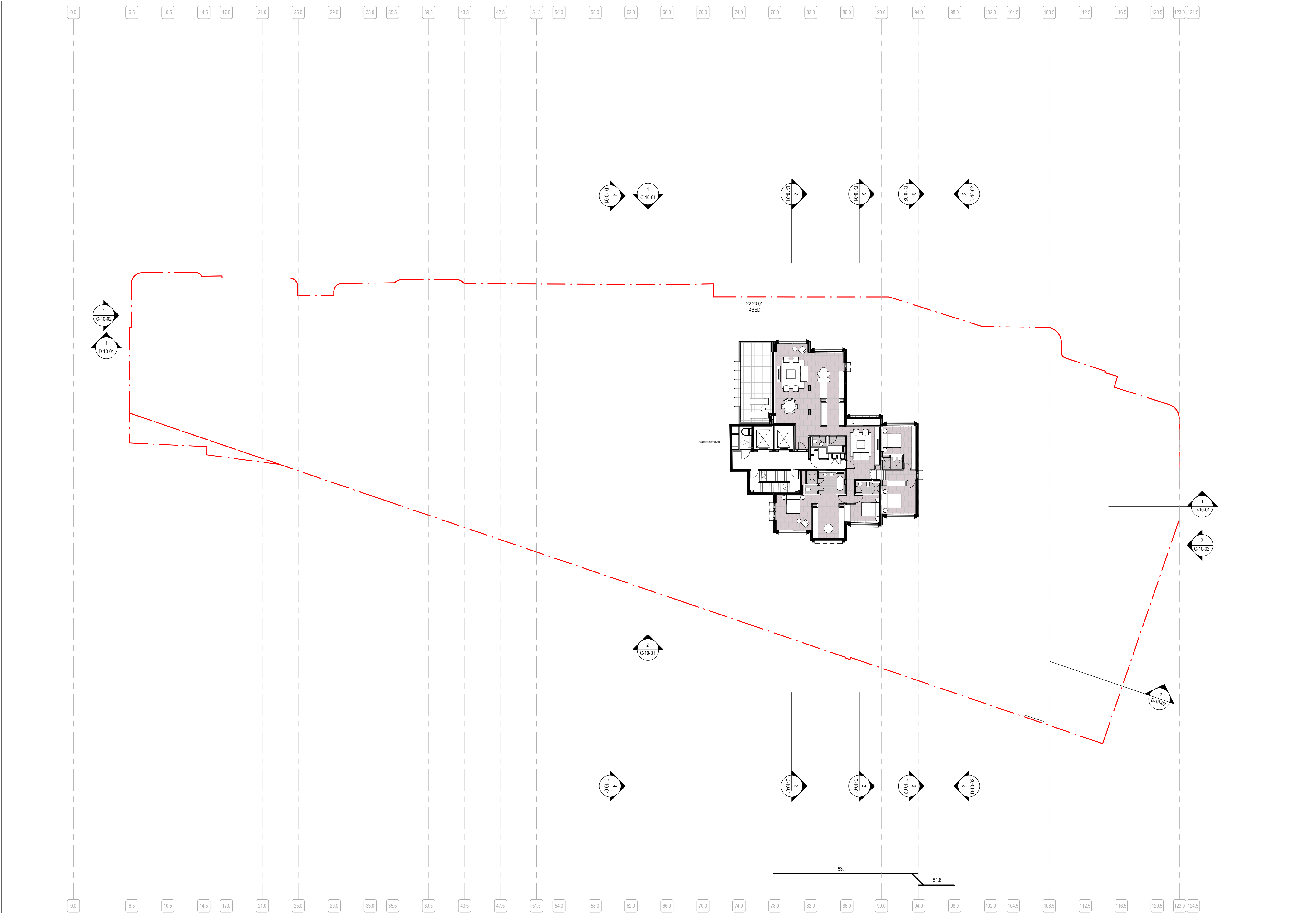
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LEVEL 20-21  
AR-DA-B-10-12  
ISSUE  
11







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PROJECT MANAGER  
DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE  
1 : 200@A1  
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FOR INFORMATION  
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LEVEL 22-23  
AR-DA-B-10-13  
ISSUE  
12







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TRUE NORTH PROJECT NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

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STATUS

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DRAWING

ROOF PLAN

AR-DA-B-10-15

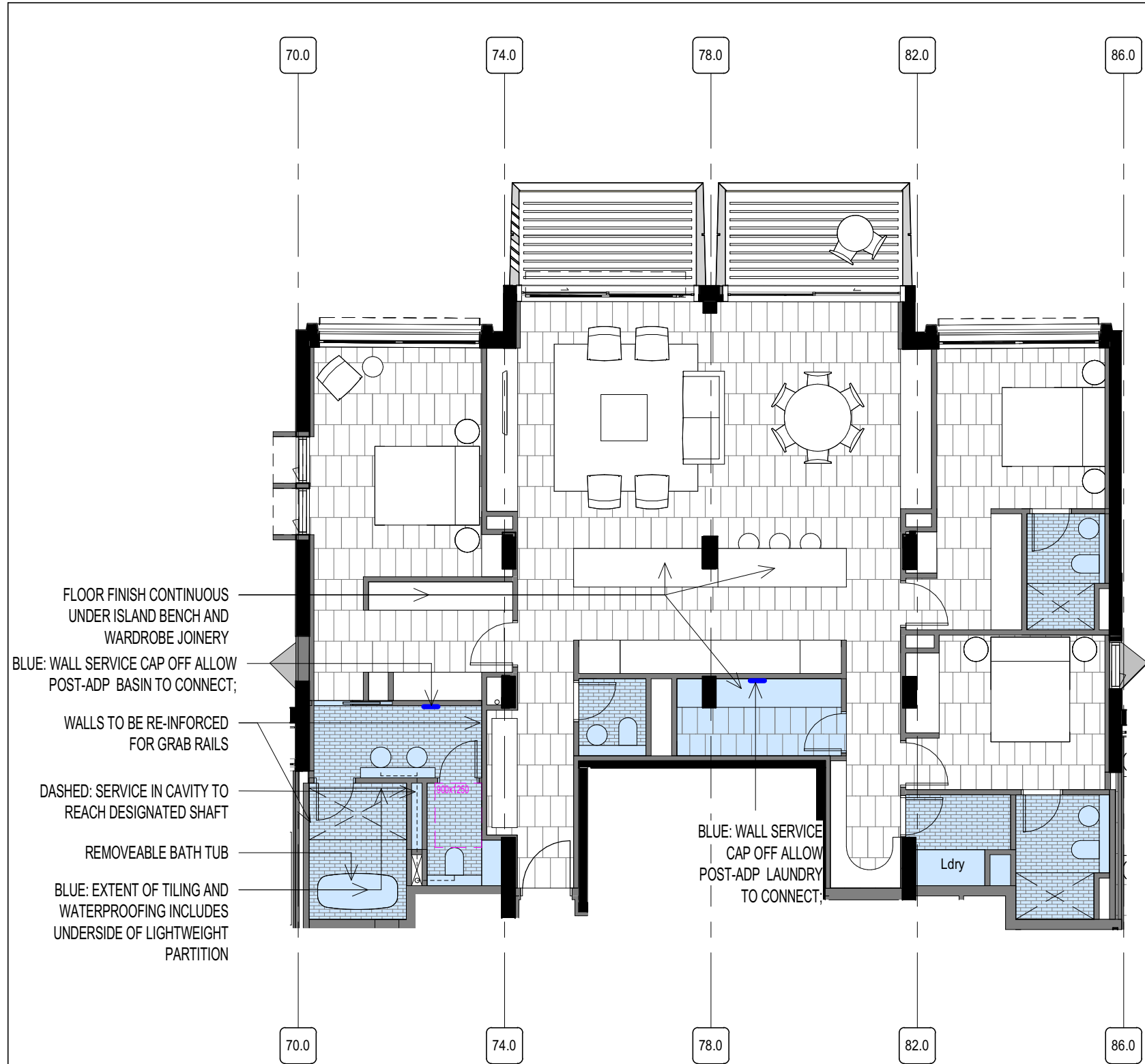
ISSUE

5

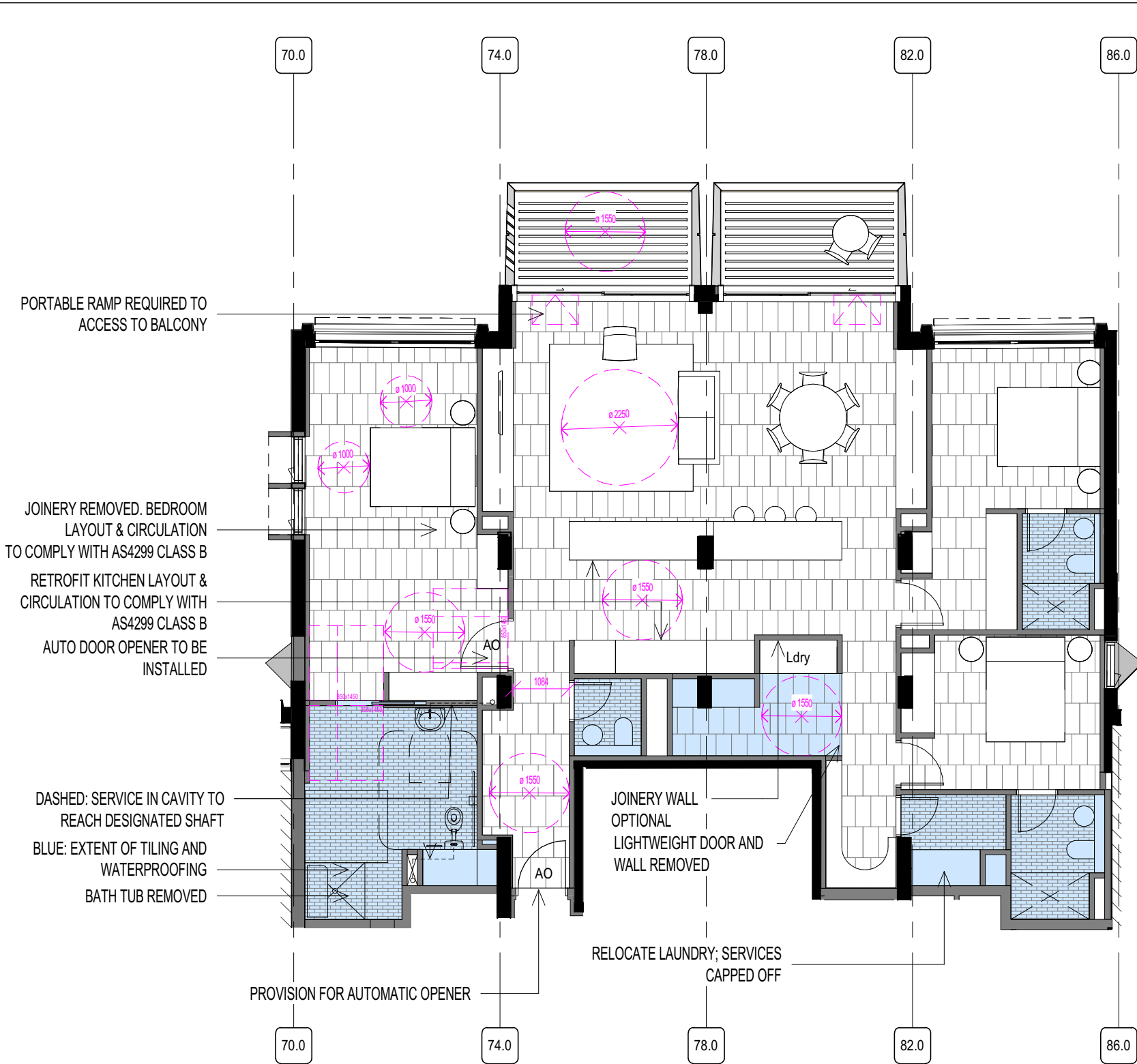


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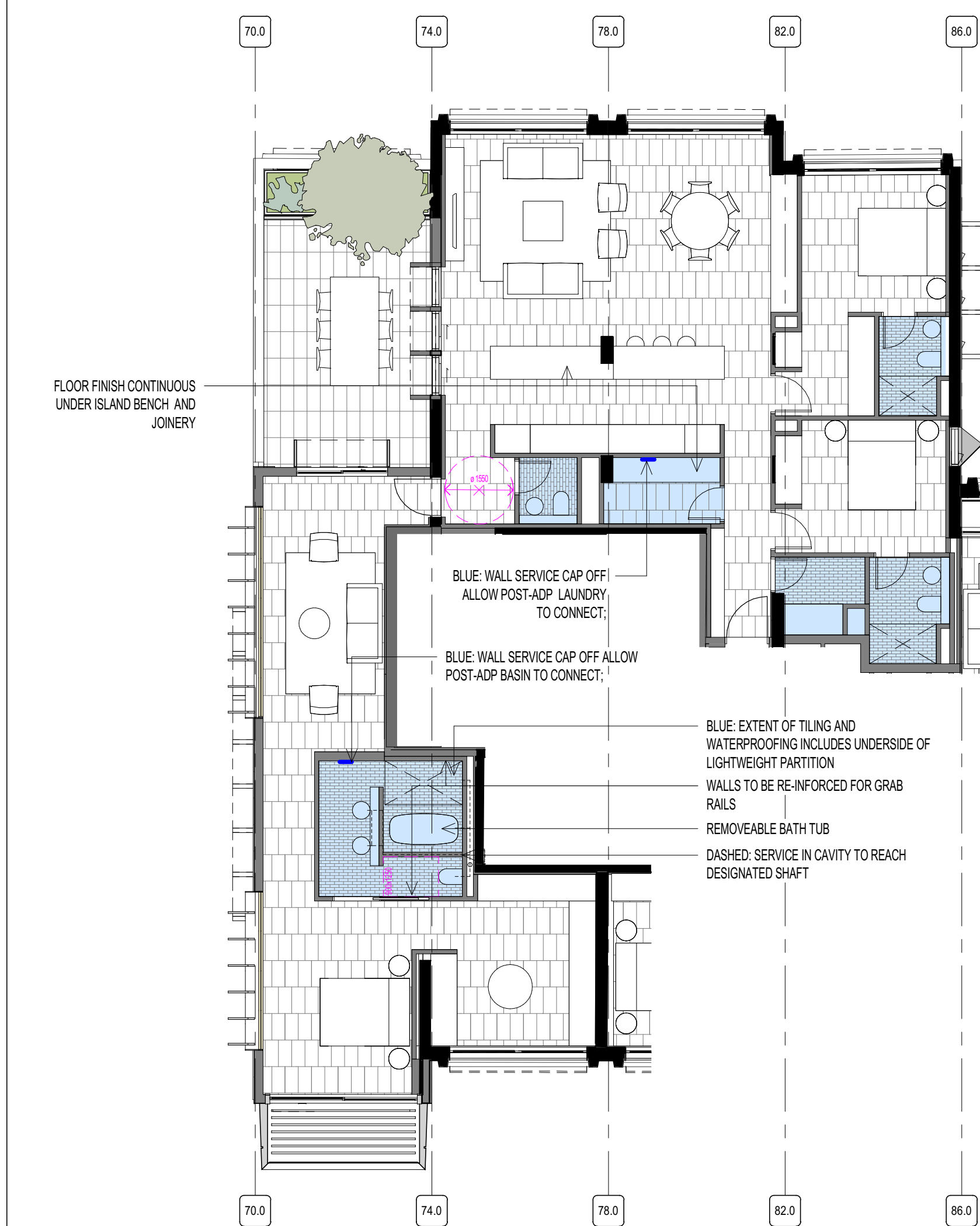




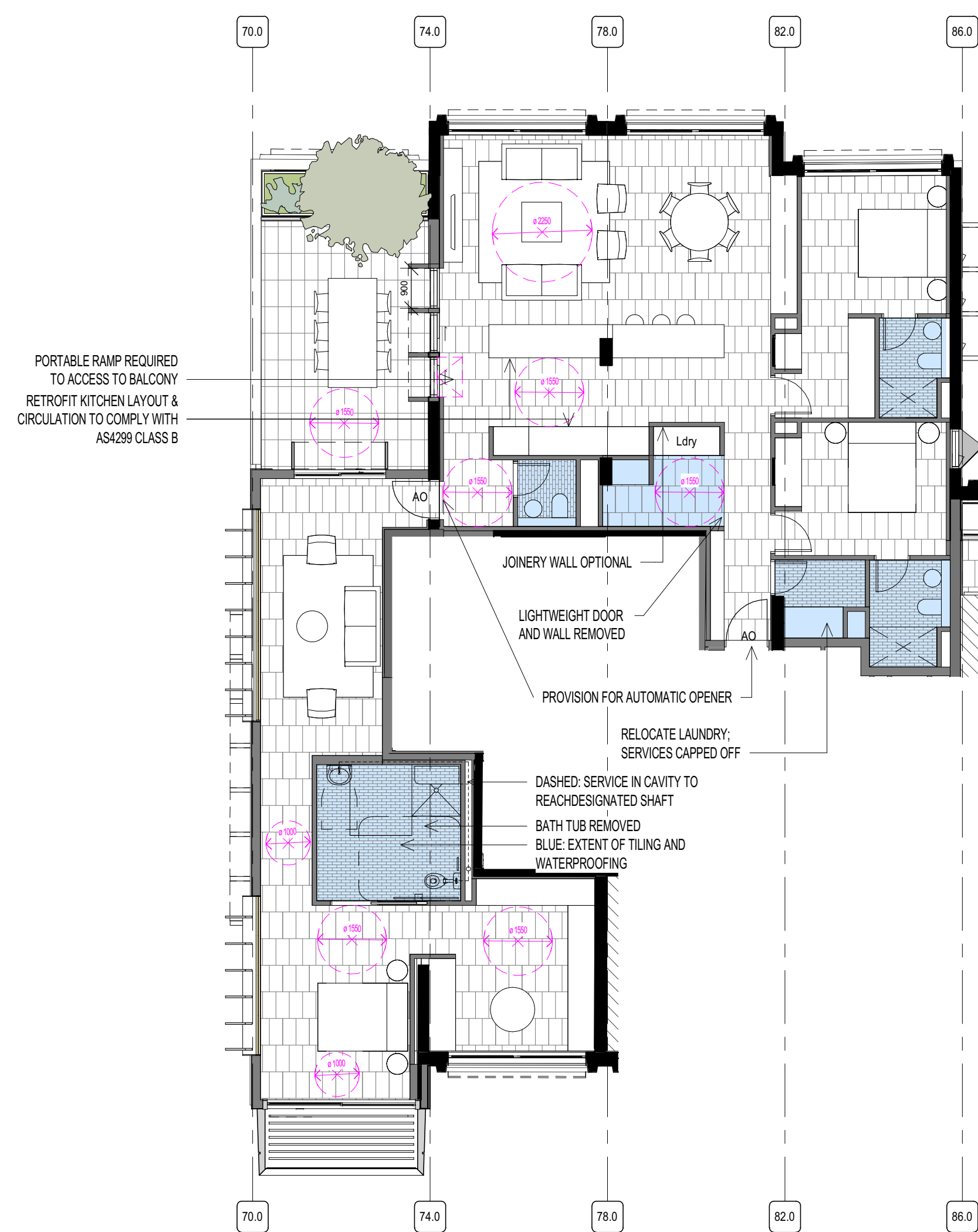
1 DDA TYPE 3F - 14.15.02 - PRE



2 DDA TYPE 3F - 14.15.02 - POST



3 DDA TYPE 3H - 18.19.01 - PRE



4 DDA TYPE 3H - 18.19.01 - POST

- ADAPTABLE APARTMENT SPECIFICATION**  
**STANDARD AS 4299; AS 1428.1:2009; AS 1428.2:1992**  
**SCHEDULE OF REQUIREMENTS FOR ADAPTABLE APARTMENTS**
- ACCESSIBLE ENTRY**
1. ENTRY DOORS MIN. 850MM LEAF CLEAR
  2. DOOR HARDWARE TO AS 1428.1
  3. IF AUTO DOOR TO BE INSTALLED, PROVISION OF POWER ON CEILING IN PRE-ADPATBLE MODE
- INTERNAL GENERALLY**
3. DOORS TO MAIN BEDROOM & ACCESSIBLE BATHROOM TO BE MIN. 850MM LEAF
  4. CORRIDORS MIN. 1000MM CLEAR
  5. DOOR APPROACHES TO MASTER BEDROOM & ACCESSIBLE TOILET AS PER AS 1428.1
- LIVING ROOM**
6. PROVISION FOR CIRCULATION SPACE OF MIN. 2250MM DIA.
  7. POWER PROVIDED 4X DOUBLE GPOS
  8. TELEPHONE OUTLET ADJACENT TO GPO
  9. POTENTIAL ILLUMINATION LEVEL MIN. 300LUX
- KITCHEN**
10. BENCHES MIN. WIDTH 2700MM. MIN. 1550 BETWEEN BENCHES TO POST ADAPTED UNIT.
  11. CIRCULATION TO COMPLY WITH AS 1428.1
  12. BENCH ADJUSTABLE / REMOVABLE SURFACE 800MM WIDE ADJACENT TO OVEN
  13. REFRIGERATOR LOCATED ADJACENT TO WORK SURFACE
  14. SINK PLUMBING TO ALLOW FOR ADJUSTABLE HEIGHT
  15. SINK BOWL MAX. DEPTH 150MM
  16. TAP LEVER HANDLES
  17. TAPS LOCATED TO EITHER SIDE OF SINK
  18. OVEN PROVIDE SIDE LOCATED CROSSBAR CONTROL
  19. OVEN PROVIDE ISOLATION SWITCH
  20. WORK SURFACE MIN. 800MM LENGTH ADJACENT TO OVEN AT SAME HEIGHT
  21. OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
  22. GPOS TO COMPLY WITH AS 1428.1
  23. POWER GPOS TO BE LOCATED SIDE OF REFRIGERATOR
  24. FLOOR SLIP RESISTANT FLOOR SURFACES
- MAIN BEDROOMS**
25. BEDROOM CIRCULATION TO COMPLY WITH AS 1428.1
  26. POWER TWO POWER OUTLETS ON EITHER SIDE OF BED LOCATIONS
  27. POWER ONE GPO OPPOSITE WALL TO BED
  28. PHONE OUTLET PROVIDE NEAR BED
  29. TV WALL OUTLET PROVIDE ON WALL OPPOSITE TO BED
  30. TWO WAY LIGHT SWITCH; ONE SWITCH LOCATED AT BED, OTHER SWITCH TO BE LOCATED AT DOOR
  31. ILLUMINATION MIN. 300 LUX.
  32. ROBE SLIDING MIRROR DOORS
- BATHROOMS**
33. BATHROOMS TO COMPLY WITH AS 1428.1
  34. FLOOR SLIP RESISTANT FLOOR SURFACES
  35. SHOWER WATERPROOFING TO COMPLY WITH AS 3740
  36. SOAP HOLDER TO BE RECESSED
  37. ALL FF&E TO COMPLY WITH AS1428.1
  38. SHOWER WALL STUDS TO BE RE-INFORCED FOR GRAB RAILS
  39. POWER DOUBLE GPOS BESIDE MIRROR
- LAUNDRY**
40. CIRCULATION AT DOORS TO COMPLY WITH AS 1428.1
  41. CIRCULATION MIN. 1550MM CLEARANCE IN FRONT OF APPLIANCE
  42. PROVIDE AUTOMATIC WASHING MACHINE
  43. CLOTHING LINE - NOT APPLICABLE
  44. POWER DOUBLE GPOS
  45. FLOOR SLIP RESISTANT FLOOR SURFACES
- DOOR LOCKS**
46. HARDWARE LOCATE BETWEEN 900MM - 1100MM ABOVE FLOOR
- EXTERNAL FLOOR COVERING**
47. FLOOR SLIP RESISTANT FLOOR SURFACES
- PLUMBING**
48. PROVISION FOR FUTURE PLUMBING FOR POST ADAPTABLE APARTMENT TO BE PROVIDED IN SLAB (TO BE CAPPED OFF AS REQUIRED FOR PRE ADAPTABLE APARTMENT FOR FUTURE CONNECTION)
- FF&E**
49. THE INSTALLATION OF SWITCHES AND GENERAL PURPOSE OUTLETS WILL BE LOCATED AT HEIGHT ABOVE FINISHED FLOOR LEVEL AT PRE-ADAPTATION, IN ACCORDANCE WITH AS 1428
- BCA PART D3**
- AN ACCESSIBLE PATH OF TRAVEL IS PROVIDED TO THE ENTRANCE DOORWAYS OF EACH SOLE OCCUPANCY UNIT SERVED BY THE LIFT FROM THE STREET AND CARSPACE.
- REFER TO SPECIFICATIONS FOR SETOUT OF FITTINGS**



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| 2     | 11.09.20 | FOR INFORMATION      |
| 3     | 18.09.20 | FOR SSDA             |

PROJECT MANAGER  
**DEDICO DEVELOPMENT SERVICES**

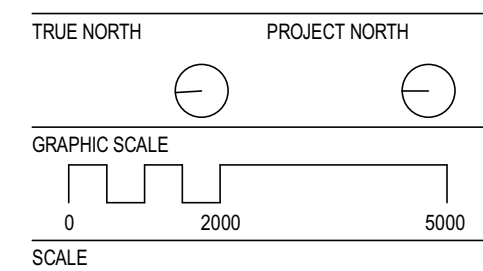
CLIENT

**SIRIUS DEVELOPMENTS PTY LTD**  
CLIENT NUMBER

PROJECT

**SIRIUS SITE**  
**2-60 CUMBERLAND ST, THE ROCKS**  
BVM PROJECT NUMBER

**1712011**  
DRAWING KEY



1 : 100@A1  
STATUS

**FOR INFORMATION**  
DRAWING

**DDA APARTMENTS\_TYPE 3H AND 3F**

AR-DA-B-11-61

ISSUE  
3





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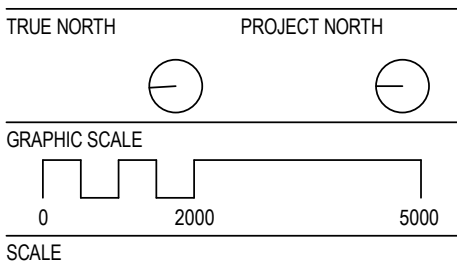
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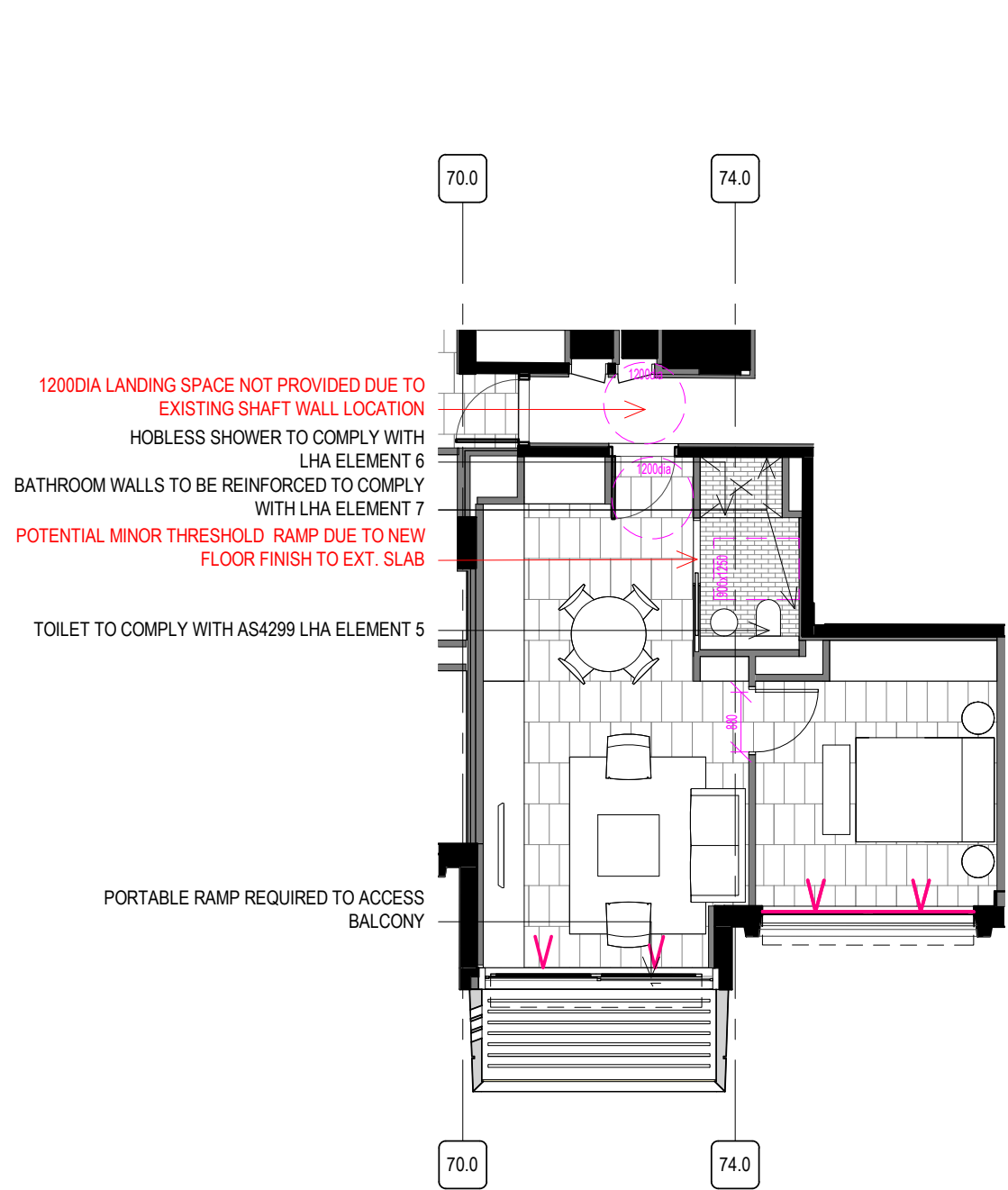


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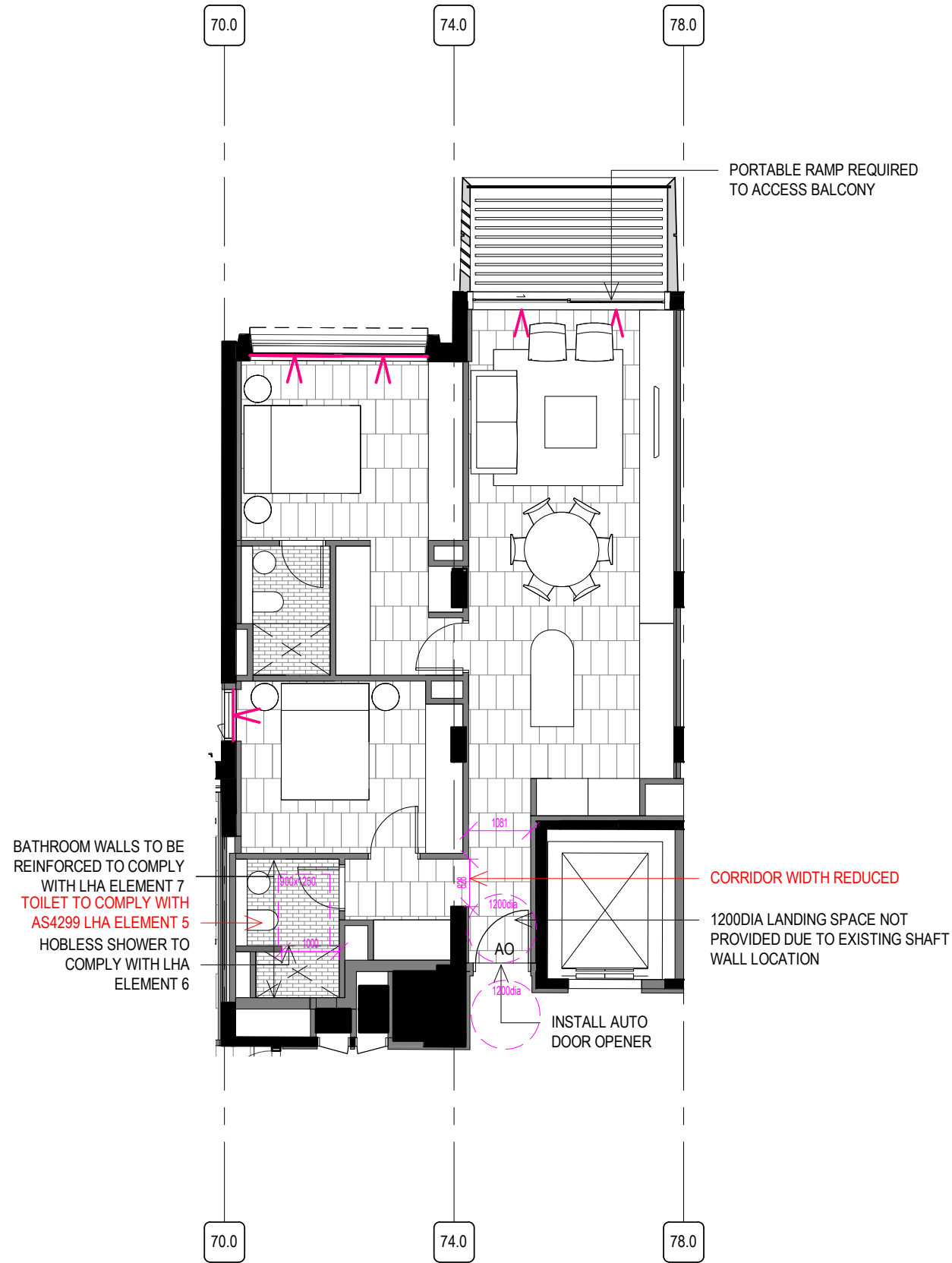
FOR SSDA  
DRAWING

LIVABLE APARTMENTS

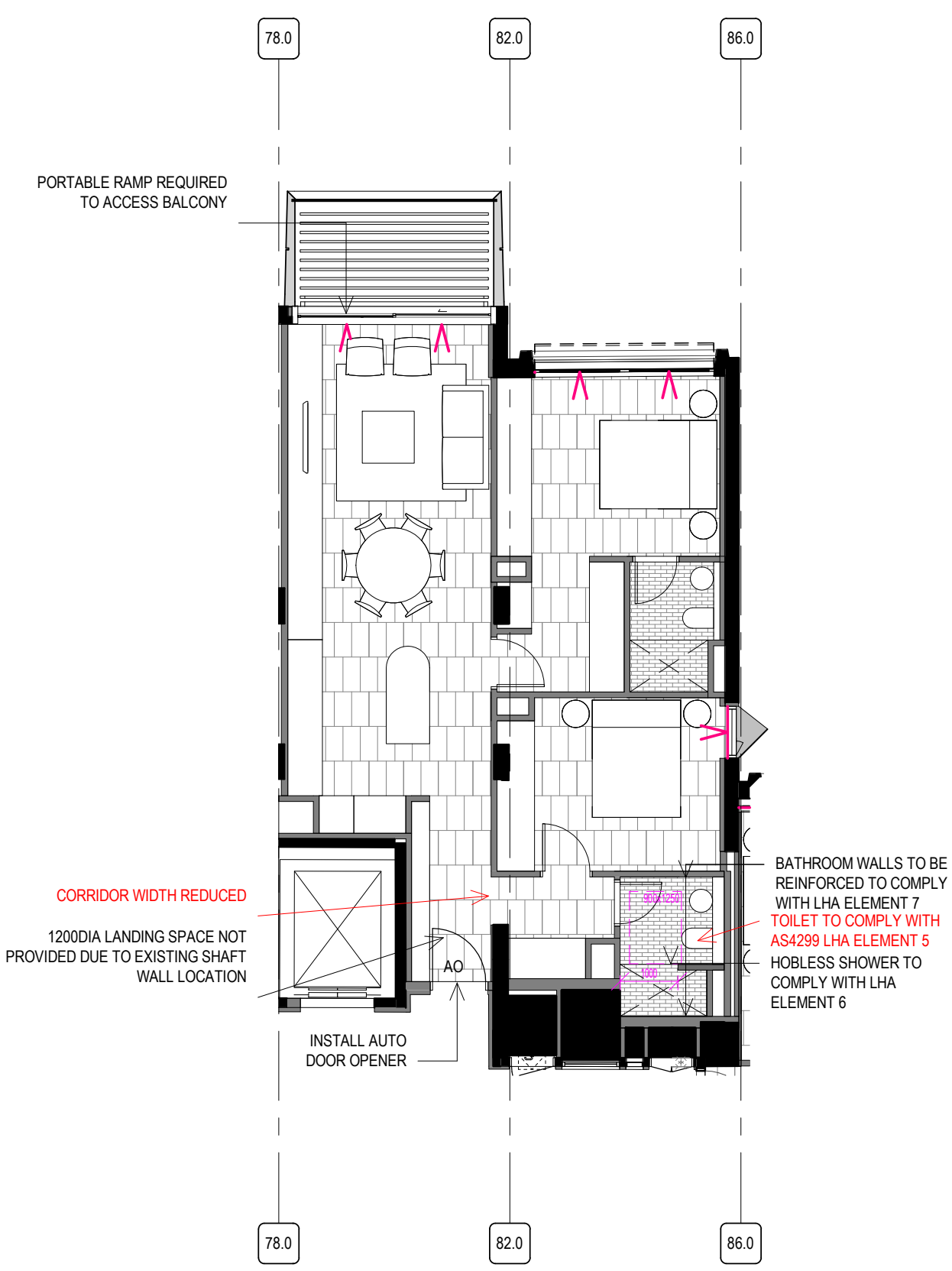
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00:00-00-00:00



4 TYPE 2A-2 LIVABLE  
00:00-00-00:00 (TYPE 2A-1 MIRRORED)





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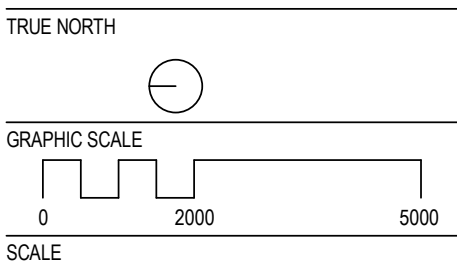
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CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

BASEMENT B2b-B2a  
DEMOLITION

AR-B-21-01

ISSUE

4



1 B03 DEMO

00-00-00-00-00

2 B04 DEMO

00-00-00-00-00

#### LEGEND

— DEMOLISHED

— RETAINED

- PLEASE NOTE ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITH ENHANCED SPECIFICATION GLAZING SYSTEMS.
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PROJECT MANAGER  
DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

BASEMENT B1b-B1a  
DEMOLITION

AR-B-21-02 4

1 B01 DEMO  
00-00-00-00-00

2 B02 DEMO  
00-00-00-00-00

#### LEGEND

— DEMOLISHED  
— RETAINED

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DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

As indicated @A1  
STATUS

FOR SSDA  
DRAWING

LEVEL 01-03 DEMOLITION

ISSUE  
AR-B-21-03 4

## 1 LEVEL 01-02 DEMO

00-00-00-00-00

## 2 LEVEL 02-03 DEMO

00-00-00-00-00

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| 5     | 23.10.20 | FOR SSDA             |

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CLIENT NUMBER

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2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 03-05 DEMOLITION

AR-DA-B-21-04

ISSUE

5

1 LEVEL 03-04 DEMO

2 LEVEL 04-05 DEMO

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BVM PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 05-07 DEMOLITION

AR-B-21-05

ISSUE

4

1 LEVEL 05-06 DEMO

00:00:00-00:00:00

2 LEVEL 06-07 DEMO

00:00:00-00:00:00

#### LEGEND

— DEMOLISHED

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BVM PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

LEVEL 07-09 DEMOLITION

AR-B-21-06

ISSUE

4

1 LEVEL 07-08 DEMO  
00-00-00-00-00

2 LEVEL 08-09 DEMO  
00-00-00-00-00

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DRAWING KEY

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GRAPHIC SCALE

0 2000 5000  
SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 09-11 DEMOLITION

AR-B-21-07

ISSUE

4

1 LEVEL 09-10 DEMO

AR-SK-XX-01

2 LEVEL 10-11 DEMO

00-00-00-00/00

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DRAWING KEY

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GRAPHIC SCALE

0 2000 5000  
SCALE

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STATUS

FOR INFORMATION

DRAWING

LEVEL 11-13 DEMOLITION

AR-B-21-08

ISSUE

4

1 LEVEL 11-12 DEMO

00:00-00:00:00

2 LEVEL 12-13 DEMO

00:00-00:00:00

#### LEGEND

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- DEMOLITION OF EXISTING CARPARK WALL TO GLOUCESTER WALK





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| 4     | 18.09.20 | FOR SSDA             |

PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH



GRAPHIC SCALE

0 2000 5000

SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 13-15 DEMOLITION

AR-B-21-09

ISSUE

4

1 LEVEL 13-14 DEMO

00-00-00-00/00

2 LEVEL 14-15 DEMO

00-00-00-00/00

#### LEGEND

— DEMOLISHED

— RETAINED

- PLEASE NOTE ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITH ENHANCED SPECIFICATION GLAZING SYSTEMS.
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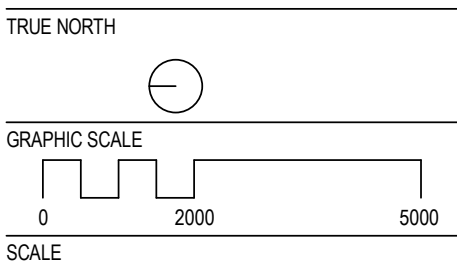
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CLIENT NUMBER

PROJECT

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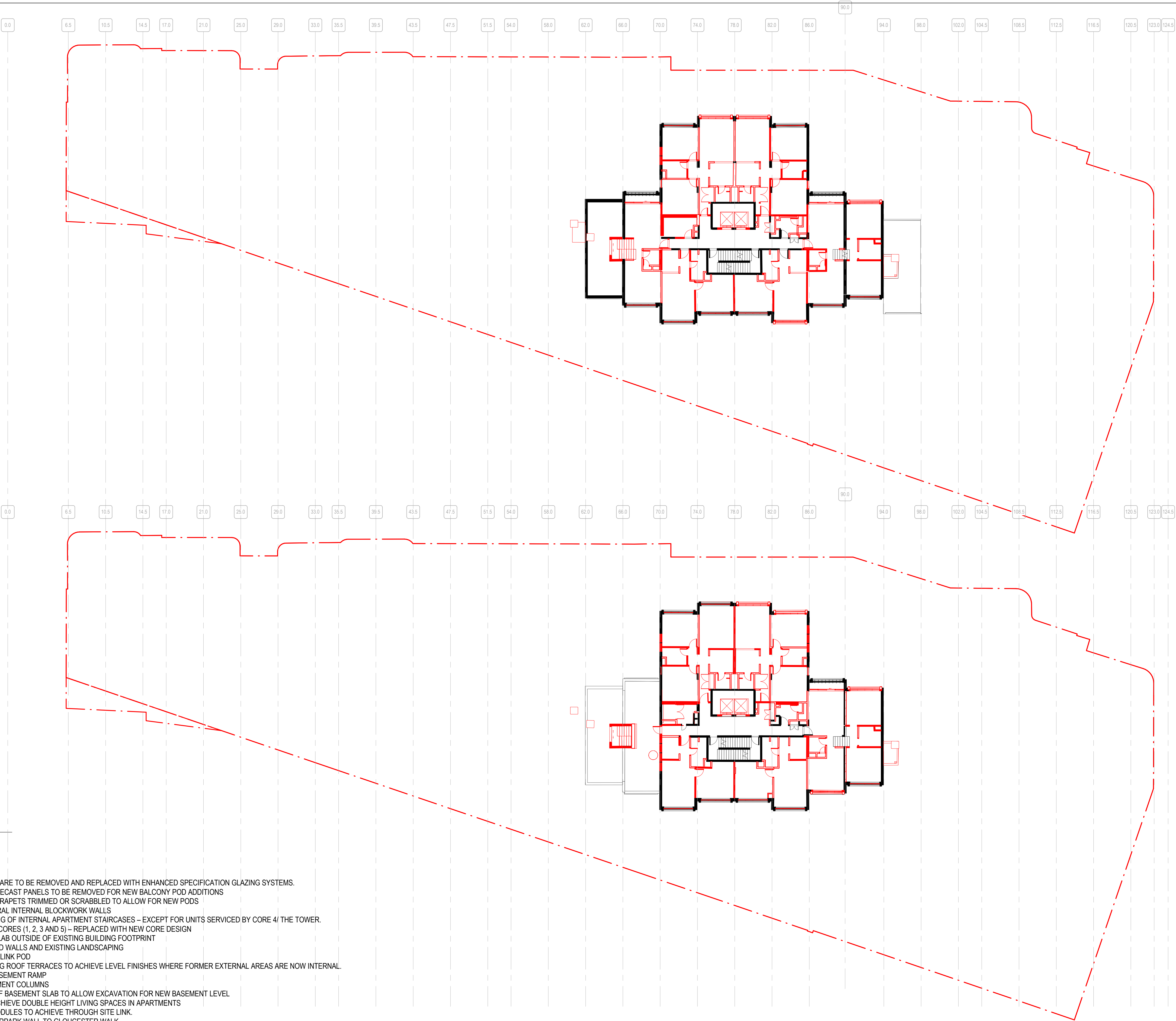


As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

LEVEL 15-17 DEMOLITION

ISSUE  
AR-B-21-10 4



1 LEVEL 15-16 DEMO  
00-00-00-00-00

2 LEVEL 16-17 DEMO  
AR-SK-XX-02

#### LEGEND

- DEMOLISHED
- RETAINED

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BVM PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

LEVEL 17-19 DEMOLITION

ISSUE  
AR-B-21-11 4

1 LEVEL 17 DEMO  
AR-SK-XX-02

2 LEVEL 18-19 DEMO  
AR-SK-XX-02

#### LEGEND

— DEMOLISHED  
— RETAINED

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CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

TRUE NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE

As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

LEVEL 19-21 DEMOLITION

|               |   |
|---------------|---|
| ISSUE         |   |
| AR-DA-B-21-12 | 4 |

1 LEVEL 19 DEMO

2 LEVEL 20-21 DEMO

#### LEGEND

DEMOLISHED

RETAINED

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CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 21-23 DEMOLITION

AR-B-21-13

ISSUE

4

1 LEVEL 21 DEMO

C-10-01

2 LEVEL 22-23 DEMO

C-10-01

#### LEGEND

— DEMOLISHED

— RETAINED

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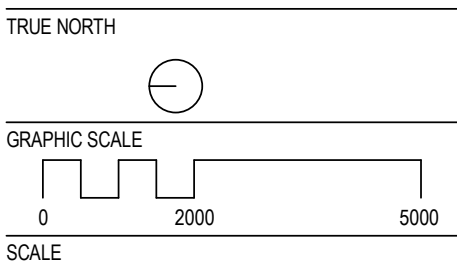
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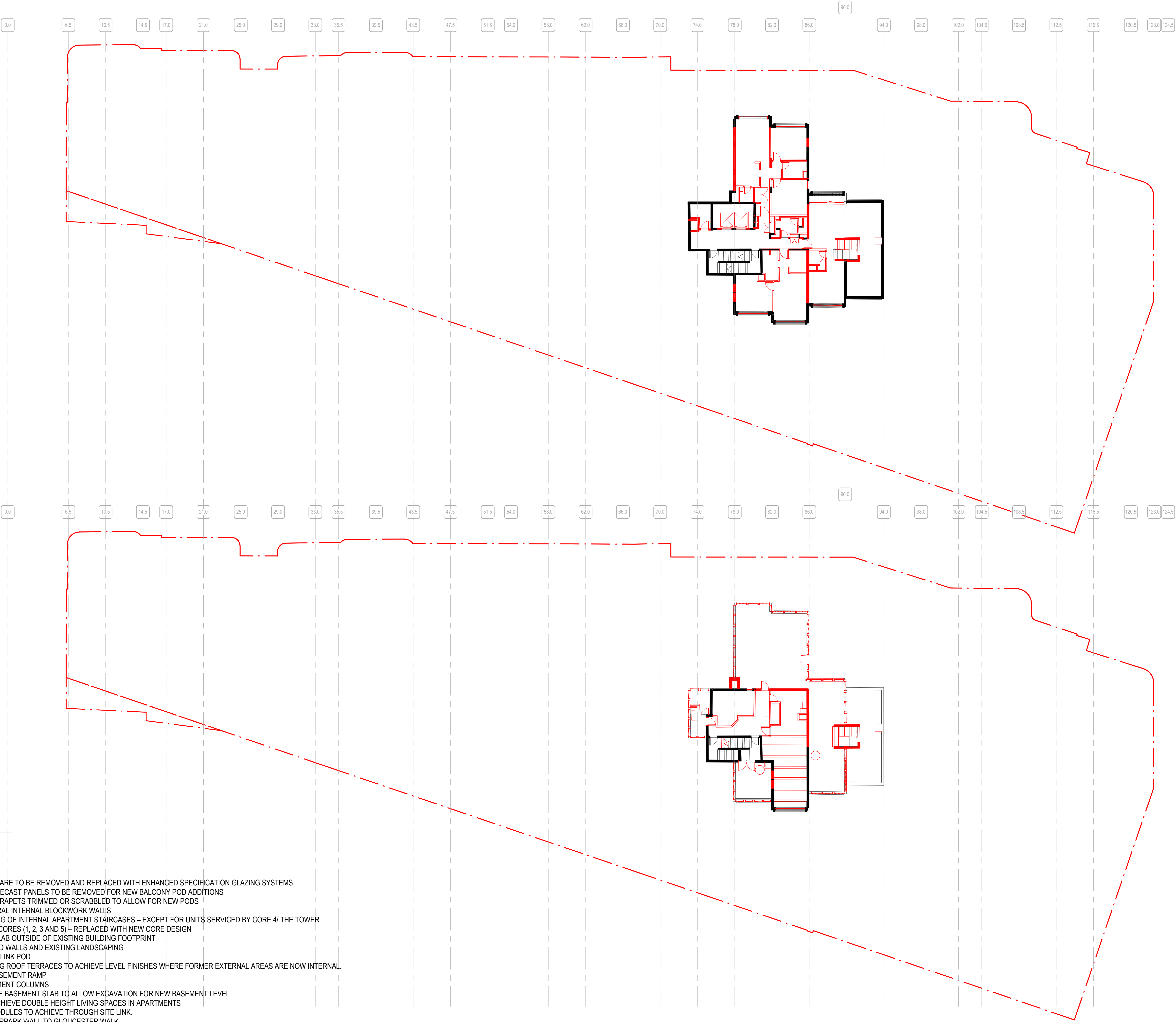
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STATUS

FOR INFORMATION  
DRAWING

LEVEL 23-24 DEMOLITION

AR-B-21-14

ISSUE  
4



1 LEVEL 23 DEMO

2 LEVEL 24 DEMO

#### LEGEND

— DEMOLISHED

— RETAINED

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CLIENT NUMBER

PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000

SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

LEVEL 24-25 & PLANT

DEMOLITION

| ISSUE      |
|------------|
| AR-B-21-15 |
| 4          |



1 LEVEL 25-24 DEMO  
C-10-01

2 PLANT DEMO  
C-10-01

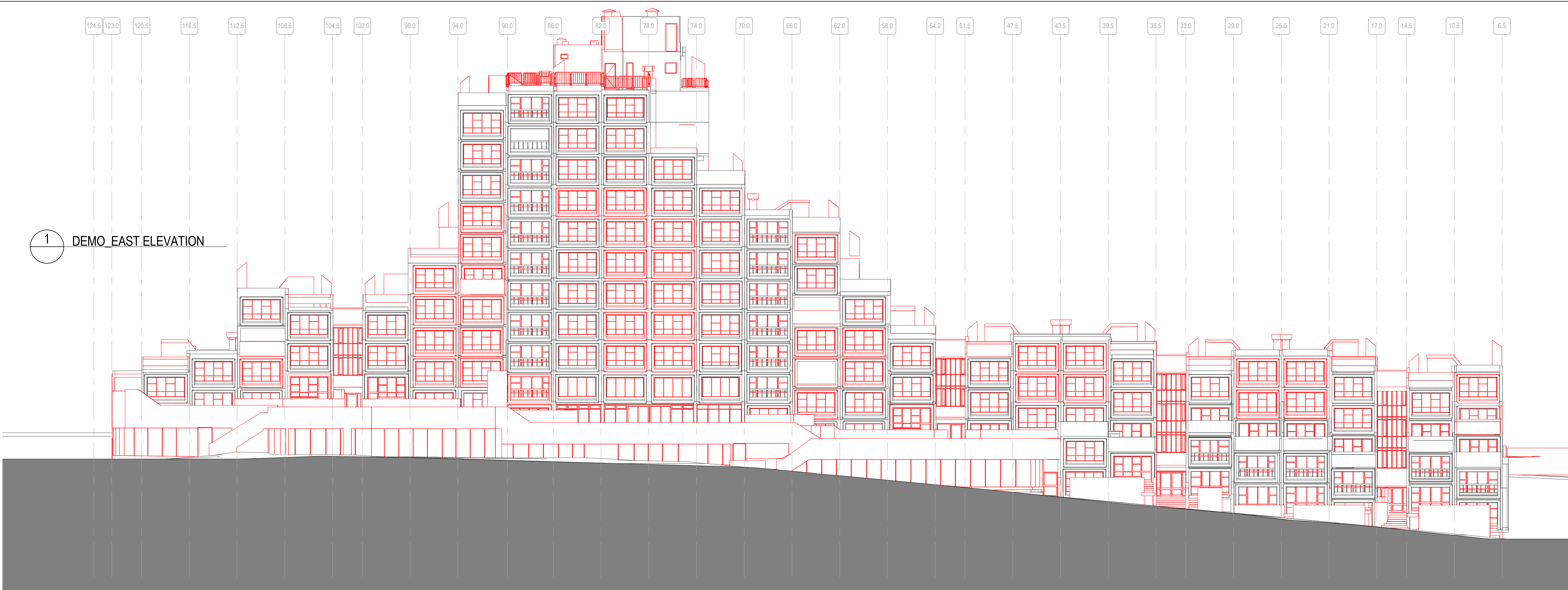
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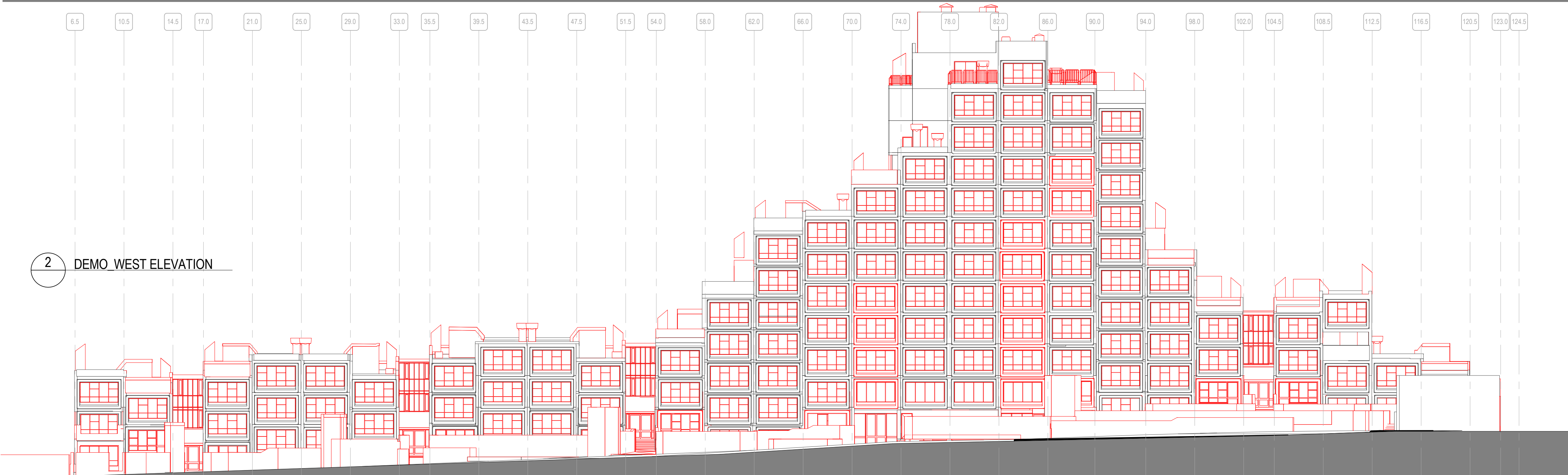
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- REMOVAL OF PODIUM STAIR CORES (1, 2, 3 AND 5) – REPLACED WITH NEW CORE DESIGN
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- REMOVAL OF THROUGH SITE LINK POD
- SCABBING BACK OF EXISTING ROOF TERRACES TO ACHIEVE LEVEL FINISHES WHERE FORMER EXTERNAL AREAS ARE NOW INTERNAL.
- DEMOLITION OF EXISTING BASEMENT RAMP
- DEMOLITION OF SOME BASEMENT COLUMNS
- DEMOLITION OF PORTIONS OF BASEMENT SLAB TO ALLOW EXCAVATION FOR NEW BASEMENT LEVEL
- DEMOLITION OF SLABS TO ACHIEVE DOUBLE HEIGHT LIVING SPACES IN APARTMENTS
- DEMOLITION OF EXISTING MODULES TO ACHIEVE THROUGH SITE LINK.
- DEMOLITION OF EXISTING CARPARK WALL TO GLOUCESTER WALK





1 DEMO EAST ELEVATION



2 DEMO WEST ELEVATION

LEGEND

- DEMOLISHED
- RETAINED

- PLEASE NOTE ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITH ENHANCED SPECIFICATION GLAZING SYSTEMS.
- SELECTED LOCATIONS OF PRECAST PANELS TO BE REMOVED FOR NEW BALCONY POD ADDITIONS
- SELECTED LOCATIONS OF PARAPETS TRIMMED OR SCRABBLED TO ALLOW FOR NEW PODS
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- DEMOLITION OF EXISTING CARPARK WALL TO GLOUCESTER WALK



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| 4     | 18.09.20 | FOR SSDA             |
| 5     | 23.10.20 | FOR SSDA             |

PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

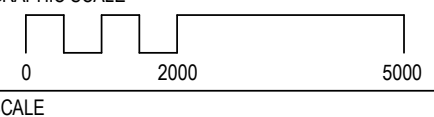
2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

1712011

DRAWING KEY

GRAPHIC SCALE



As indicated@A1

STATUS

FOR SSDA

DRAWING

DEMOLITION\_ EAST AND  
WEST ELEVATIONS

AR-B-31-01

ISSUE

5



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| 4     | 18.09.20 | FOR SSDA             |

PROJECT MANAGER  
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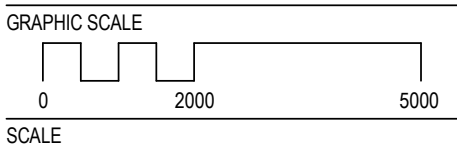
CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011  
DRAWING KEY



As indicated @A1  
STATUS

FOR INFORMATION  
DRAWING

DEMOLITION\_ NORTH AND  
SOUTH ELEVATIONS

ISSUE  
AR-B-31-02 4



1 DEMO\_ NORTH ELEVATION

LEGEND

DEMOLISHED

RETAINED

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- DEMOLITION OF EXISTING CARPARK WALL TO GLOUCESTER WALK



2 DEMO\_ SOUTH ELEVATION





1 GA - GLOUCESTER WALK STREET ELEVATION



2 GA - CUMBERLAND STREET ELEVATION



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| 8     | 18.09.20 | FOR SSDA             |
| 9     | 23.10.20 | FOR SSDA             |

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SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY

GRAPHIC SCALE  
0 2000 5000  
SCALE

1: 300@A1  
STATUS

FOR INFORMATION  
DRAWING

EAST & WEST ELEVATIONS -  
STREETSCAPE

AR-DA-C-10-00

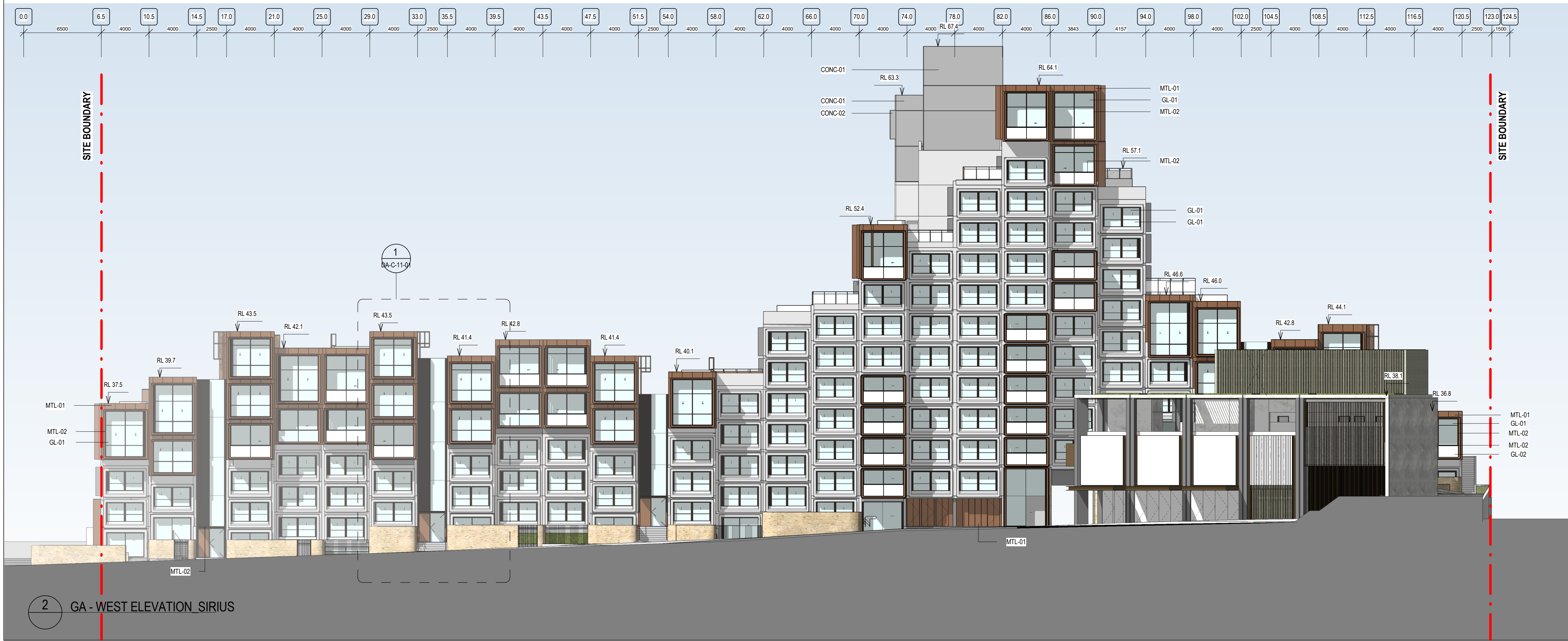
ISSUE  
9





|             |         |
|-------------|---------|
| PR ROOF     | 67.370m |
| LEVEL 28    | 65.820m |
| LEVEL 27    | 62.720m |
| EX ROOF     | 61.700m |
| EX PLANT    | 59.240m |
| PR LEVEL 26 | 59.620m |
| EX LEVEL 26 | 57.040m |
| LEVEL 25    | 55.740m |
| LEVEL 24    | 54.535m |
| LEVEL 23    | 53.130m |
| LEVEL 22    | 51.840m |
| LEVEL 21    | 50.520m |
| LEVEL 20    | 49.220m |
| LEVEL 19    | 47.930m |
| LEVEL 18    | 46.620m |
| LEVEL 17    | 45.320m |
| LEVEL 16    | 44.035m |
| LEVEL 15    | 42.710m |
| LEVEL 14    | 41.425m |
| LEVEL 13    | 40.100m |
| LEVEL 12    | 38.820m |
| LEVEL 11    | 37.510m |
| LEVEL 10    | 36.205m |
| LEVEL 09    | 34.910m |
| LEVEL 08    | 33.610m |
| LEVEL 07    | 32.320m |
| LEVEL 06    | 31.010m |
| LEVEL 05    | 29.730m |
| LEVEL 04    | 28.435m |
| LEVEL 03    | 27.130m |
| LEVEL 02    | 25.810m |
| LEVEL 01    | 24.535m |
| B1a         | 23.040m |
| B1b         | 21.770m |
| B2a         | 20.480m |
| B2b         | 19.000m |

NOTE:  
Relative Levels (RLs) indicated may be within 150mm of final levels, due to survey discrepancies and allowing for building tolerances.



|             |         |
|-------------|---------|
| PR ROOF     | 67.370m |
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| LEVEL 10    | 36.205m |
| LEVEL 09    | 34.910m |
| LEVEL 08    | 33.610m |
| LEVEL 07    | 32.320m |
| LEVEL 06    | 31.010m |
| LEVEL 05    | 29.730m |
| LEVEL 04    | 28.435m |
| LEVEL 03    | 27.130m |
| LEVEL 02    | 25.810m |
| LEVEL 01    | 24.535m |
| B1a         | 23.040m |
| B1b         | 21.770m |
| B2a         | 20.480m |
| B2b         | 19.000m |

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| 7     | 18.09.20 | FOR SS&A             |
| 8     | 23.10.20 | FOR SS&A             |

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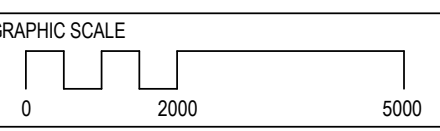
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SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



As indicated @ A1  
STATUS

FOR INFORMATION  
DRAWING

EAST & WEST ELEVATIONS -  
SIRIUS BUILDING

AR-DA-C-10-01  
8





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| 5     | 17.09.20 | NOT FOR SSDA - DRAFT |
| 6     | 18.09.20 | FOR SSDA             |

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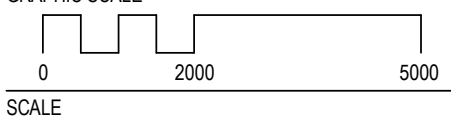
PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011

DRAWING KEY

GRAPHIC SCALE



As indicated @A1

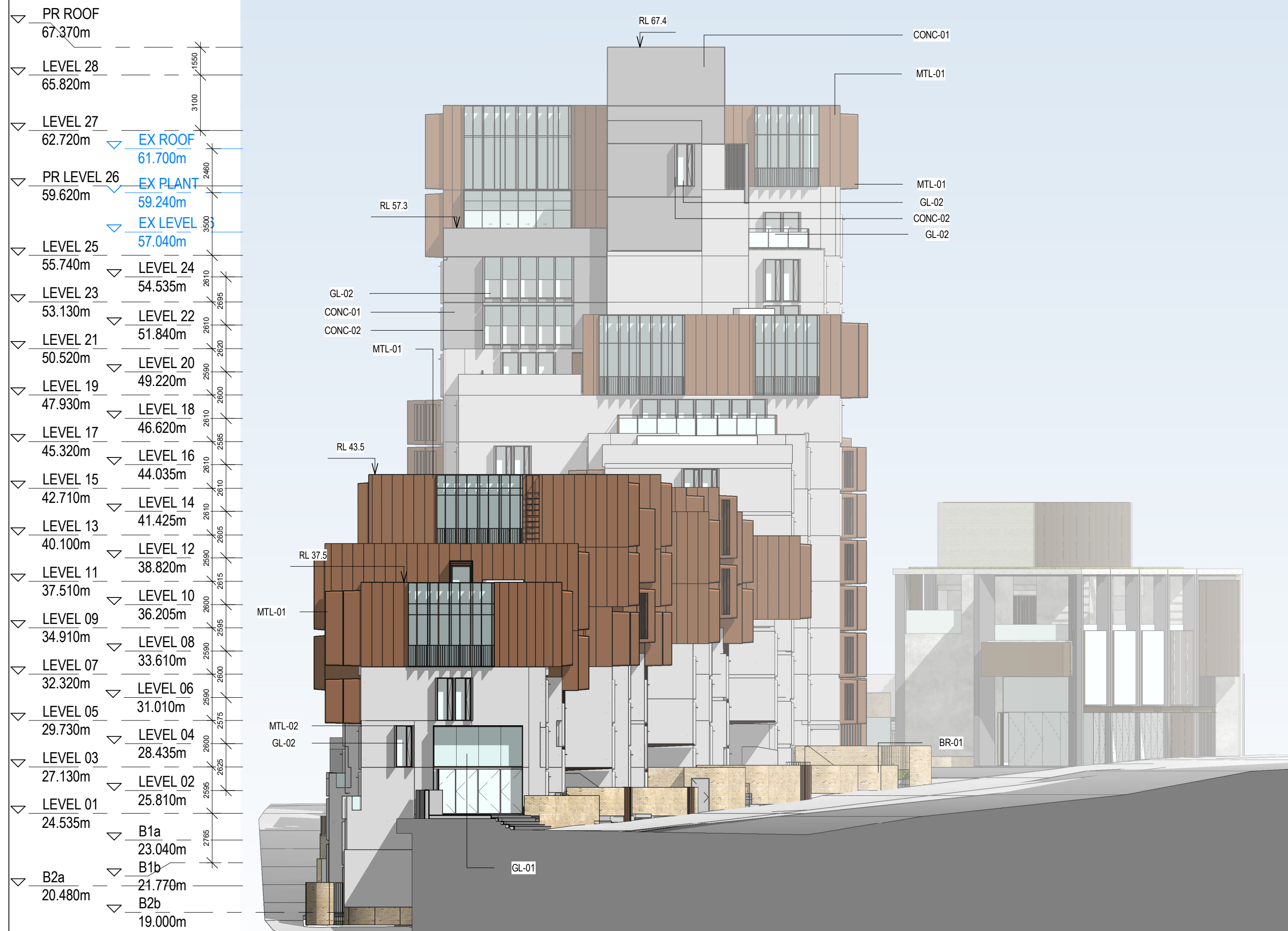
STATUS

FOR INFORMATION

DRAWING

NORTH & SOUTH  
ELEVATIONS - OVERALL

| ISSUE         |
|---------------|
| AR-DA-C-10-02 |
| 6             |



1 GA - NORTH ELEVATION



2 GA - SOUTH ELEVATION

NOTE:

Relative Levels (RLs) indicated may be within  
150mm of final levels, due to survey discrepancies  
and allowing for building tolerances.





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| 5     | 17.09.20 | NOT FOR SSDA - DRAFT |
| 6     | 18.09.20 | FOR SSDA             |

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DEDICO DEVELOPMENT SERVICES

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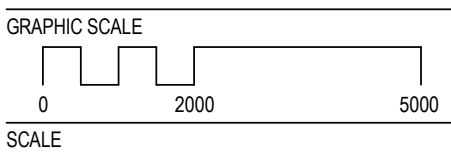
SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011

DRAWING KEY



As indicated@A1  
STATUS

FOR INFORMATION  
DRAWING

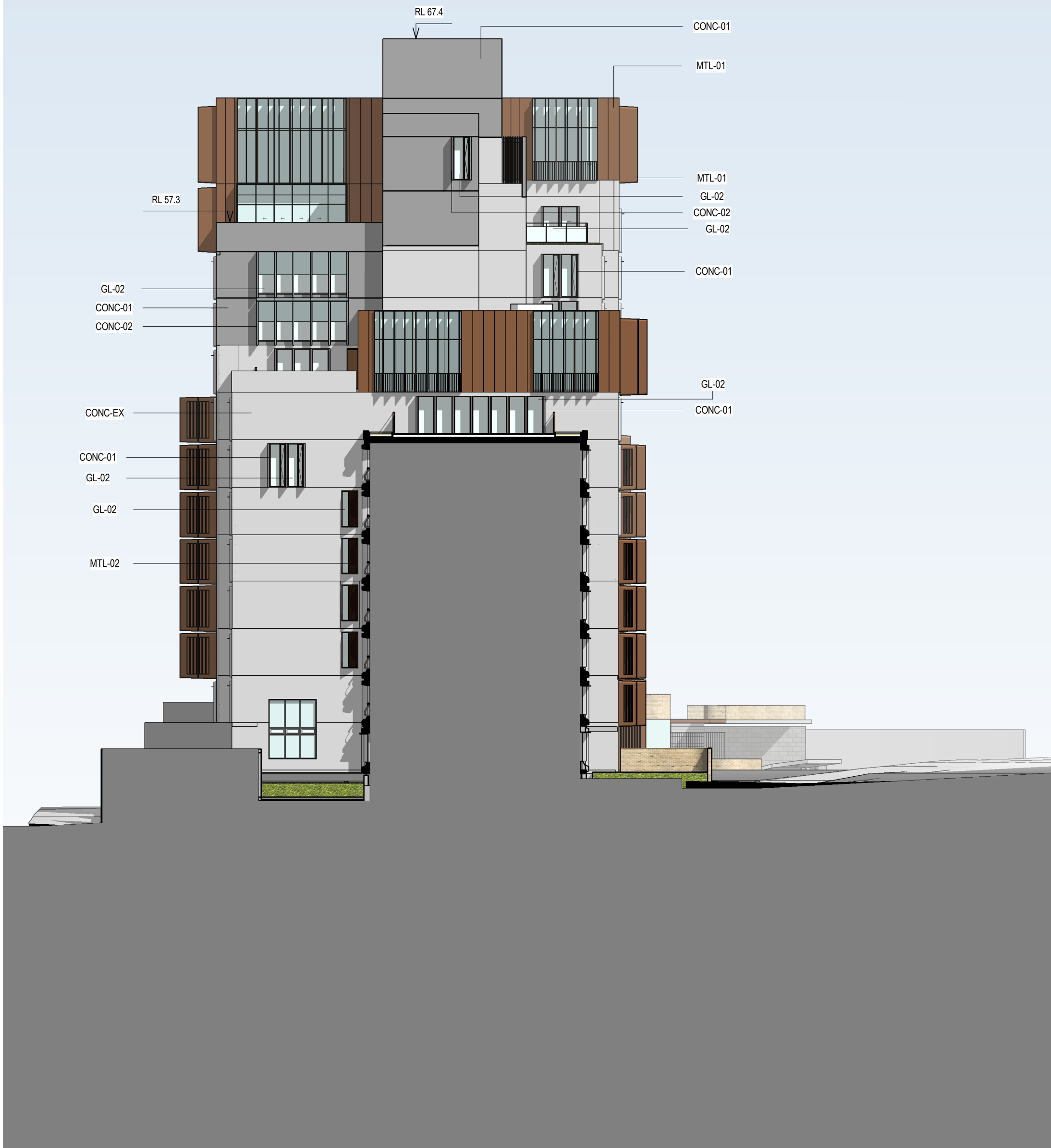
NORTH & SOUTH  
ELEVATIONS - SIRIUS  
TOWER

AR-DA-C-10-03

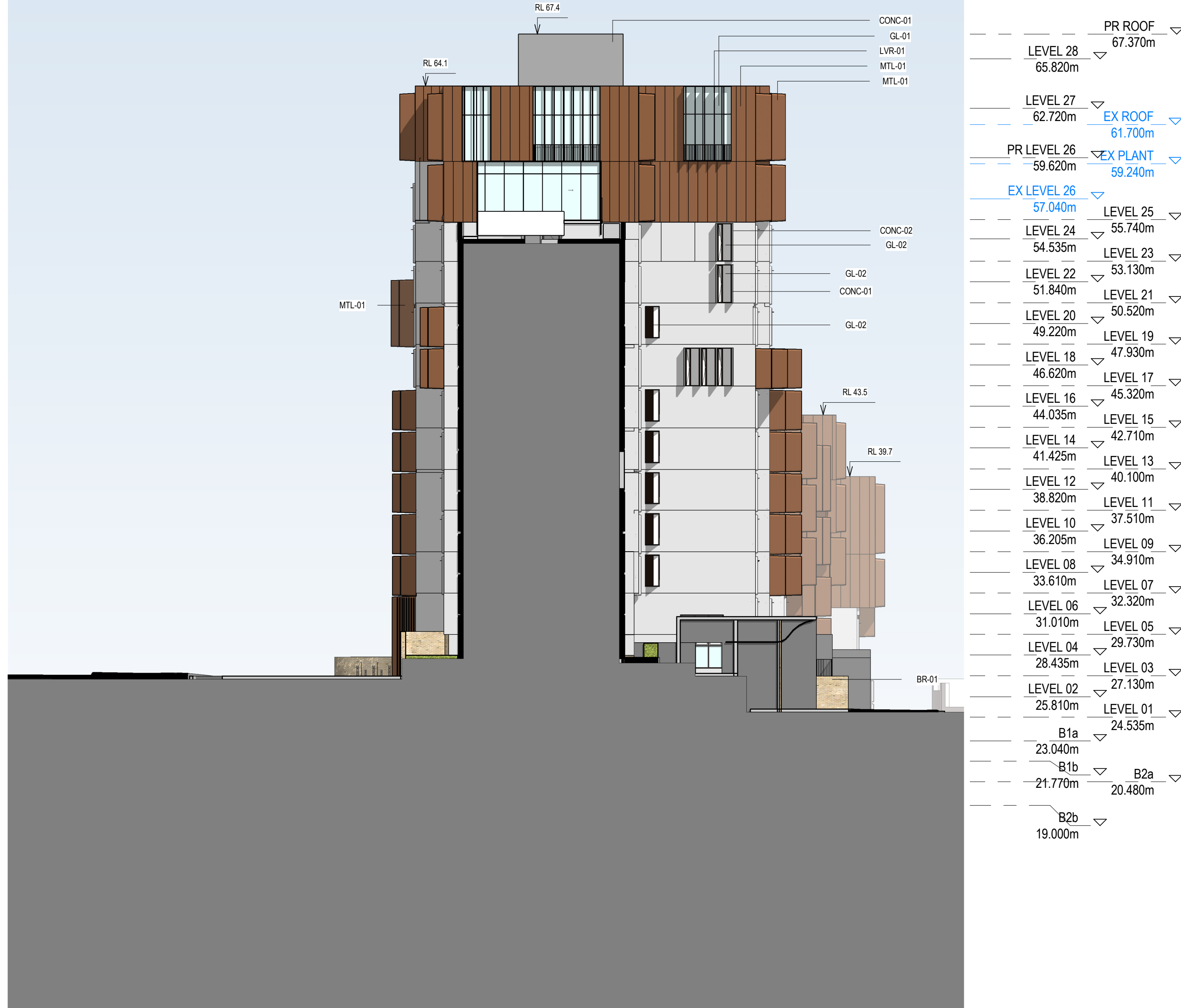
ISSUE

6

|             |         |
|-------------|---------|
| PR ROOF     | 67.370m |
| LEVEL 28    | 65.820m |
| LEVEL 27    | 62.720m |
| EX ROOF     | 61.700m |
| EX PLANT    | 59.240m |
| EX LEVEL 26 | 57.040m |
| LEVEL 25    | 55.740m |
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| LEVEL 02    | 28.435m |
| LEVEL 01    | 25.810m |
| B1a         | 23.040m |
| B1b         | 21.770m |
| B2a         | 20.480m |
| B2b         | 19.000m |



1 GA - NORTH ELEVATION TOWER



2 GA - SOUTH ELEVATION TOWER

NOTE:

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| 4     | 18.09.20 | FOR SSDA             |

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DEDICO DEVELOPMENT SERVICES

## CLIENT

## SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

## PROJECT

## SIRIUS SITE

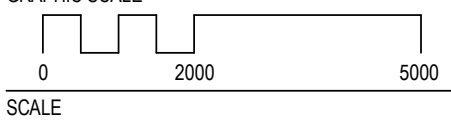
2-60 CUMBERLAND ST, THE ROCKS

BVN PROJECT NUMBER

## 1712011

DRAWING KEY

## GRAPHIC SCALE



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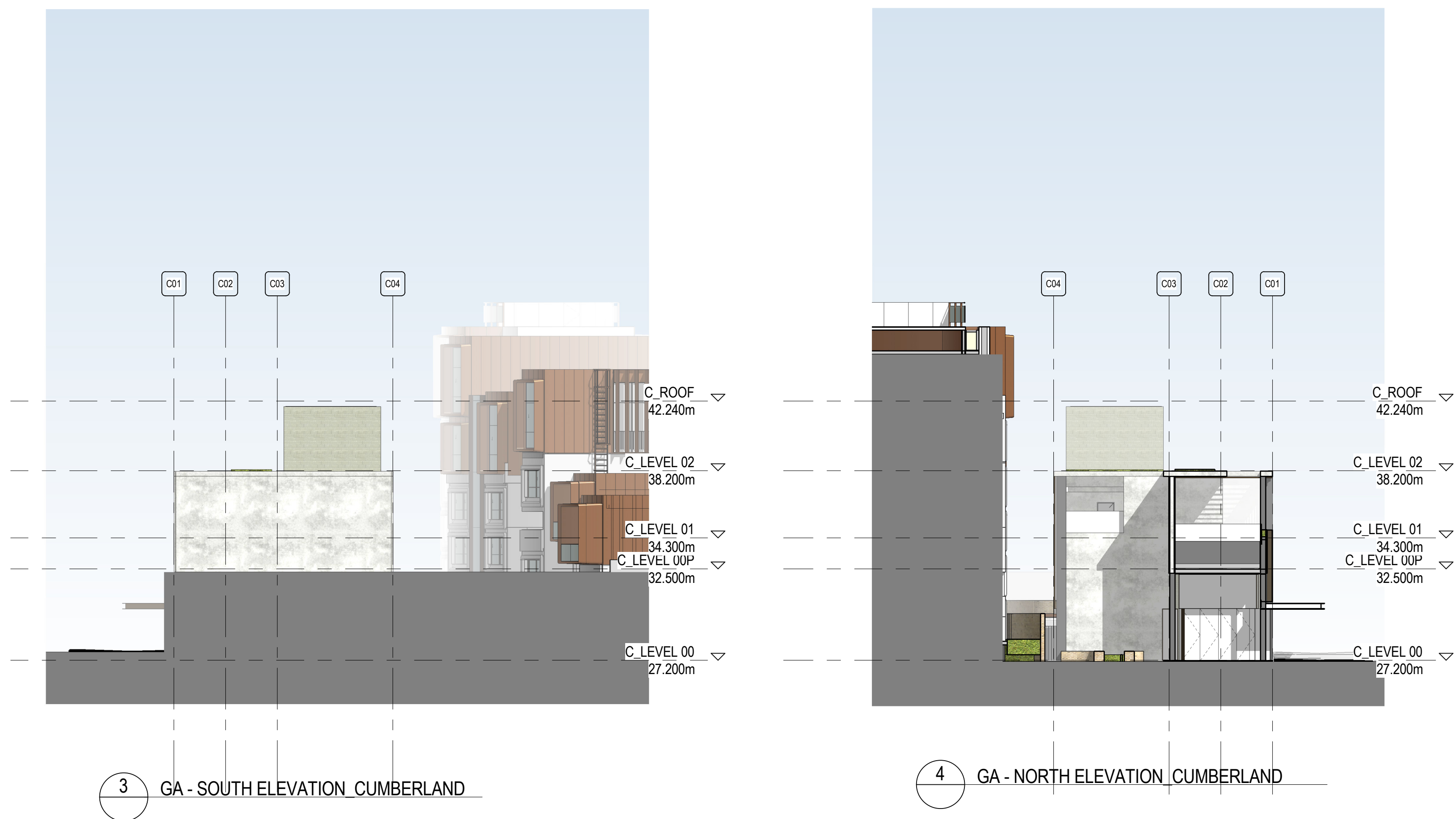
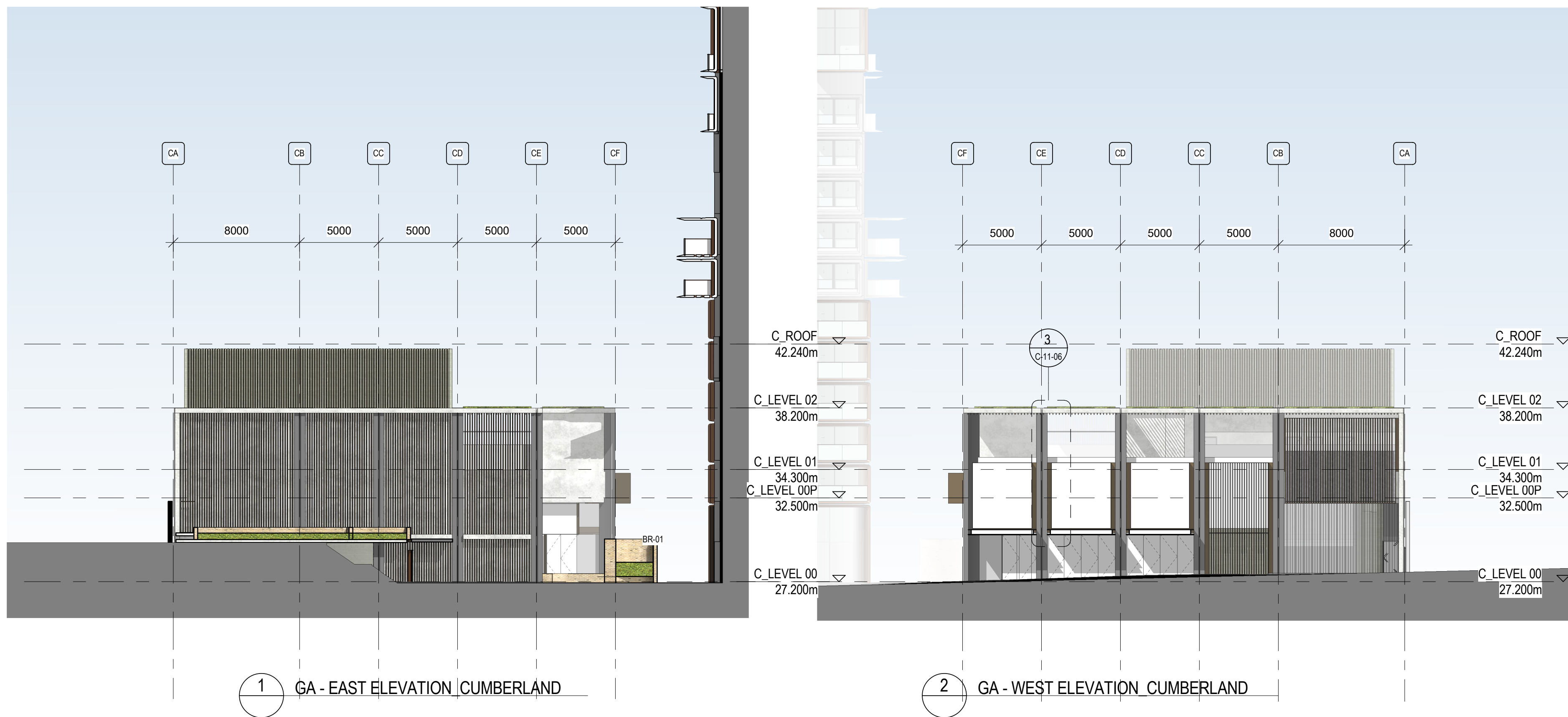
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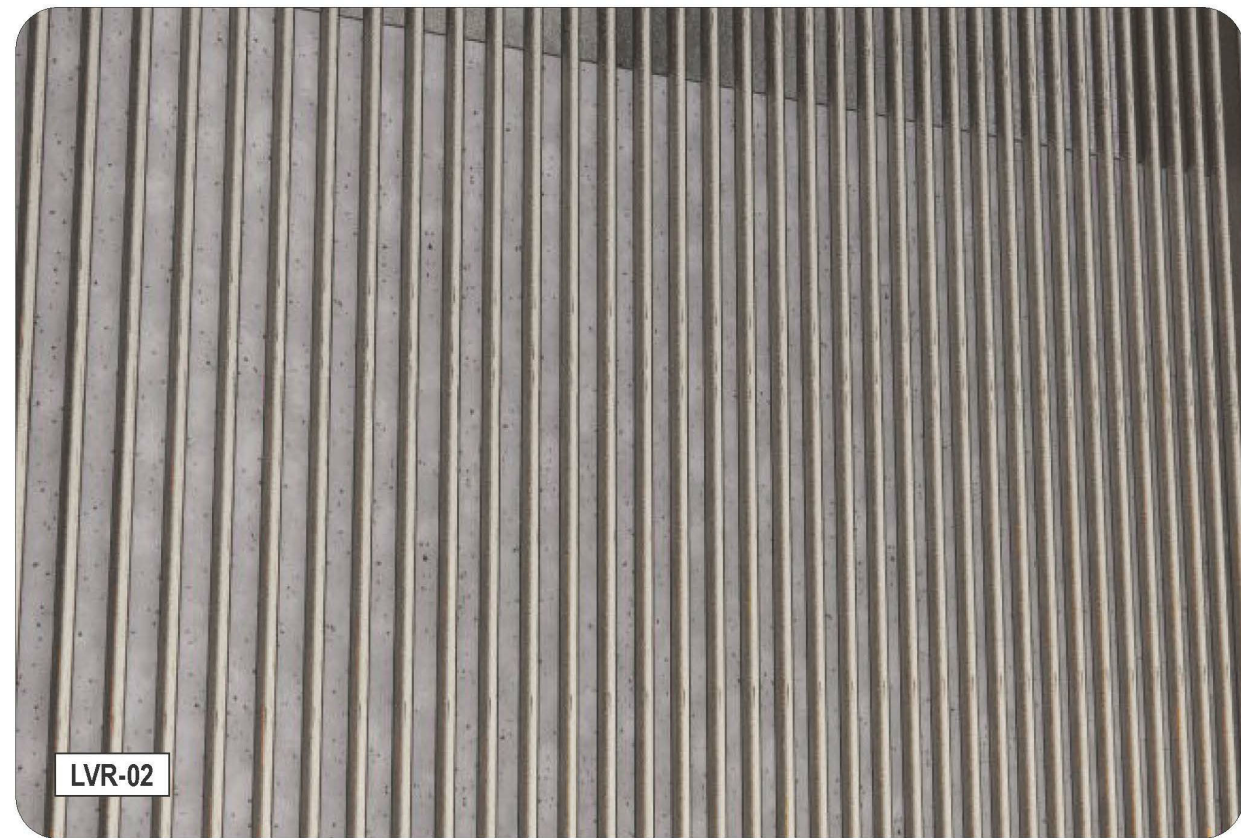
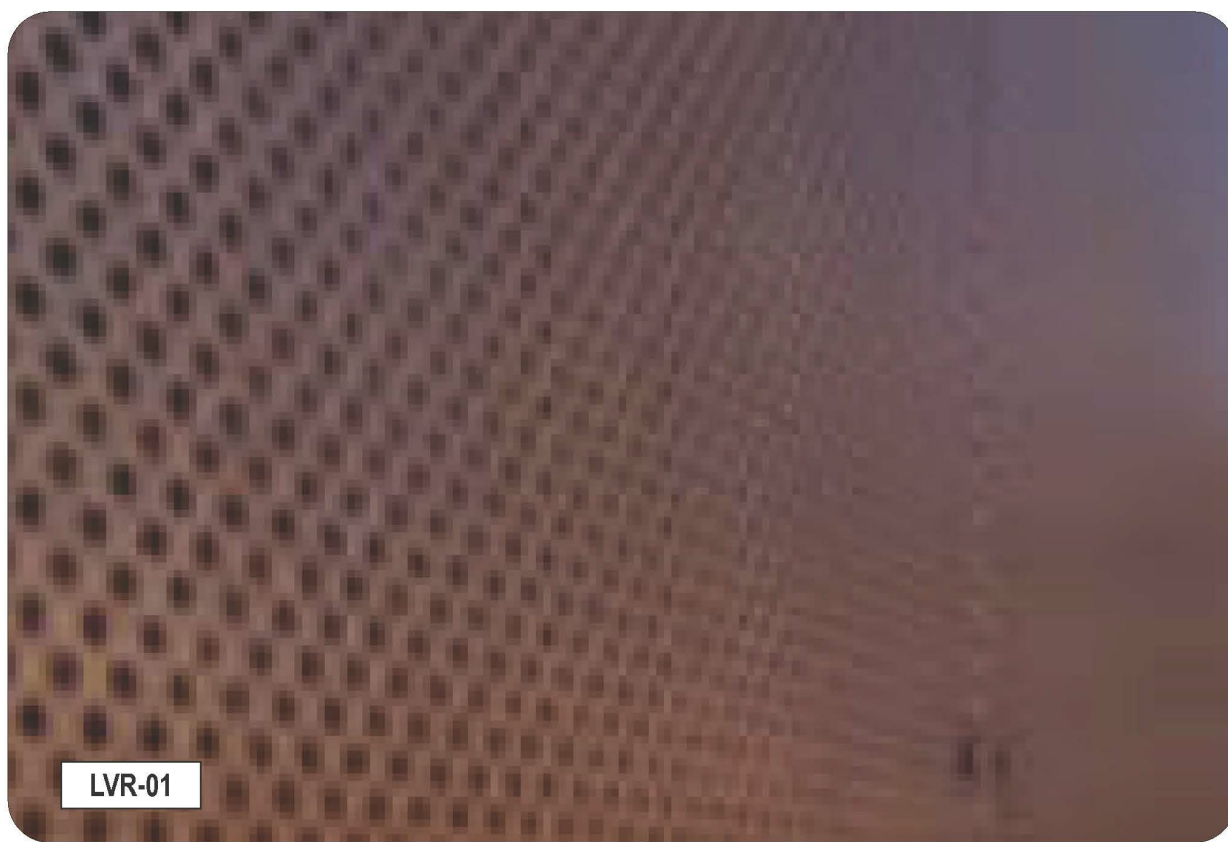
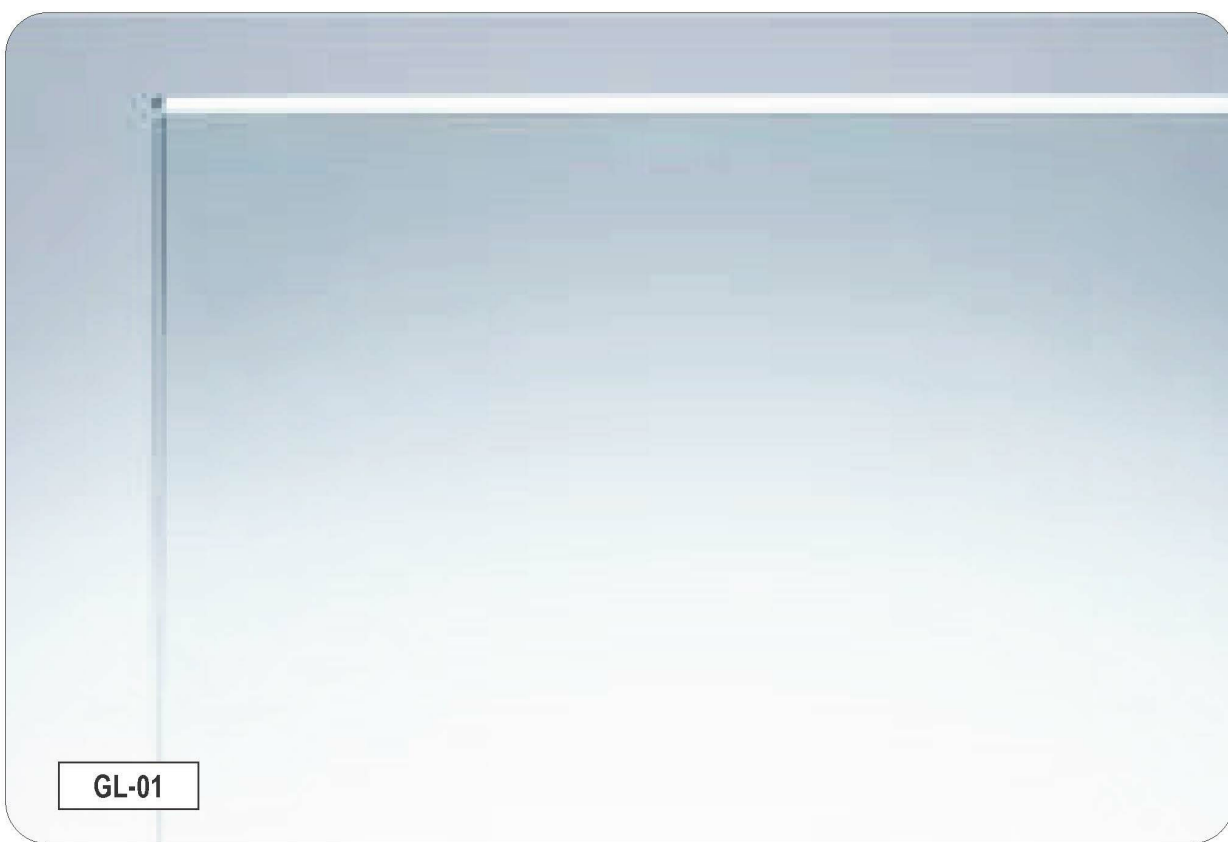
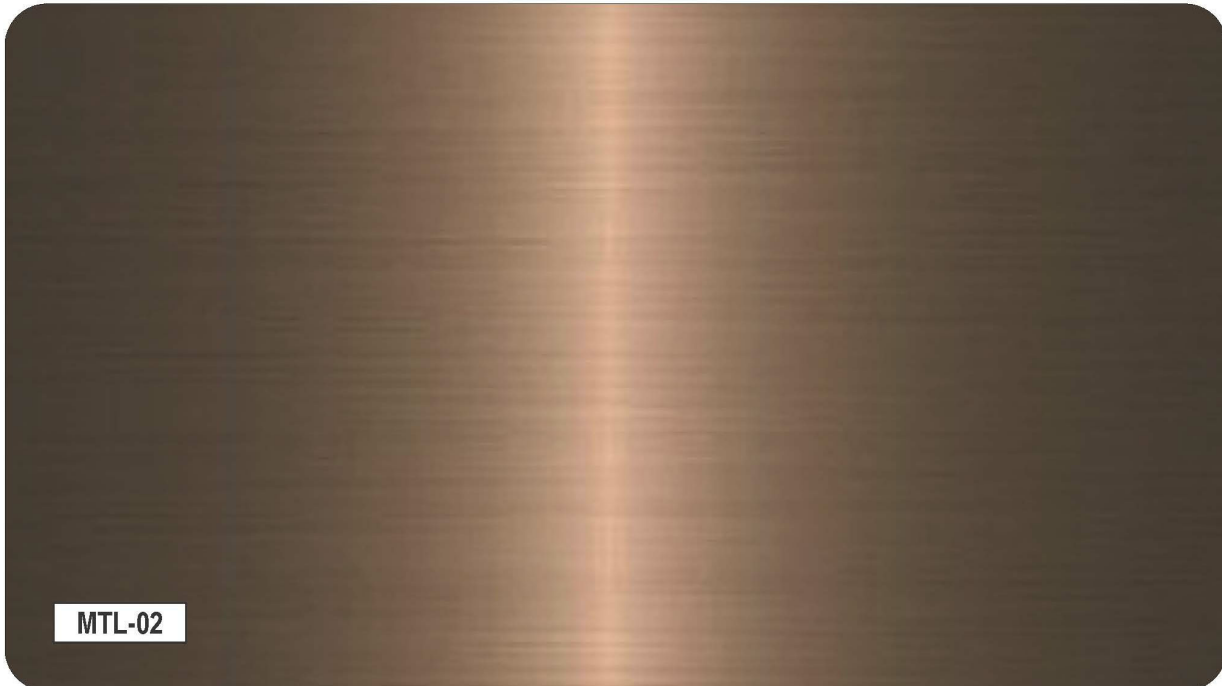
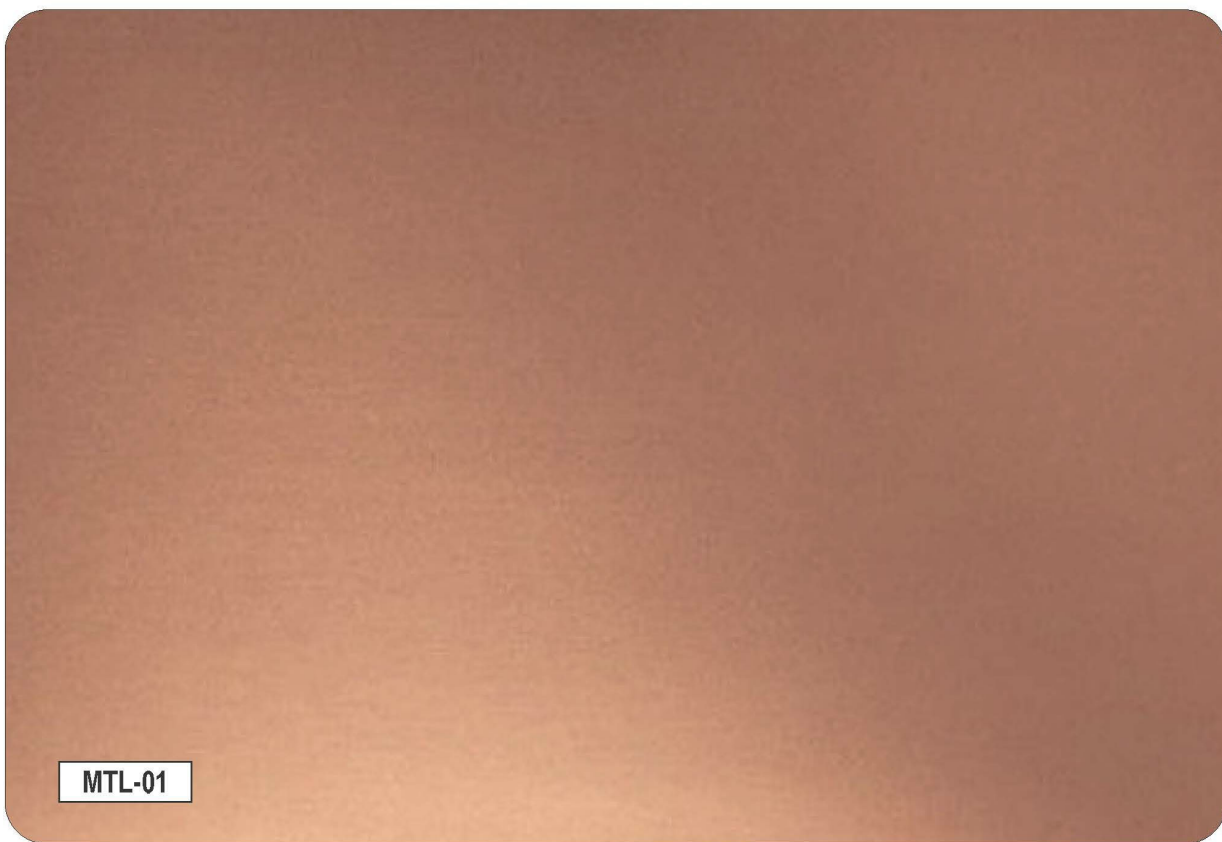
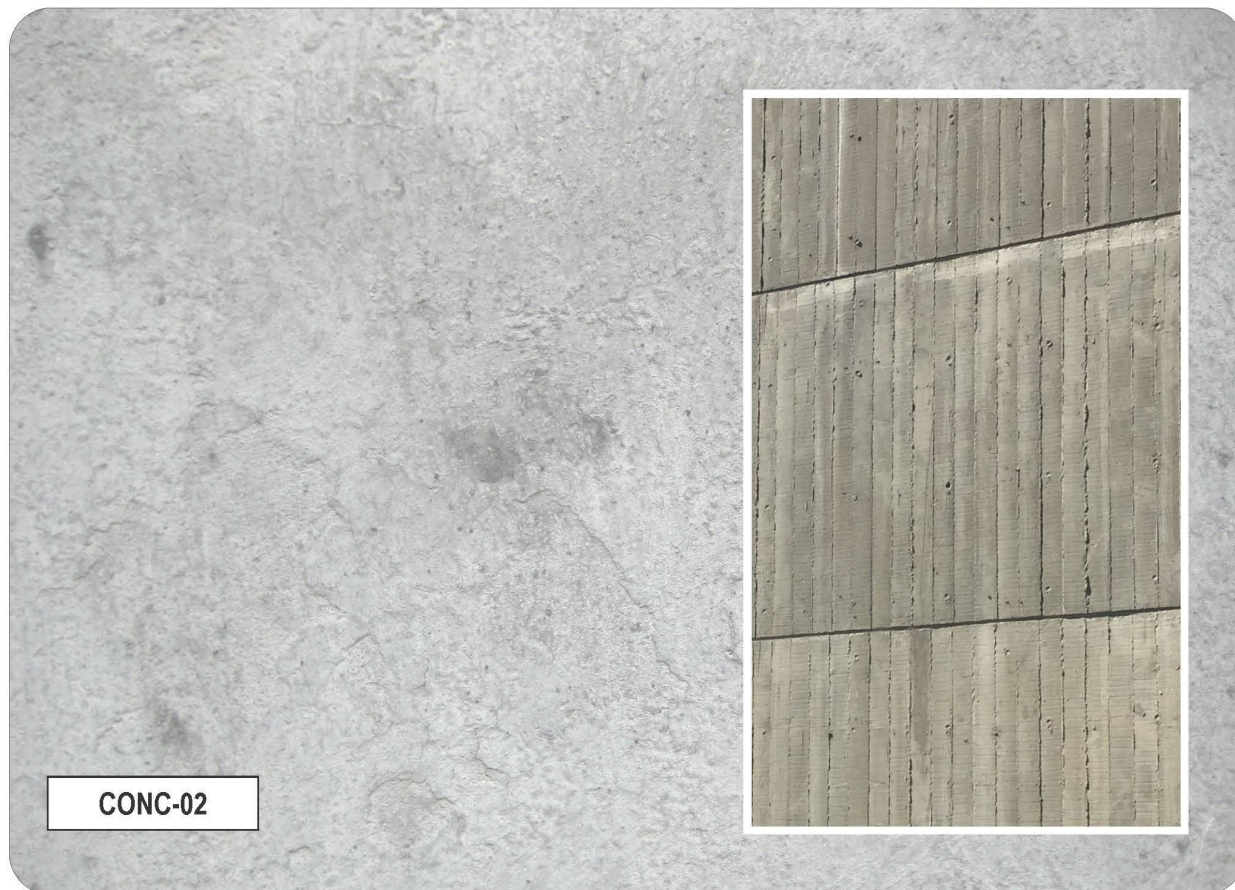
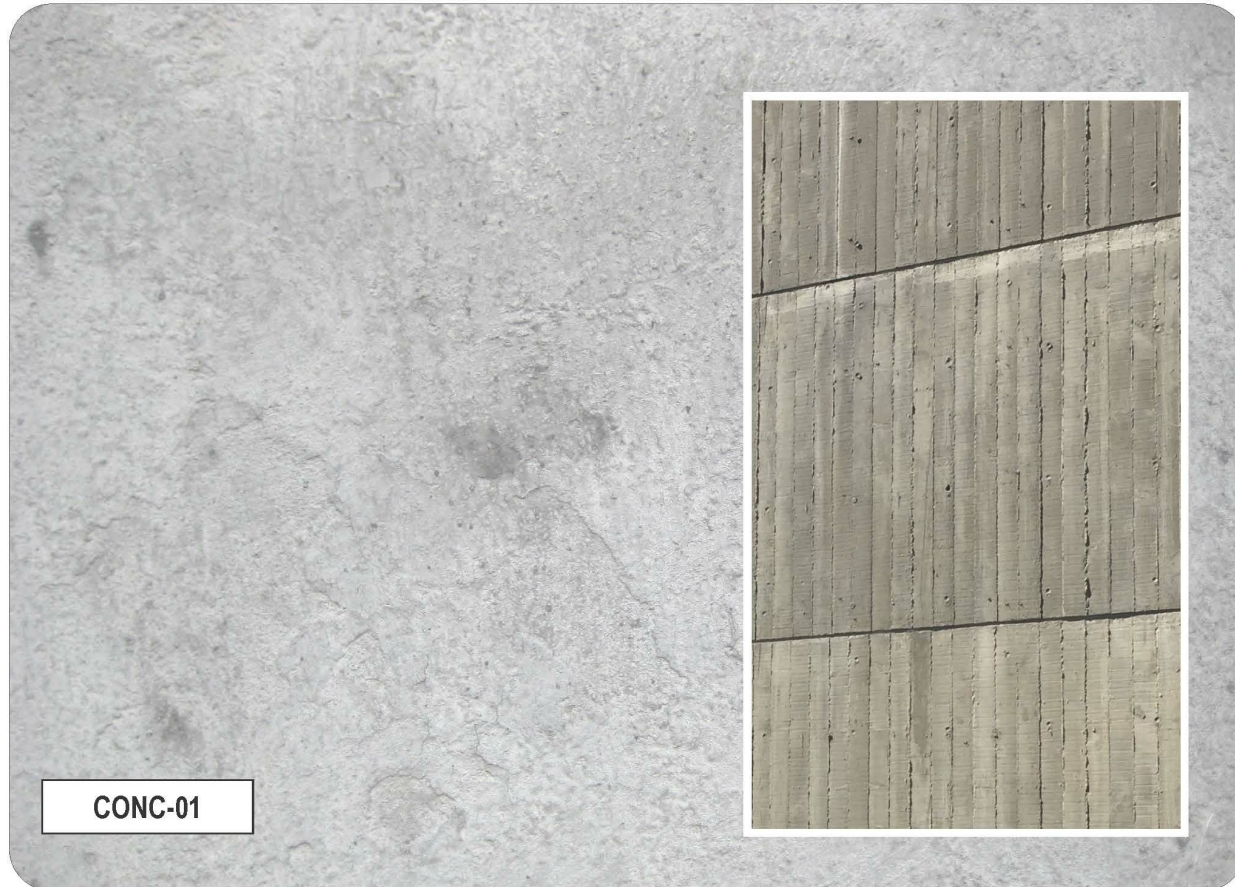
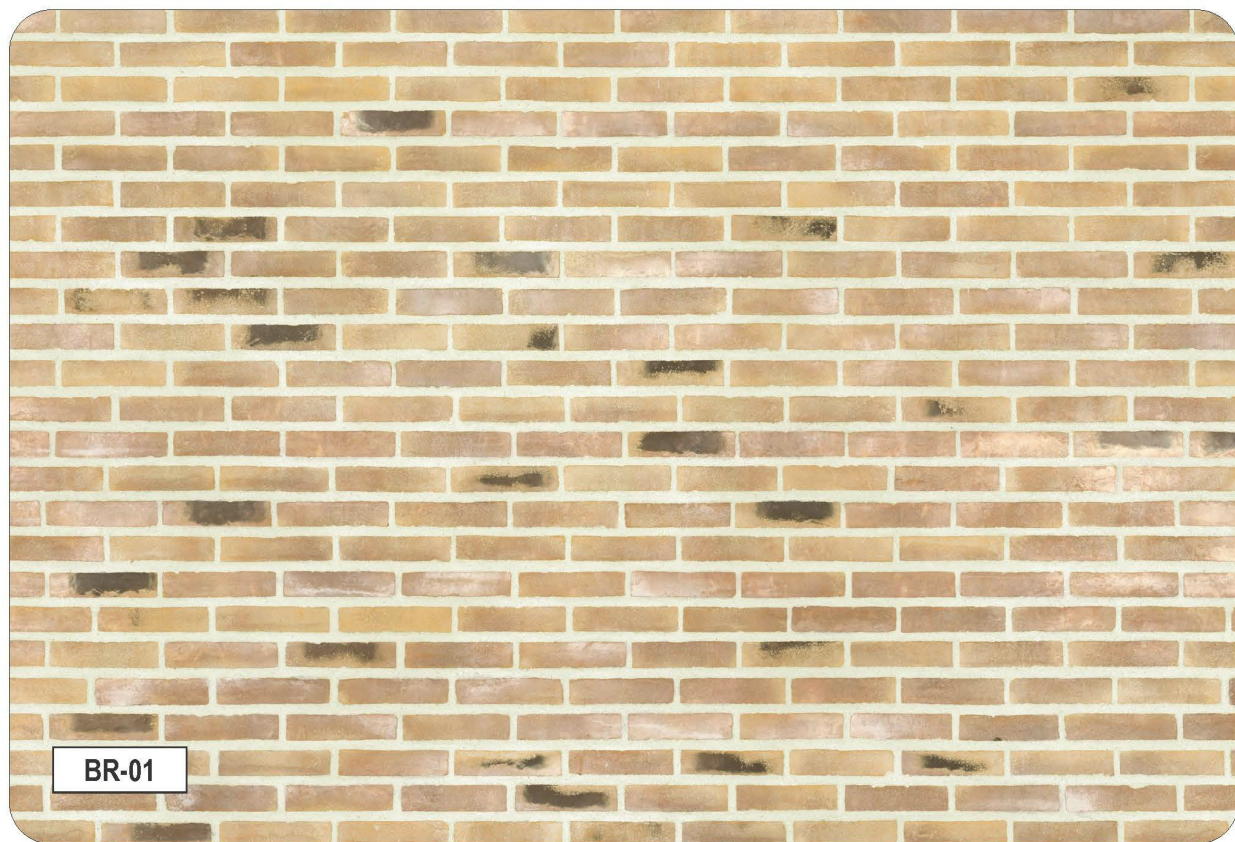
DRAWING

EAST & WEST ELEVATIONS -  
CUMBERLAND BLDG

| ISSUE |
|-------|
| 4     |







LEGEND

- BR-01
- BRICK MIX, BEIGE (REFER TO 360 LANDSCAPE DOCUMENTS FOR PERCENTAGE OF RECYCLED BRICK CONTENT)
- CONC-01
- CONCRETE, IN-SITU.
- CONC-02
- CONCRETE, PRECAST.

- MTL-01
- METAL - COPPER CLADDING  
AURUBIS 'NORDIC STANDARD' OR SIMILAR
- MTL-02
- METAL - BRONZE ALUMINIUM  
COLOUR TO MATCH EXISTING WINDOW FRAMES (SEE PHOTO)
- MTL-03
- ALUMINIUM ELECTROPLATED IN COPPER PALISADES.  
COLOUR TO MATCH MTL-01

- GL-01
- GLAZING - CLEAR.  
REFER BASIX REPORT FOR TECHNICAL REQUIREMENTS
- GL-02
- GLAZING - CLEAR  
SEMI FRAMED GLAZED BALUSTRADE WITH BRONZE ALUMINIUM CAPPING
- FL-LND
- GREY TRAVERTINE (TO LANDSCAPE DETAIL) - TERRACE  
FLOOR FINISH

- LVR-01
- FIXED LOUVRES - COPPER CLADDING  
AURUBIS 'NORDIC STANDARD' OR SIMILAR
- LVR-02
- BRONZE ALUMINIUM TUBES, CUSTOM PROFILE  
(PILL-SHAPED)



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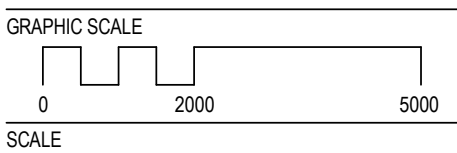
SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

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BVM PROJECT NUMBER

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DRAWING KEY



@A1

STATUS

FOR INFORMATION

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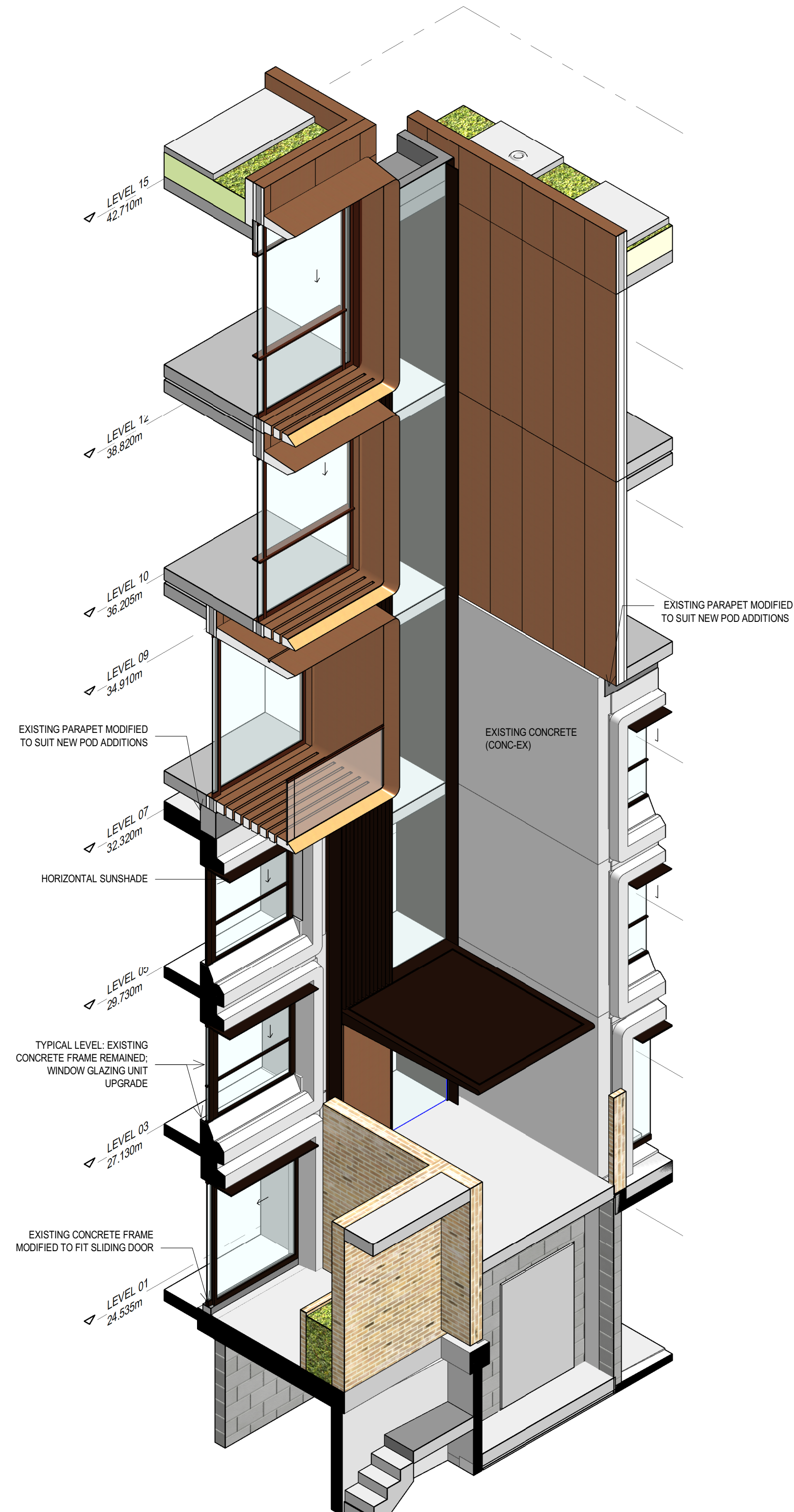
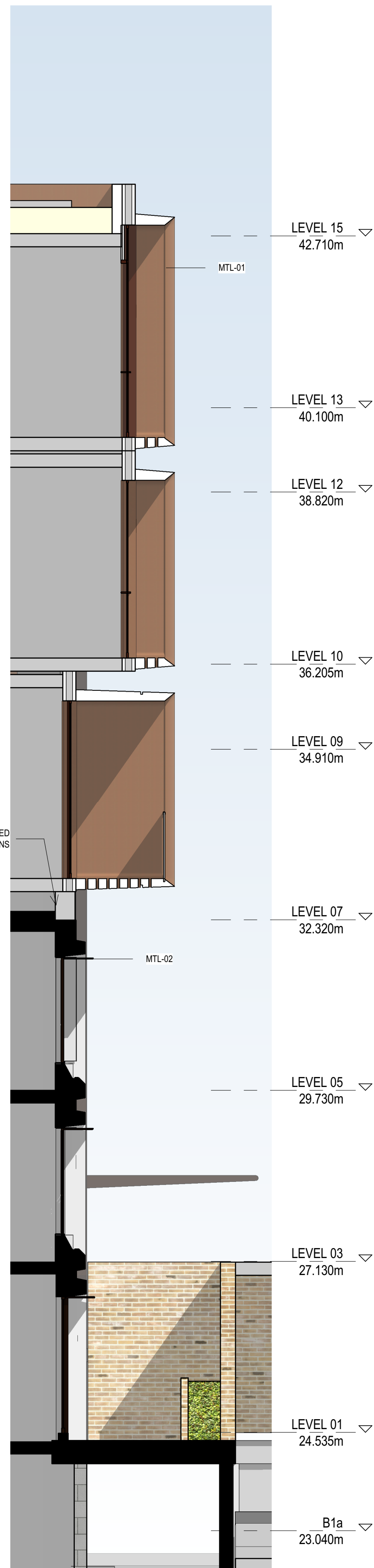
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AR-DA-C-10-05

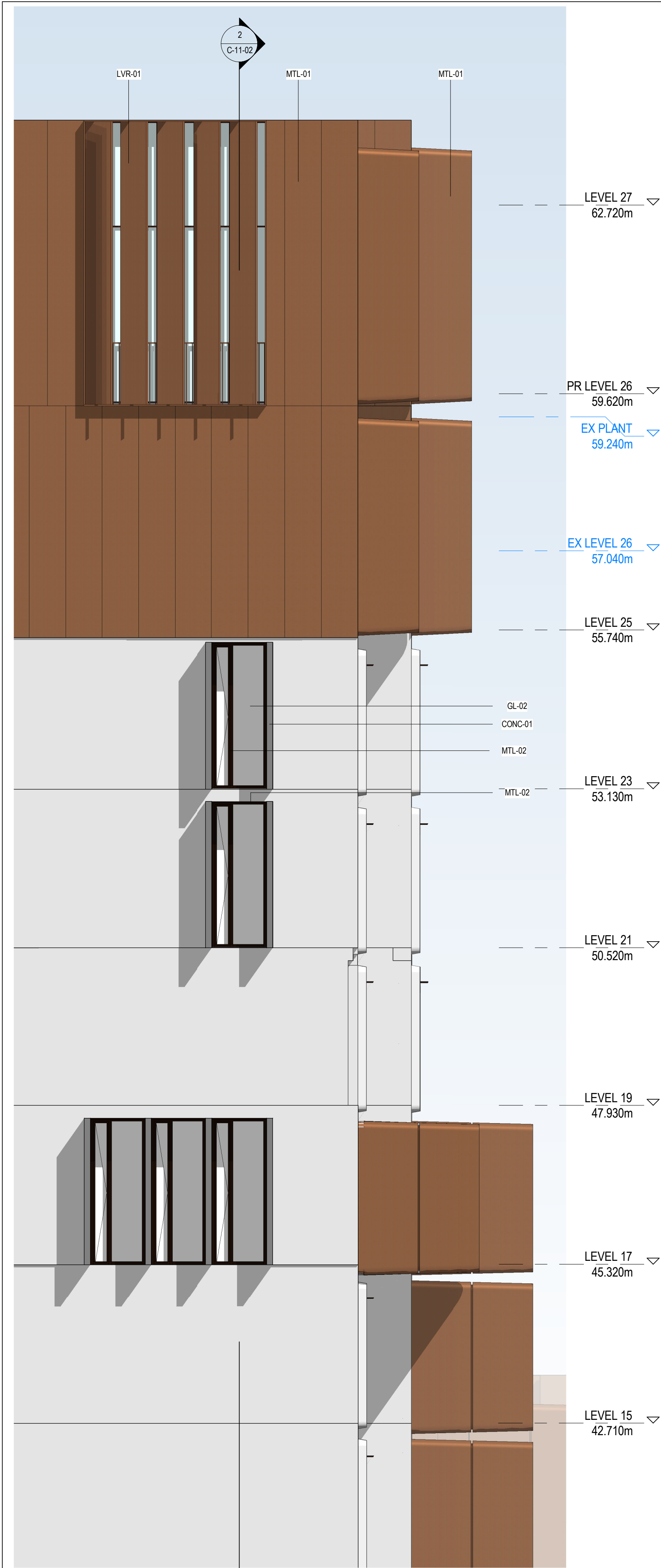
ISSUE

2

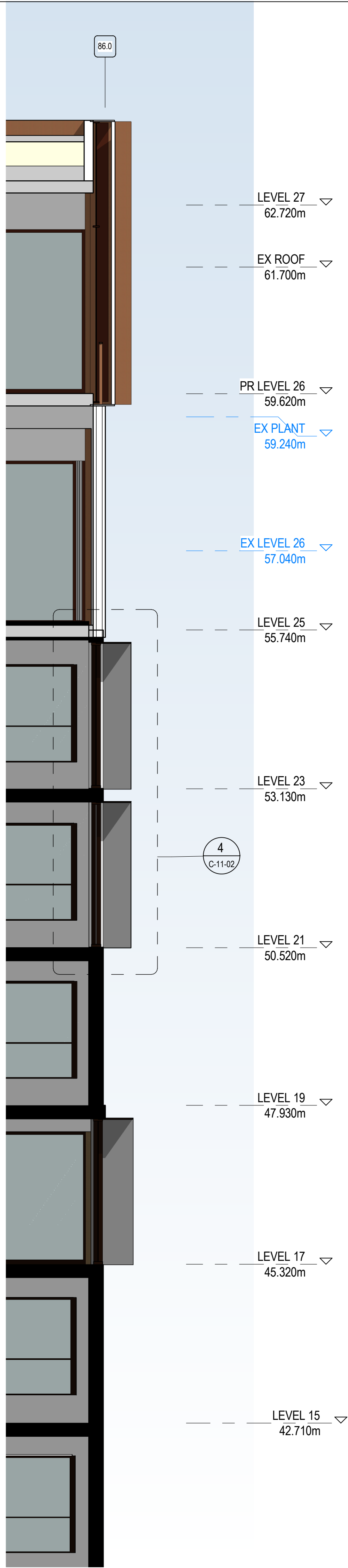




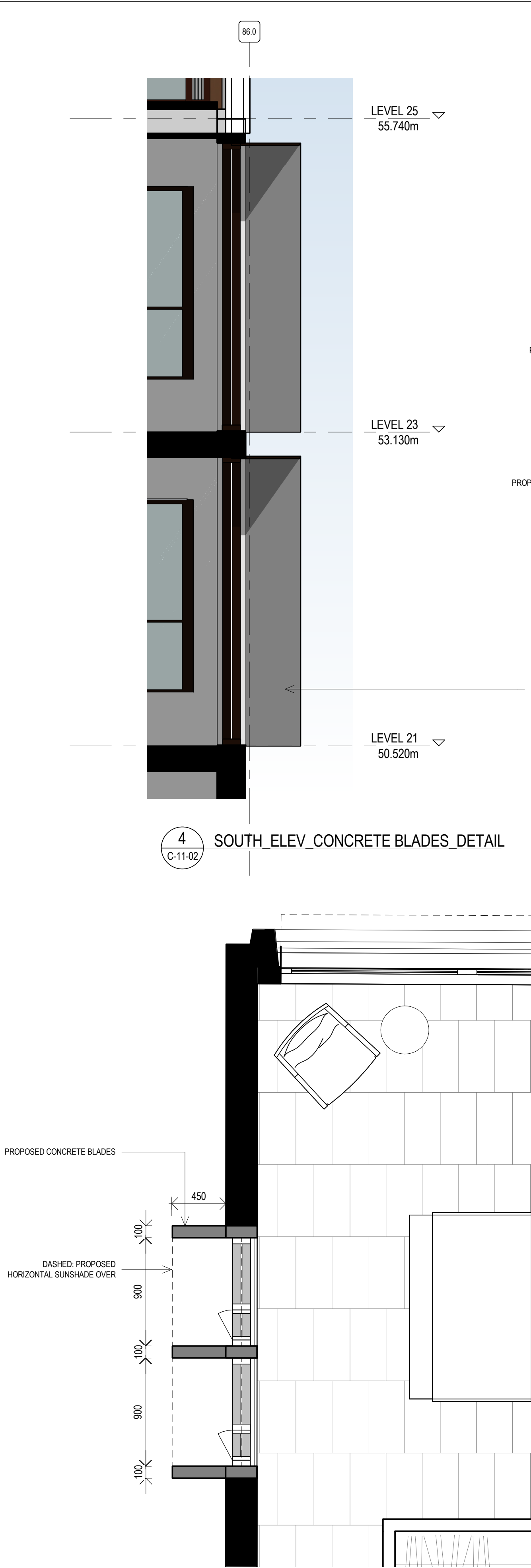




1 SOUTH\_FACADE DETAIL 1

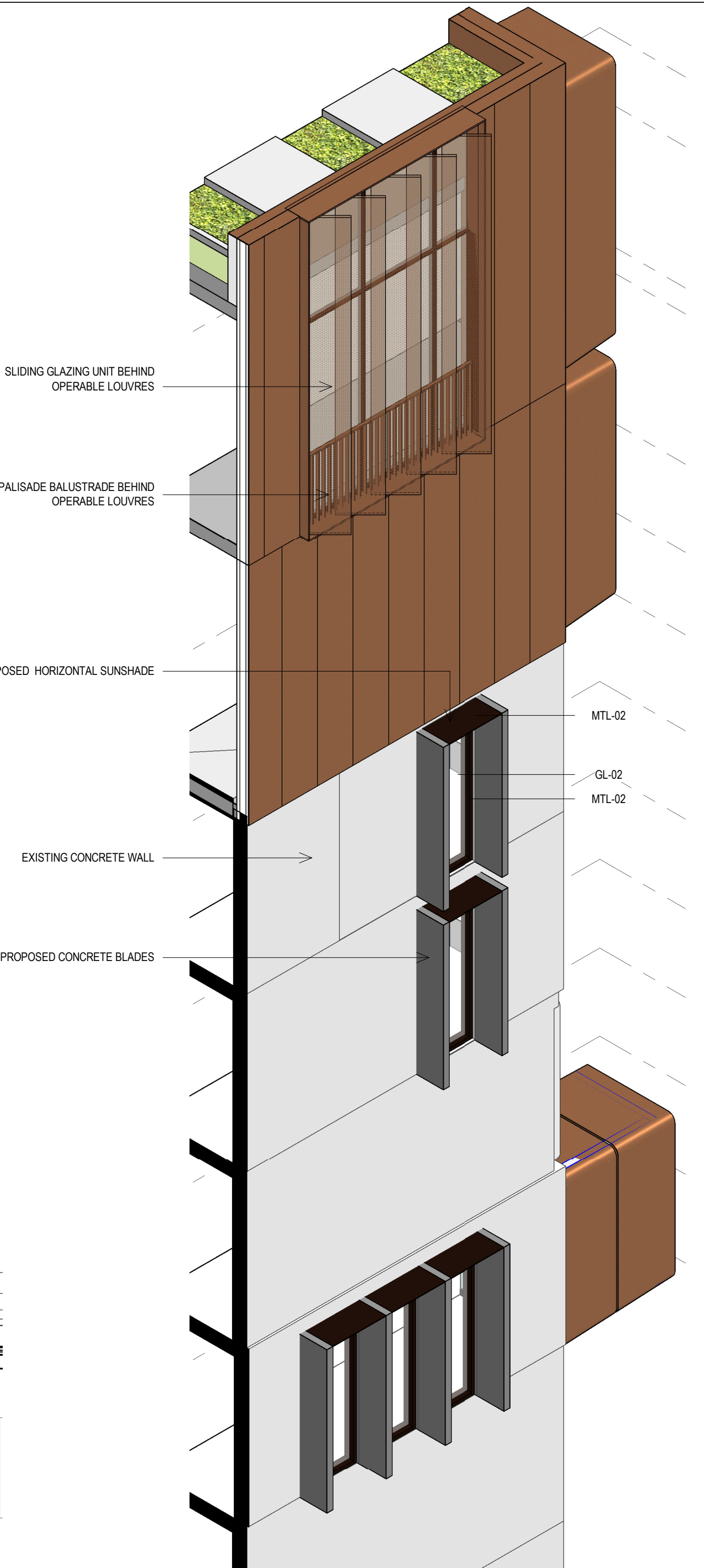


2 SOUTH\_ELEV\_DETAIL SECTION 1

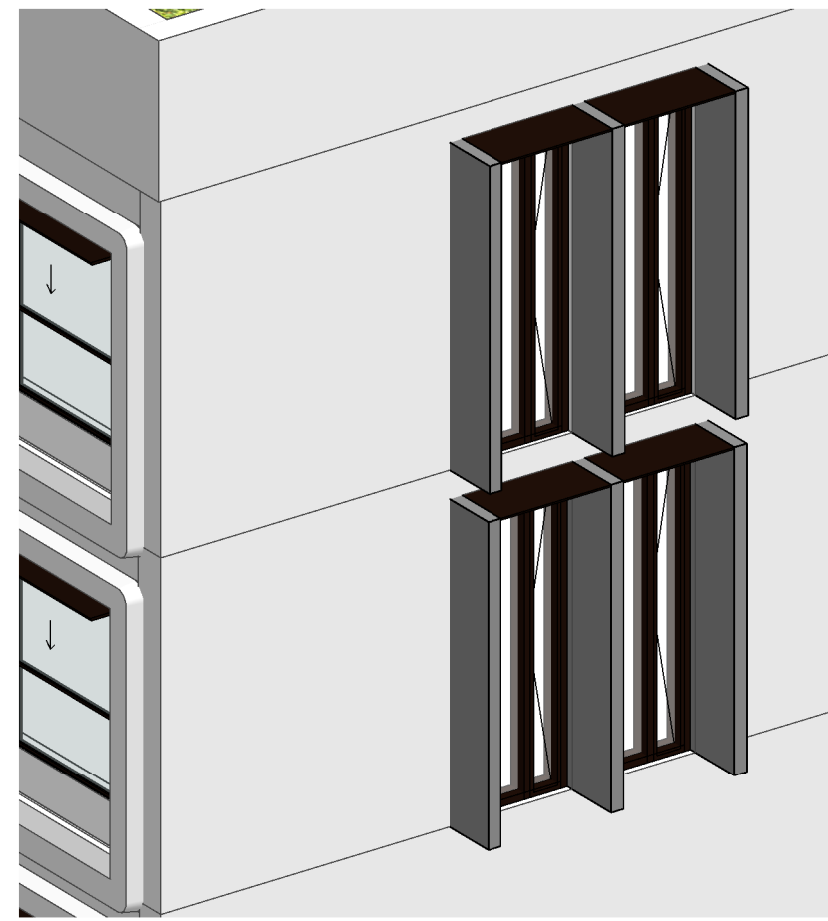


4 SOUTH\_ELEV\_CONCRETE BLADES\_DETAIL

5 CONCRETE BLADE PLANS



3 SOUTH\_FACADE 3D DETAIL 1



6 CONCRETE BLADE AXO

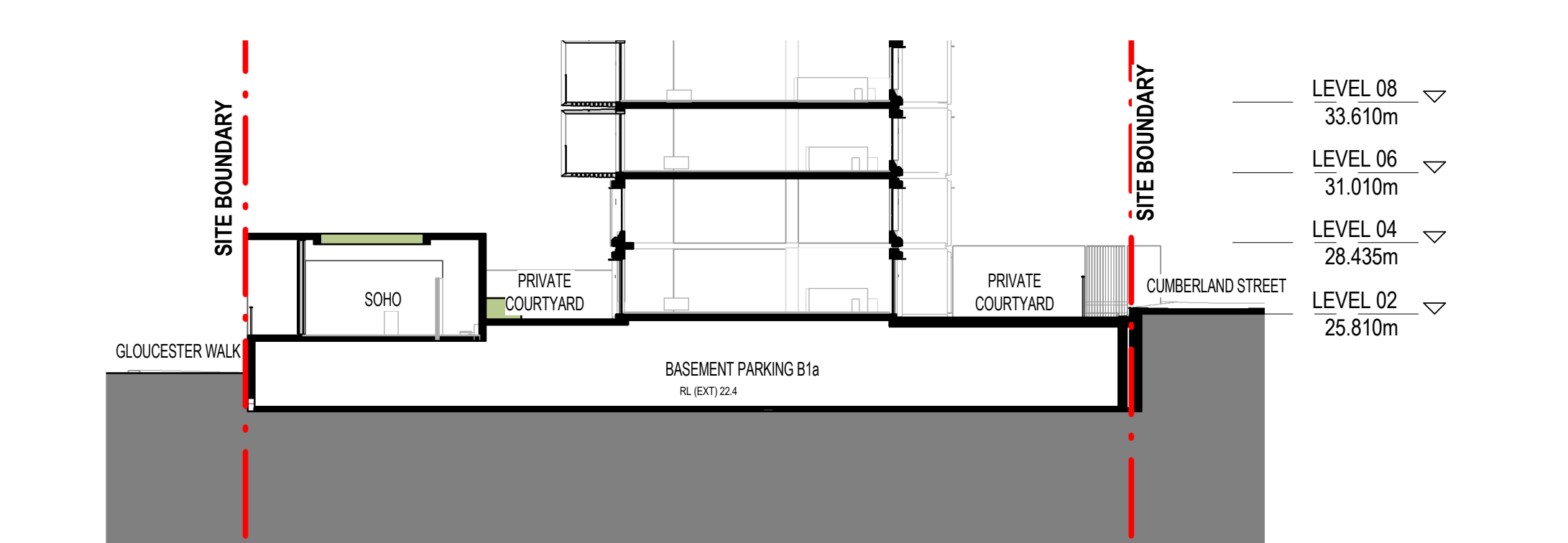




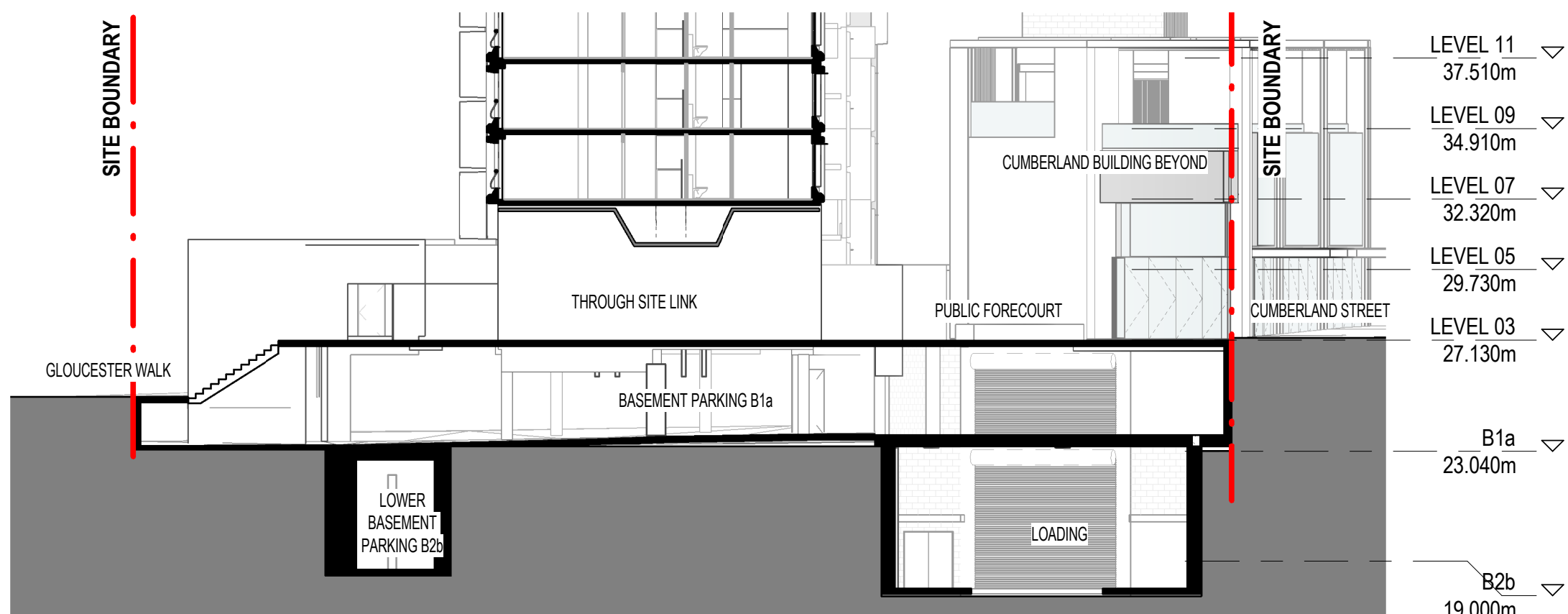
1 GA LONG SECTION



2 GA CROSS SECTION



4 GA CROSS SECTION SOHO



3 GA CROSS SECTION THROUGH SITE LINK  
PART SECTION



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| 3     | 23.07.20 | FOR INFORMATION      |
| 4     | 14.08.20 | FOR INFORMATION      |
| 5     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 6     | 17.09.20 | NOT FOR SSDA - DRAFT |
| 7     | 18.09.20 | FOR SSDA             |

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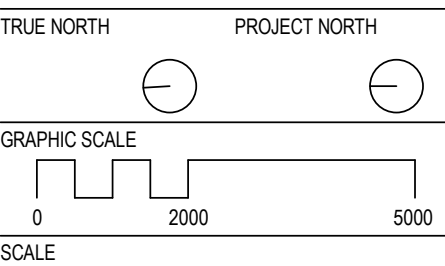
CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



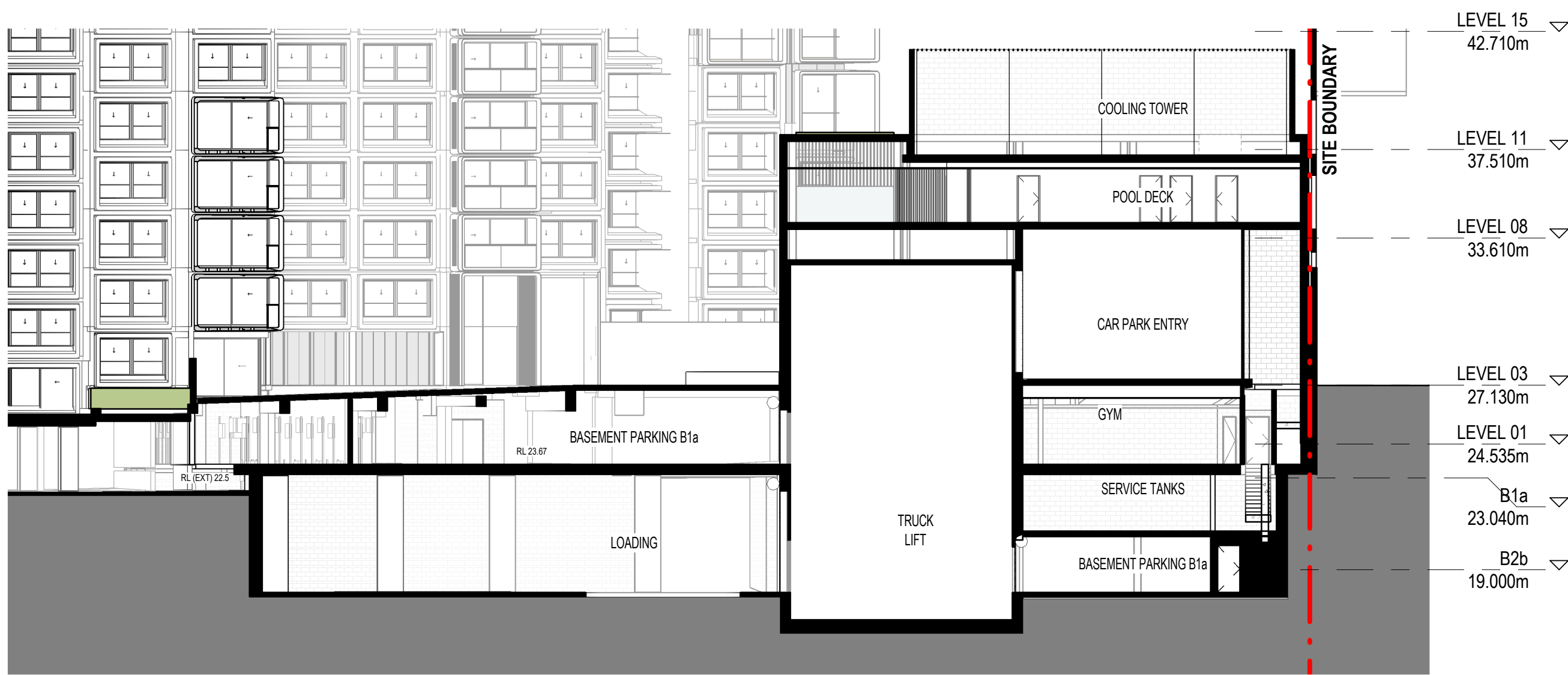
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STATUS

FOR INFORMATION  
DRAWING

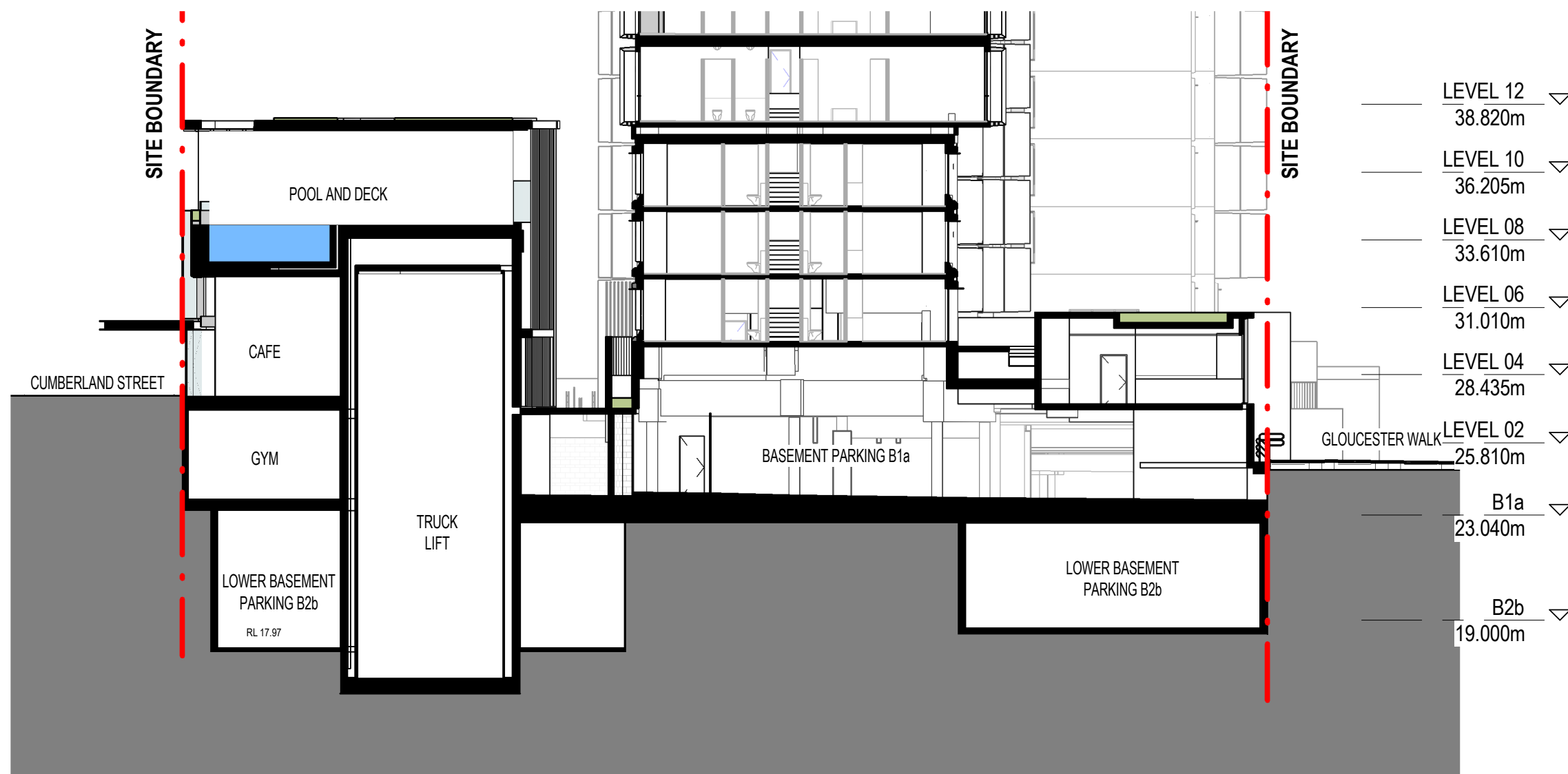
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|---------------|-------|
| AR-DA-D-10-01 | 7     |



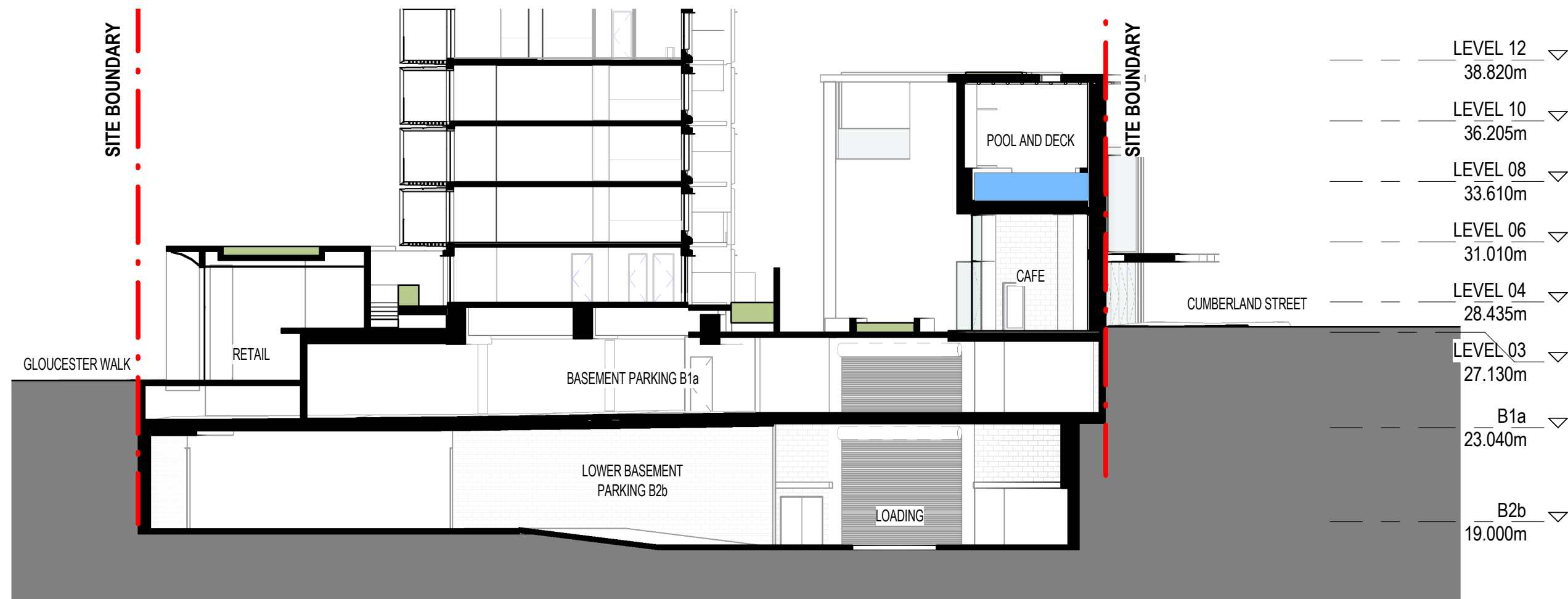
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|-------|----------|----------------------|
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1 GA CUMBERLAND LONG SECTION



2 GA CROSS SECTION CUMBERLAND AND UNITS



3 GA CROSS SECTION BASEMENTS

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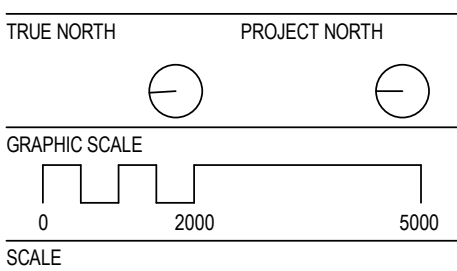
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BVN PROJECT NUMBER

1712011  
DRAWING KEY



1 : 200@A1  
STATUS

FOR INFORMATION  
DRAWING

SECTIONS  
AR-DA-D-10-02  
ISSUE  
3

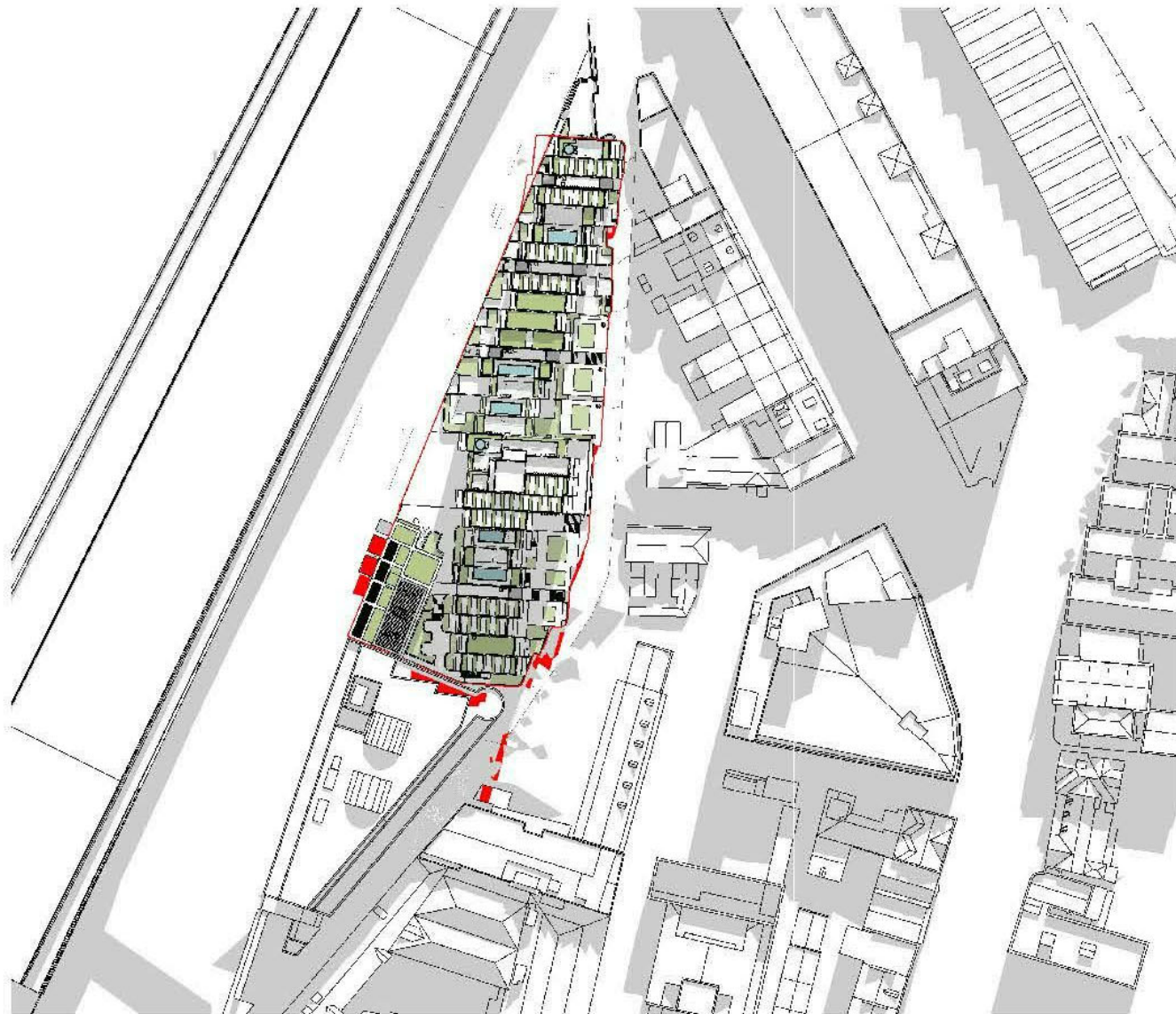




21st JUNE 9am



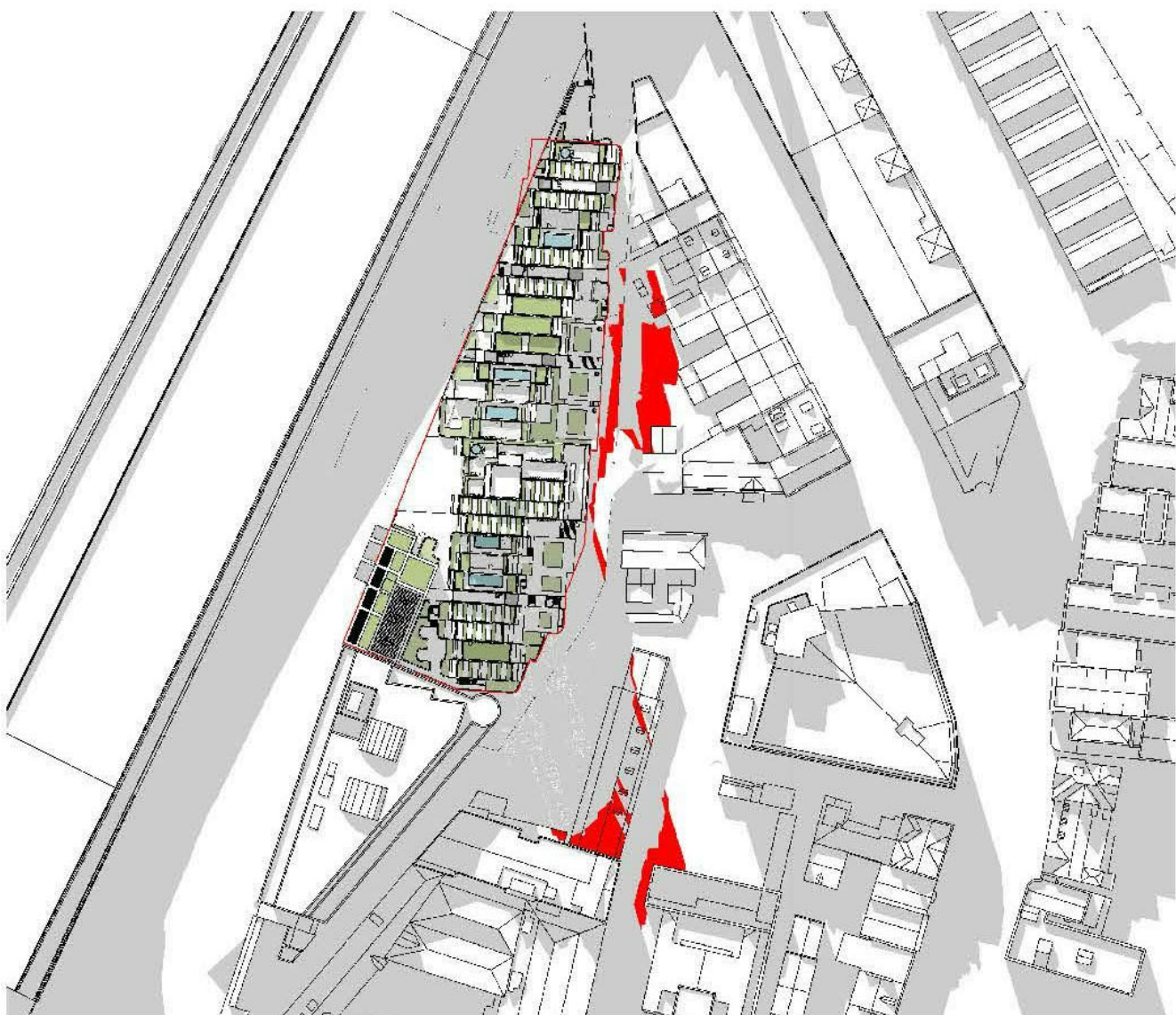
21st JUNE 10am



21st JUNE 11am



21st JUNE 12pm



21st JUNE 1pm



21st JUNE 2pm



21st JUNE 3pm



ADDITIONAL SHADOWS  
CAST BY SSDA MASS

21st JUNE SHADOW ANALYSIS  
SSDA SCHEME OVERLAYED ONTO EXISTING BUILDING



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|-------|----------|----------|
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CONSULTANT

CONSULTANT

CONSULTANT

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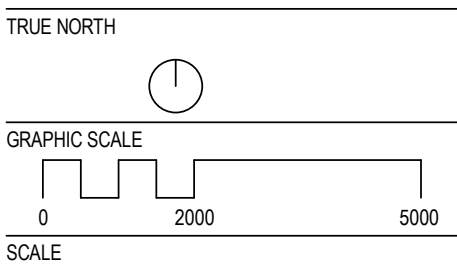
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PROJECT

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BvN PROJECT NUMBER

1712011  
DRAWING KEY



@A1  
STATUS

FOR SSDA  
DRAWING

ADG PART 3B -  
OVERSHADOW ANALYSIS

AR-T-30-01





1 B2b-B2a\_OVERALL  
00:00-00:00:00

2 B1b-B1a\_OVERALL  
00:00-00:00:00



3 LEVEL 01-02  
00:00-00:00:00

4 LEVEL 02-03  
00:00-00:00:00



5 LEVEL 03-04  
00:00-00:00:00

6 LEVEL 04-05  
00:00-00:00:00



7 LEVEL 05-06  
00:00-00:00:00

8 LEVEL 06-07  
00:00-00:00:00



9 LEVEL 07-08  
00:00-00:00:00

10 LEVEL 08-09  
00:00-00:00:00



11 LEVEL 09-10  
AR-SK-XX-01

12 LEVEL 10-11  
00:00-00:00:00

LEGEND

- LIVING SPACE RECEIVING 2 HOURS DIRECT SUNLIGHT IN MID WINTER
- NO DIRECT SUNLIGHT IN MID WINTER



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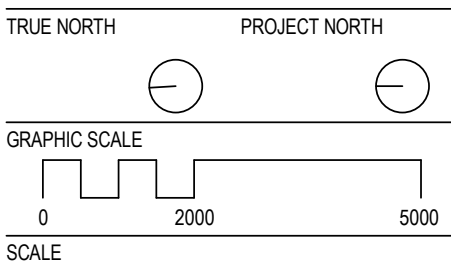
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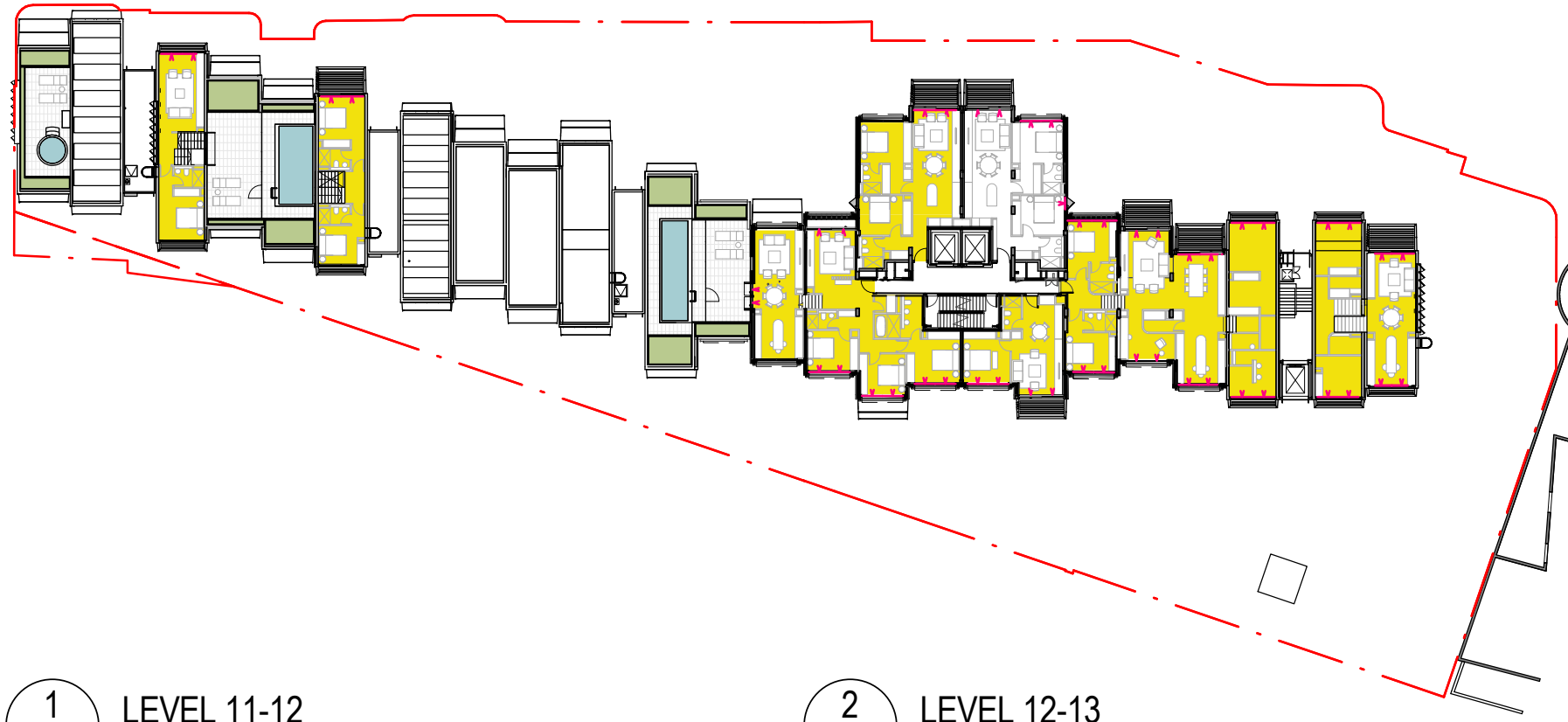
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STATUS

FOR SSDA  
DRAWING

ADG PART 4A - SOLAR  
ANALYSIS

ISSUE  
AR-T-40-01  
2





1 LEVEL 11-12  
00.00-00.00.00

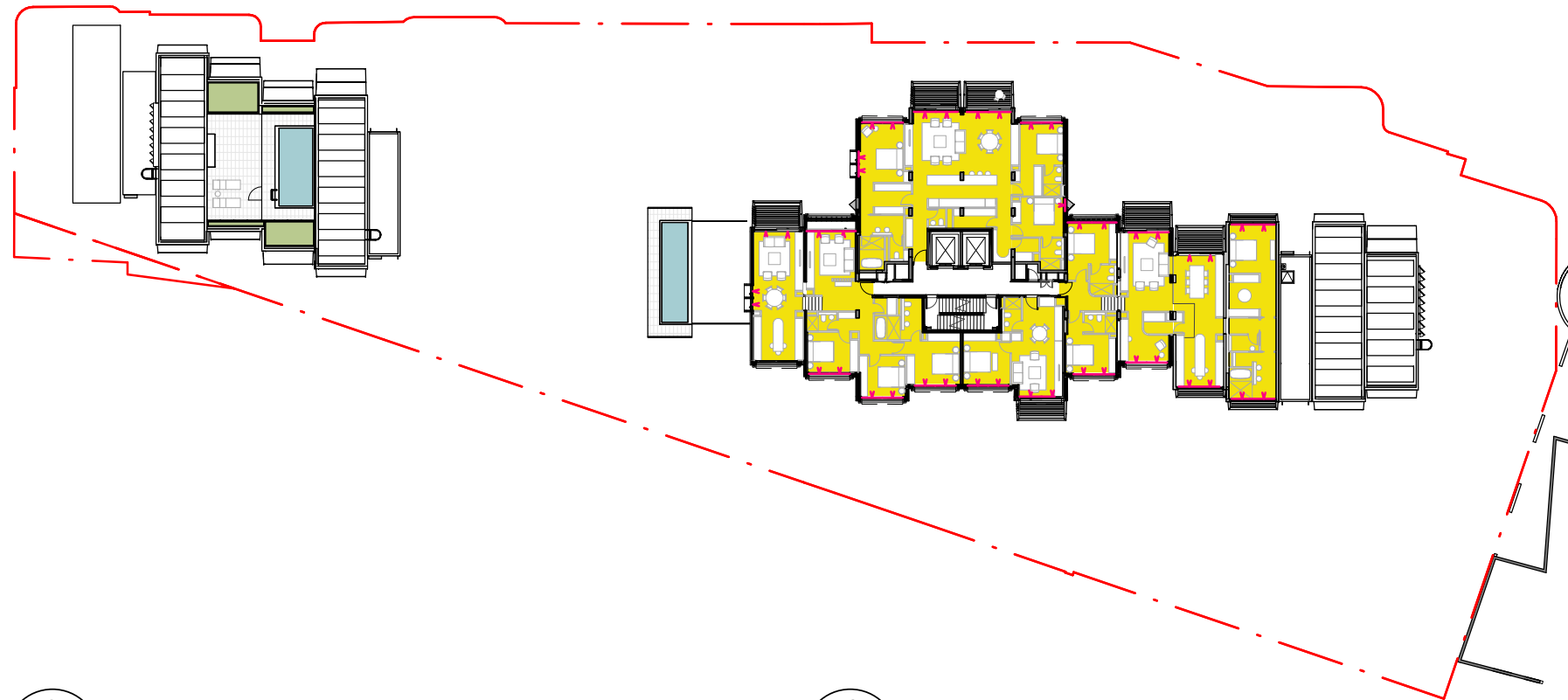
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00.00-00.00.00



7 LEVEL 18-19  
AR-SK-XX-#2

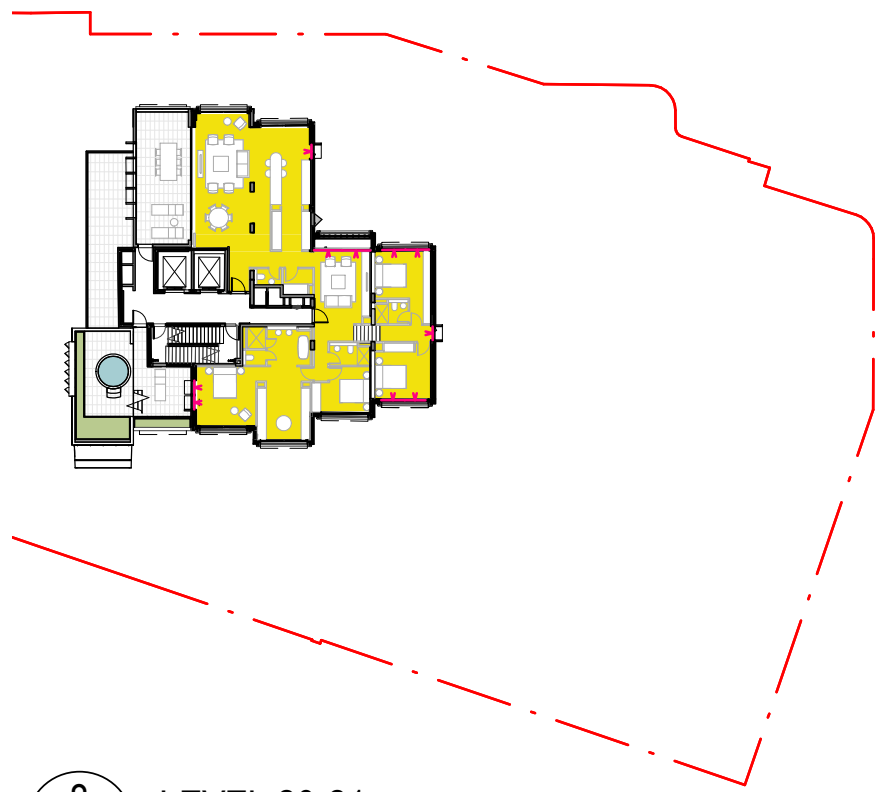


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C-10-01

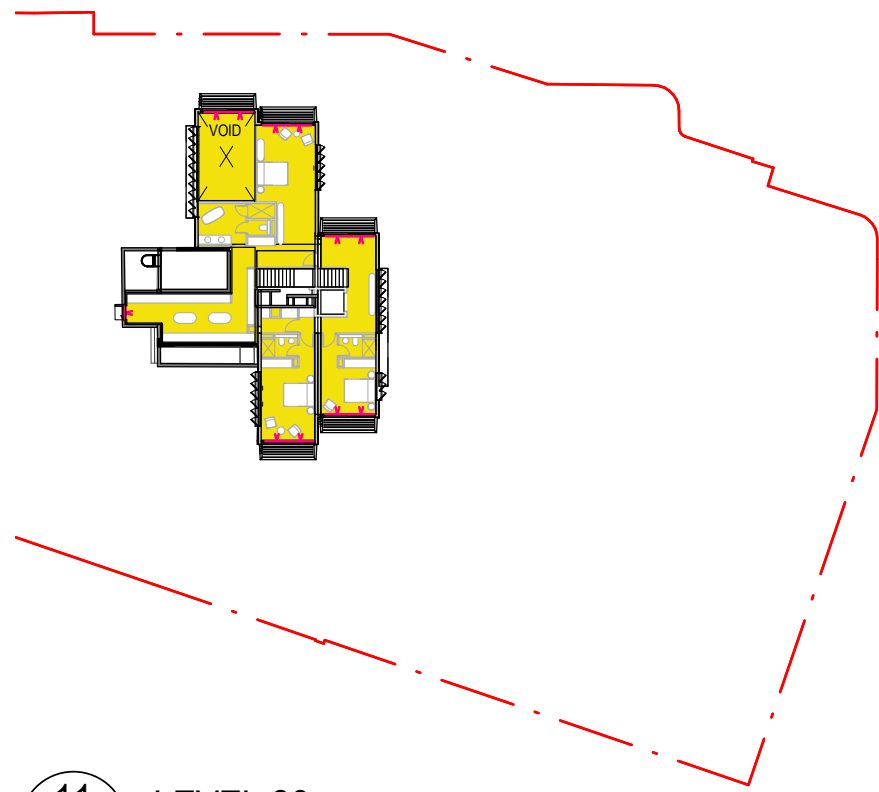


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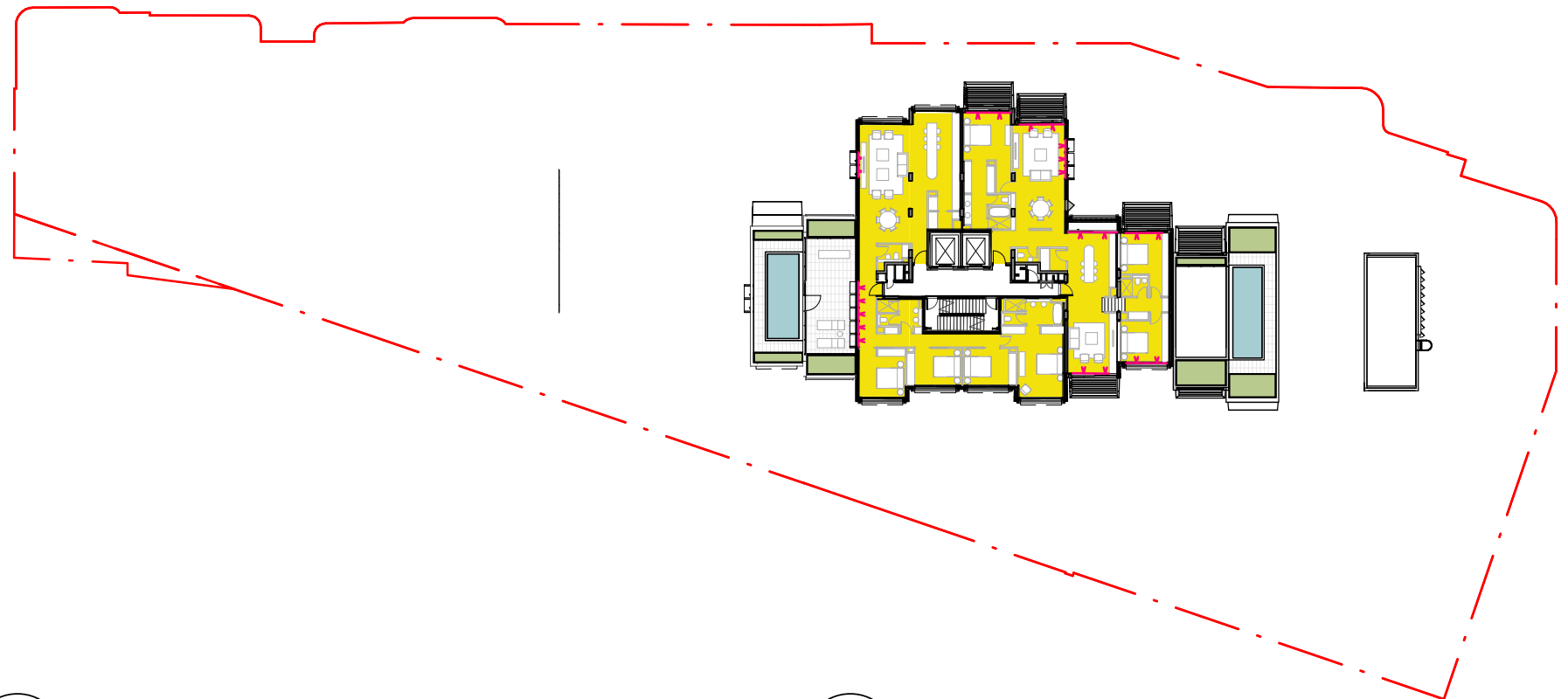
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8 LEVEL 20-21  
AR-SK-XX-#2

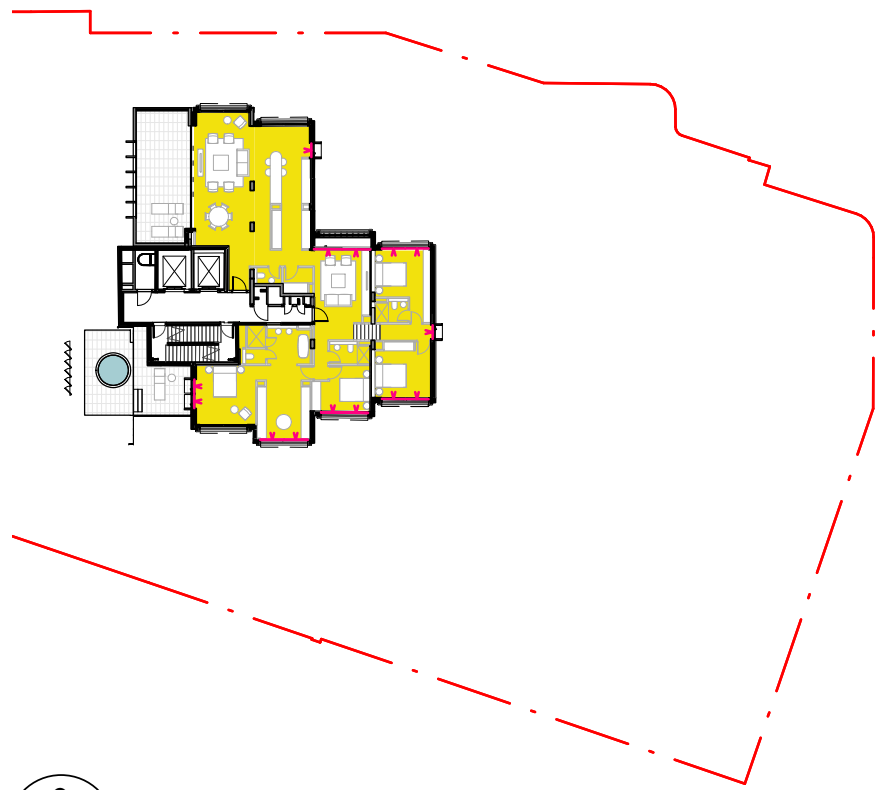


11 LEVEL 26  
C-10-01



5 LEVEL 15-16  
00.00-00.00.00

6 LEVEL 16-17  
AR-SK-XX-#2



9 LEVEL 22-23  
C-10-01

#### LEGEND

- LIVING SPACE RECEIVING 2 HOURS DIRECT SUNLIGHT IN MID WINTER
- NO DIRECT SUNLIGHT IN MID WINTER

#### SOLAR COMPLIANCE - 2 HOURS DIRECT SUNLIGHT IN MID WINTER

| Level | Number | Department |
|-------|--------|------------|
|-------|--------|------------|

|     |          |       |
|-----|----------|-------|
| B1a | B2.B1.02 | SOLAR |
|-----|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 02 | 01.02.07 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 03 | 01.02.04 | SOLAR |
| LEVEL 03 | 01.02.05 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 04 | 01.02.06 | SOLAR |
| LEVEL 04 | 03.04.06 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 05 | 03.04.01 | SOLAR |
| LEVEL 05 | 03.04.04 | SOLAR |
| LEVEL 05 | 03.04.05 | SOLAR |
| LEVEL 05 | 04.05.01 | SOLAR |
| LEVEL 05 | 04.05.06 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 06 | 04.05.04 | SOLAR |
| LEVEL 06 | 05.06.05 | SOLAR |
| LEVEL 06 | 06.07.01 | SOLAR |
| LEVEL 06 | 06.07.08 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 07 | 05.06.02 | SOLAR |
| LEVEL 07 | 05.06.04 | SOLAR |
| LEVEL 07 | 06.07.02 | SOLAR |
| LEVEL 07 | 06.07.04 | SOLAR |
| LEVEL 07 | 06.07.05 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 08 | 06.07.07 | SOLAR |
| LEVEL 08 | 08.09.01 | SOLAR |
| LEVEL 08 | 08.09.08 | SOLAR |
| LEVEL 08 | 09.10.01 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 09 | 06.07.09 | SOLAR |
| LEVEL 09 | 07.08.02 | SOLAR |
| LEVEL 09 | 07.08.03 | SOLAR |
| LEVEL 09 | 08.09.02 | SOLAR |
| LEVEL 09 | 08.09.04 | SOLAR |
| LEVEL 09 | 08.09.05 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 10 | 08.09.07 | SOLAR |
| LEVEL 10 | 10.11.01 | SOLAR |
| LEVEL 10 | 10.11.02 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 11 | 01.02.08 | SOLAR |
| LEVEL 11 | 09.10.02 | SOLAR |
| LEVEL 11 | 10.11.04 | SOLAR |
| LEVEL 11 | 10.11.05 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 12 | 09.10.03 | SOLAR |
| LEVEL 12 | 10.11.07 | SOLAR |
| LEVEL 12 | 12.13.01 | SOLAR |
| LEVEL 12 | 12.13.02 | SOLAR |
| LEVEL 12 | 12.13.04 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 13 | 12.13.05 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 14 | 14.15.01 | SOLAR |
| LEVEL 14 | 14.15.03 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 15 | 14.15.02 | SOLAR |
| LEVEL 15 | 14.15.04 | SOLAR |

|          |          |       |
|----------|----------|-------|
| LEVEL 16 | 16.17.01 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 17 | 16.17.02 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 19 | 18.19.01 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 20 | 20.21.01 | SOLAR |
|----------|----------|-------|

|          |          |       |
|----------|----------|-------|
| LEVEL 23 | 22.23.01 | SOLAR |
|----------|----------|-------|

|                                                  |          |       |
|--------------------------------------------------|----------|-------|
| LEVEL 25                                         | 24.26.01 | SOLAR |
| SOLAR UNITS: 53 / 76 UNITS = 69.7% (70% rounded) |          |       |

#### SOLAR COMPLIANCE - NO DIRECT SUNLIGHT IN MID WINTER

| Level | Number | Comments |
|-------|--------|----------|
|-------|--------|----------|

|     |            |          |
|-----|------------|----------|
| B2a | B2b.B2a.02 | NO SOLAR |
|-----|------------|----------|

|                                     |            |          |
|-------------------------------------|------------|----------|
| B1a                                 | B1b.B1a.02 | NO SOLAR |
| NO SOLAR UNITS: 2 / 76 UNITS = 2.6% |            |          |



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| 1     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 2     | 18.09.20 | FOR SSDA             |

#### PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

#### CLIENT

#### SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

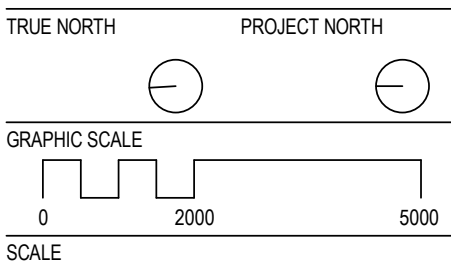
#### PROJECT

#### SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

#### 1712011

DRAWING KEY



#### 1:500@A1

STATUS

#### FOR SSDA

DRAWING

ADG PART 4A - SOLAR  
ANALYSIS

AR-T4-002

ISSUE

2



| ISSUE | DATE     | FOR                  |
|-------|----------|----------------------|
| 1     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 2     | 18.09.20 | FOR SSDA             |
| 3     | 23.10.20 | FOR SSDA             |

PROJECT MANAGER  
**DEDICO DEVELOPMENT SERVICES**

CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVN PROJECT NUMBER

1712011  
DRAWING KEY

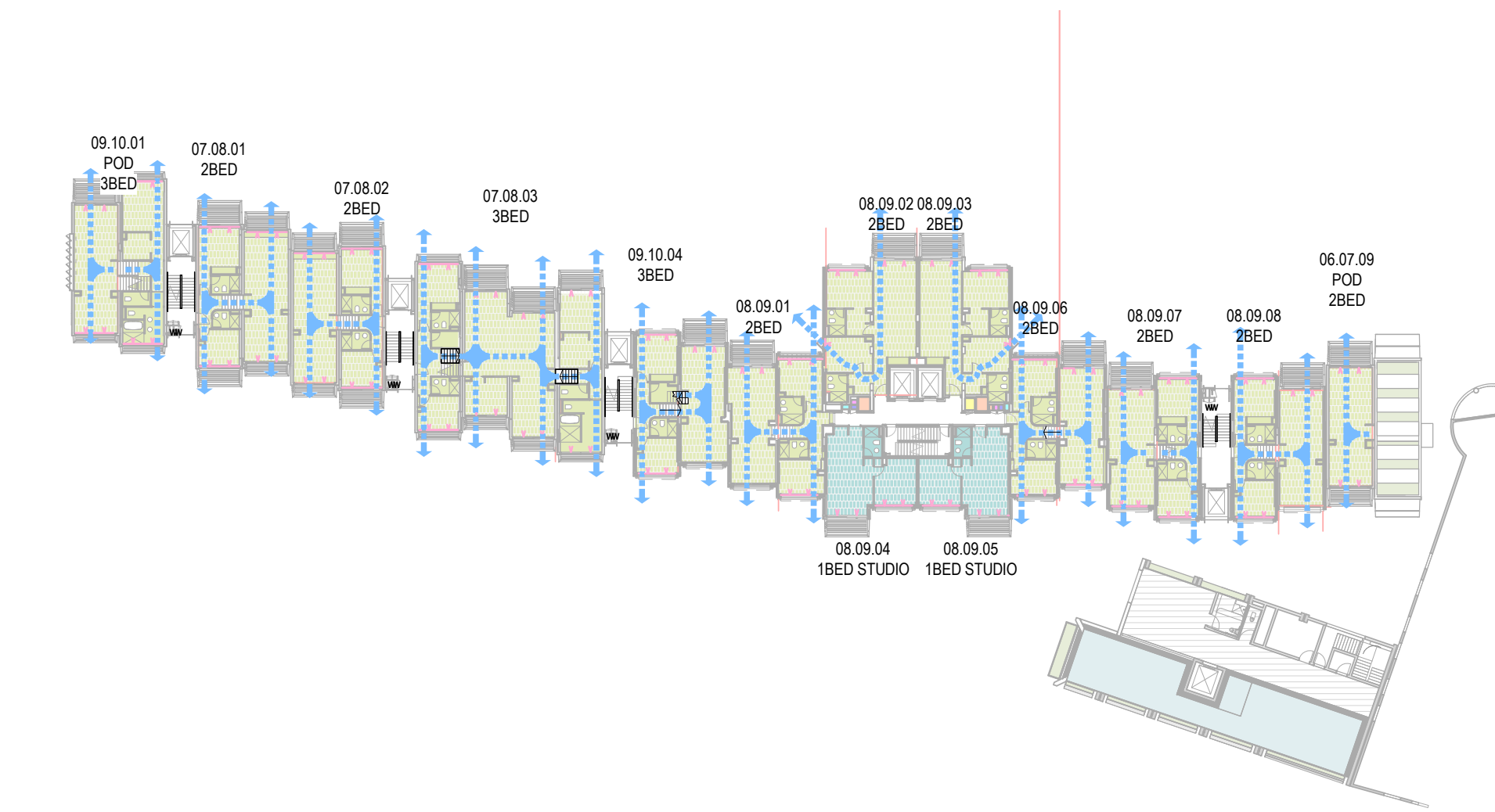
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FOR SSDA  
DRAWING

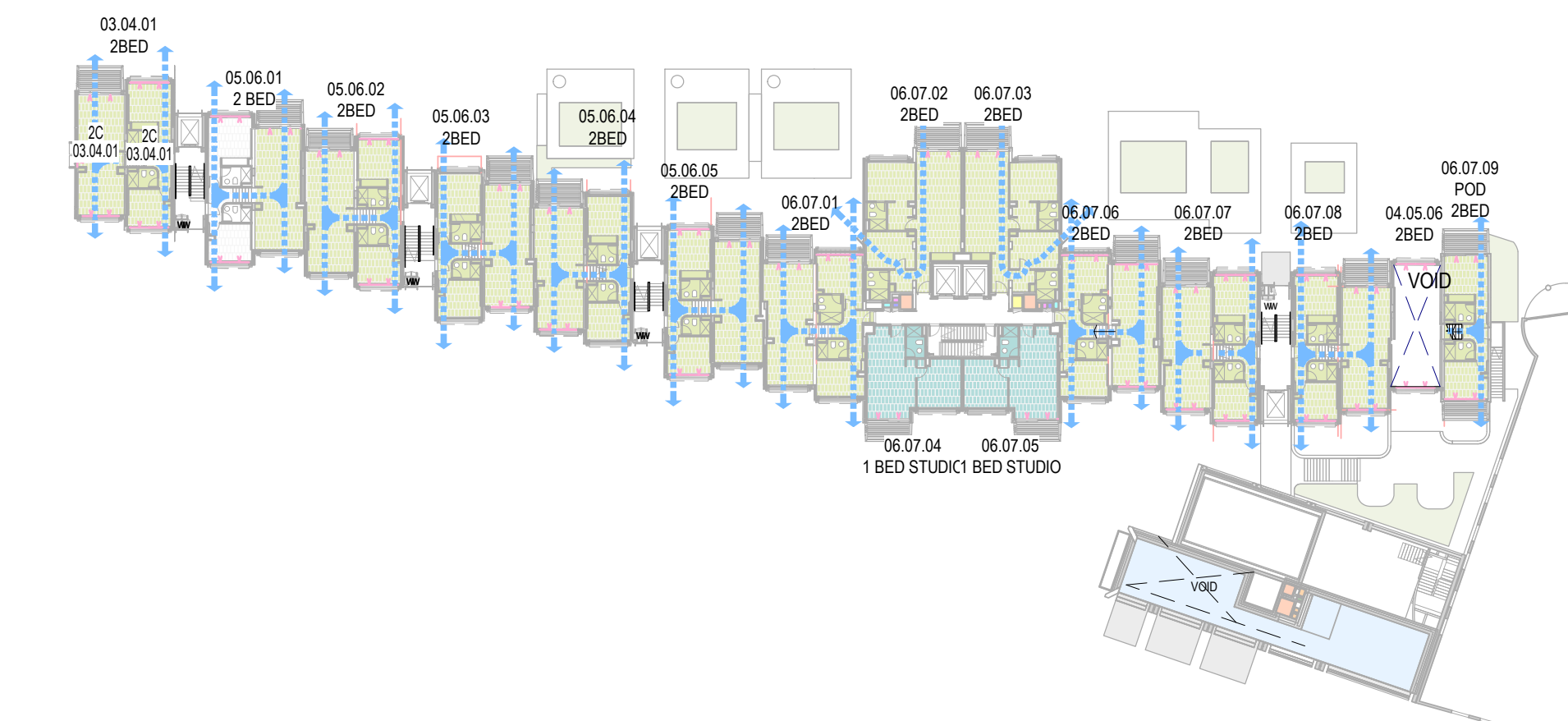
ADG PART 4B - VENTILATION  
ANALYSIS

AR-T-40-20

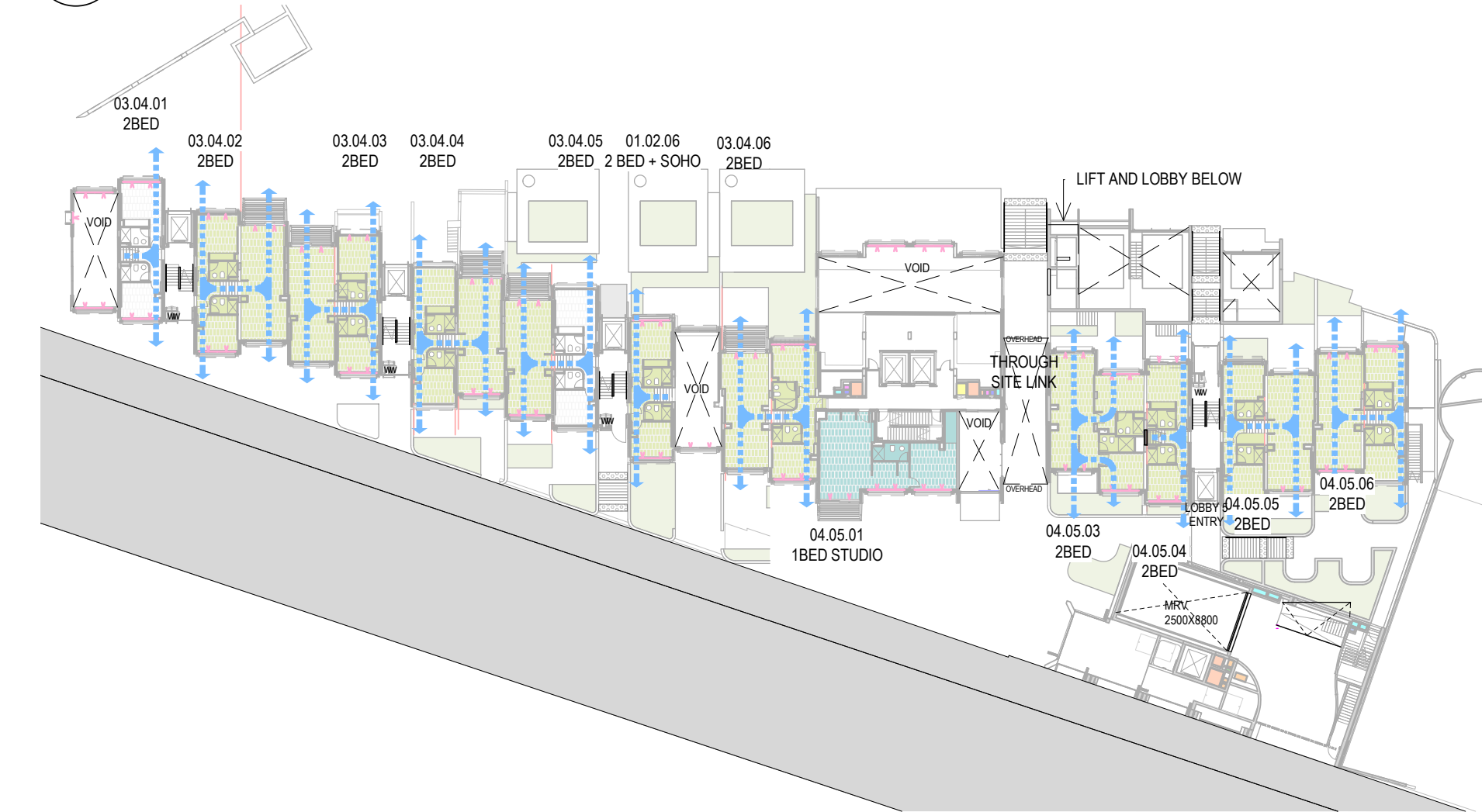
ISSUE  
3



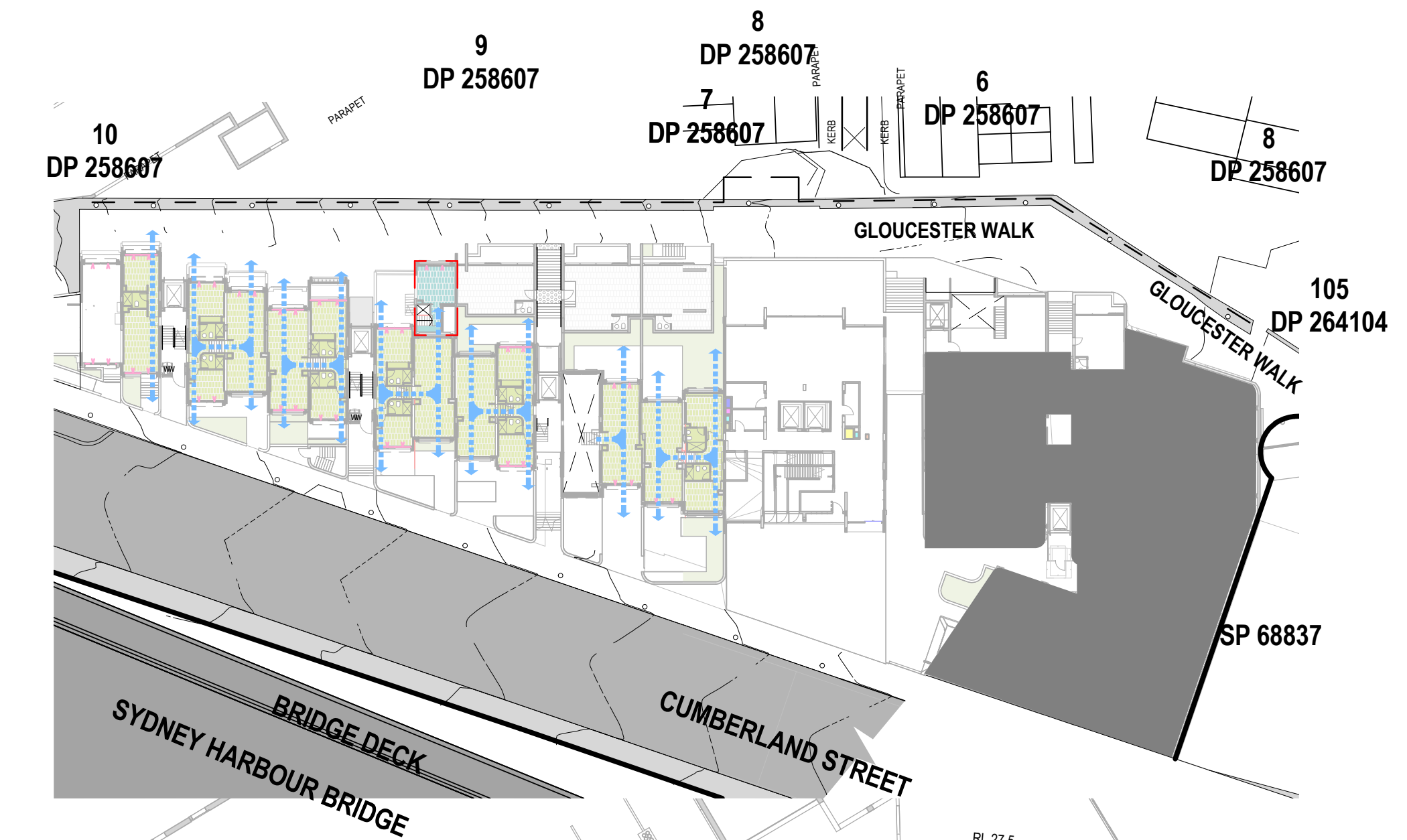
6 CROSS VENTILATION - LEVEL 07 - 09  
00.00-00.00.00



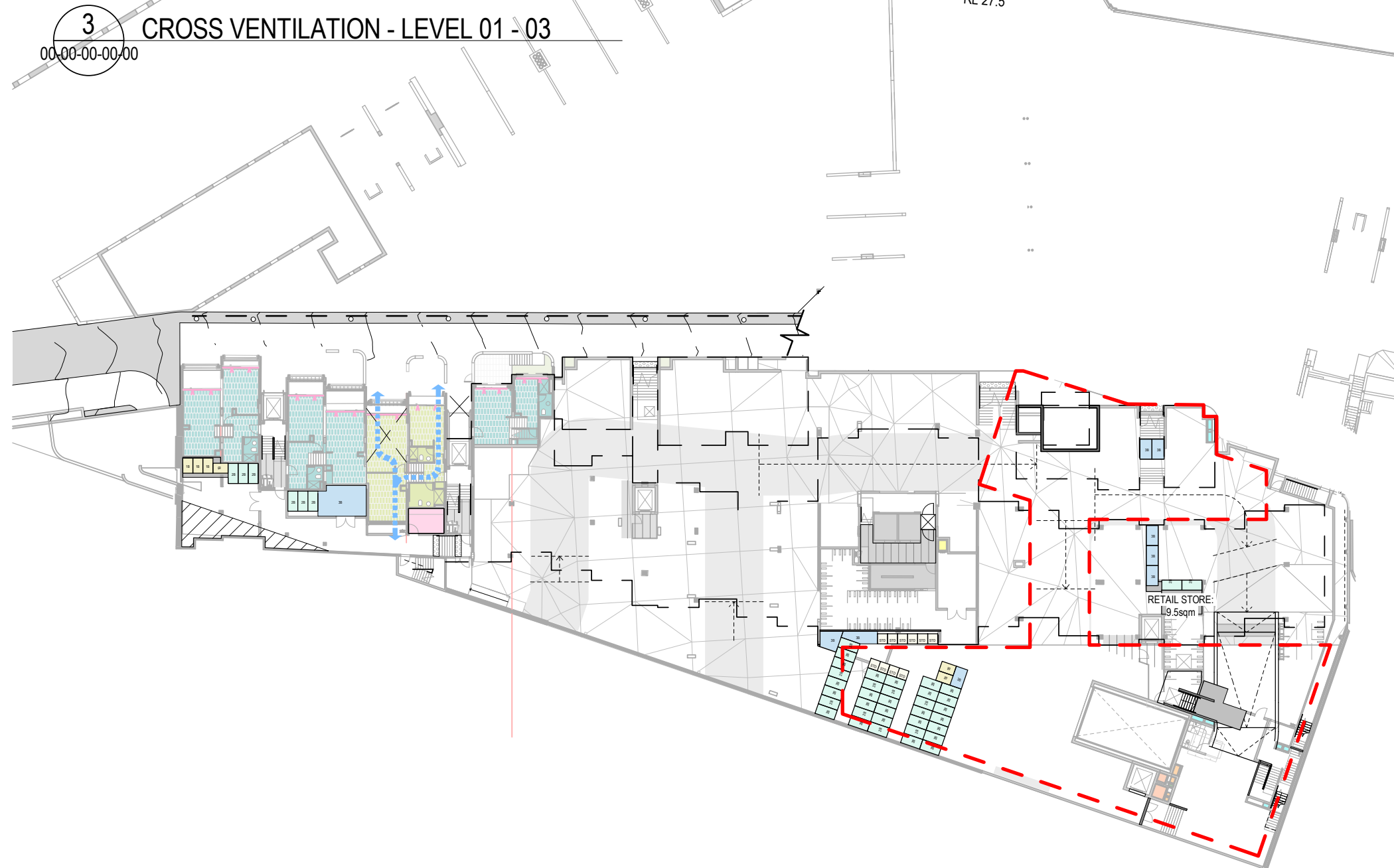
5 CROSS VENTILATION - LEVEL 05 - 07  
00.00-00.00.00



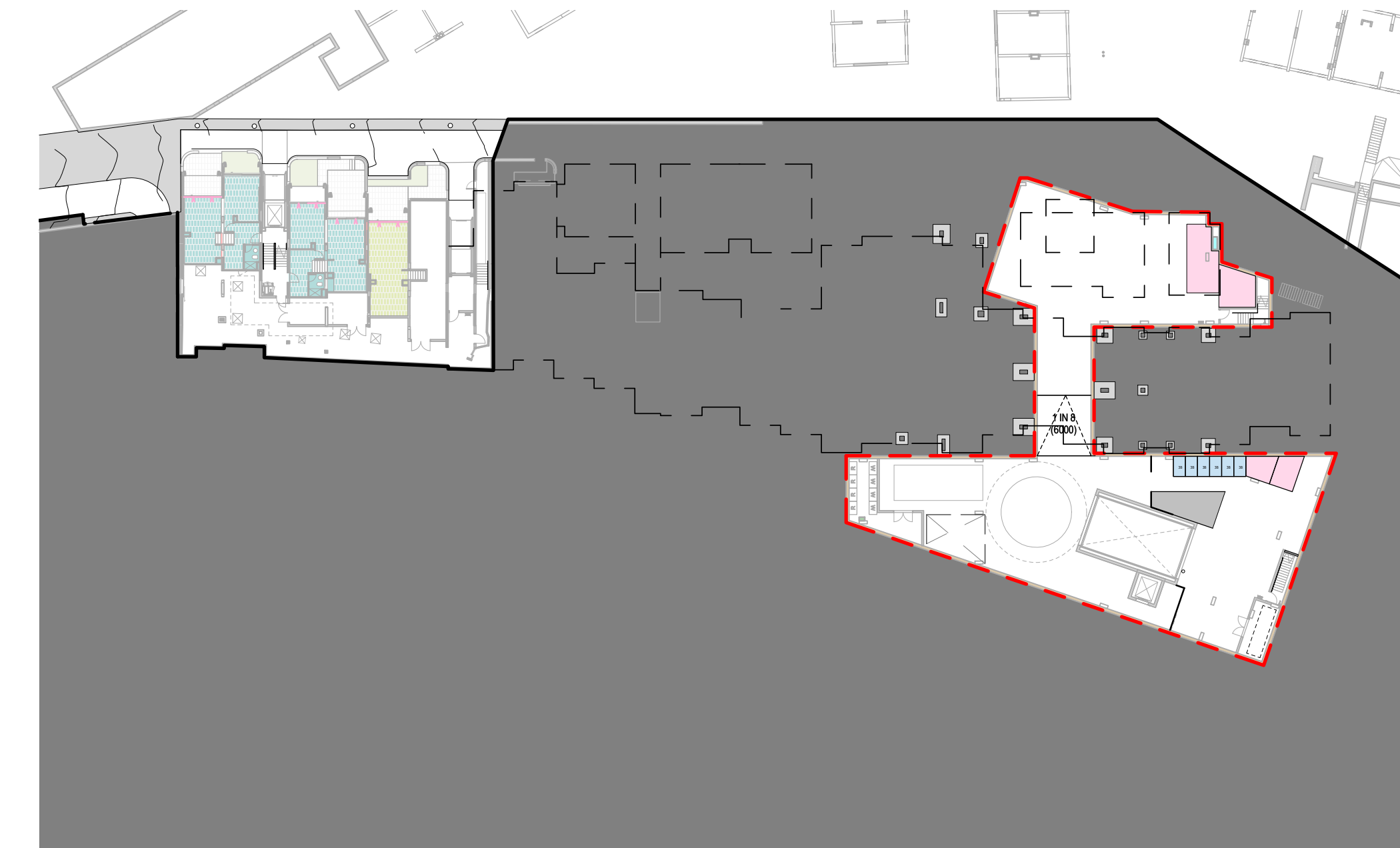
4 CROSS VENTILATION - LEVEL 03 - 05  
00.00-00.00.00



3 CROSS VENTILATION - LEVEL 01 - 03  
00.00-00.00.00



2 CROSS VENTILATION - B1b - B1a  
00.00-00.00.00



1 CROSS VENTILATION - B2b - B2a  
00.00-00.00.00 1 : 500





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PROJECT MANAGER  
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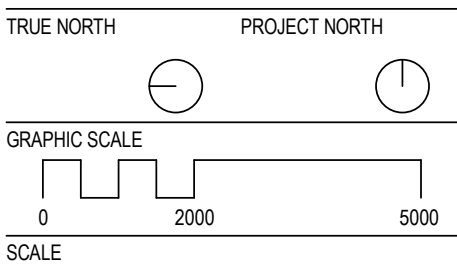
CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



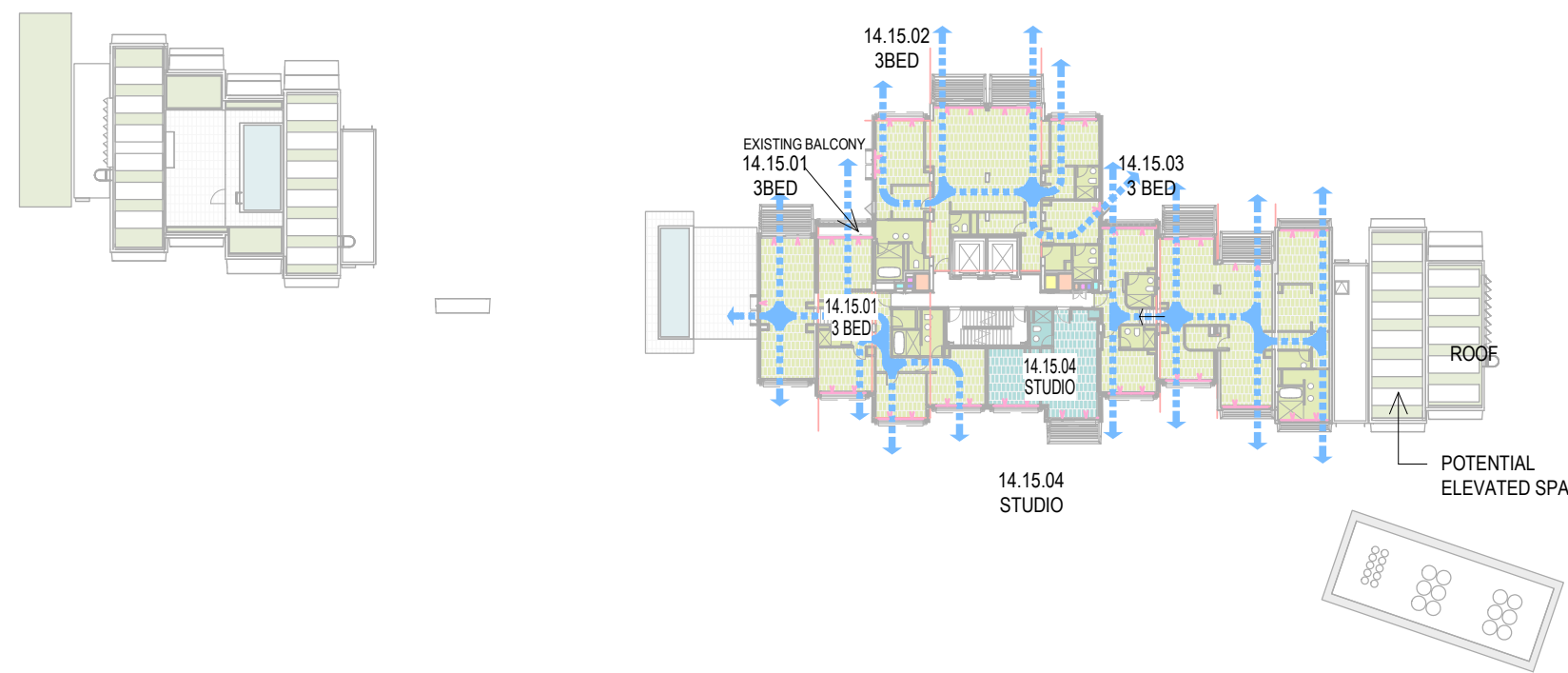
1 : 500@A1  
STATUS

FOR INFORMATION  
DRAWING

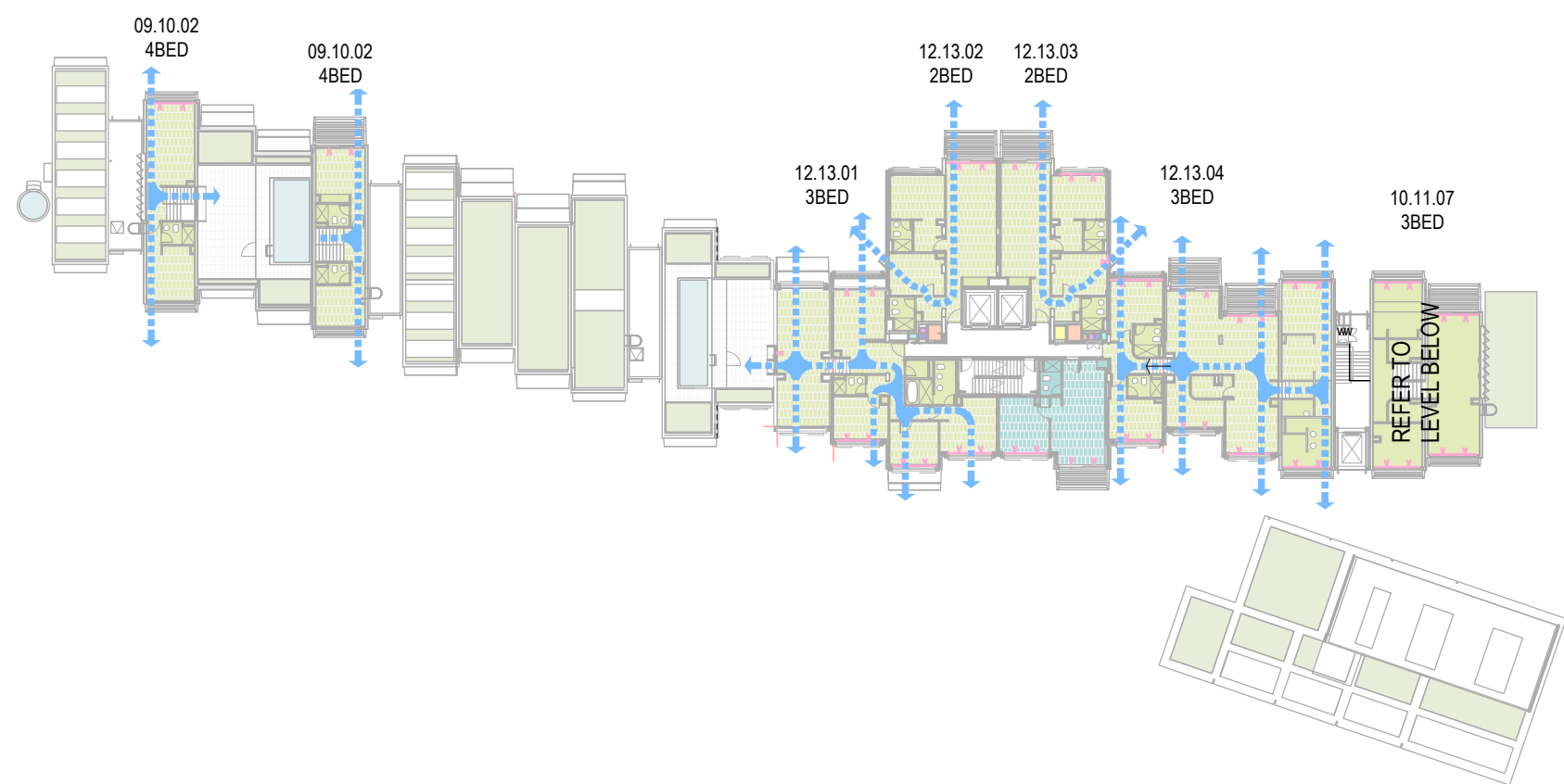
ADG PART 4B - VENTILATION  
ANALYSIS

AR-T-40-21

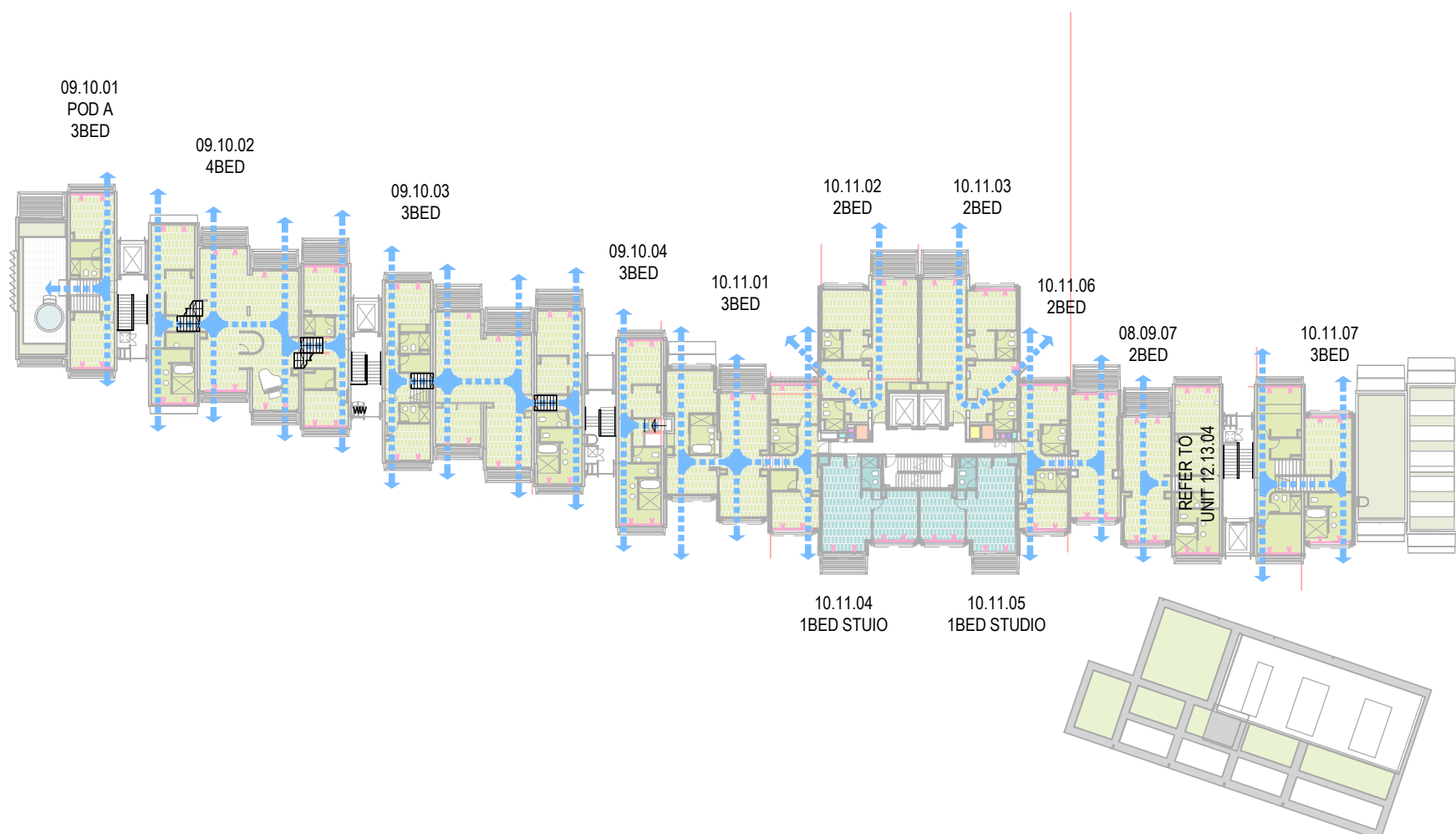
ISSUE  
2



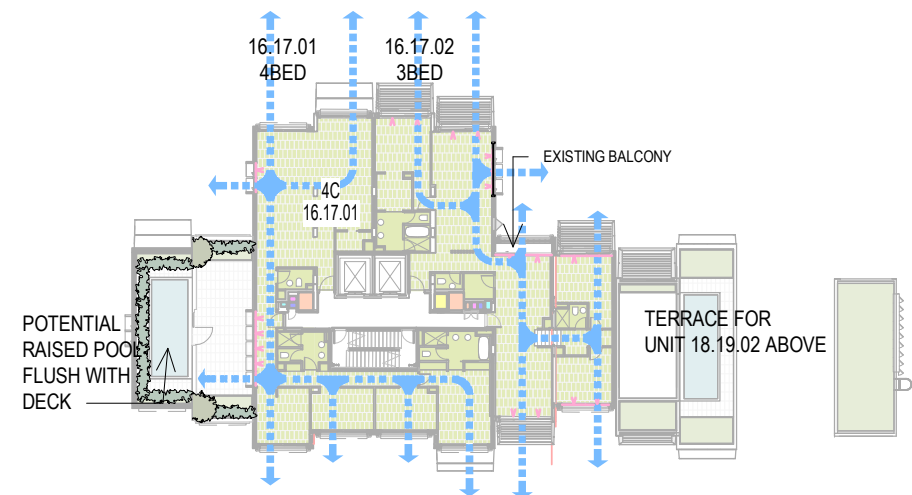
9 CROSS VENTILATION - LEVEL 13 - 15



8 CROSS VENTILATION - LEVEL 11 - 13



7 CROSS VENTILATION - LEVEL 09 - 11



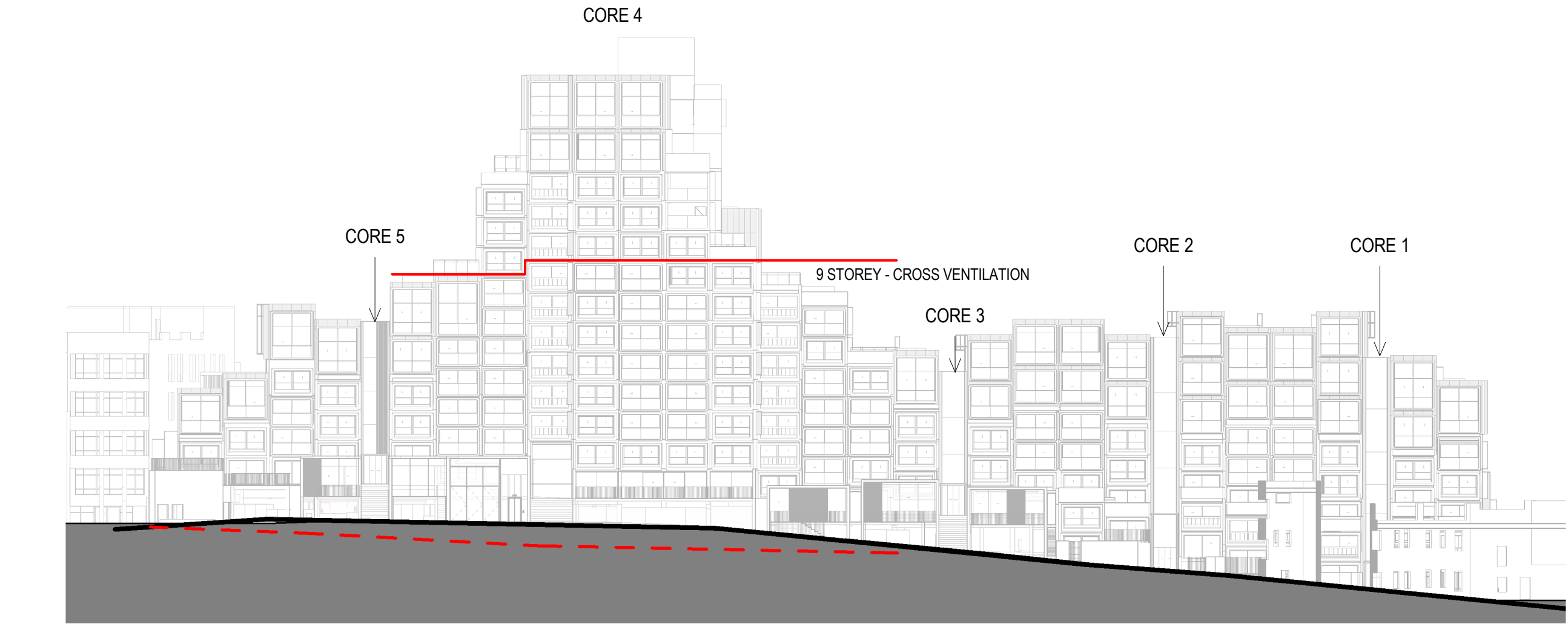
10 CROSS VENTILATION - LEVEL 15 - 17



| CROSS VENTILATION COMPLIANCE |             |              |                          |                                                 |
|------------------------------|-------------|--------------|--------------------------|-------------------------------------------------|
| LEVEL                        | UNIT NUMBER | UNIT TYPE    | SEPP65_CROSS VENTILATION | SEPP65_CROSS VENTILATION WITHIN FIRST 9 STOREYS |
| B1b                          | B1b.B1a.01  | 2F           | Yes                      | Yes                                             |
| 1                            |             |              |                          |                                                 |
| LEVEL 01                     | 01.02.03    | 2C           | Yes                      | Yes                                             |
| LEVEL 01                     | 01.02.02    | 2C-M         | Yes                      | Yes                                             |
| 2                            |             |              |                          |                                                 |
| LEVEL 02                     | 01.02.04    | 2C-M         | Yes                      | Yes                                             |
| LEVEL 02                     | 01.02.05    | 2C           | Yes                      | Yes                                             |
| 2                            |             |              |                          |                                                 |
| LEVEL 03                     | 01.02.01    | 1B           | Yes                      | Yes                                             |
| LEVEL 03                     | 03.04.03    | 2C           | Yes                      | Yes                                             |
| LEVEL 03                     | 01.02.06    | 2C-V         | Yes                      | Yes                                             |
| LEVEL 03                     | 01.02.07    | 2B           | Yes                      | Yes                                             |
| LEVEL 03                     | 03.04.02    | 2C-M         | Yes                      | Yes                                             |
| 5                            |             |              |                          |                                                 |
| LEVEL 04                     | 03.04.04    | 2C-M         | Yes                      | Yes                                             |
| LEVEL 04                     | 03.04.05    | 2C           | Yes                      | Yes                                             |
| LEVEL 04                     | 04.05.03    | 2G           | Yes                      | Yes                                             |
| 3                            |             |              |                          |                                                 |
| LEVEL 05                     | 03.04.01    | 2C           | Yes                      | Yes                                             |
| LEVEL 05                     | 05.06.01    | 2C-M         | Yes                      | Yes                                             |
| LEVEL 05                     | 05.06.02    | 2C           | Yes                      | Yes                                             |
| LEVEL 05                     | 05.06.05    | 2C-M         | Yes                      | Yes                                             |
| LEVEL 05                     | 04.05.06    | 2C-V         | Yes                      | Yes                                             |
| LEVEL 05                     | 04.05.05    | 2H           | Yes                      | Yes                                             |
| LEVEL 05                     | 03.04.06    | 2B           | Yes                      | Yes                                             |
| LEVEL 05                     | 04.05.04    | 2C           | Yes                      | Yes                                             |
| 8                            |             |              |                          |                                                 |
| LEVEL 06                     | 05.06.03    | 2C-M         | Yes                      | Yes                                             |
| LEVEL 06                     | 05.06.04    | 2C           | Yes                      | Yes                                             |
| 2                            |             |              |                          |                                                 |
| LEVEL 07                     | 06.07.02    | 2A-1 LIVABLE | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.03    | 2A-2 LIVABLE | Yes                      | Yes                                             |
| LEVEL 07                     | 09.10.04    | 3J           | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.09    | 2C-P         | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.07    | 2C           | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.08    | 2C           | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.06    | 2B           | Yes                      | Yes                                             |
| LEVEL 07                     | 06.07.01    | 2B           | Yes                      | Yes                                             |
| 8                            |             |              |                          |                                                 |
| LEVEL 08                     | 07.08.01    | 2C-PM        | Yes                      | Yes                                             |
| LEVEL 08                     | 07.08.02    | 2C-P         | Yes                      | Yes                                             |
| LEVEL 08                     | 07.08.03    | 3L           | Yes                      | Yes                                             |
| 3                            |             |              |                          |                                                 |
| LEVEL 09                     | 08.09.02    | 2A-1 LIVABLE | Yes                      | Yes                                             |
| LEVEL 09                     | 08.09.03    | 2A-2 LIVABLE | Yes                      | Yes                                             |
| LEVEL 09                     | 08.09.07    | 2C           | Yes                      | Yes                                             |
| LEVEL 09                     | 08.09.06    | 2B           | Yes                      | Yes                                             |
| LEVEL 09                     | 08.09.01    | 2B           | Yes                      | Yes                                             |
| LEVEL 09                     | 08.09.08    | 2C           | Yes                      | Yes                                             |
| 6                            |             |              |                          |                                                 |
| LEVEL 10                     | 09.10.02    | 4D           | Yes                      | Yes                                             |
| LEVEL 10                     | 09.10.03    | 3L           | Yes                      | Yes                                             |
| LEVEL 10                     | 10.11.02    | 2A-1 LIVABLE | Yes                      | Yes                                             |
| 3                            |             |              |                          |                                                 |
| LEVEL 11                     | 10.11.03    | 2A-2 LIVABLE | Yes                      | Yes                                             |
| LEVEL 11                     | 09.10.01    | 3A           | Yes                      | Yes                                             |
| LEVEL 11                     | 10.11.07    | 3B           | Yes                      | Yes                                             |
| LEVEL 11                     | 10.11.06    | 2B           | Yes                      | Yes                                             |
| LEVEL 11                     | 10.11.01    | 3D           | Yes                      | Yes                                             |
| 5                            |             |              |                          |                                                 |
| LEVEL 12                     | 12.13.02    | 2A-1 LIVABLE | Yes                      | Yes                                             |
| 1                            |             |              |                          |                                                 |
| LEVEL 13                     | 12.13.03    | 2A-2 LIVABLE | Yes                      | Yes                                             |
| LEVEL 13                     | 12.13.01    | 3E-2         | Yes                      | Yes                                             |
| LEVEL 13                     | 12.13.04    | 3K           | Yes                      | Yes                                             |
| 3                            |             |              |                          |                                                 |
| LEVEL 15                     | 14.15.01    | 3E           | Yes                      | Yes                                             |
| LEVEL 15                     | 14.15.02    | 3F ADAPTABLE | Yes                      | Yes                                             |
| LEVEL 15                     | 14.15.03    | 3K-2         | Yes                      | Yes                                             |
| 3                            |             |              |                          |                                                 |
| LEVEL 16                     | 16.17.01    | 4C           | Yes                      | Yes                                             |
| 1                            |             |              |                          |                                                 |
| LEVEL 17                     | 16.17.02    | 3G           | Yes                      | Yes                                             |

1  
57

| CROSS VENTILATION COMPLIANCE - SUMMARY TABLE            |                        |
|---------------------------------------------------------|------------------------|
| TOTAL APARTMENTS                                        | = 76                   |
| TOTAL APARTMENTS EVALUATED AS WITHIN THE FIRST 9 LEVELS | = 71                   |
| APARTMENTS ACHIEVING CROSS VENTILATION                  | = 57                   |
| APARTMENTS NOT ACHIEVING CROSS VENTILATION              | = 15                   |
| <b>TOTAL CROSS VENTILATED APARTMENTS AS %</b>           | <b>= 57/71 (80.3%)</b> |
| ADG REQUIREMENT CROSS VENTILATED APARTMENTS AS %        | = 60%                  |



1 BUILDING HEIGHT AND LEVEL INDICATION



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| 3     | 23.10.20 | FOR SSDA             |

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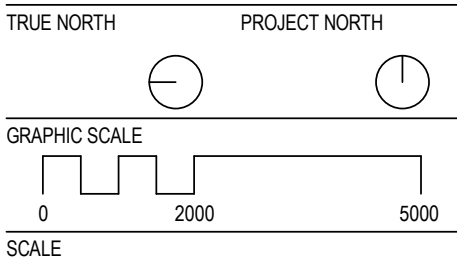
SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011

DRAWING KEY



1 : 400@A1  
STATUS

FOR SSDA  
DRAWING

ADG PART 4B - VENTILATION  
ANALYSIS

AR-T-40-22

ISSUE

3









- LEGEND
- RESIDENTIAL
  - COMMON PROPERTY AREA: LIFT LOBBIES, GYM, PHILLIP ROOM
  - COMMERCIAL: SOHO
  - RETAIL

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|-------|----------|----------------------|
| 1     | 09.04.20 | FOR INFORMATION      |
| 2     | 14.04.20 | FOR INFORMATION      |
| 3     | 22.07.20 | FOR INFORMATION      |
| 4     | 22.07.20 | FOR INFORMATION REV  |
| 5     | 12.08.20 | FOR INFORMATION      |
| 6     | 26.08.20 | FOR INFORMATION      |
| 7     | 28.08.20 | FOR INFORMATION      |
| 8     | 04.09.20 | NOT FOR SSDA - DRAFT |
| 9     | 18.09.20 | FOR SSDA             |
| 10    | 23.10.20 | FOR SSDA             |
| 11    | 27.10.20 | FOR SSDA             |

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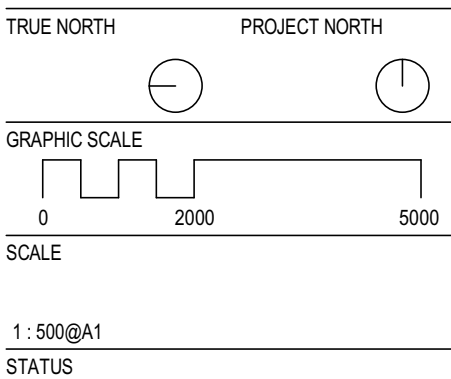
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GFA LEVEL B2b-11

AR-DA-U-10-01

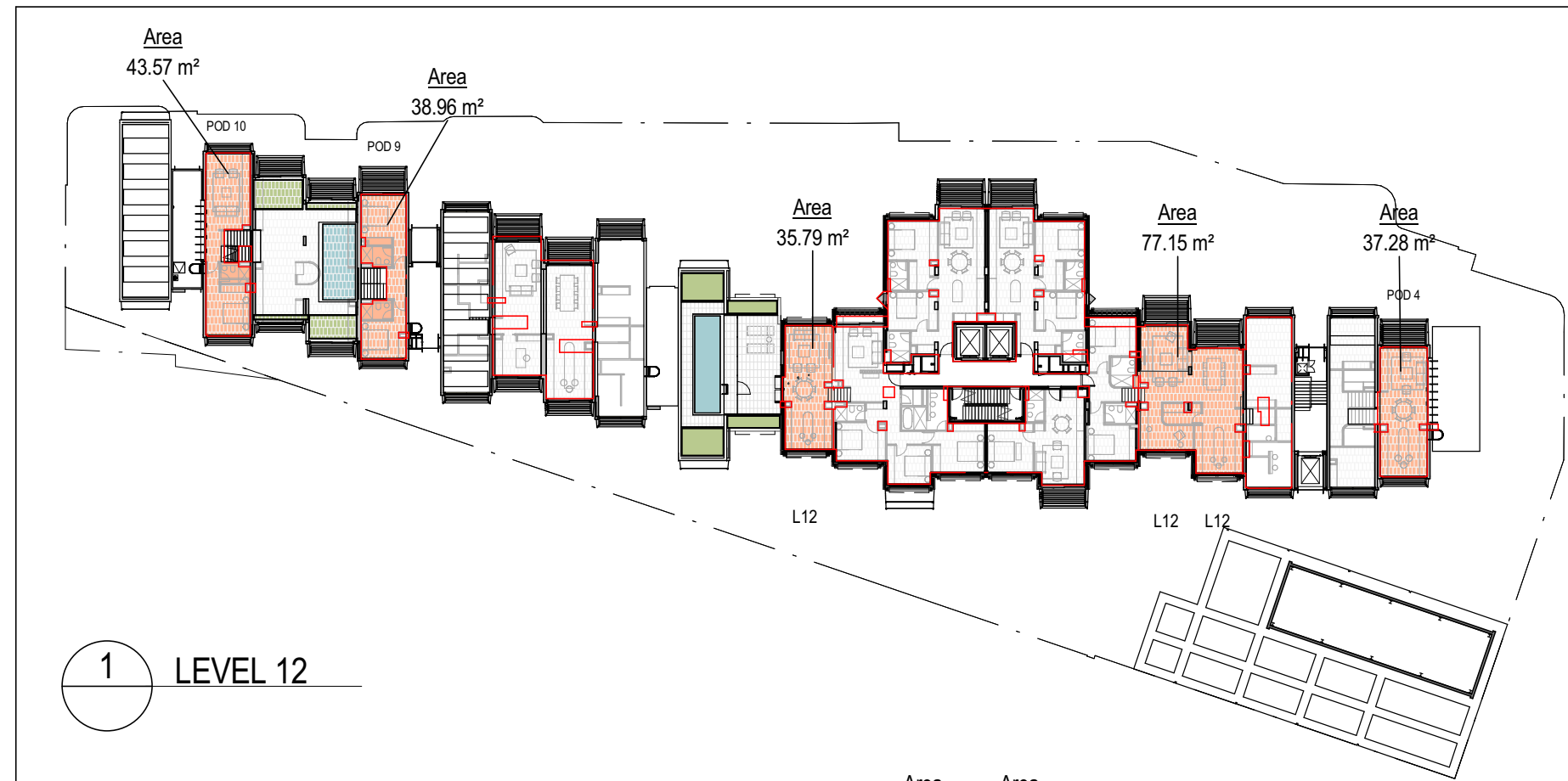
ISSUE

11

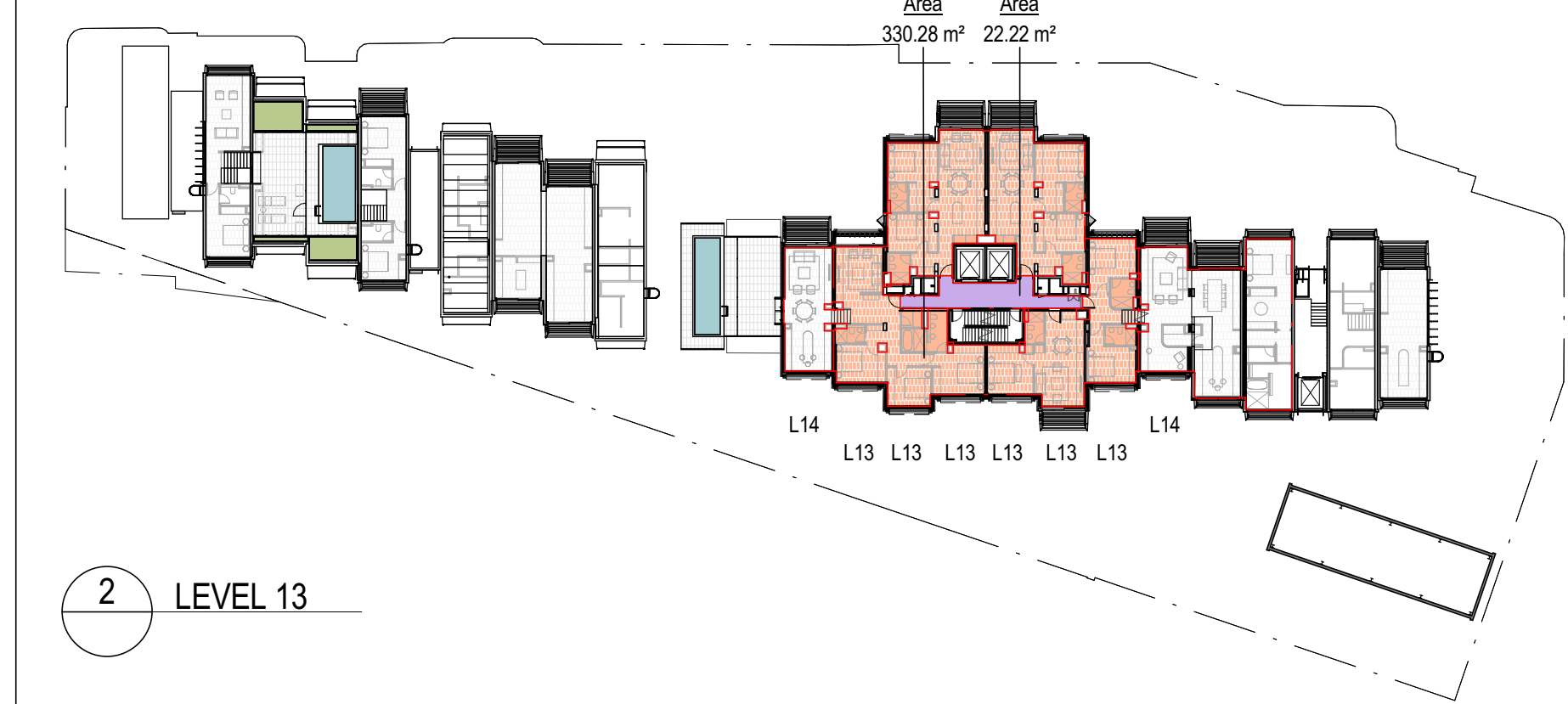
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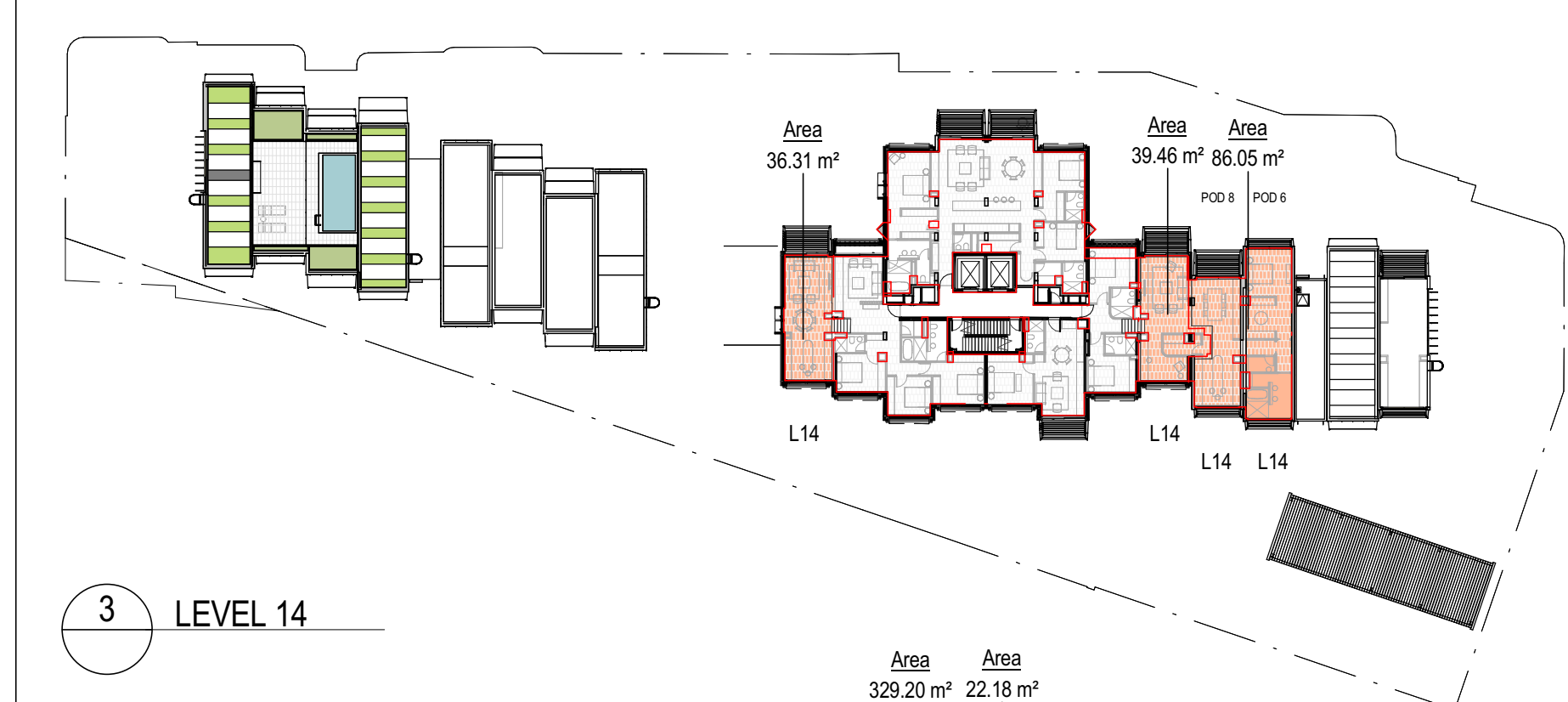




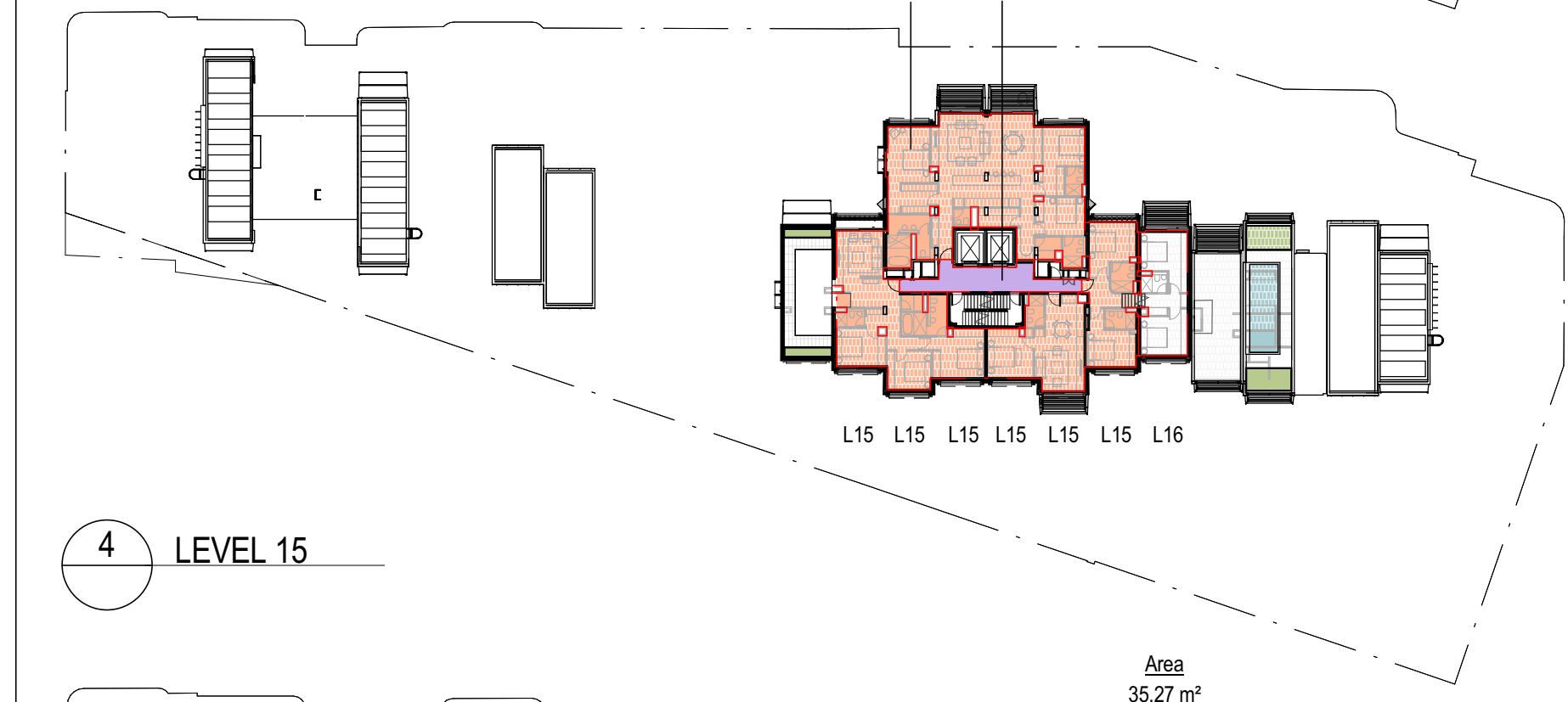
1 LEVEL 12



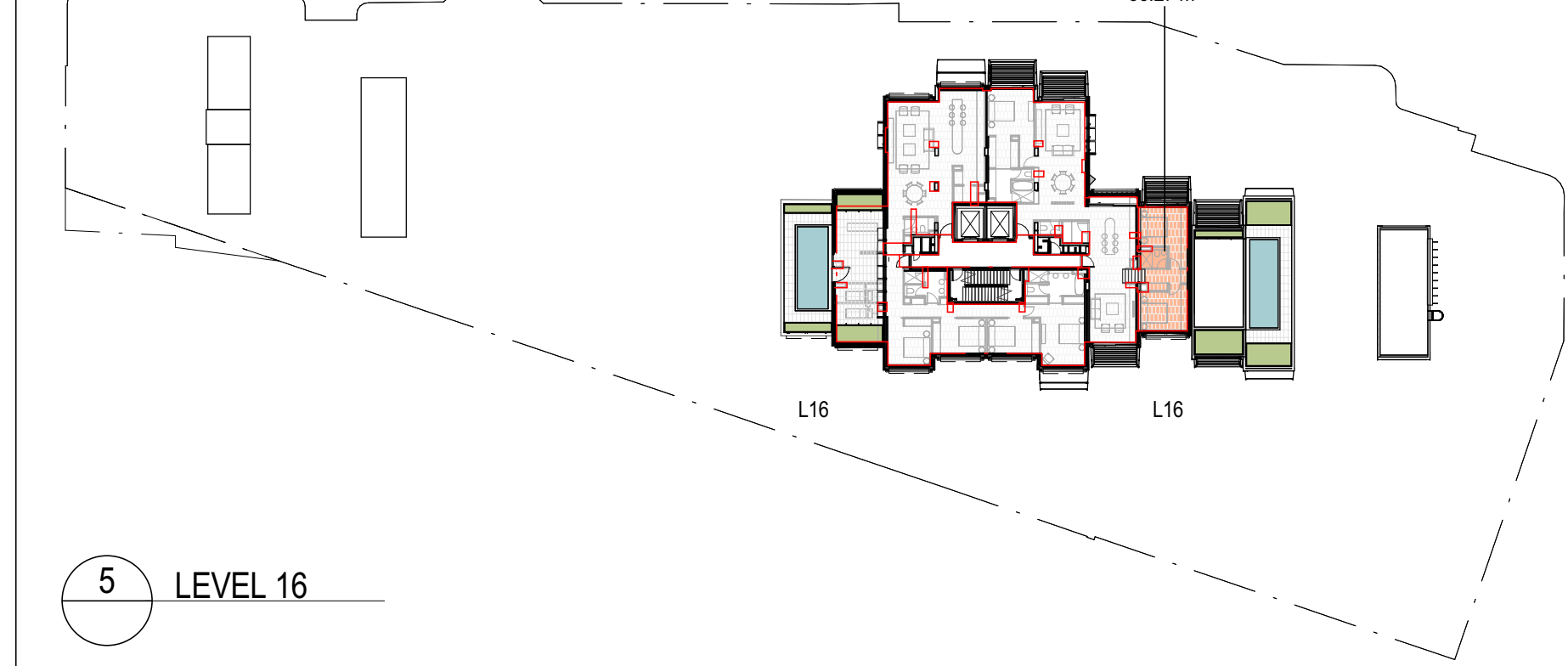
2 LEVEL 13



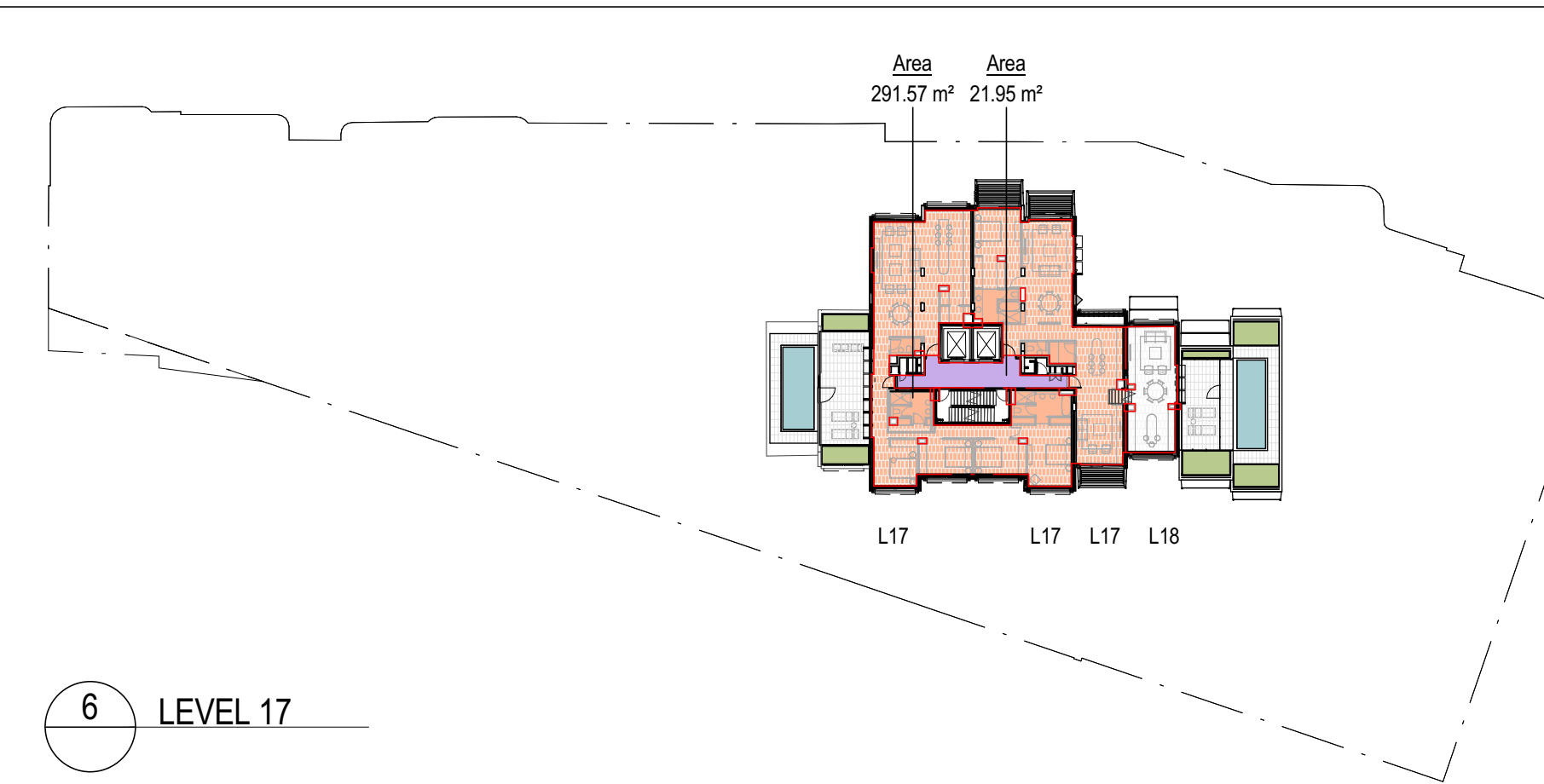
3 LEVEL 14



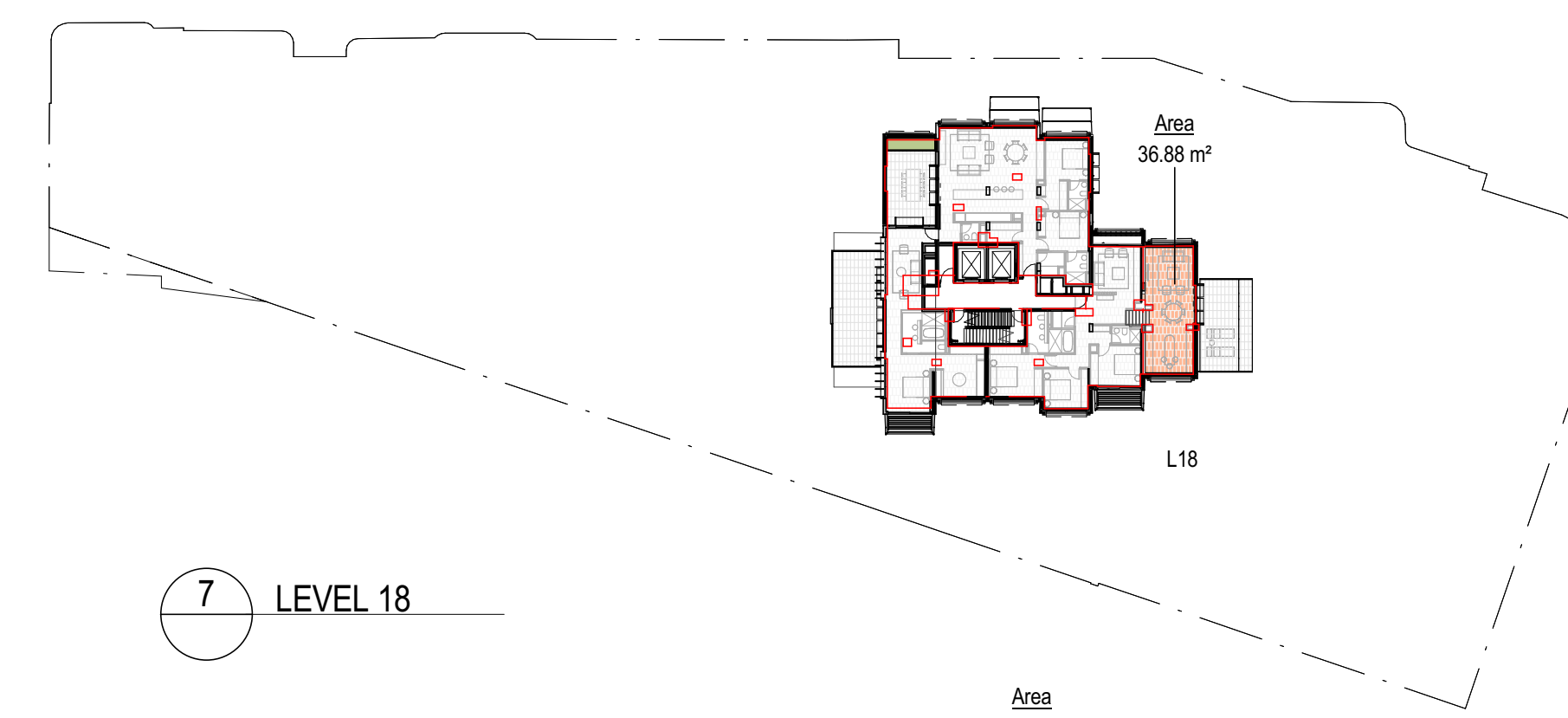
4 LEVEL 15



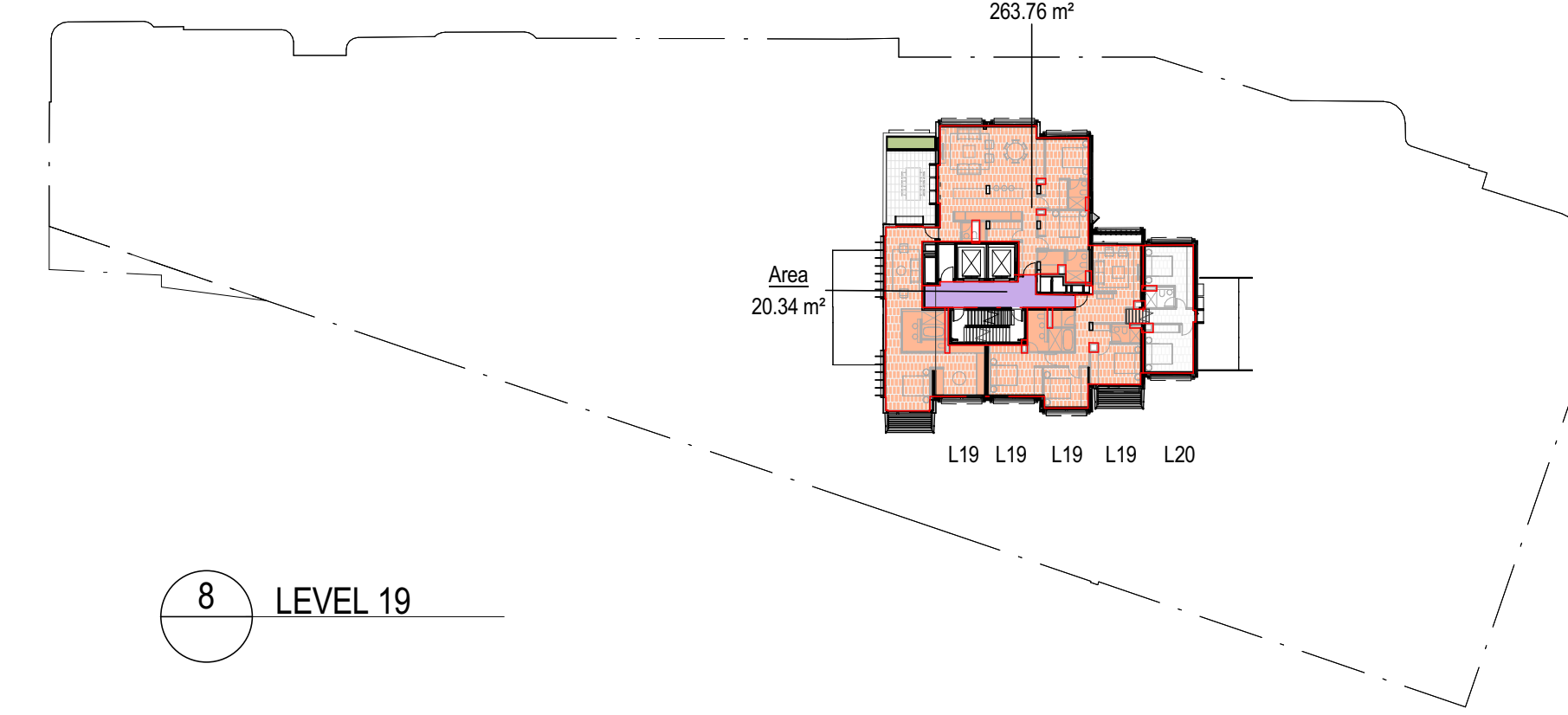
5 LEVEL 16



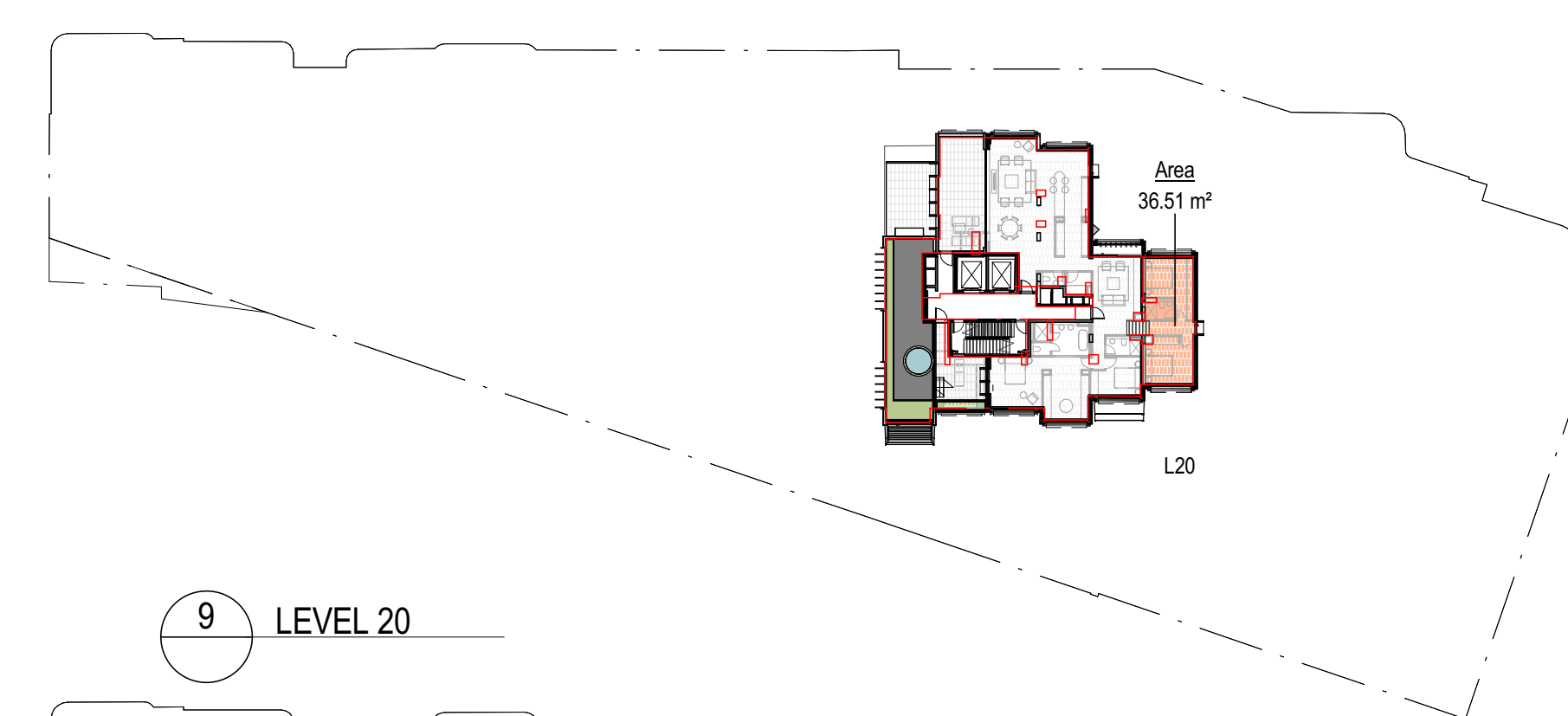
6 LEVEL 17



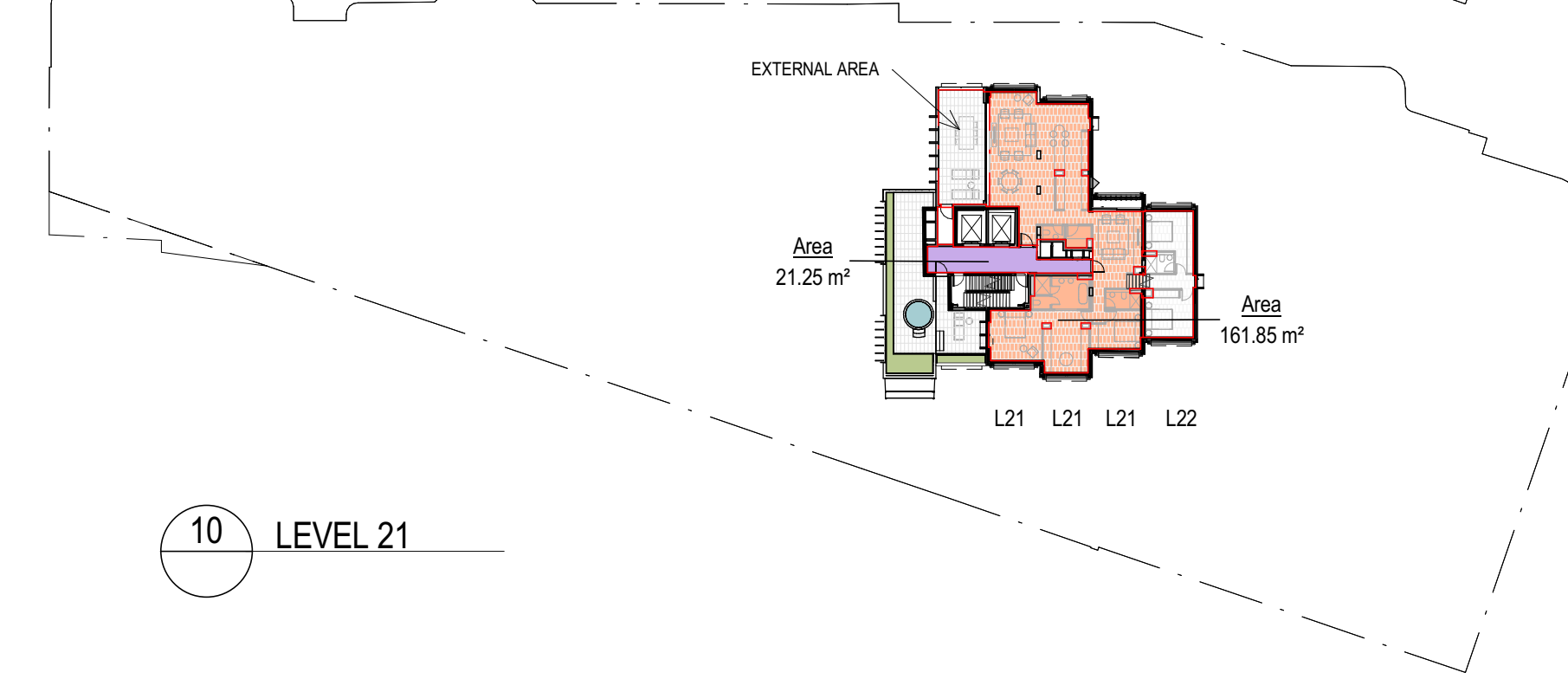
7 LEVEL 18



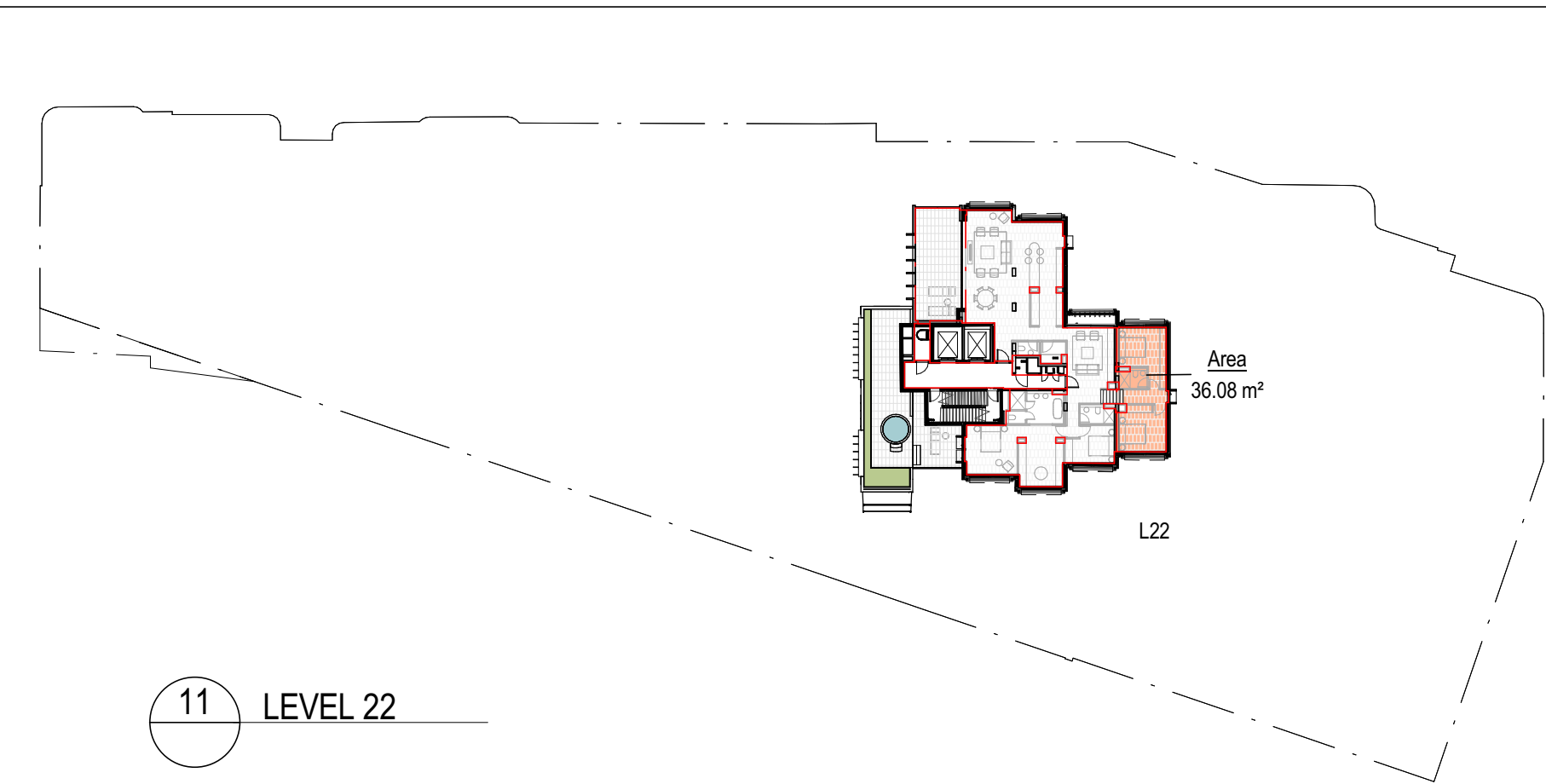
8 LEVEL 19



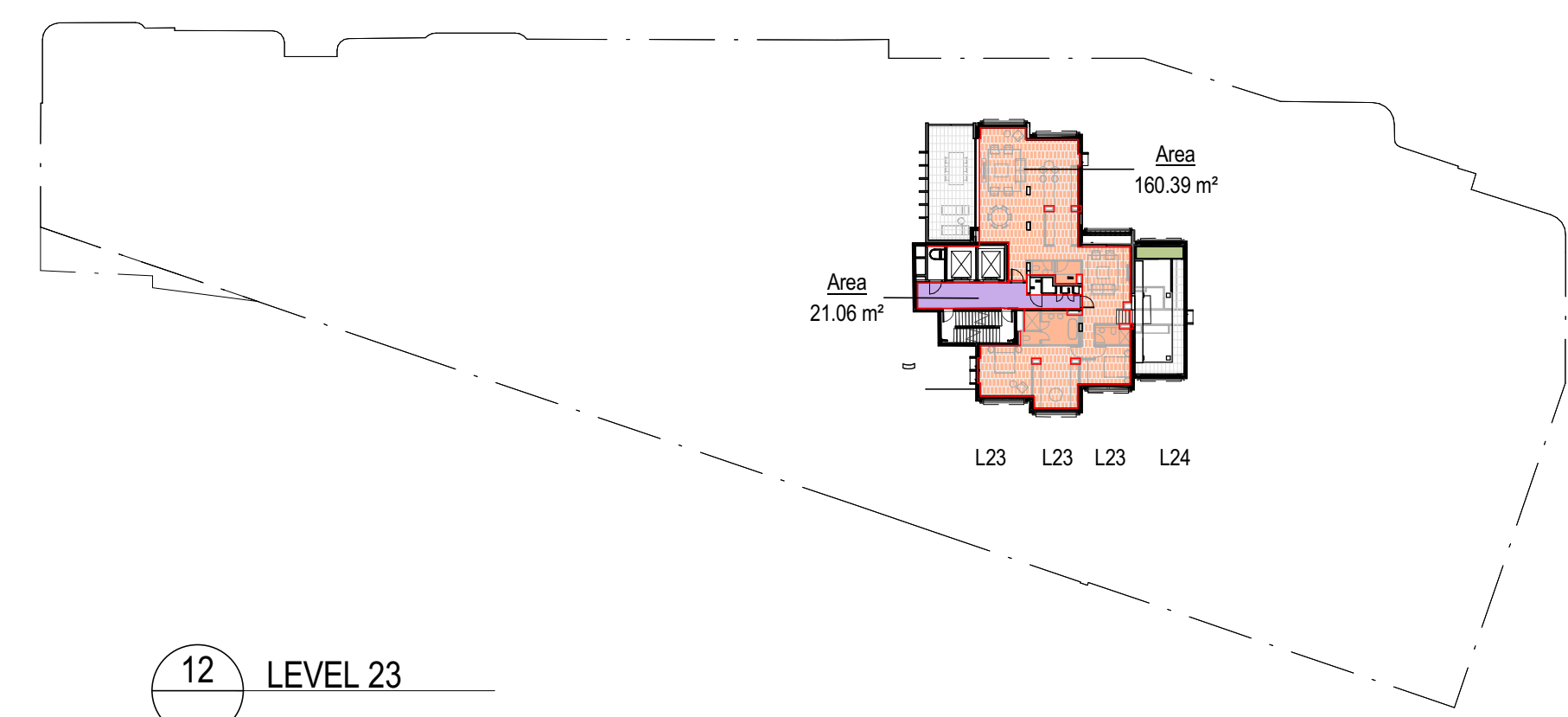
9 LEVEL 20



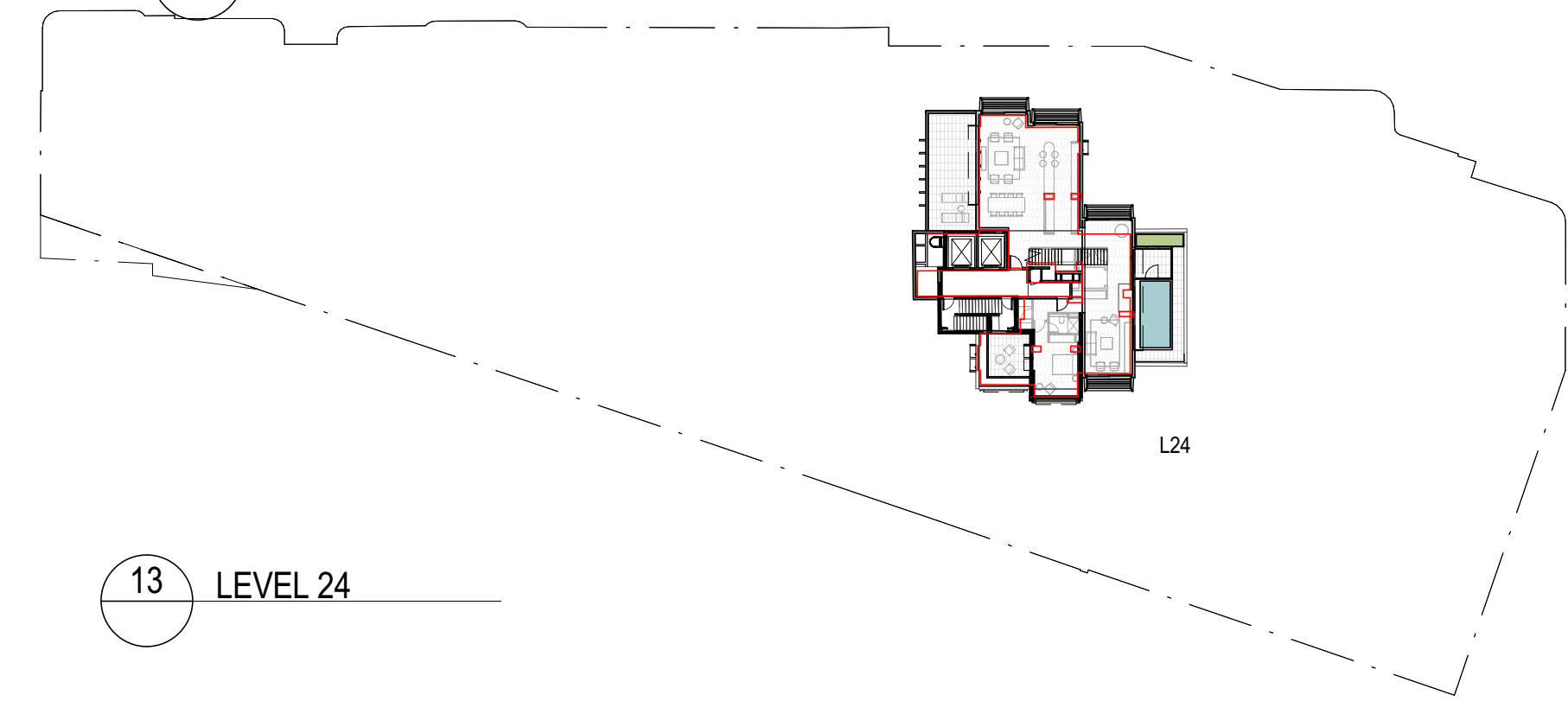
10 LEVEL 21



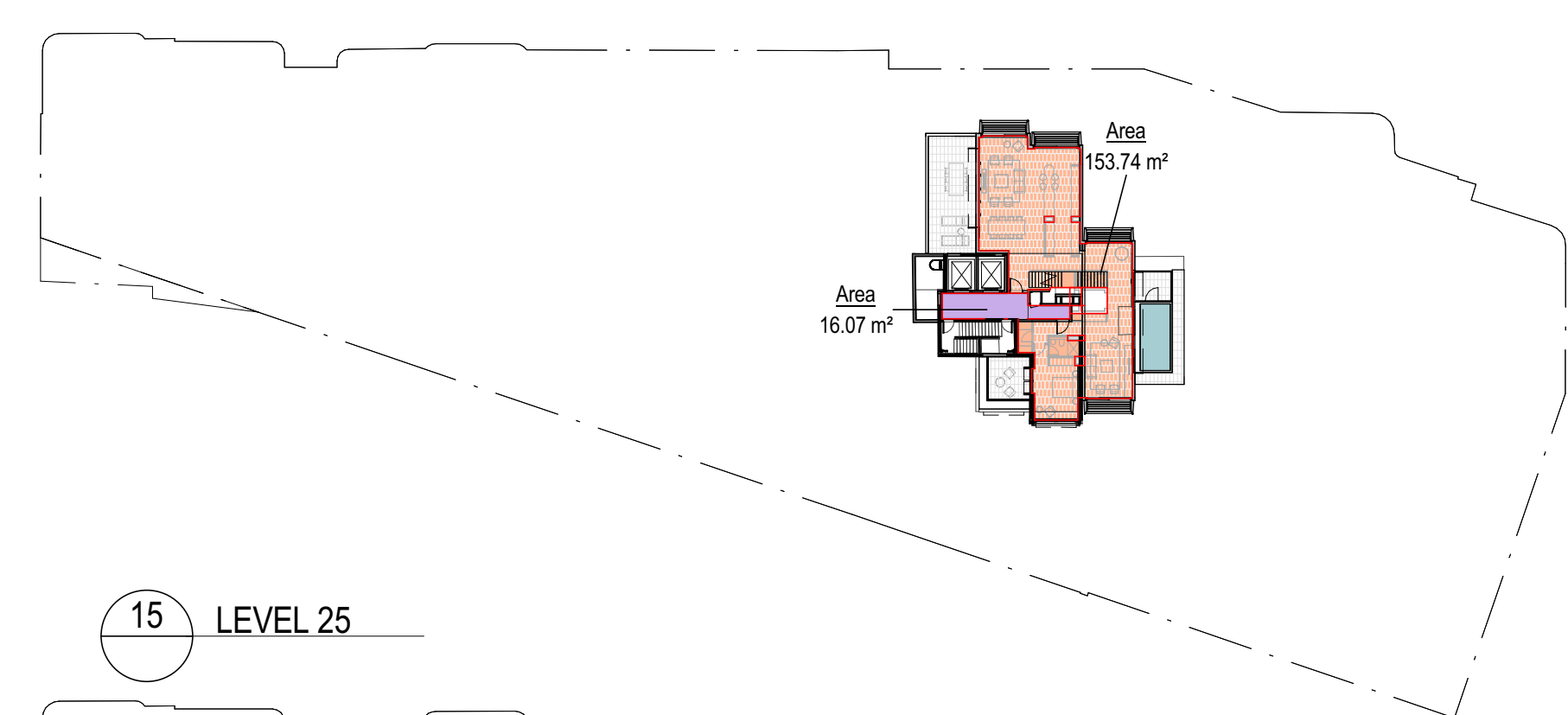
11 LEVEL 22



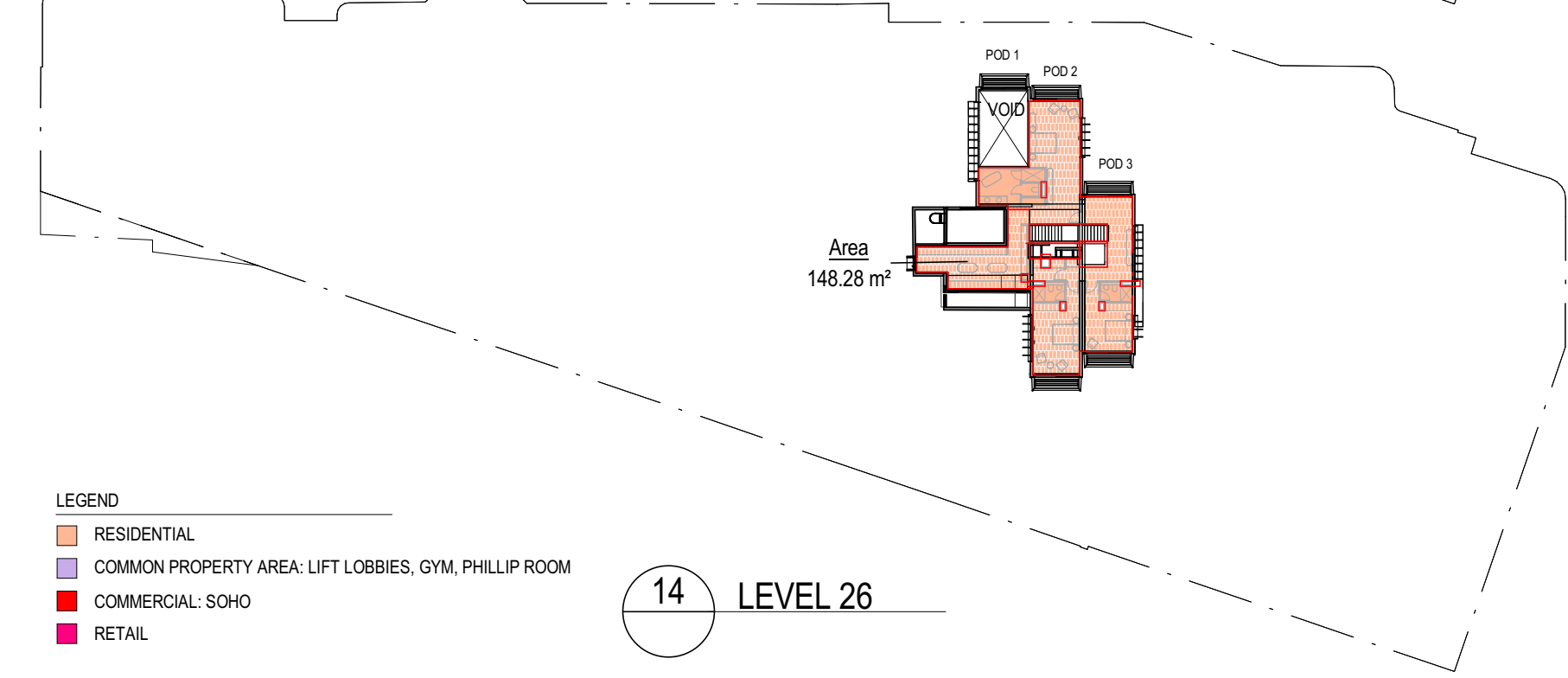
12 LEVEL 23



13 LEVEL 24



15 LEVEL 25



14 LEVEL 26

- LEGEND
- RESIDENTIAL
  - COMMON PROPERTY AREA: LIFT LOBBIES, GYM, PHILLIP ROOM
  - COMMERCIAL: SOHO
  - RETAIL



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NOMINATED ARCHITECTS  
6501 ASHIE GALVIN  
8558 WATSONS CREEK  
7153 JULIAN ASHTON  
7153 MATTHEW BLAIR  
7153 PHILLIP ROSSINGTON  
4937 JAMES GRIFFIN  
Telephone +61 2 8297 7200  
Facsimile +61 2 8297 7299  
www.bvm.com.au

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| 9     | 18.09.20 | FOR SSDA              |

PROJECT MANAGER  
DEDICO DEVELOPMENT SERVICES

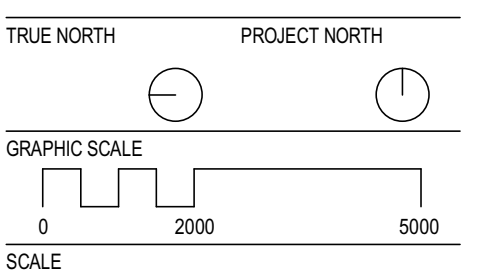
CLIENT

SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

PROJECT

SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011  
DRAWING KEY



1:500@A1  
STATUS

FOR INFORMATION  
DRAWING

GFA LEVEL 12-PLANT

AR-DA-U-10-02

ISSUE

9



PROJECT GFA (BY FUNCTION)

| SSDA_GFA RESIDENTIAL |            |
|----------------------|------------|
| Level                | GFA        |
| B2b                  | 56.76 m²   |
| B2a                  | 99.35 m²   |
| B1b                  | 113.18 m²  |
| B1a                  | 123.46 m²  |
| LEVEL 01             | 97.08 m²   |
| LEVEL 02             | 268.01 m²  |
| LEVEL 03             | 237.24 m²  |
| LEVEL 04             | 377.73 m²  |
| LEVEL 05             | 456.86 m²  |
| LEVEL 06             | 394.12 m²  |
| LEVEL 07             | 690.00 m²  |
| LEVEL 08             | 465.96 m²  |
| LEVEL 09             | 633.03 m²  |
| LEVEL 10             | 375.80 m²  |
| LEVEL 11             | 505.24 m²  |
| LEVEL 12             | 232.74 m²  |
| LEVEL 13             | 330.28 m²  |
| LEVEL 14             | 161.82 m²  |
| LEVEL 15             | 329.20 m²  |
| LEVEL 16             | 35.27 m²   |
| LEVEL 17             | 291.57 m²  |
| LEVEL 18             | 36.88 m²   |
| LEVEL 19             | 263.76 m²  |
| LEVEL 20             | 36.51 m²   |
| LEVEL 21             | 161.85 m²  |
| LEVEL 22             | 36.08 m²   |
| LEVEL 23             | 160.39 m²  |
| LEVEL 25             | 153.74 m²  |
| EX PLANT             | 148.28 m²  |
| TOTAL GFA            | 7272.20 m² |

| SSDA_GFA RETAIL |           |
|-----------------|-----------|
| Level           | GFA       |
| B1a             | 22.09 m²  |
| LEVEL 01        | 36.71 m²  |
| LEVEL 03        | 92.75 m²  |
| TOTAL GFA       | 151.55 m² |

| SSDA_GFA COMMERCIAL (SOHO) |           |
|----------------------------|-----------|
| Level                      | GFA       |
| LEVEL 02                   | 125.24 m² |
| LEVEL 03                   | 28.74 m²  |
| TOTAL GFA                  | 153.98 m² |

| SSDA_GFA COMMON PROPERTY AREA |           |
|-------------------------------|-----------|
| Level                         | GFA       |
| B2b                           | 4.88 m²   |
| B2a                           | 5.08 m²   |
| B1a                           | 278.28 m² |
| LEVEL 02                      | 4.67 m²   |
| LEVEL 03                      | 263.47 m² |
| LEVEL 05                      | 55.42 m²  |
| LEVEL 07                      | 24.19 m²  |
| LEVEL 09                      | 24.23 m²  |
| LEVEL 11                      | 24.21 m²  |
| LEVEL 13                      | 22.22 m²  |
| LEVEL 15                      | 22.18 m²  |
| LEVEL 17                      | 21.95 m²  |
| LEVEL 19                      | 20.34 m²  |
| LEVEL 21                      | 21.25 m²  |
| LEVEL 23                      | 21.06 m²  |
| LEVEL 25                      | 16.07 m²  |
| TOTAL GFA                     | 829.50 m² |

GFA CALCULATION

- FACADE MEASURED TO INSIDE FACE OF LINING
- FACADE MEASURED TO INSIDE FACE OF LINING BELOW WINDOW SILL
- FACADE MEASURED TO 50MM OFFSET FROM GLAZING MULLION WHERE FULL HEIGHT GLAZING/ SLIDING DOOR
- ONE LEVEL OF STAIRS INCLUDED IN UNITS OF MULTIPLE LEVELS

PROJECT GFA (PER LEVEL)

| SSDA_GFA (PER LEVEL) |            |
|----------------------|------------|
| Level                | GFA        |
| B2b                  | 61.64 m²   |
| B2a                  | 104.43 m²  |
| B1b                  | 113.18 m²  |
| B1a                  | 423.83 m²  |
| LEVEL 01             | 133.79 m²  |
| LEVEL 02             | 397.92 m²  |
| LEVEL 03             | 622.19 m²  |
| LEVEL 04             | 377.73 m²  |
| LEVEL 05             | 512.28 m²  |
| LEVEL 06             | 394.12 m²  |
| LEVEL 07             | 714.19 m²  |
| LEVEL 08             | 477.93 m²  |
| LEVEL 09             | 657.26 m²  |
| LEVEL 10             | 375.80 m²  |
| LEVEL 11             | 529.45 m²  |
| LEVEL 12             | 232.74 m²  |
| LEVEL 13             | 352.49 m²  |
| LEVEL 14             | 161.82 m²  |
| LEVEL 15             | 351.39 m²  |
| LEVEL 16             | 35.27 m²   |
| LEVEL 17             | 313.52 m²  |
| LEVEL 18             | 36.88 m²   |
| LEVEL 19             | 284.10 m²  |
| LEVEL 20             | 36.51 m²   |
| LEVEL 21             | 183.10 m²  |
| LEVEL 22             | 36.08 m²   |
| LEVEL 23             | 181.44 m²  |
| LEVEL 25             | 169.81 m²  |
| EX PLANT             | 148.28 m²  |
| TOTAL GFA            | 8419.21 m² |

TOTAL GFA: 8419.21 sqm

GFA CALCULATION

- FACADE MEASURED TO INSIDE FACE OF LINING
- FACADE MEASURED TO INSIDE FACE OF LINING BELOW WINDOW SILL
- FACADE MEASURED TO 50MM OFFSET FROM GLAZING MULLION WHERE FULL HEIGHT GLAZING/ SLIDING DOOR
- ONE LEVEL OF STAIRS INCLUDED IN UNITS OF MULTIPLE LEVELS

APARTMENT SCHEDULE - APARTMENT MIX

|             |        |    |      |
|-------------|--------|----|------|
| <div></div> | STUDIO | 1  | 2%   |
| <div></div> | 1 BED  | 14 | 18%  |
| <div></div> | 2 BED  | 42 | 55%  |
| <div></div> | 3 BED  | 14 | 18%  |
| <div></div> | 4 BED  | 5  | 7%   |
|             | TOTAL  | 76 | 100% |

TOTAL APARTMENTS = 76

APARTMENT SCHEDULE - APARTMENT TYPE MIX

| STUDIO    |       | 1 BED      |       | 2 BED        |       | 3 BED     |       | 4 BED     |       |
|-----------|-------|------------|-------|--------------|-------|-----------|-------|-----------|-------|
| ROOM CODE | COUNT | ROOM CODE  | COUNT | ROOM CODE    | COUNT | ROOM CODE | COUNT | ROOM CODE | COUNT |
| 1B        | 1     | 1A         | 2     | 2A-1 LIVABLE | 4     | 3A        | 1     | 4A        | 1     |
| TOTAL: 1  |       | 1A-2       | 2     | 2A-2 LIVABLE | 4     | 3B        | 1     | 4B        | 1     |
|           |       | 1C LIVABLE | 8     | 2B           | 7     | 3D        | 1     | 4B-2      | 1     |
|           |       | 1D         | 1     | 2C           | 12    | 3E        | 1     | 4C        | 1     |
|           |       | 1E         | 1     | 2C-M         | 7     | 3E-2      | 1     | 4D        | 1     |
|           |       |            |       | 2C-P         | 2     | 3E-3      | 1     | TOTAL: 5  |       |
|           |       |            |       | 2C-PM        | 1     | 3F        | 1     |           |       |
|           |       |            |       | 2C-V         | 2     | ADAPTABLE |       |           |       |
|           |       |            |       | 2F           | 1     | 3G        | 1     |           |       |
|           |       |            |       | 2G           | 1     | 3H        | 1     |           |       |
|           |       |            |       | 2H           | 1     | ADAPTABLE |       |           |       |
|           |       |            |       | TOTAL: 42    |       | 3J        | 1     |           |       |
|           |       |            |       |              |       | 3K        | 1     |           |       |
|           |       |            |       |              |       | 3K-2      | 1     |           |       |
|           |       |            |       |              |       | 3L        | 2     |           |       |
|           |       |            |       |              |       | TOTAL: 14 |       |           |       |



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| 11    | 27.10.20 | FOR SSDA             |

PROJECT MANAGER  
DEDICO DEVELOPMENT SERVICES

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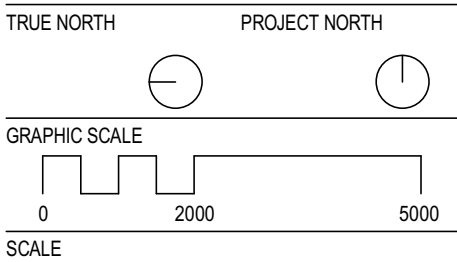
SIRIUS DEVELOPMENTS PTY LTD  
CLIENT NUMBER

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SIRIUS SITE  
2-60 CUMBERLAND ST, THE ROCKS  
BVM PROJECT NUMBER

1712011

DRAWING KEY



1 : 200@A1  
STATUS

FOR INFORMATION  
DRAWING

GFA SCHEDULE

AR-DA-U-10-03

ISSUE

11