

SSDA DRAWING LIST

SHEET NUMBER	SHEET NAME	Current Revision Date	Current 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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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

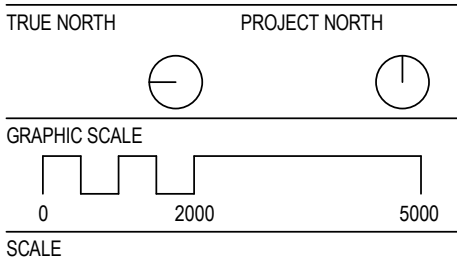
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



@A1
STATUS

FOR SSDA
DRAWING

DRAWING LIST	ISSUE
AR-A-00-02	4



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- 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

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

21 CIRCULAR QUAY STATION & WHARF
22 WYNARD STATION
23 BARANGAROO WHARF

— F FERRY —
— T TRAIN —
— B BUS —
- - - L LIGHTRAIL - - -

31 SYDNEY THEATRE
32 FORT STREET PUBLIC SCHOOL

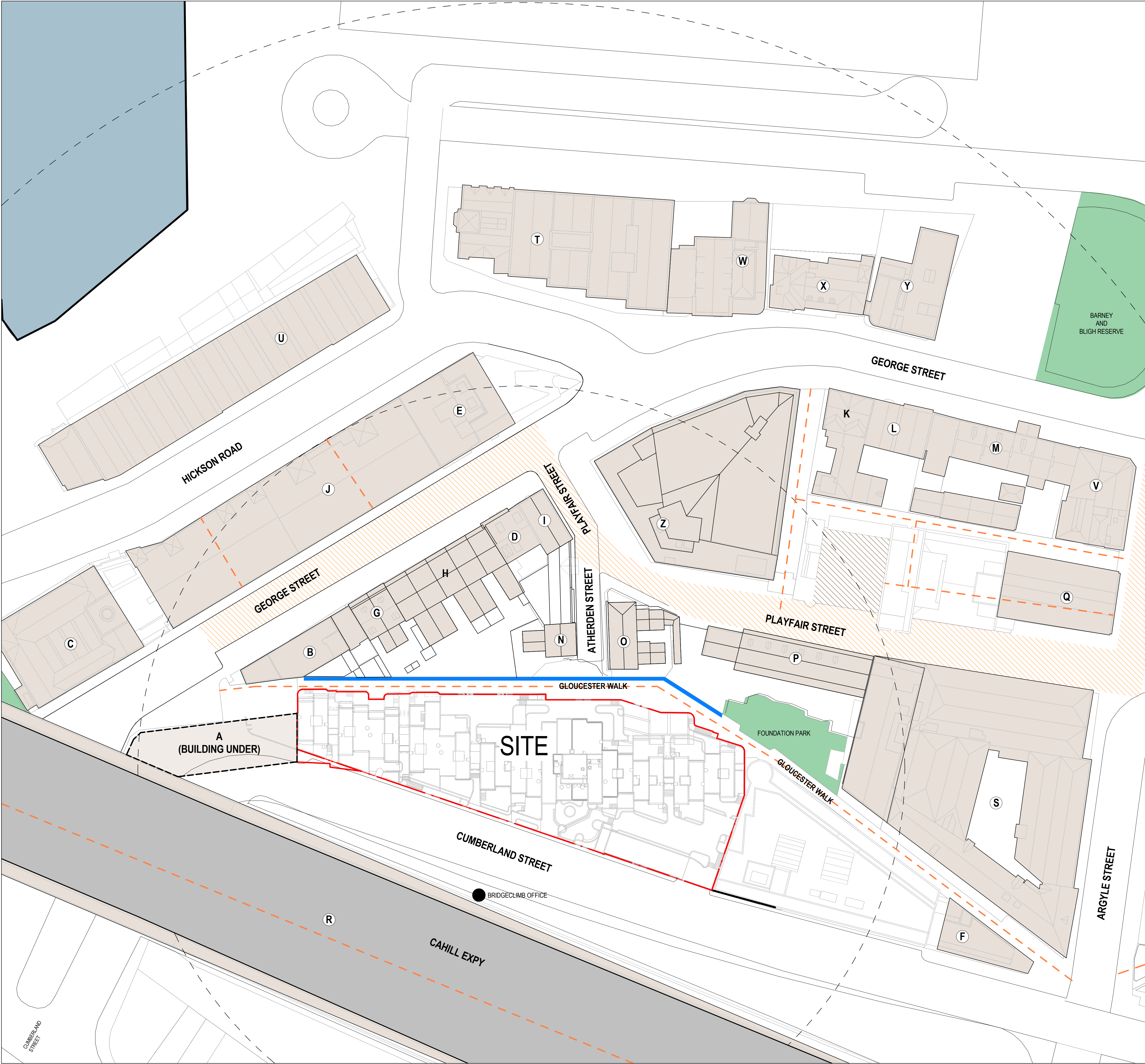


LOCAL CONTEXT PLAN

AR-A-00-03

ISSUE

2



- 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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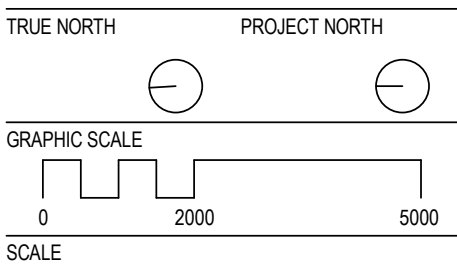
CLIENT

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

SITE CONTEXT PLAN

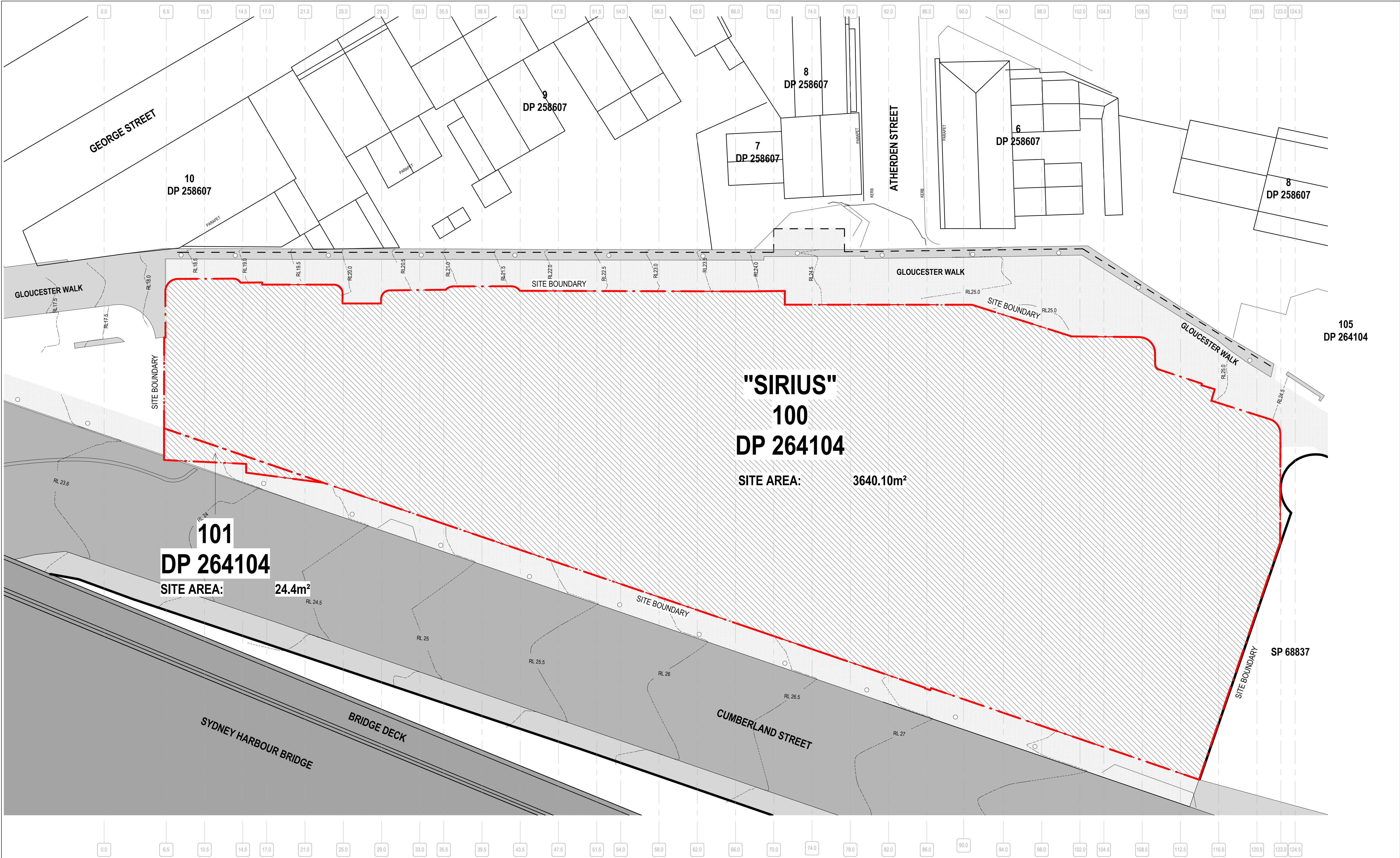
AR-A-00-04

ISSUE
2



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LOT AREA SCHEDULE

100 - SIRIUS SITE (DP264104) = 3640.10 SQM
101 - SIRIUS SITE (DP264104) = 24.40 SQM

TOTAL SITE AREA = 3664.5 SQM



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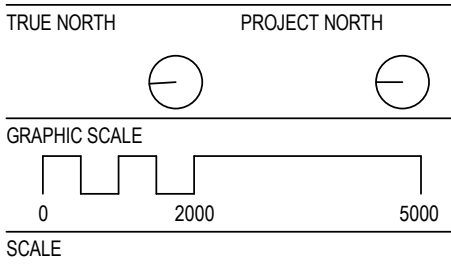
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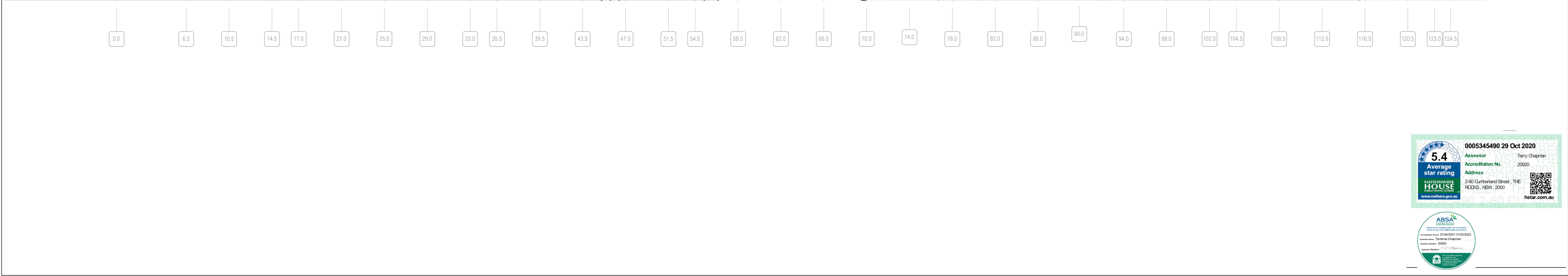
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LOT BOUNDARY / SITE AREA

AR-A-00-05

ISSUE
2



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2	18.09.20	FOR SSDA

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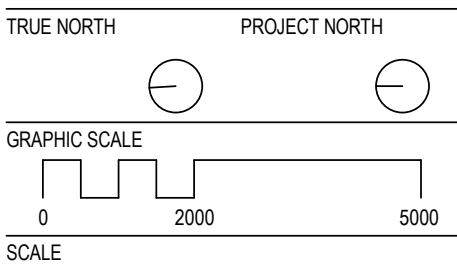
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SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
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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1	25.08.20	FOR INFORMATION
2	28.08.20	FOR INFORMATION
3	31.08.20	FOR INFORMATION
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

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY

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STATUS

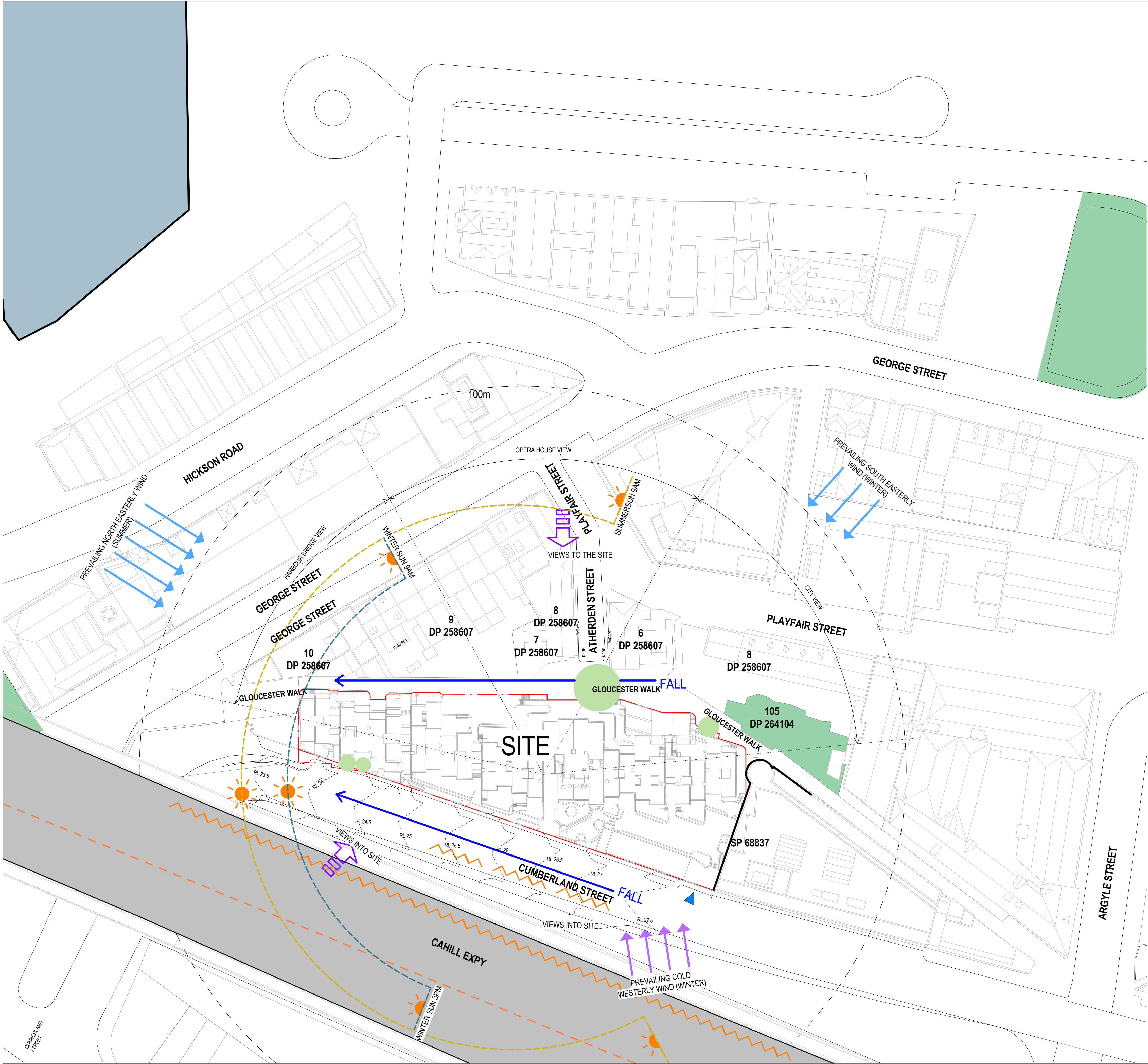
FOR INFORMATION
DRAWING

PROPOSED SITE PLAN

AR-DA-A0-07

ISSUE
8

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



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DEDICO DEVELOPMENT SERVICES

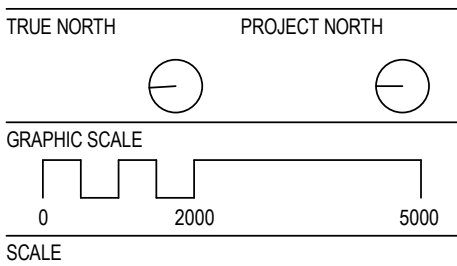
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PROJECT

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

1712011
DRAWING KEY



As indicated @A1
STATUS

FOR INFORMATION
DRAWING

ENVIRONMENTAL ANALYSIS

ISSUE
AR-A-00-08 2



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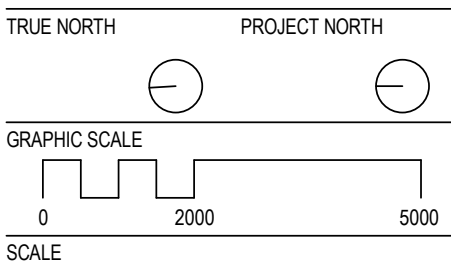
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CLIENT NUMBER

PROJECT

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

1712011

DRAWING KEY



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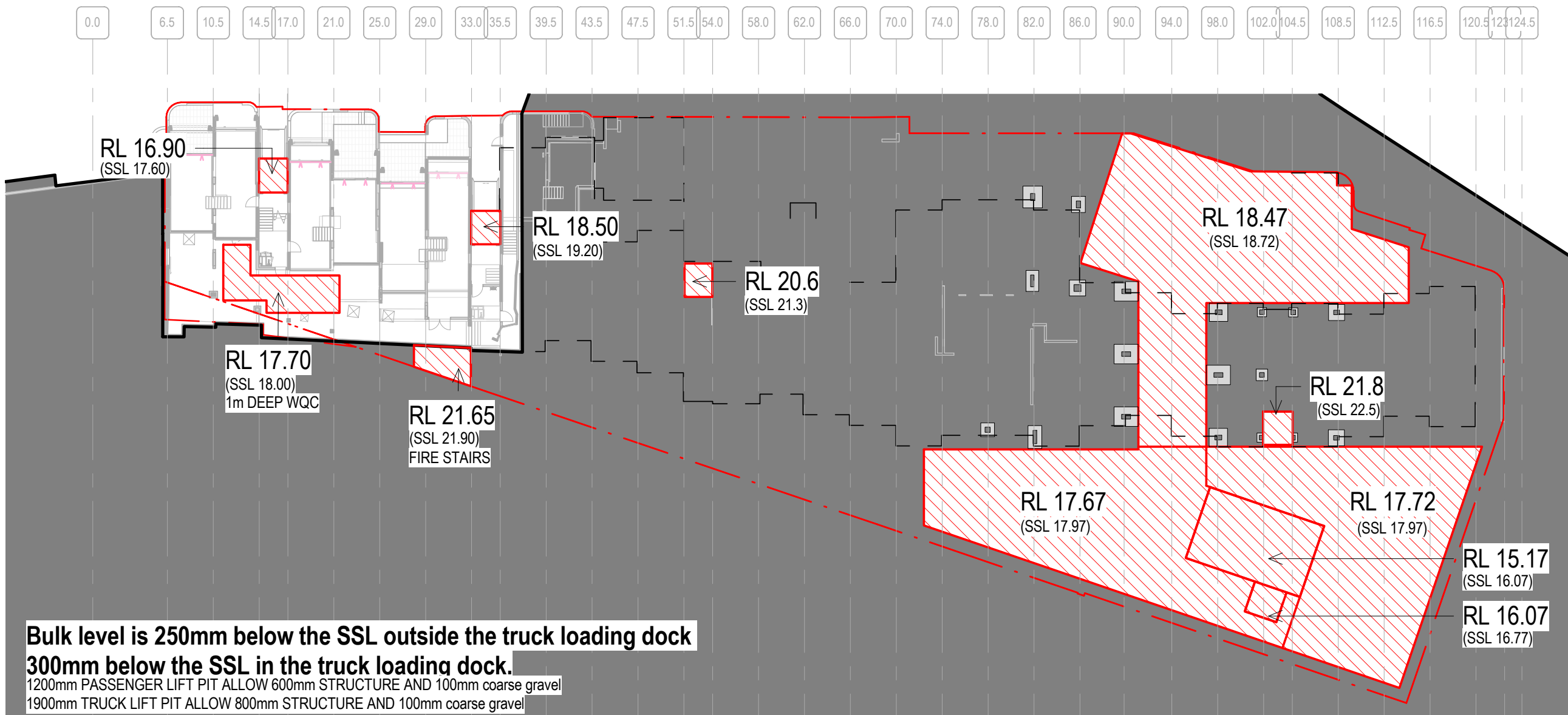
STATUS

FOR INFORMATION
DRAWING

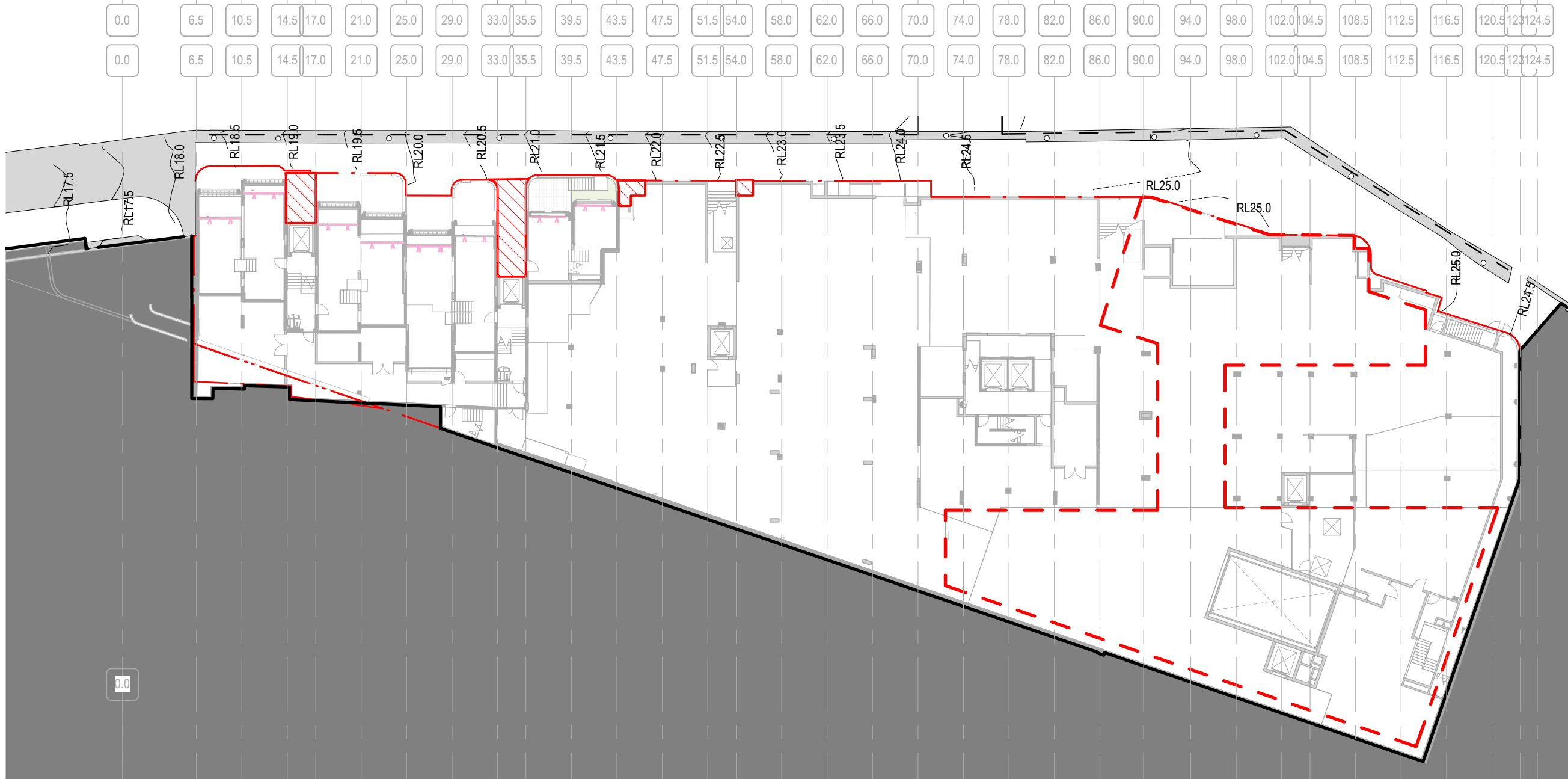
BULK EARTH WORK PLAN

ISSUE
AR-A-00-09 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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3	17.04.20	FOR INFORMATION
4	20.04.20	FOR INFORMATION
5	05.05.20	FOR INFORMATION
6	06.05.20	FOR INFORMATION
7	08.05.20	FOR INFORMATION
8	11.05.20	FOR INFORMATION
9	12.05.20	FOR INFORMATION
10	19.05.20	FOR INFORMATION
11	22.05.20	FOR INFORMATION
12	26.05.20	FOR INFORMATION
13	29.05.20	FOR INFORMATION
14	01.06.20	FOR INFORMATION
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19	22.07.20	FOR INFORMATION
20	22.07.20	FOR INFORMATION REV
21	23.07.20	FOR INFORMATION
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25	27.08.20	FOR INFORMATION
26	31.08.20	FOR INFORMATION
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

BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

1 : 200@A1

STATUS

FOR INFORMATION

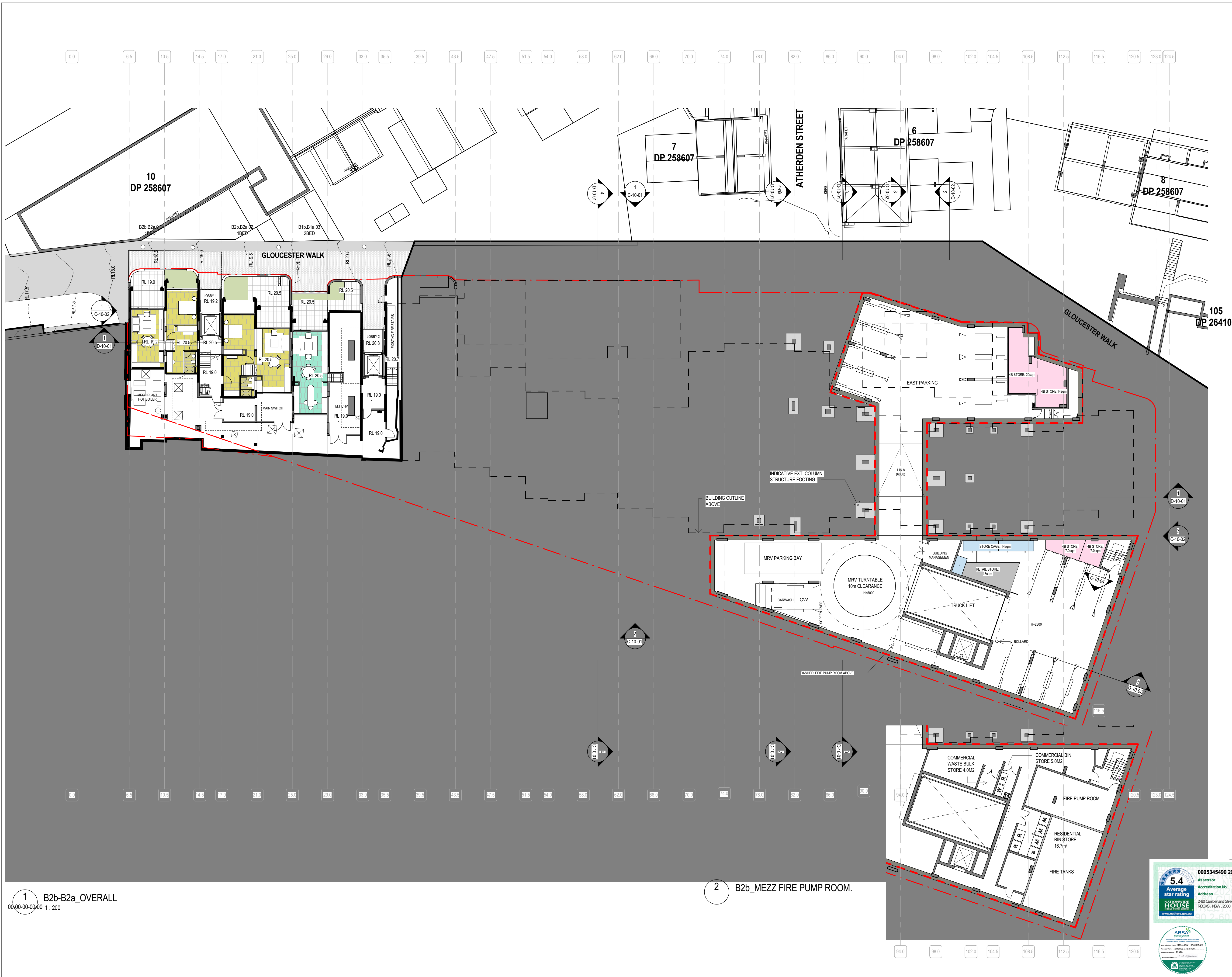
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BASEMENT B2b-B2a

AR-DA-B-10-01

ISSUE

29



1 B2b-B2a OVERALL
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2 B2b_MEZZ FIRE PUMP ROOM.



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22	04.09.20	NOT FOR SSDA - DRAFT
23	09.09.20	FOR SSDA
24	23.10.20	FOR SSDA
25	27.10.20	FOR SSDA
26	30.11.20	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

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STATUS

FOR INFORMATION

DRAWING

BASEMENT B1b-B1a

AR-DA-B-10-02	26
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ISSUE

26



1 B1b-B1a OVERALL





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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
BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

FOR INFORMATION

DRAWING

LEVEL 01-03

AR-DA-B-10-03

ISSUE

19



1 LEVEL 01-02

2 LEVEL 02-03



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19	28.10.20	FOR SSDA

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DEDICO DEVELOPMENT SERVICES

CLIENT

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CLIENT NUMBER

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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

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LEVEL 03-05

AR-DA-B-10-04

ISSUE

19



1 LEVEL 03-04

2 LEVEL 04-05



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14	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

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GRAPHIC SCALE

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SCALE

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STATUS

FOR INFORMATION
DRAWING

LEVEL 05-07

AR-DA-B-10-05

ISSUE
14





INSULATION		
External wall	Materials	Requirement
	cracked brick	nil
	concrete block / plasterboard	R1.0 (or R1.70 including construction)
	timber / weatherboards, fibro, metal clad	R1.30 (or R1.70 including construction)
	others	R1.70 (including construction)
Roof / Ceiling	Concrete / plasterboard internal	R2.50 (up) ; nof. btl / sarking
GLAZING		
Orientation	Shading Device	Frame and glass type
East	Eave / verandah / Pergola / Batoony >=450mm	U-Value: 3.64 / SHGC: 0.42
West	Eave / verandah / Pergola / Batoony >=450mm	U-Value: 3.64 / SHGC: 0.42
North	Eave / verandah / Pergola / Batoony >=450mm	U-Value: 4.68 / SHGC: 0.46
South	None	U-Value: 4.68 / SHGC: 0.46

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13	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

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SCALE

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STATUS

FOR INFORMATION

DRAWING

LEVEL 09-11	ISSUE
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AR-DA-B-10-07	13
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BASIX COMMITMENTS NOTES				
FOR UNIT NUMBER: 07.08.01 / 07.08.02 / 07.08.03 / 08.10.01 / 09.10.02				
WATER				
Fixtures	All Shower Heads	All Toilet Flushing Systems	All Kitchen taps	All Bathroom taps
Appliances	3 star (4.5 star (4.0 litres))	3 star	3 star	3 star
	All Dishwashers		5 star	
	All Clothes washers		5 star	
ENERGY				
Hot Water System:	Central hot water system			
Cooling System:	Central cooling system (zoned)			
Heating System:	Central heating system (zoned)			
Artificial Lighting:	per BASIX			
Natural Lighting:	per BASIX			
Appliances:	Cooktop/oven:	Gas Cooktop & Electric Oven		
	Refrigerator:	3 star		
	Dishwasher:	4.5 star		
	Clothes Washer:	5 star		
	Clothes Dryer:	5 star		
	Outdoor drying time:	No		
Ventilated Fridge:	No			
Pool/Spa:	08.10.01 gas heated spa / 08.10.02 gas heated pool			
COMMON AREAS:	REFER TO BASIX			

BASIX CONSTRUCTION NOTES		
INSULATION		
External wall	Materials	Requirement
	cavity brick	nil
	concrete block / plasterboard	R1.15 (or R1.70 including construction)
	timber / weatherboards / clon / metal clad	R1.30 (or R1.70 including construction)
	others	R1.70 (including construction)
Roof / Ceiling	Concrete / plasterboard internal	R2.50 (up) / roof foil / sarking
GLAZING		
Orientation	Shading Device	Frame and glass type
East	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 5.84 / SHGC: 0.42
West	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 5.84 / SHGC: 0.42
North	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 4.48 / SHGC: 0.46
South	None	U-Value: 4.48 / SHGC: 0.46



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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
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SCALE

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STATUS

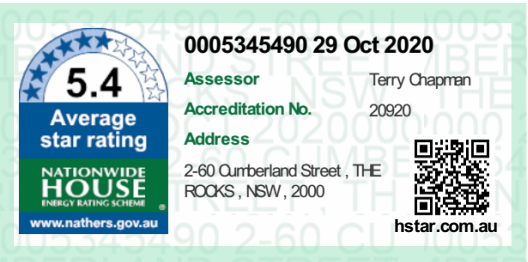
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DRAWING

LEVEL 11-13

AR-DA-B-10-08

ISSUE

12



BASIX COMMITMENTS NOTES				
FOR UNIT NUMBER: 07/08/01/07/08/02/07/08/03/08/10/01/09/10/02				
WATER				
Fixtures	All Shower Heads	All Toilet Flushing Systems	All Kitchen taps	All Bathroom taps
Appliances	3 star (4.5 star <= RLWHL)	3 star	3 star	3 star
	All Dishwashers	5 star		
	All Clothes washers	5 star		
ENERGY				
Hot Water System:		Central hot water system		
Cooling System:		Central cooling system (zoned)		
Heating System:		Central heating system (zoned)		
Artificial Lighting:		per BASIX		
Natural Lighting:		per BASIX		
Appliances:		Gen Cooktop & Electric Oven		
	Cooktop/boven	4.5 star		
	Refrigerator:	4.5 star		
	Dishwasher:	5 star		
	Clothes Washer:	5 star		
	Clothes Dryer:	5 star		
	Outdoor drying line:	No		
	Ventilated Fridge:	No		
	Pool/Spa:	09/10/01 gas heated spa / 08/10/02 gas heated pool		
REFER TO BASIX				
COMMON AREAS				

BASIX CONSTRUCTION NOTES		
INSULATION		
External wall	Materials	Requirement
	cavity brick	nil
	concrete block / plasterboard	R1.5 (or R1.70 including construction)
	brick / weatherboards / stone / metal clade	R1.50 (or R1.70 including construction)
	others	R1.70 (including construction)
Roof / Ceiling	Concrete / plasterboard internal	R2.50 (up) / roof foil / sarking
GLAZING		
Orientation	Shading Device	Frame and glass type
East	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 5.84 / SHGC: 0.42
West	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 5.84 / SHGC: 0.42
North	Eave / verandah / Pergola / Balcony >=450mm	U-Value: 4.48 / SHGC: 0.46
South	None	U-Value: 4.48 / SHGC: 0.46



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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
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
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SCALE

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STATUS

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12



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SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS

BVM PROJECT NUMBER

1712011

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TRUE NORTH

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STATUS

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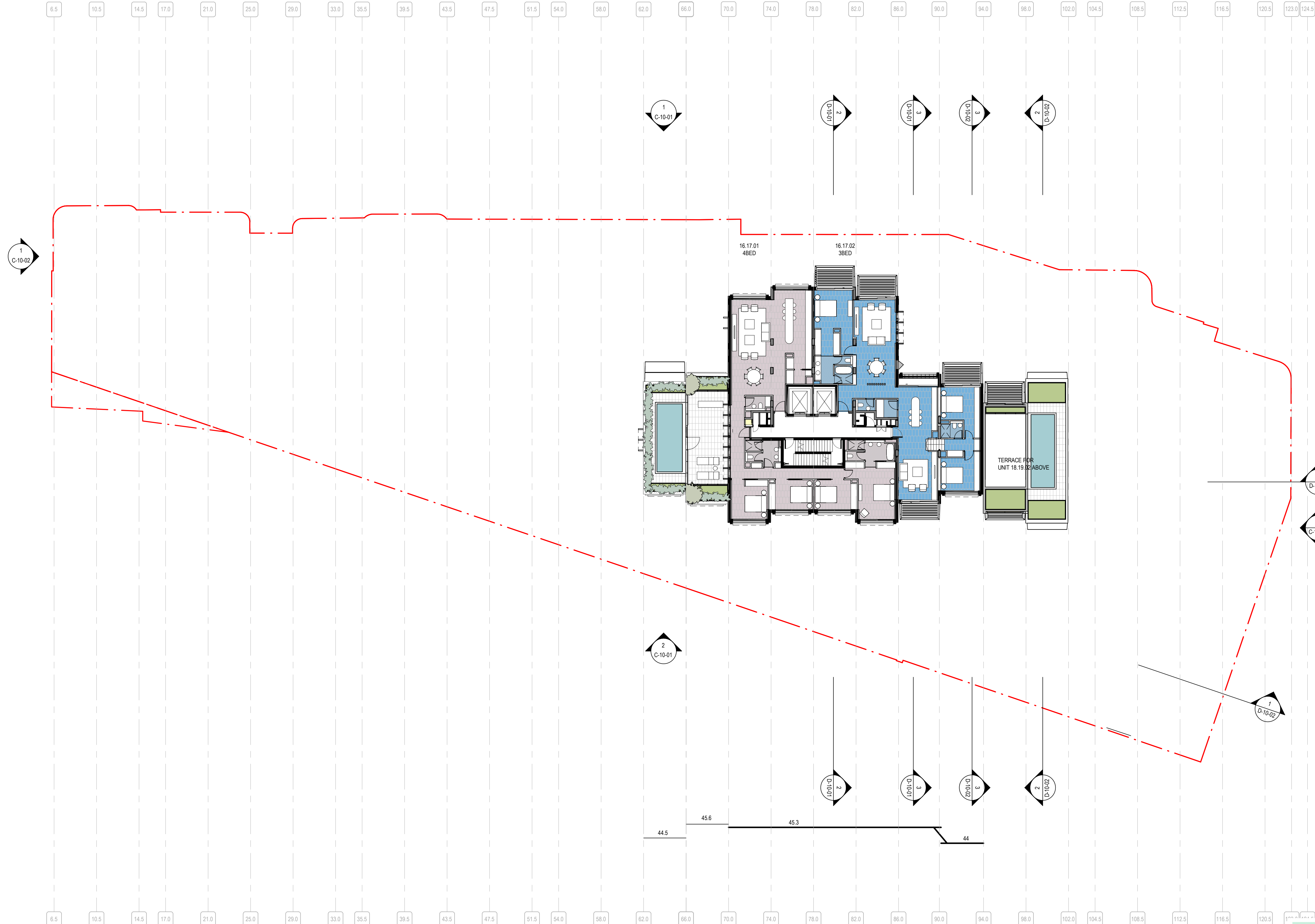
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LEVEL 15-17

AR-DA-B-10-10

ISSUE

12



1 LEVEL 15-16

2 LEVEL 16-17





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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

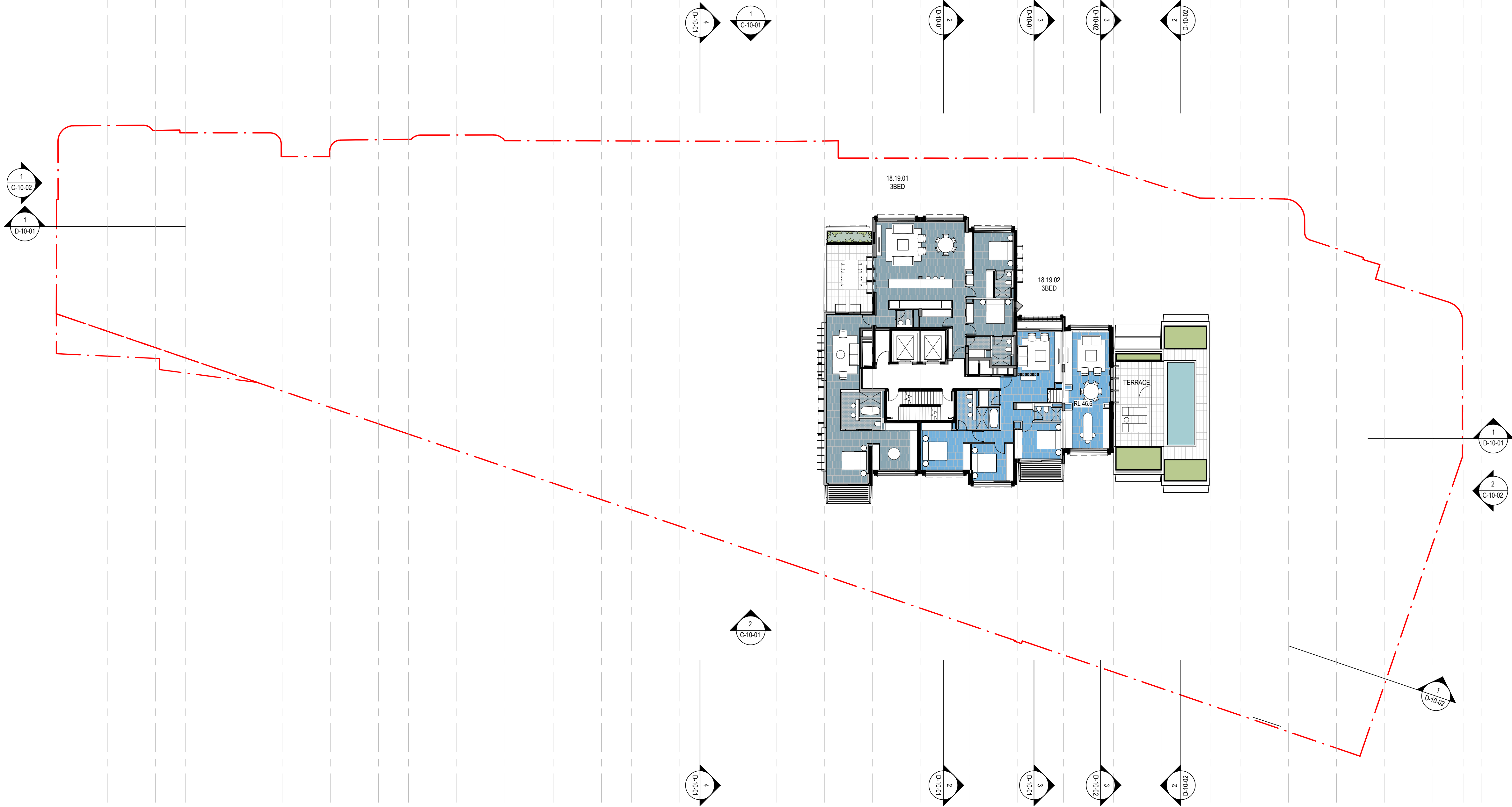
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FOR INFORMATION
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47.9 46.6 45.4 44.8





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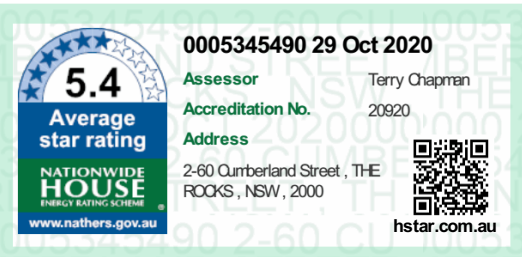
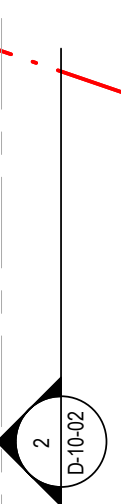
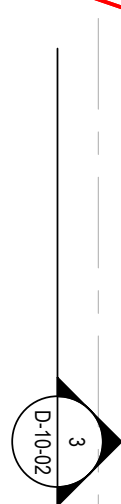
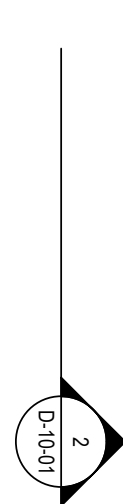
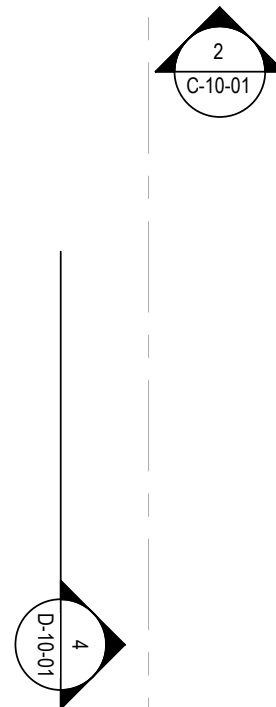
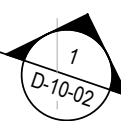
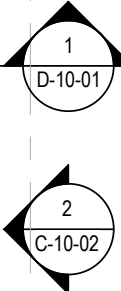
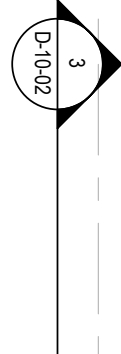
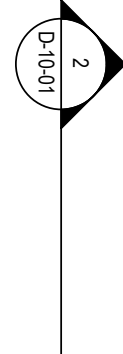
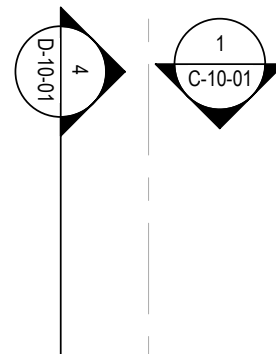
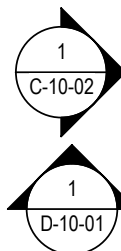
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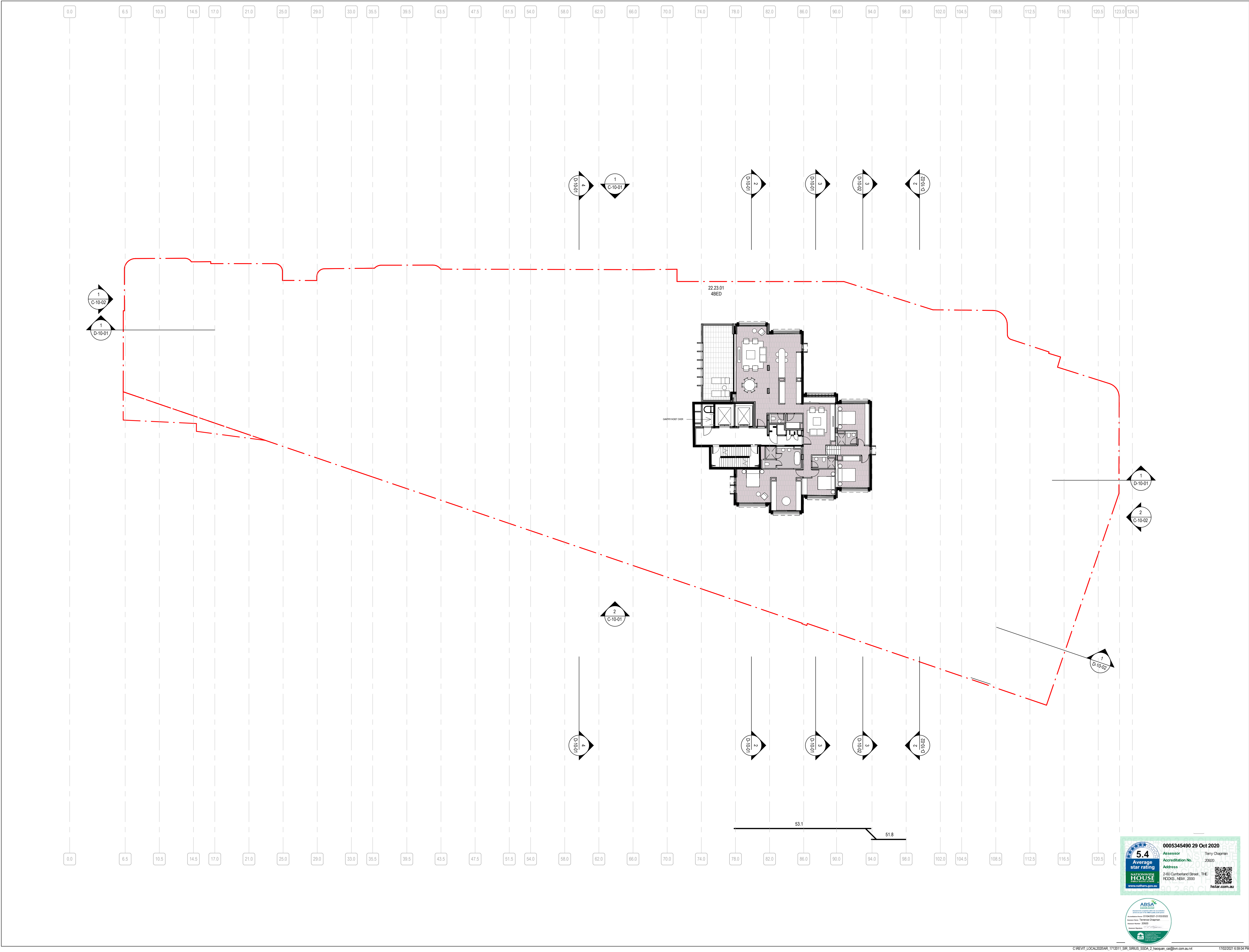
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PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY

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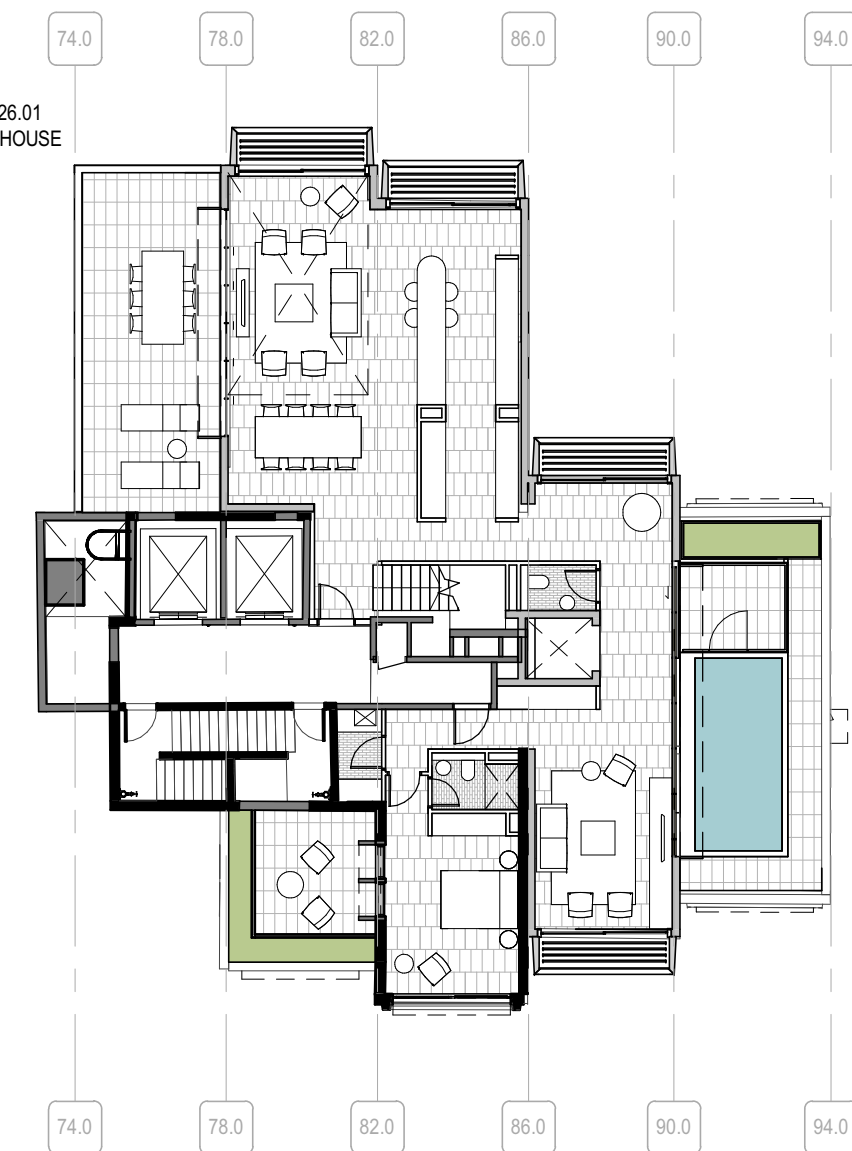
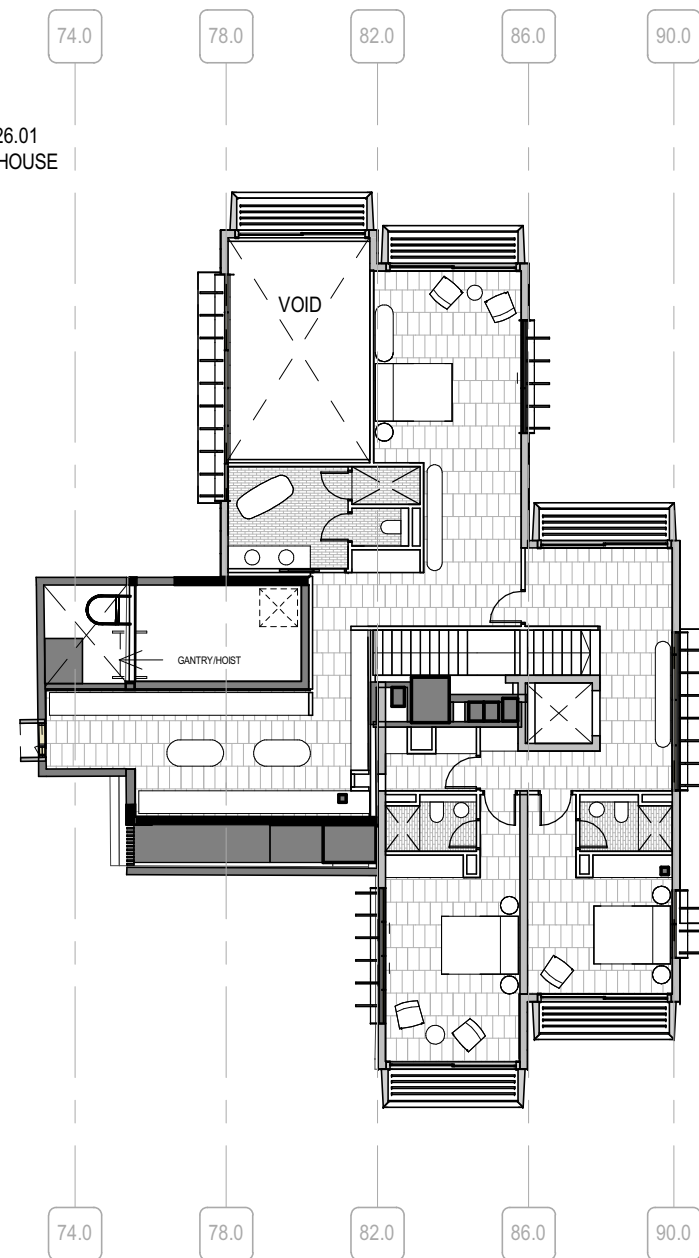
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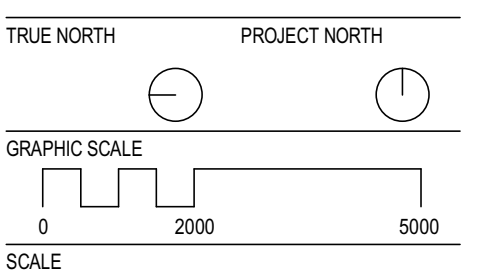
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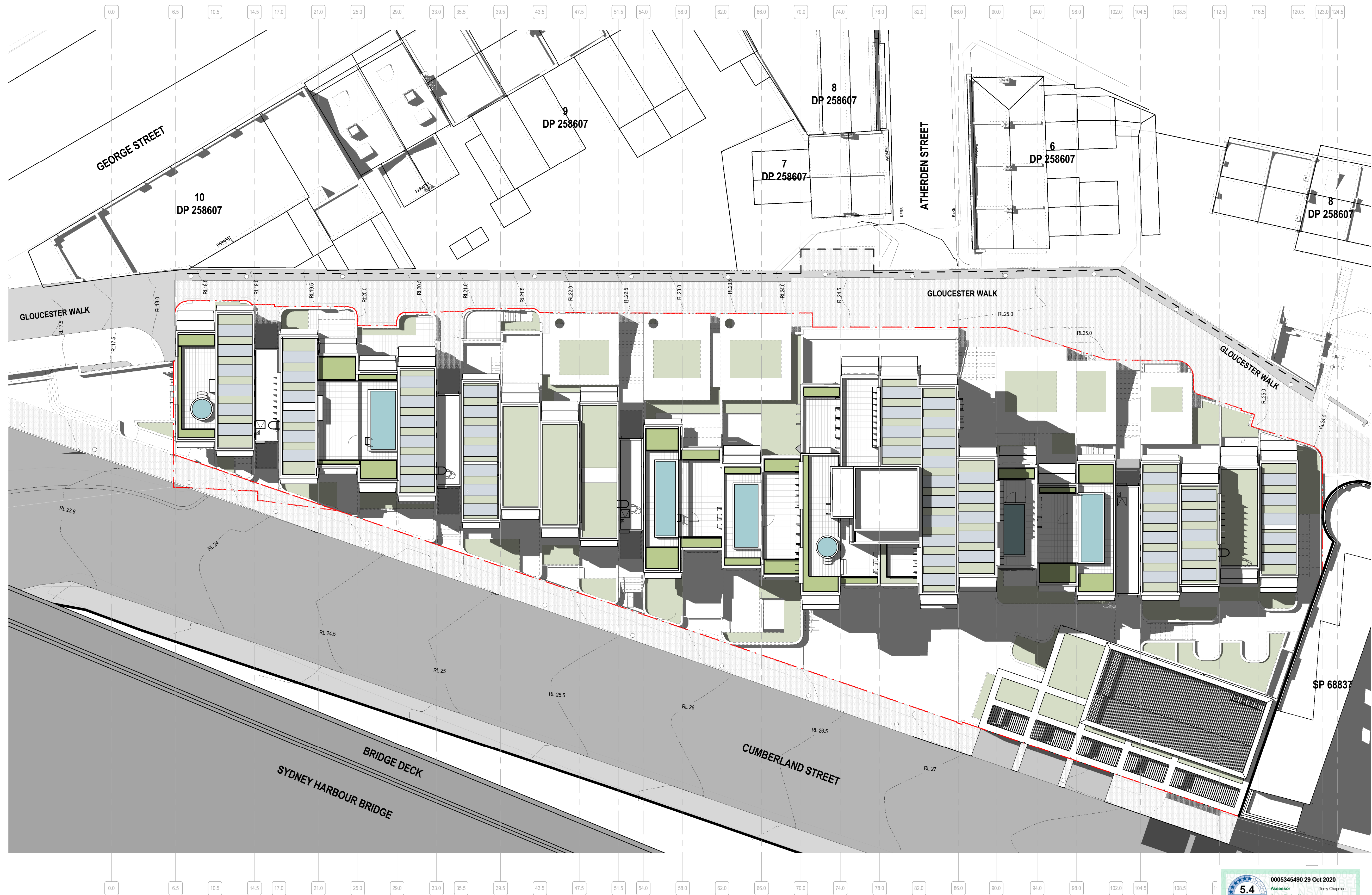


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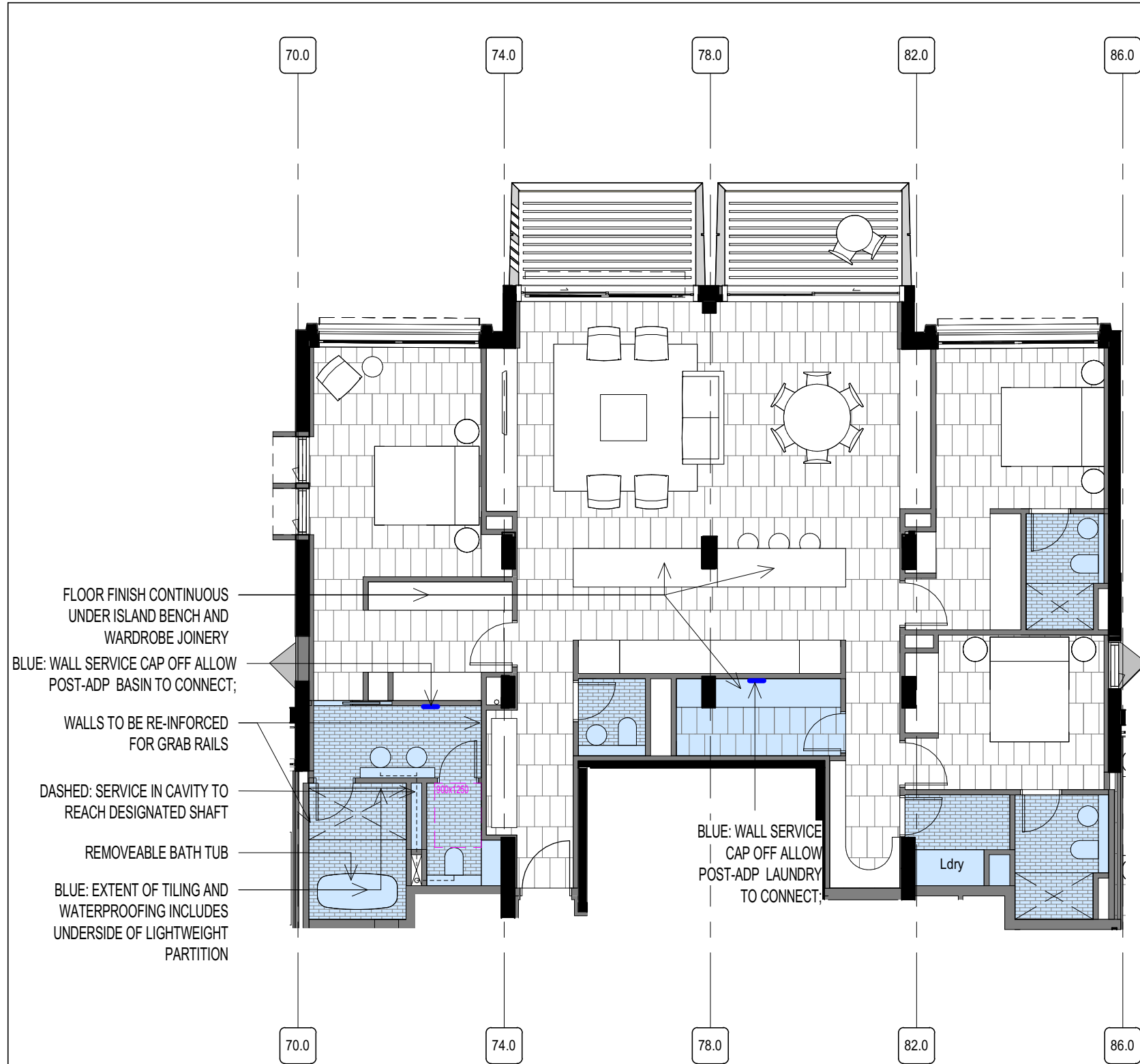


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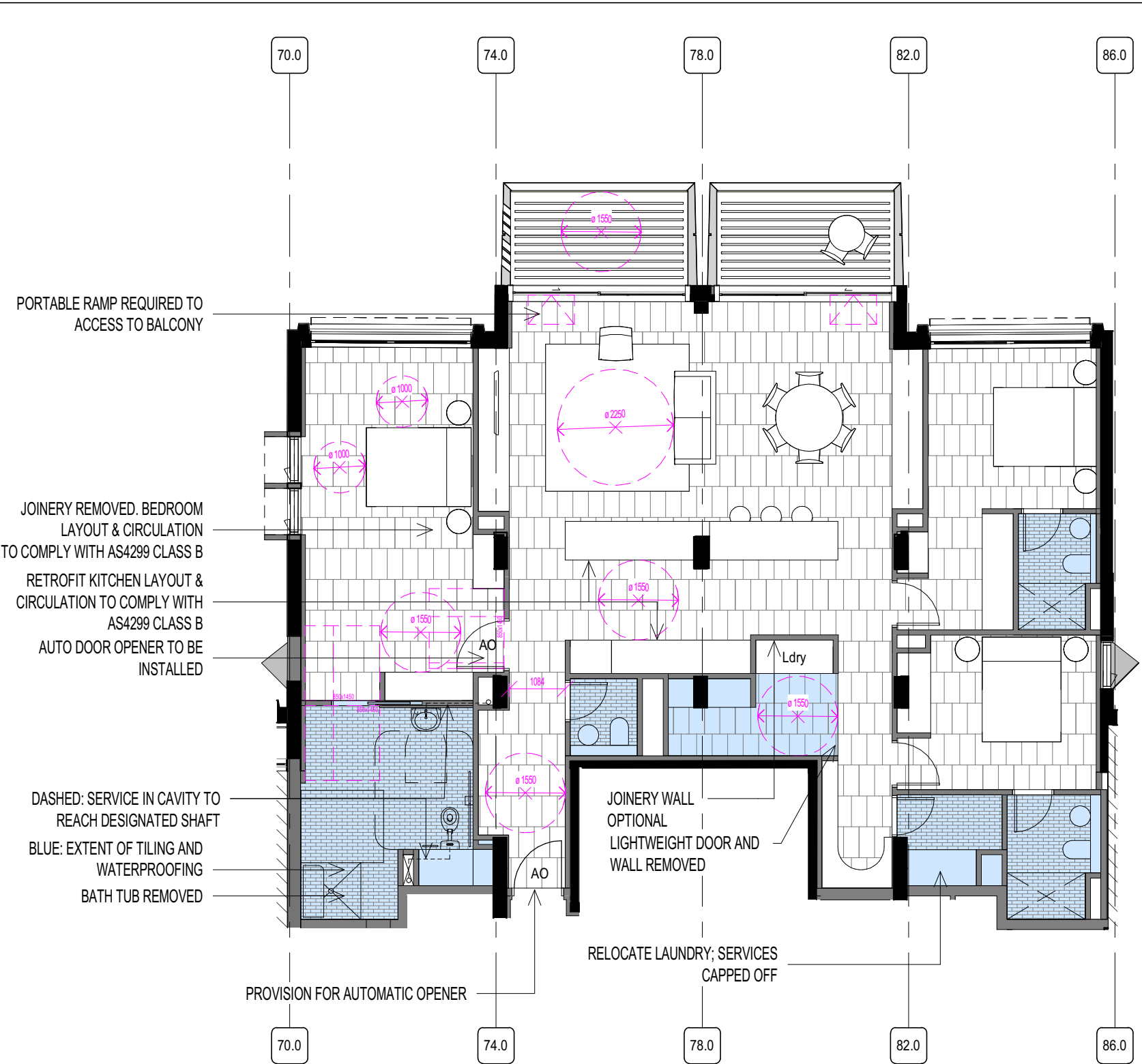


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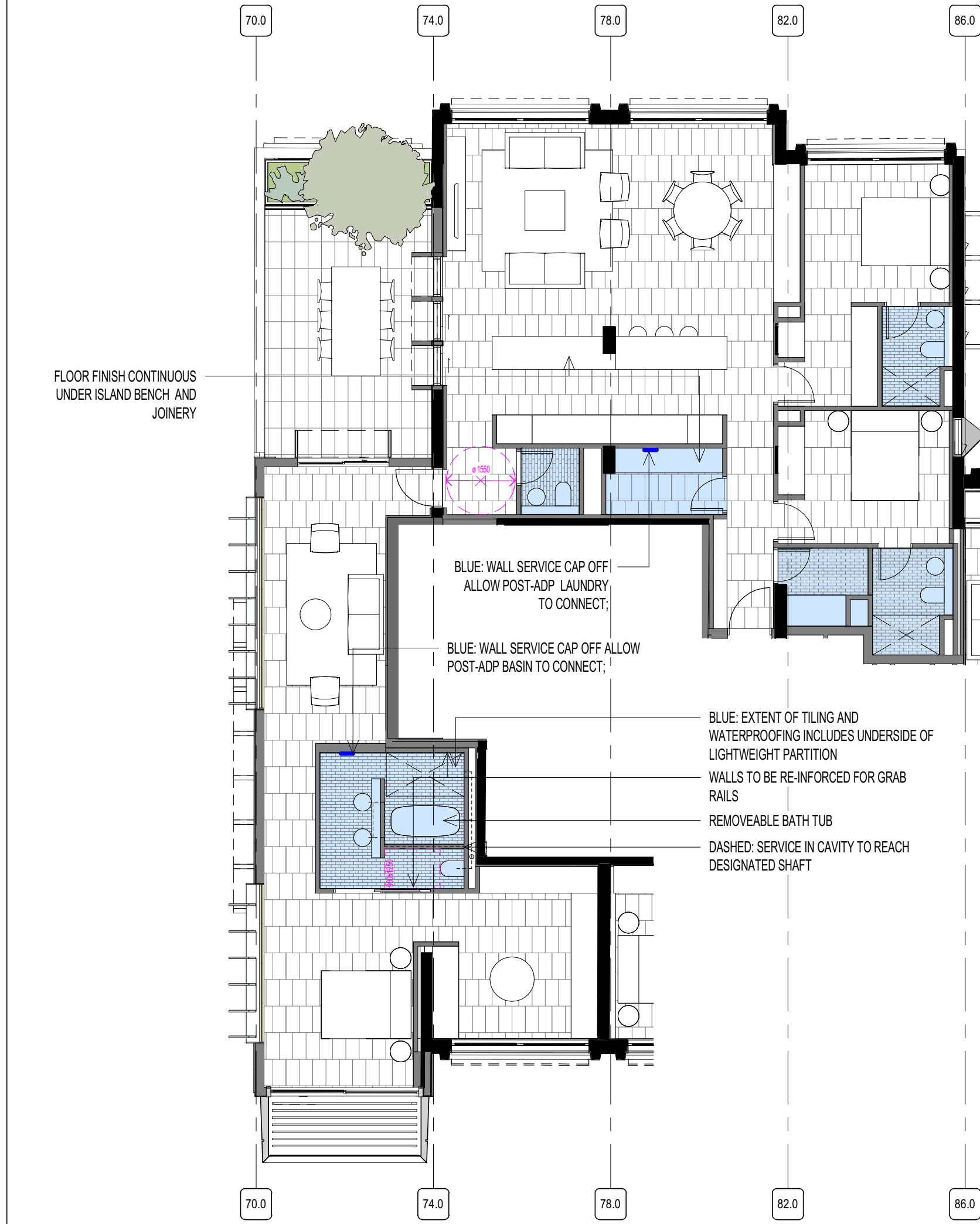
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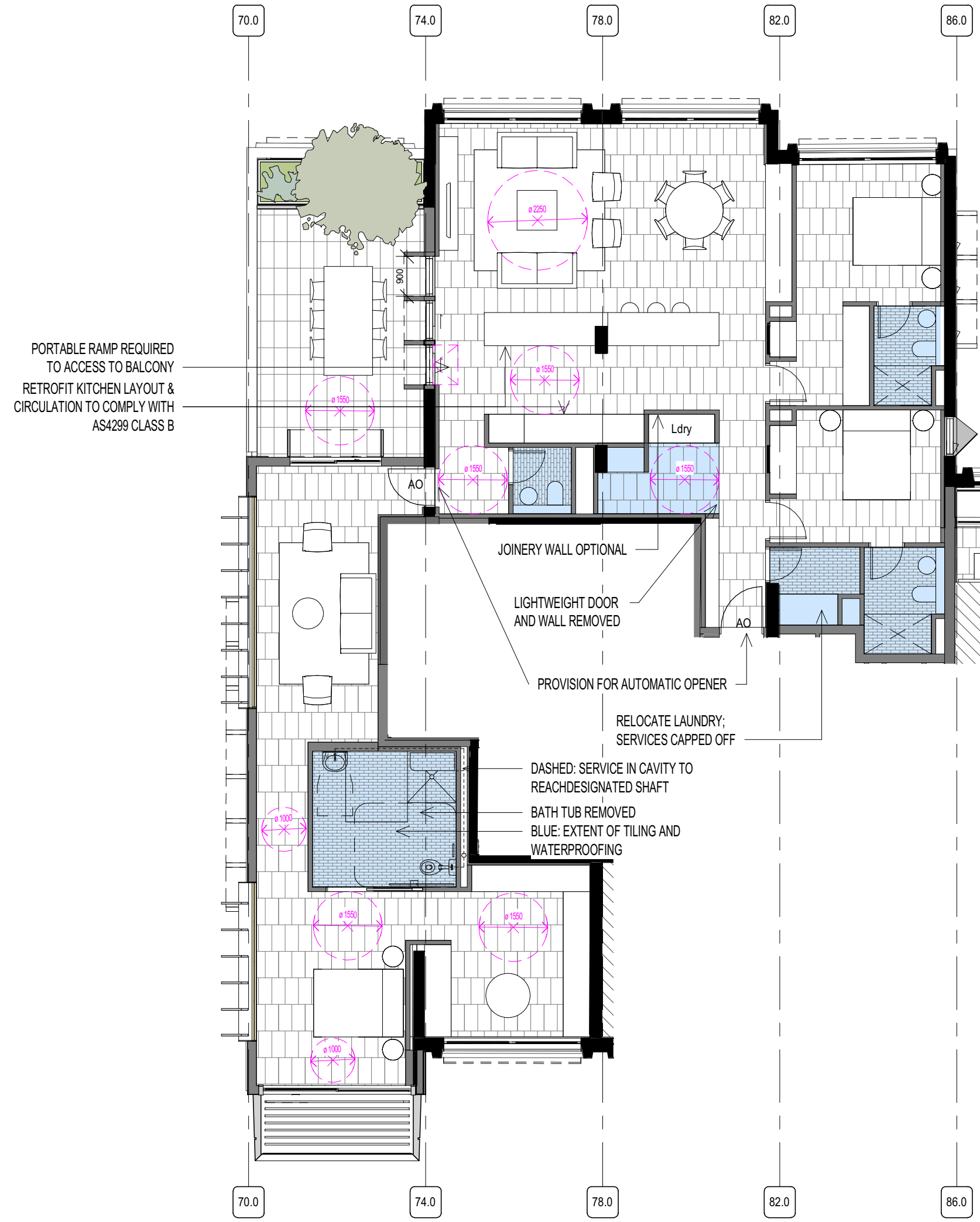
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2 DDA TYPE 3F - 14.15.02 - POST



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-ADAPTABLE 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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1	04.09.20	NOT FOR SSDA - DRAFT
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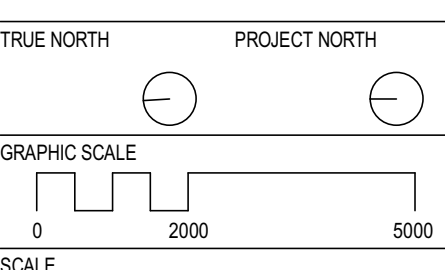
CLIENT

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CLIENT NUMBER

PROJECT

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

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**DDA APARTMENTS_TYPE 3H
AND 3F**

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3





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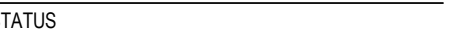
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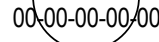
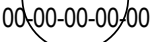
DRAWING KEY



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1 B03 DEMO
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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.
- 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
- REMOVAL OF NON-STRUCTURAL INTERNAL BLOCKWORK WALLS
- REMOVAL AND REPOSITIONING OF INTERNAL APARTMENT STAIRCASES – EXCEPT FOR UNITS SERVICED BY CORE 4/ THE TOWER.
- REMOVAL OF PODIUM STAIR CORES (1, 2, 3 AND 5) – REPLACED WITH NEW CORE DESIGN
- REMOVAL OF ALL GROUND SLAB OUTSIDE OF EXISTING BUILDING FOOTPRINT
- REMOVAL OF ALL COURTYARD WALLS AND EXISTING LANDSCAPING
- REMOVAL OF THROUGH SITE LINK POD
- SCABBLING 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



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1	20.08.20	FOR INFORMATION
2	27.08.20	FOR INFORMATION
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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

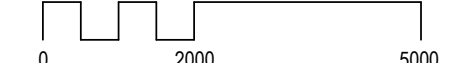
1712011

DRAWING KEY

TRUE NORTH



GRAPHIC SCALE



SCALE

As indicated @A1

STATUS

FOR INFORMATION

DRAWING

BASEMENT B2b-B2a
DEMOLITION

AR-B-21-01

ISSUE

4

5.4

Average star rating

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0005345490 29 Oct 2020

Assessor Terry Chapman

Accreditation No. 20020

Address 240 Cumberland Street, THE ROCKS, NSW, 2000

hstar.com.au

ABSA

Architectural Board of South Australia

Member since 01/04/2010

Member No. 2000

Member Name: Terence Chapman

Member Address: 2000

Member Email: tchapman@hstar.com.au



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PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

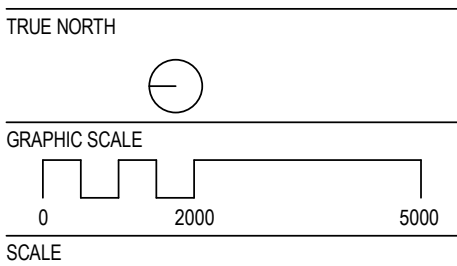
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



As indicated @A1
STATUS

FOR INFORMATION
DRAWING

BASEMENT B1b-B1a
DEMOLITION

AR-B-21-02

ISSUE
4

1 B01 DEMO

00-00-00-00-00

2 B02 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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- DEMOLITION OF EXISTING CARPARK WALL TO GLOUCESTER WALK



— DEMOLISHED
— RETAINED

- BVN**

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PROJECT MANAGER

MEDICO DEVELOPMENT SERVICE.

LIEN

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

ROJEC

IRIUS SITE
-60 CUMBERLAND ST, THE ROCK
VN PROJECT NUMBER

71201

RAWING KE

TRUE NORTH



GRAPHIC SCALE

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TAT

FOR SSDA

RAWIN

FVEI 01-03 DEMOLITION

AR-B-21-03

ISSUE



1 LEVEL 03-04 DEMO

2 LEVEL 04-05 DEMO

LEGEND

- DEMOLISHED
- RETAINED

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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

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 05-06 DEMO
00:00-00:00:00

2 LEVEL 06-07 DEMO
00:00-00:00:00

LEGEND

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- RETAINED

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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

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 07-08 DEMO
00-00-00-00-00

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

LEGEND

- DEMOLISHED
- RETAINED

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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 07-09 DEMOLITION

AR-B-21-06

ISSUE

4



1 LEVEL 09-10 DEMO
AR-SK-XX-01

2 LEVEL 10-11 DEMO
00-00-00-00/00

LEGEND

- DEMOLISHED
- RETAINED

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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

LEVEL 09-11 DEMOLITION

ISSUE
AR-B-21-07 4



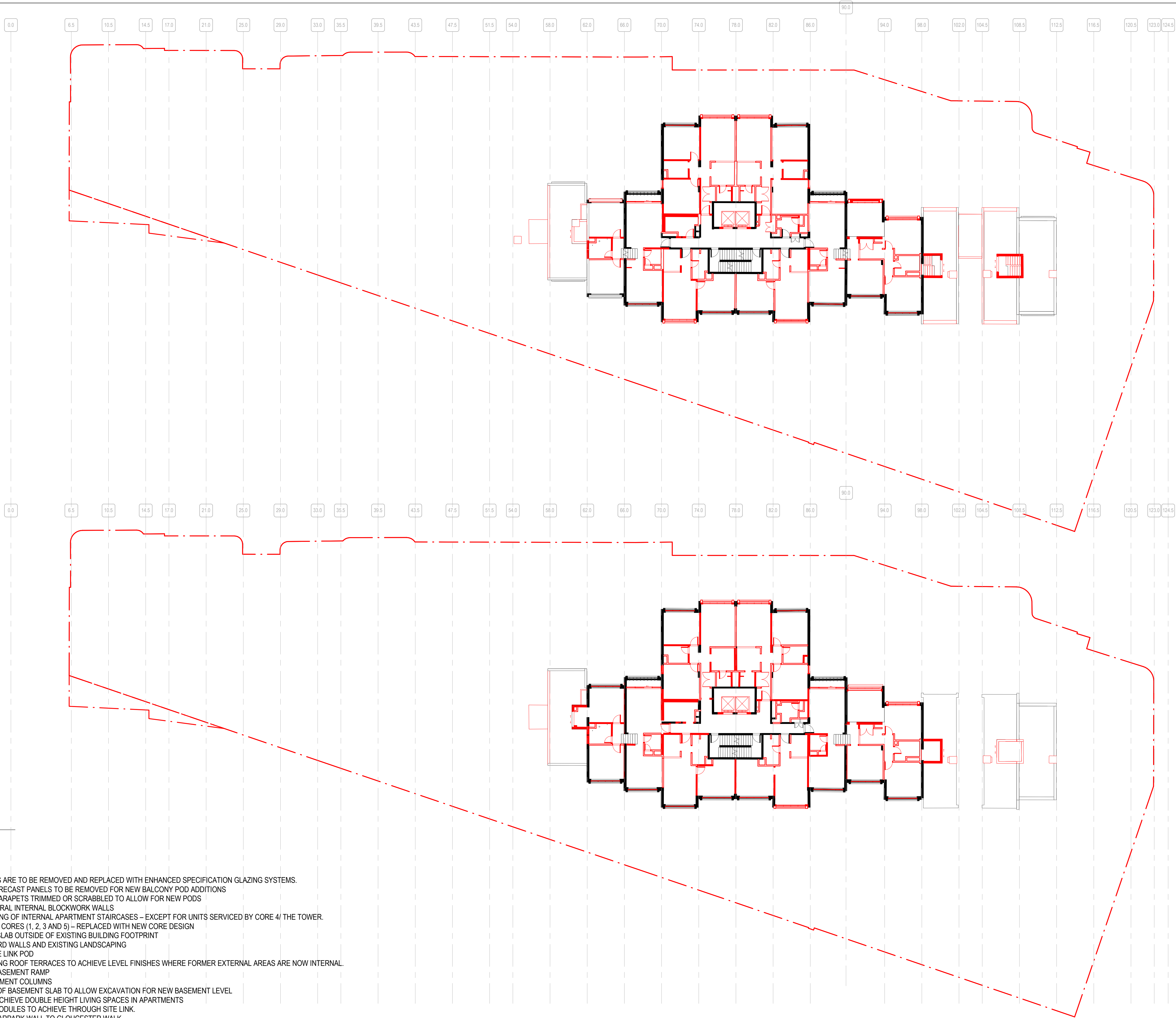
1 LEVEL 11-12 DEMO
00:00-00:00:00

2 LEVEL 12-13 DEMO
00:00-00:00:00

LEGEND

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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 11-13 DEMOLITION

AR-B-21-08

ISSUE
4



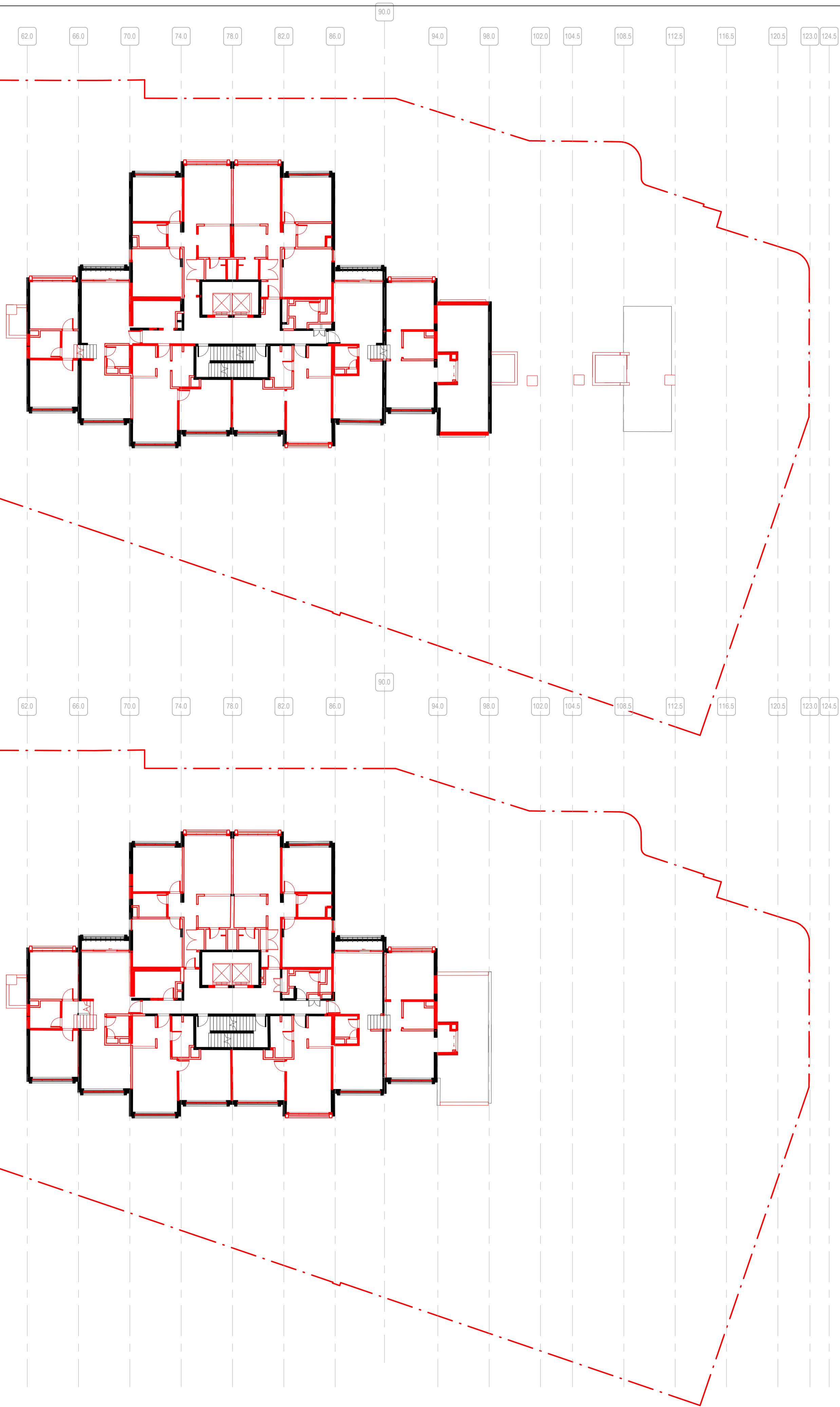
1 LEVEL 13-14 DEMO
00-00-00-00/00

2 LEVEL 14-15 DEMO
00-00-00-00/00

LEGEND

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2	27.08.20	FOR INFORMATION
3	04.09.20	NOT FOR SSDA - DRAFT
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 15-16 DEMO

2 LEVEL 16-17 DEMO

LEGEND

- DEMOLISHED
- RETAINED

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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

LEVEL 15-17 DEMOLITION

AR-B-21-10

ISSUE

4



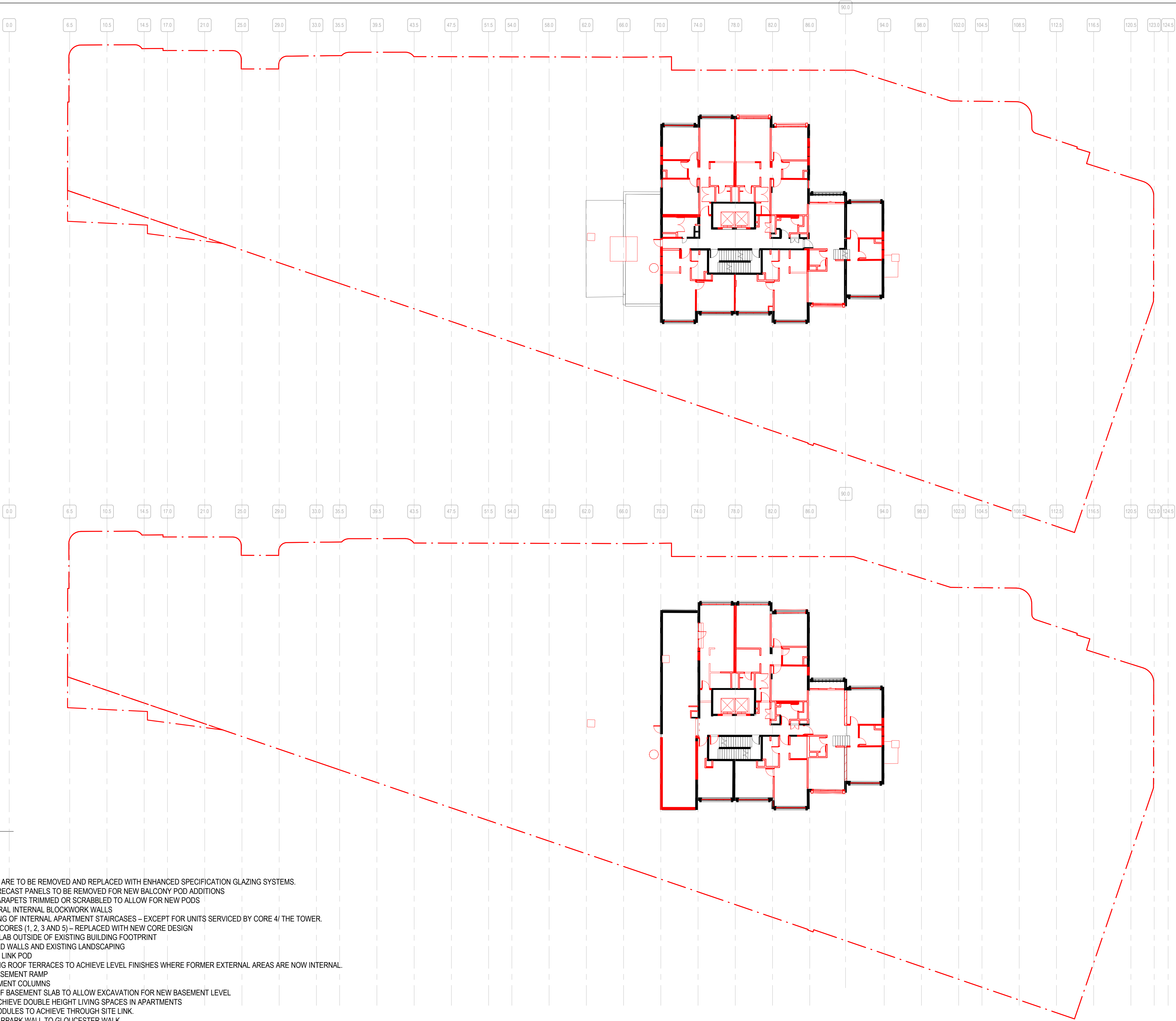
1 LEVEL 17 DEMO
AR-SK-XX-02

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

LEGEND

- DEMOLISHED
- RETAINED

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SCALE

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FOR INFORMATION
DRAWING

LEVEL 17-19 DEMOLITION

AR-B-21-11

ISSUE
4



1 LEVEL 19 DEMO

2 LEVEL 20-21 DEMO

LEGEND

- DEMOLISHED
- RETAINED

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

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STATUS

FOR INFORMATION

DRAWING

LEVEL 19-21 DEMOLITION

AR-DA-B-21-12

ISSUE

4

5.4

Average star rating

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www.nationwidehouse.gov.au

0005345490 29 Oct 2020

Assessor Terry Chapman

Accreditation No. 20920

Address 2-60 Cumberland Street, THE ROCKS, NSW, 2000

hstar.com.au



1

C-10-01

LEVEL 21 DEMO

2

C-10-01

LEVEL 22-23 DEMO

LEGEND

- DEMOLISHED
- RETAINED
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DEDICO DEVELOPMENT SERVICES

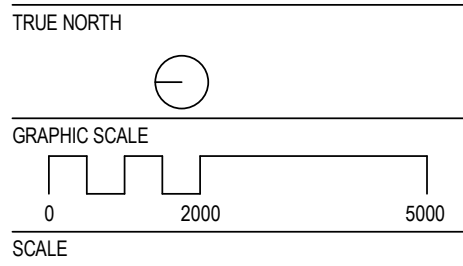
CLIENT

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CLIENT NUMBER

PROJECT

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2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

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DRAWING KEY



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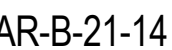
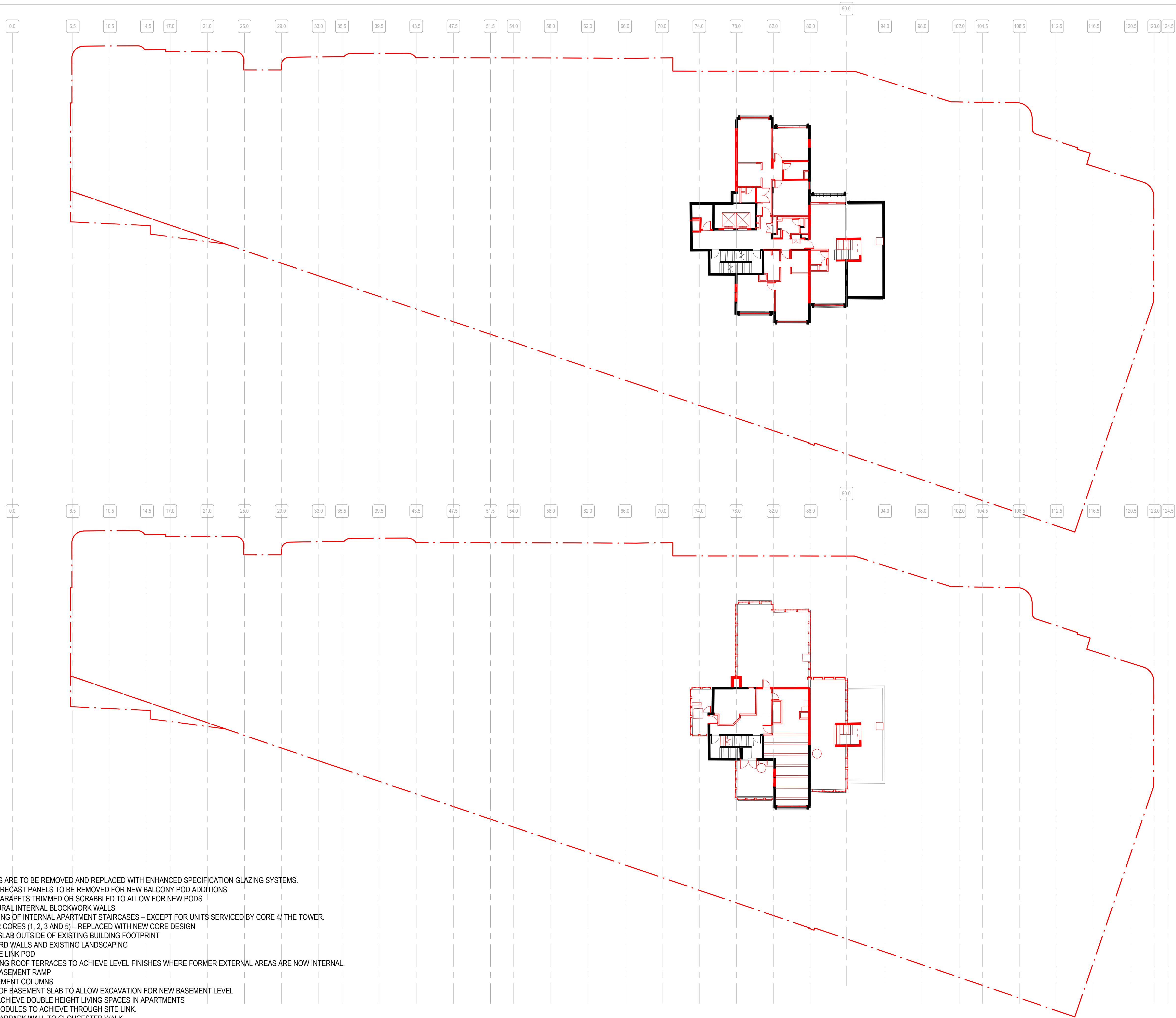
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2 LEVEL 24 DEMO

— DEMOLISHED
— RETAINED

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ISSUE



1 LEVEL 25 -24 DEMO
C-10-01

2 PLANT DEMO
C-10-01

LEGEND

- DEMOLISHED
- RETAINED

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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

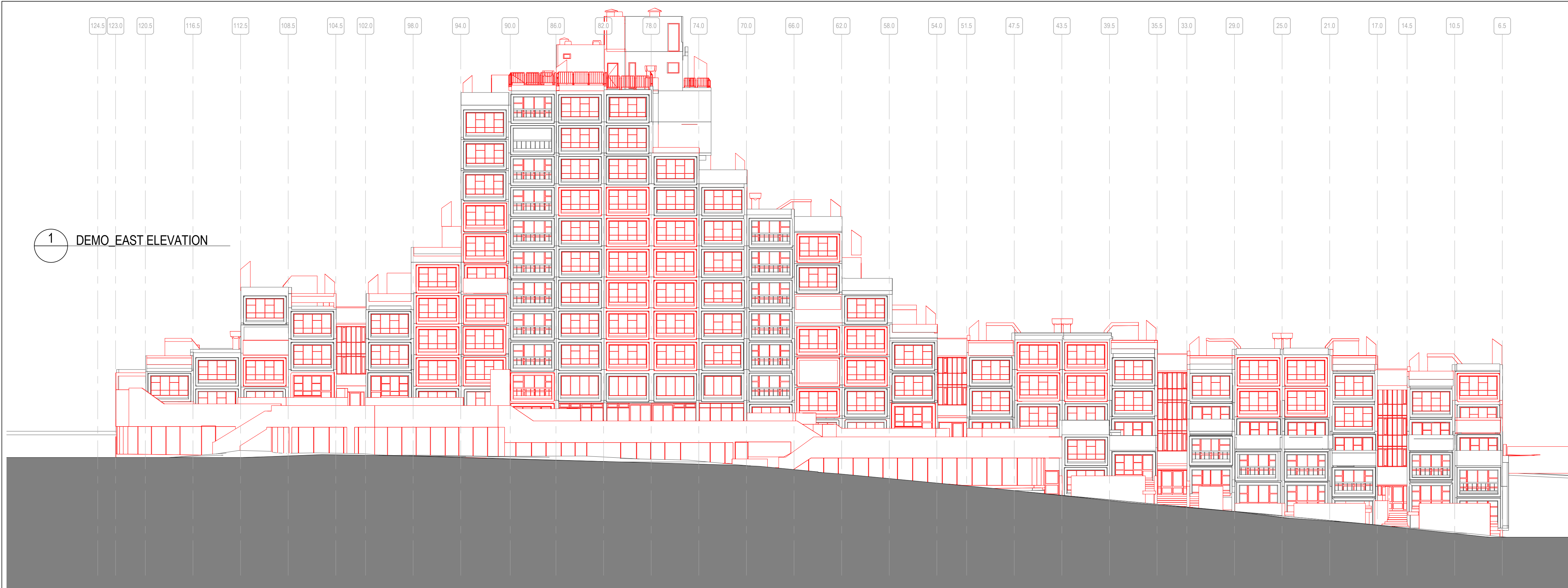
DRAWING

LEVEL 24-25 & PLANT
DEMOLITION

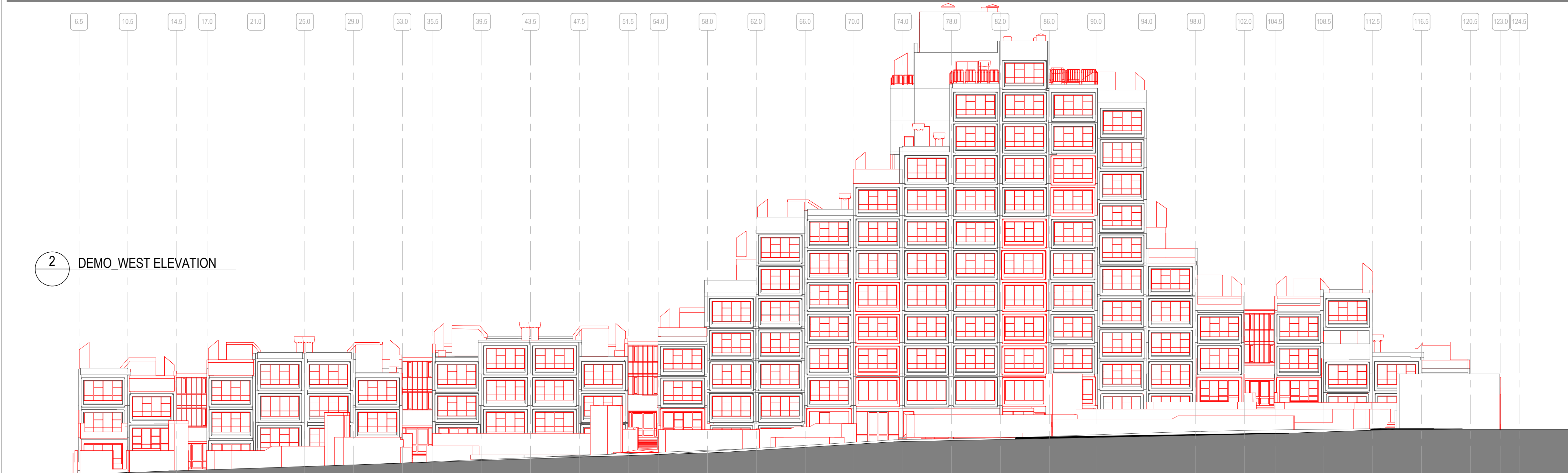
AR-B-21-15

ISSUE

4



1 DEMO EAST ELEVATION



2 DEMO WEST ELEVATION

LEGEND

- DEMOLISHED
- RETAINED

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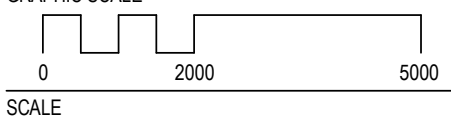
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BVM PROJECT NUMBER

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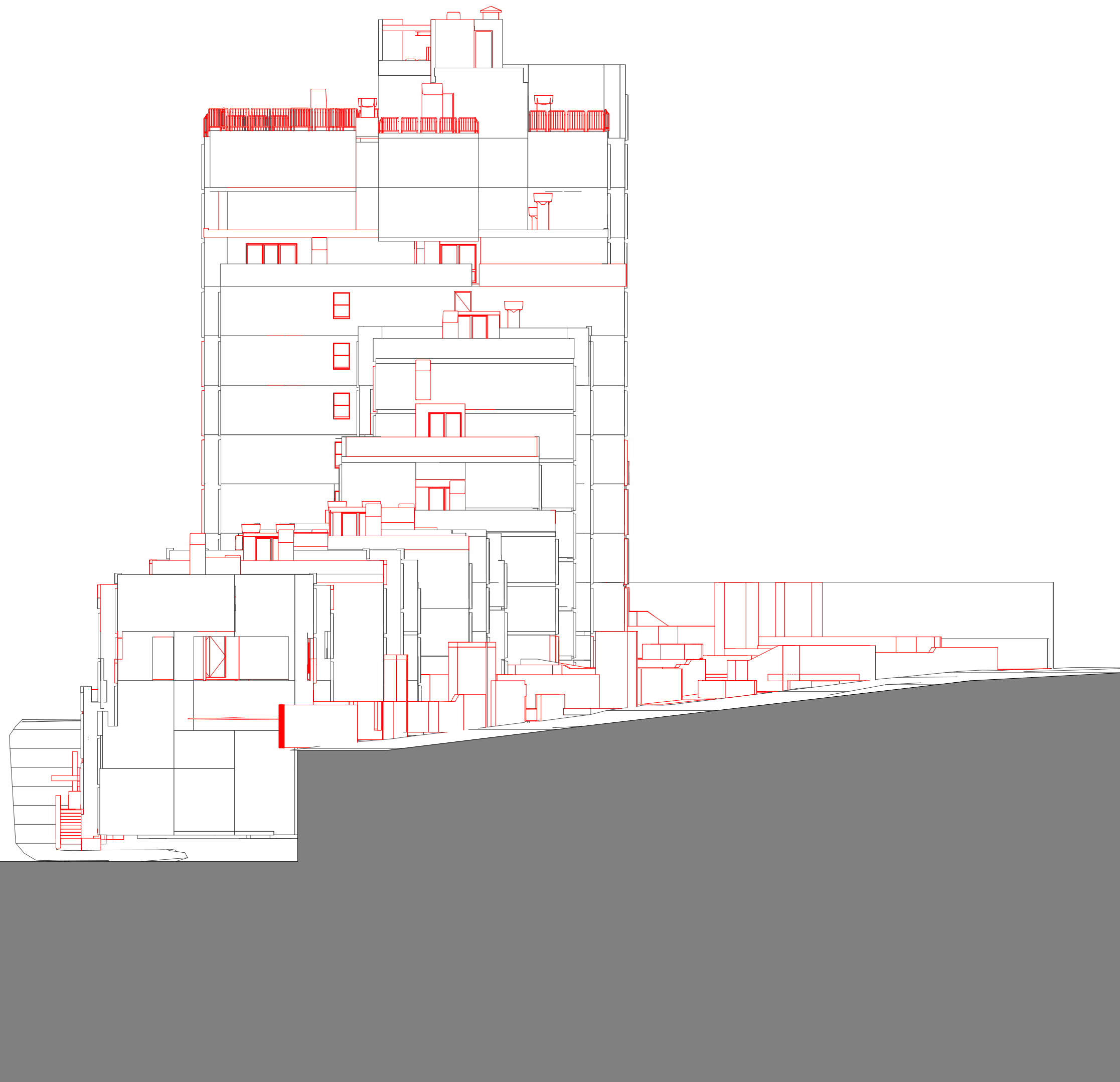
DRAWING

DEMOLITION_ EAST AND
WEST ELEVATIONS

AR-B31-01

ISSUE

5



1 DEMO NORTH ELEVATION

— 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
- REMOVAL OF NON-STRUCTURAL INTERNAL BLOCKWORK WALLS
- REMOVAL AND REPOSITIONING OF INTERNAL APARTMENT STAIRCASES – EXCEPT FOR UNITS SERVICED BY CORE 4/ THE TOWER.
- REMOVAL OF PODIUM STAIR CORES (1, 2, 3 AND 5) – REPLACED WITH NEW CORE DESIGN
- REMOVAL OF ALL GROUND SLAB OUTSIDE OF EXISTING BUILDING FOOTPRINT
- REMOVAL OF ALL COURTYARD WALLS AND EXISTING LANDSCAPING
- 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



2 DEMO SOUTH ELEVATION



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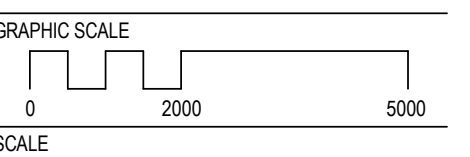
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1	20.08.20	FOR INFORMATION
2	27.08.20	FOR INFORMATION
3	04.09.20	NOT FOR SSDA - DRAFT
4	18.09.20	FOR SSDA

DEDICO DEVELOPMENT SERVICES

CLIENT NUMBER

SVN PROJECT NUMBER

DRAWING KEY



STATUS

DRAWING

AR-B-31-02



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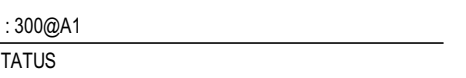
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5	09.09.20	NOT FOR SSDA - DRAFT
6	15.09.20	NOT FOR SSDA - DRAFT
7	17.09.20	NOT FOR SSDA - DRAFT
8	18.09.20	FOR SSDA
9	23.10.20	FOR SSDA

PROJECT MANAGER
MEDICO DEVELOPMENT SERVICES
CLIENT

PROJECT _____

712011

RAWING KEY



FOR INFORMATION

DRAWING

EAST & WEST ELEVATIONS - STREETSCAPE

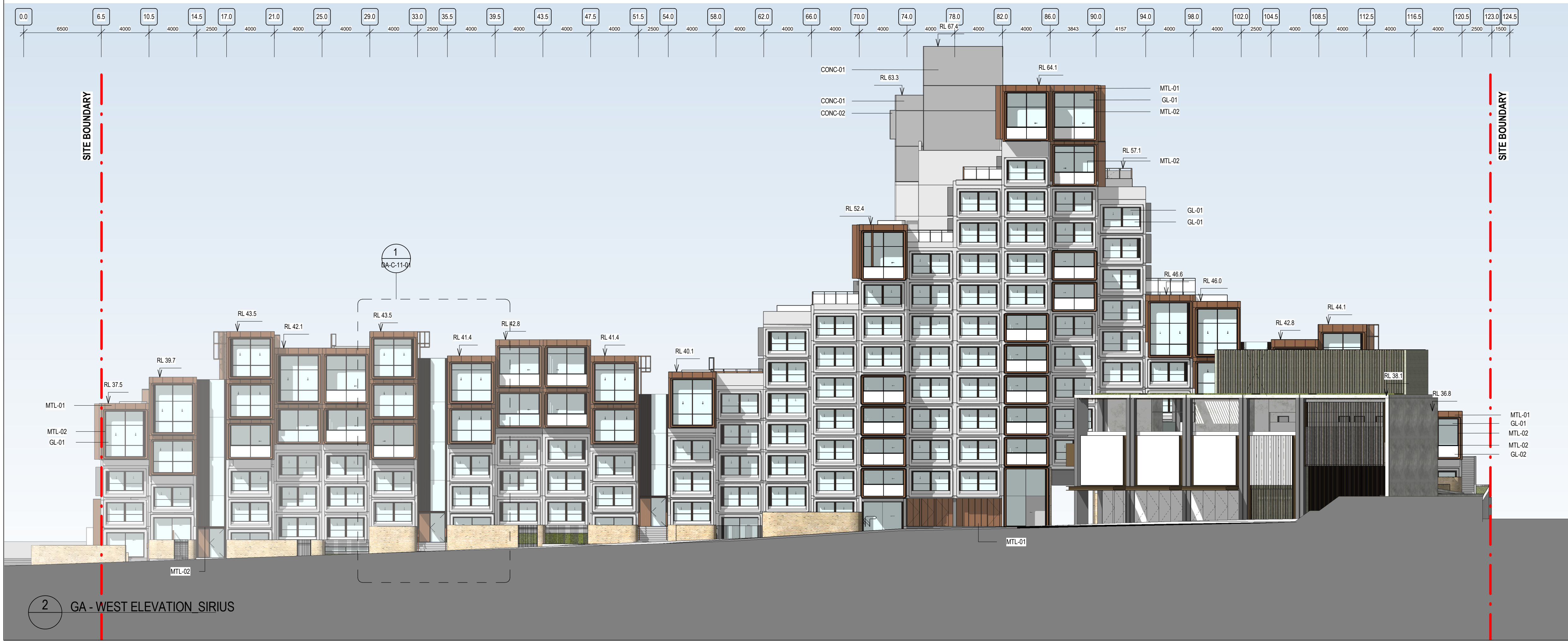
AR-DA-C-10-00	9
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PR ROOF	67.370m
LEVEL 28	65.820m
LEVEL 27	62.720m
EX ROOF	61.700m
EX PLANT	59.240m
PR LEVEL 26	59.620m
EX LEVEL 26	57.040m
LEVEL 25	55.740m
LEVEL 24	54.535m
LEVEL 23	53.130m
LEVEL 22	51.840m
LEVEL 21	50.520m
LEVEL 20	49.220m
LEVEL 19	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
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

C:\REVIT_LOCAL\2020\AR_1712011_SIRIUS_SSDA_2\baquan_cad@bvn.com.au\nt 12/02/2021 4:19:19 PM



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8	23.10.20	FOR SSDA



PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

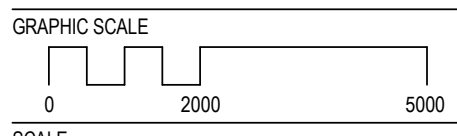
PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS

BVN PROJECT NUMBER

1712011

DRAWING KEY



As indicated@A1

STATUS

FOR INFORMATION

DRAWING

EAST & WEST ELEVATIONS -
SIRIUS BUILDING

AR-DA-C-10-01

ISSUE

8



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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

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

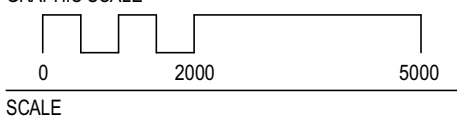
2-60 CUMBERLAND ST, THE ROCKS

BVN PROJECT NUMBER

1712011

DRAWING KEY

GRAPHIC SCALE



As indicated@A1

STATUS

FOR INFORMATION

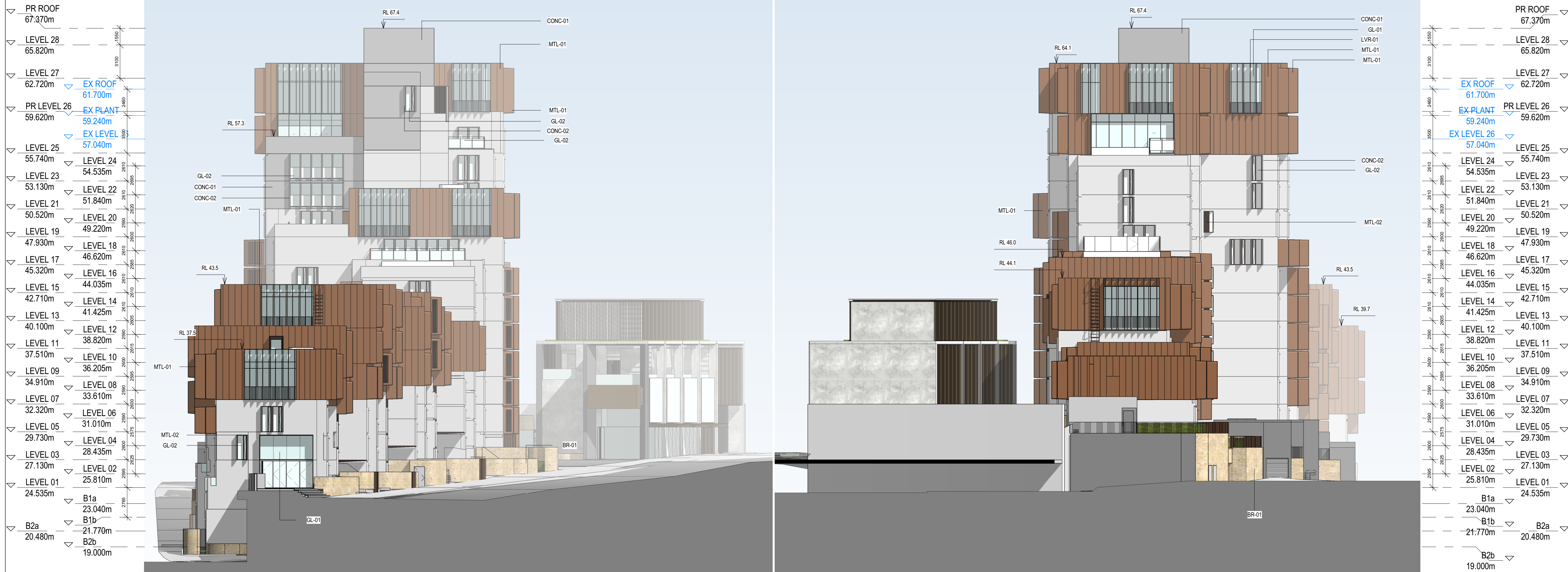
DRAWING

NORTH & SOUTH
ELEVATIONS - OVERALL

AR-DA-C-10-02

ISSUE

6



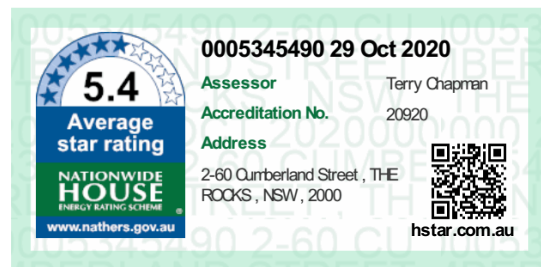
1 GA - NORTH ELEVATION

2 GA - SOUTH ELEVATION

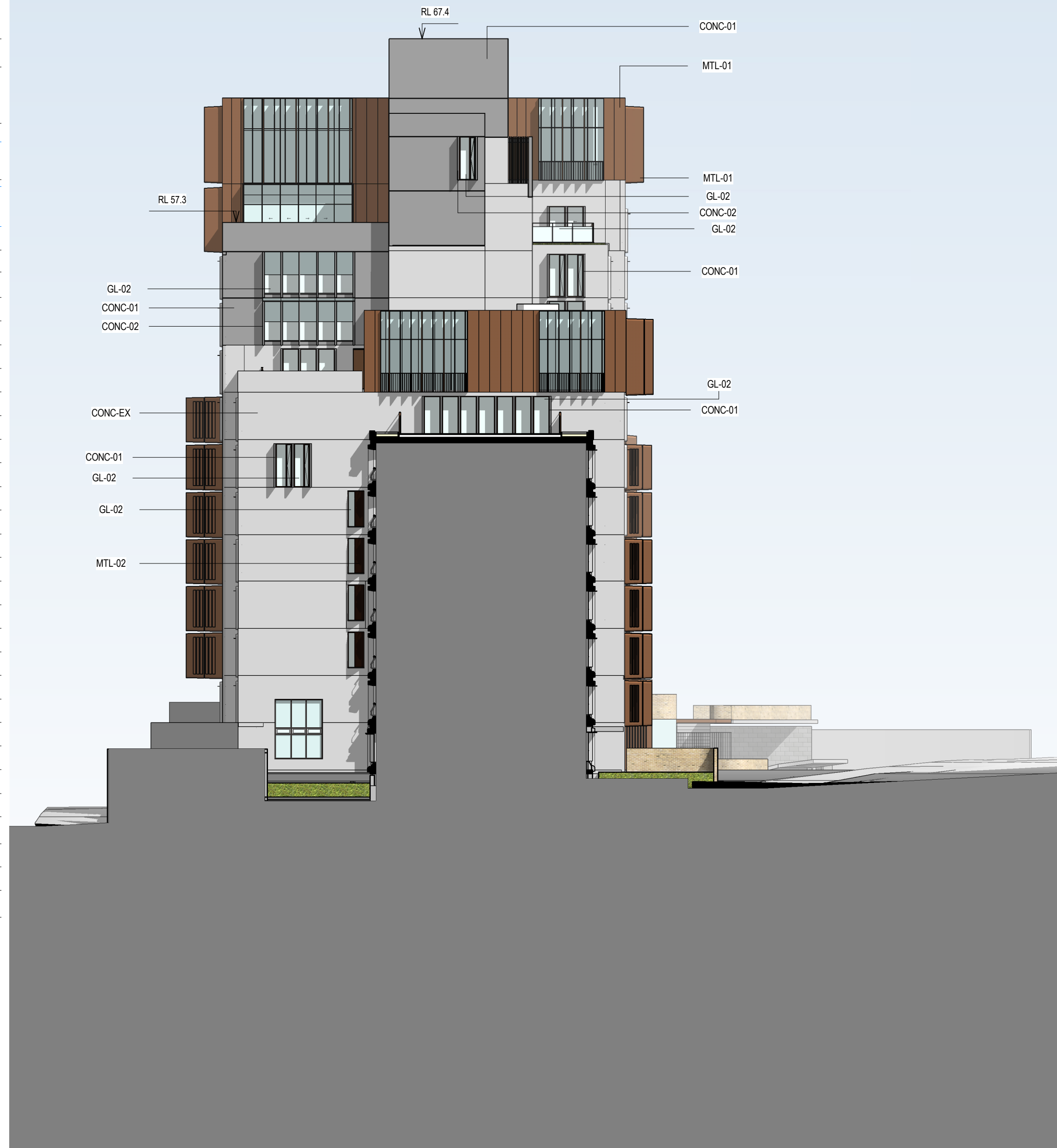
NOTE:

Relative Levels (RL):
150mm of final level
and allowing for buil

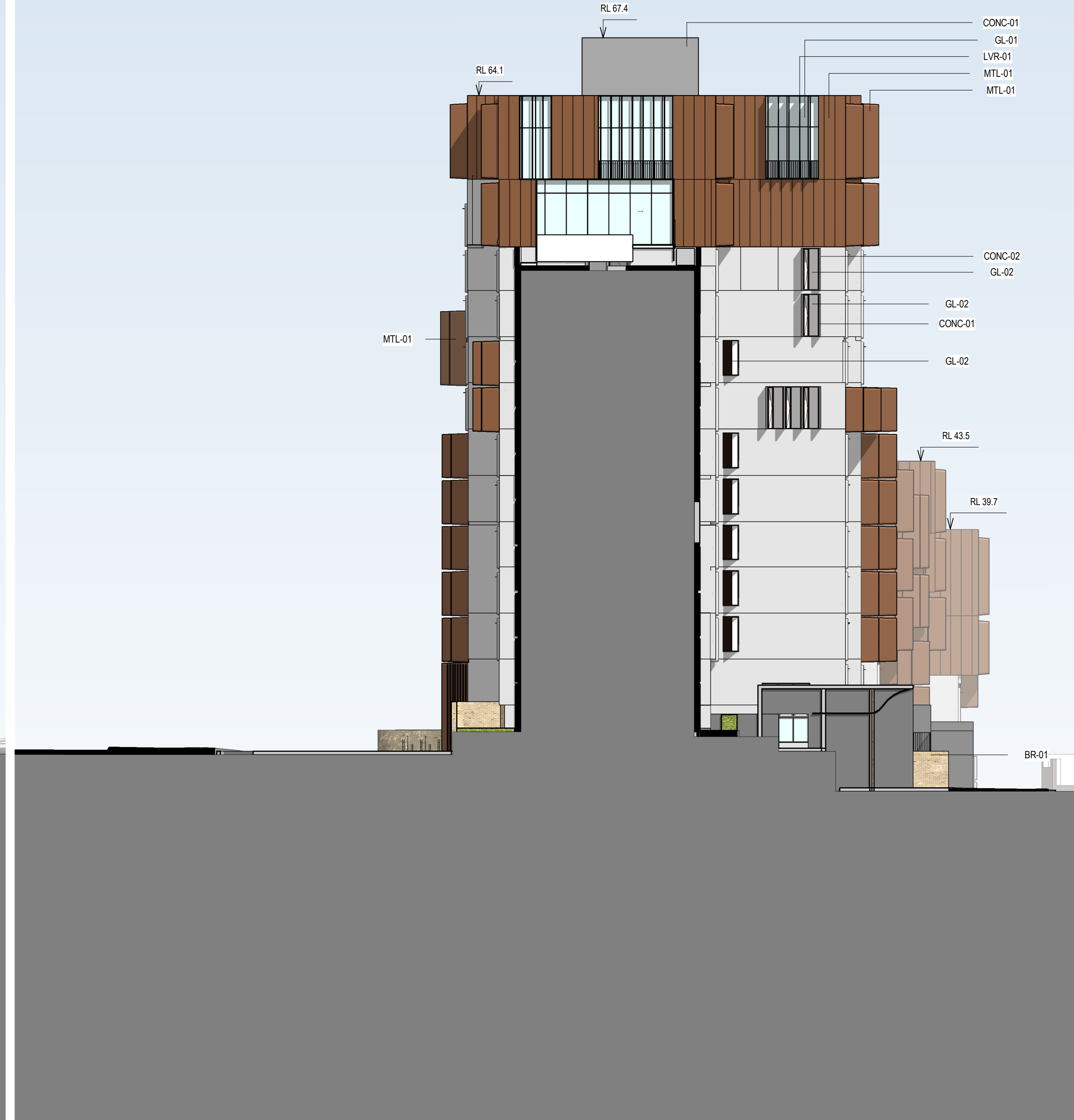




PR ROOF	67.370m
LEVEL 28	65.820m
EX ROOF	61.700m
EX PLANT	59.240m
PR LEVEL 26	59.620m
EX LEVEL 26	57.040m
LEVEL 25	55.740m
LEVEL 23	53.130m
LEVEL 21	50.520m
LEVEL 19	47.930m
LEVEL 17	45.320m
LEVEL 15	42.710m
LEVEL 13	40.100m
LEVEL 11	37.510m
LEVEL 09	34.910m
LEVEL 07	32.320m
LEVEL 05	29.730m
LEVEL 03	27.130m
LEVEL 01	24.535m
B1a	23.040m
B2a	20.480m
B2b	19.000m



1 GA - NORTH ELEVATION TOWER



2 GA - SOUTH ELEVATION TOWER

PR ROOF	67.370m
LEVEL 28	65.820m
EX ROOF	61.700m
EX PLANT	59.240m
PR LEVEL 26	59.620m
EX LEVEL 26	57.040m
LEVEL 25	55.740m
LEVEL 23	53.130m
LEVEL 21	50.520m
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LEVEL 03	27.130m
LEVEL 01	24.535m
B1a	23.040m
B2a	20.480m
B2b	19.000m



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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

CLIENT

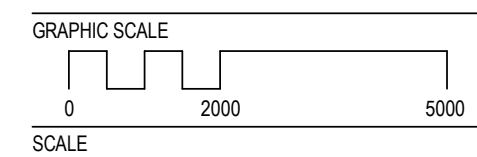
SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

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

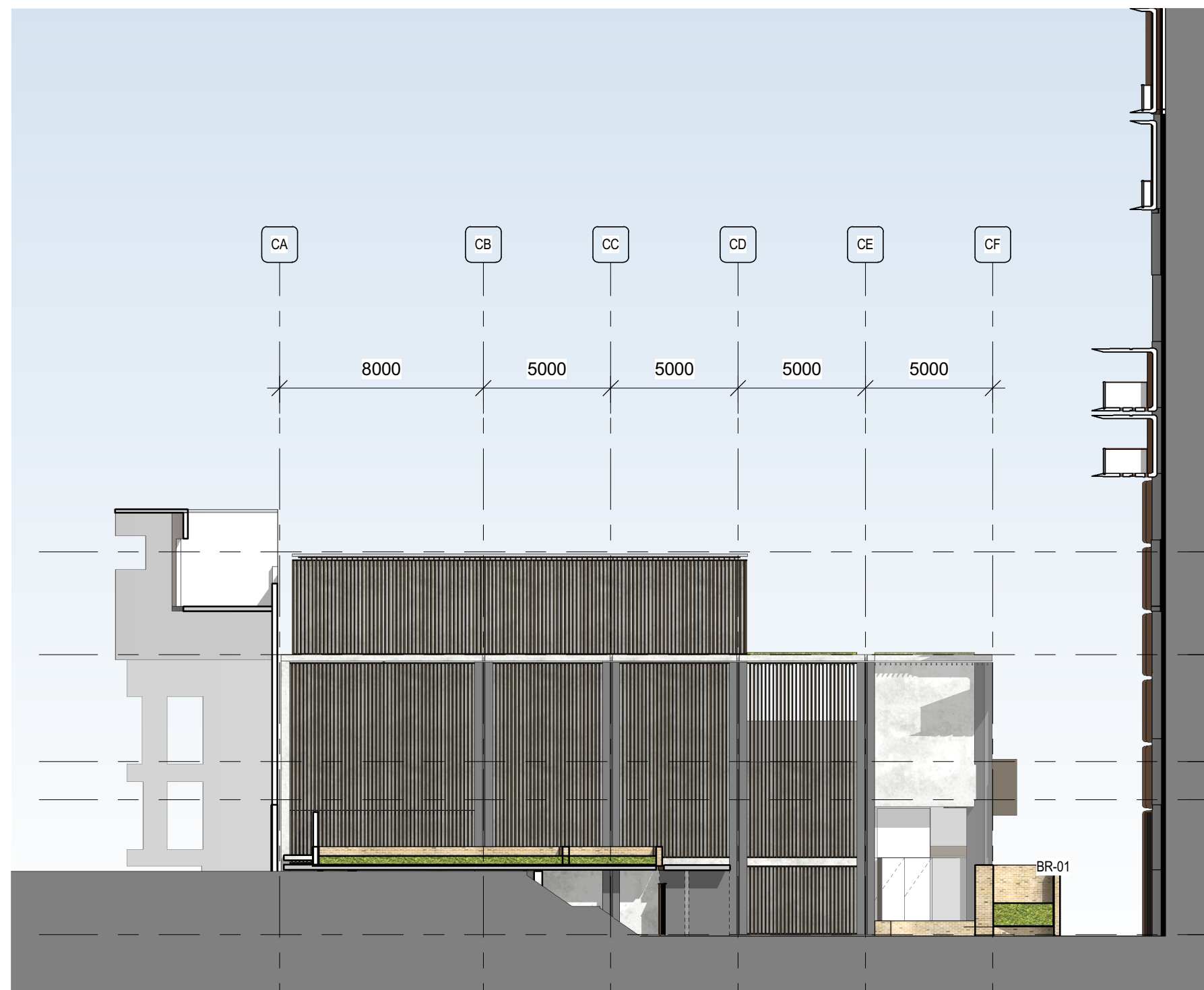
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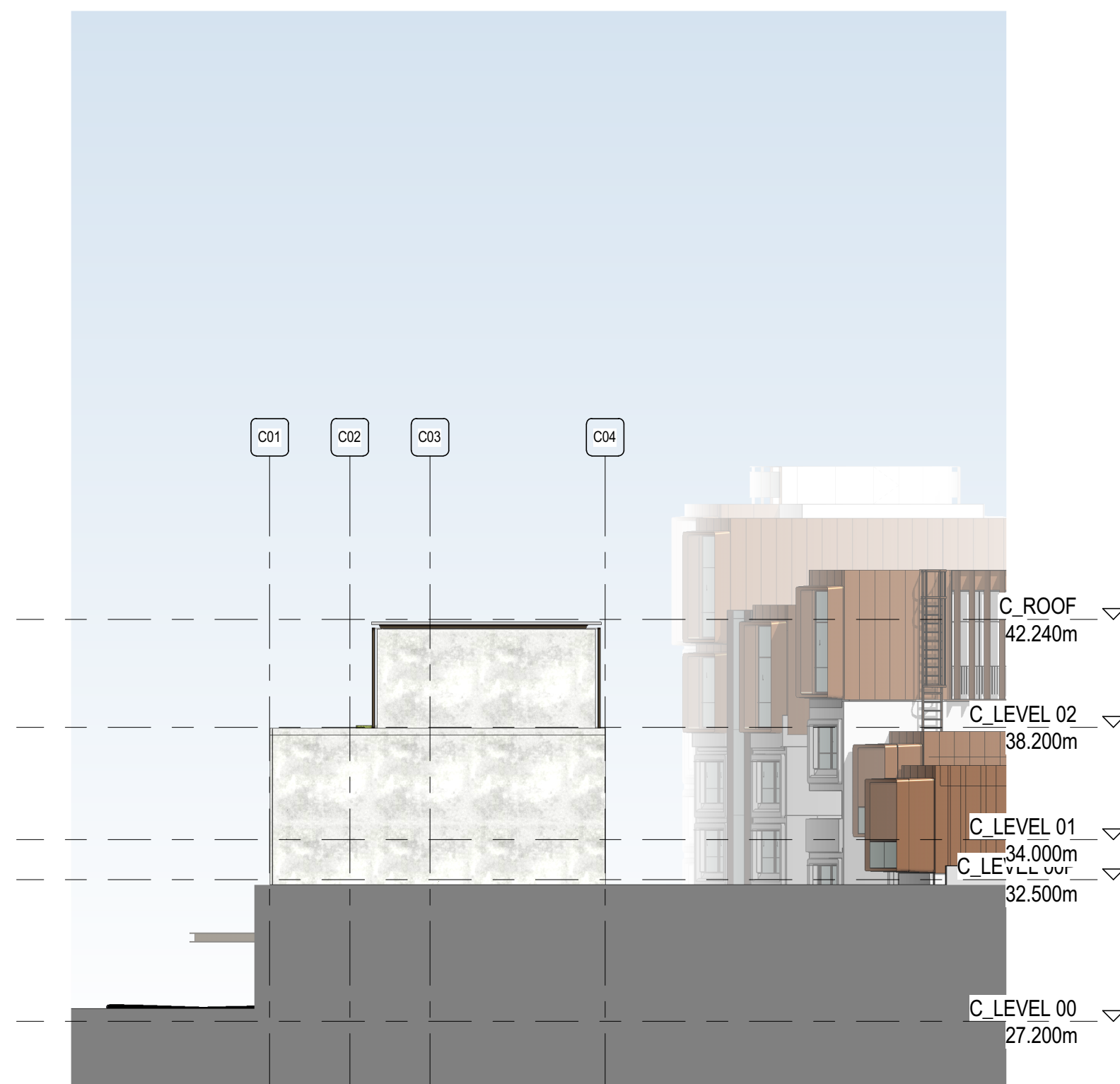
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3	07.09.20	NOT FOR SSDA - DRAFT
4	18.09.20	FOR SSDA



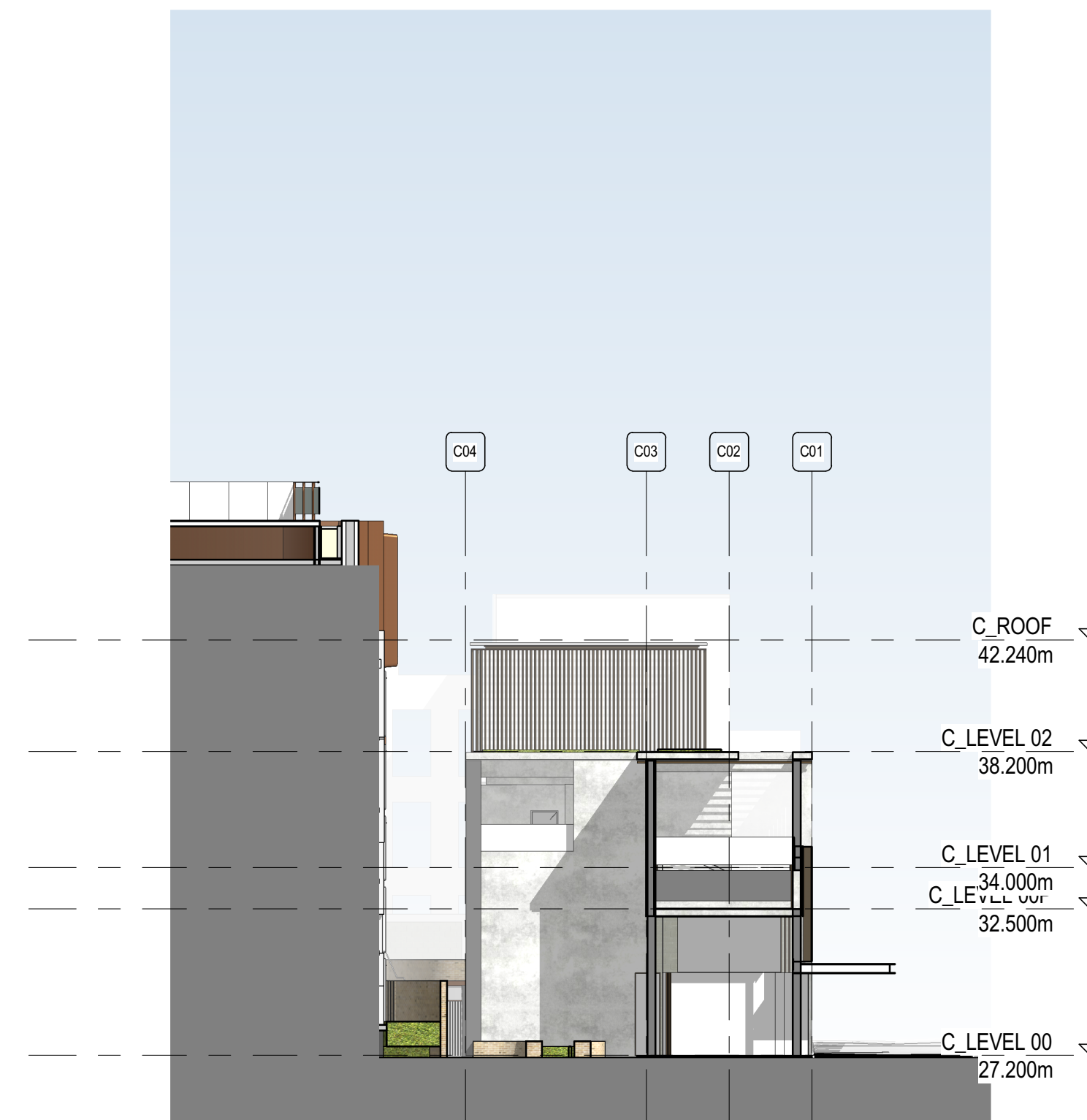
1 GA - EAST ELEVATION CUMBERLAND



2 GA - WEST ELEVATION CUMBERLAND



3 GA - SOUTH ELEVATION CUMBERLAND



4 GA - NORTH ELEVATION CUMBERLAND

PROJECT MANAGER

DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

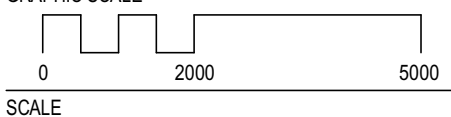
PROJECT

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

1712011

DRAWING KEY

GRAPHIC SCALE



1 : 200@A1

STATUS

FOR INFORMATION

DRAWING

EAST & WEST ELEVATIONS -
CUMBERLAND BLDG

AR-DA-C-10-04

ISSUE

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2	18.09.20	FOR SSDA

MEDICO DEVELOPMENT SERVICES

CLIENT NUMBER

VN PROJECT NUMBER

RAWING KEY

Year	Number of People (Millions)
1980	15
1985	17
1990	19
1995	21
2000	25

STATUS

RAWING

AR-DA-C-10-05

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
---------	-------------------

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)
--------	---

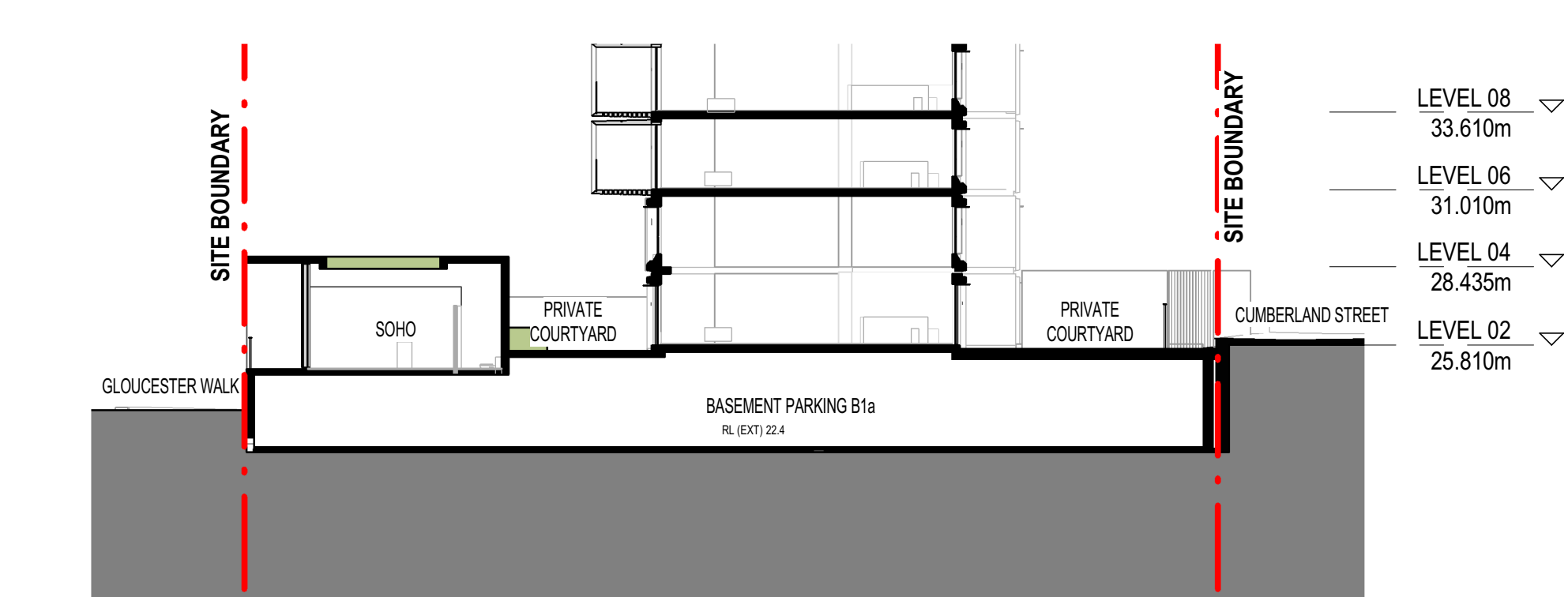




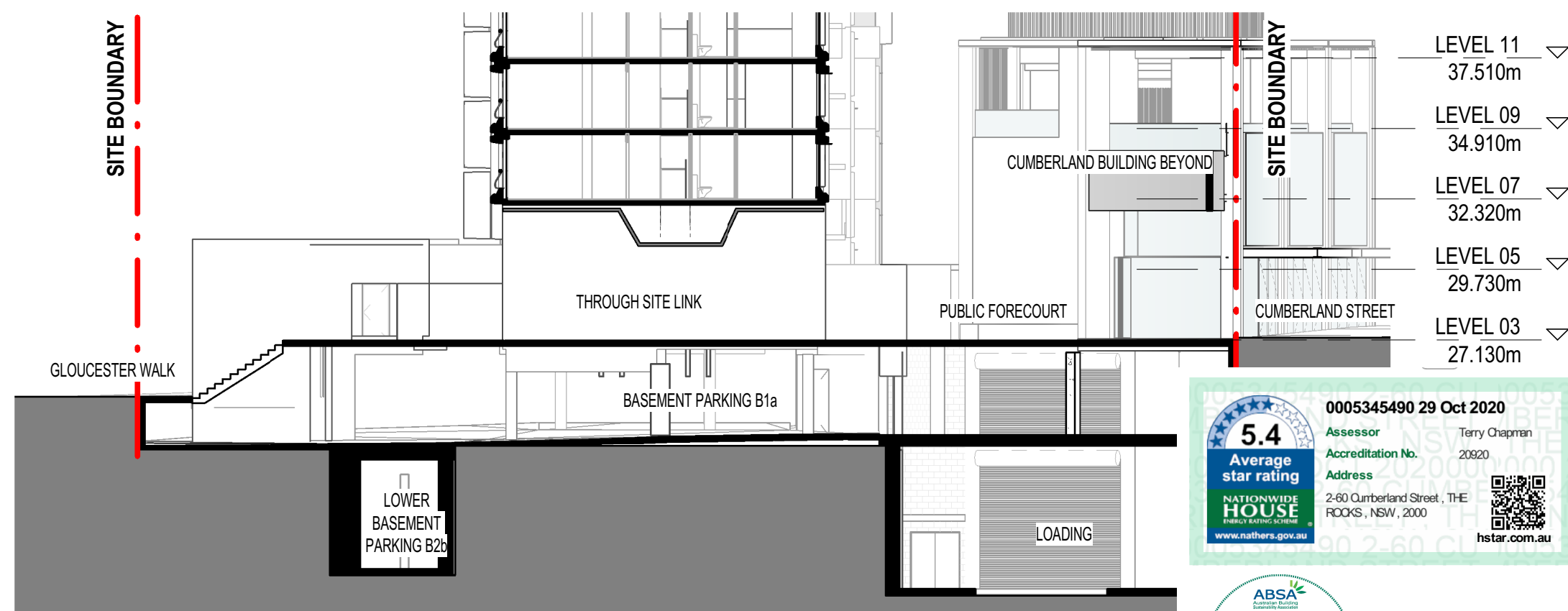
1 GA LONG SECTION



2 GA CROSS SECTION



4 GA CROSS SECTION SOHO



3 GA CROSS SECTION THROUGH SITE LINK
PART SECTION



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PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

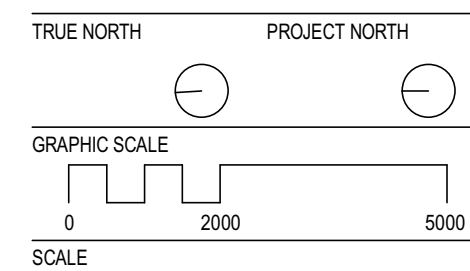
SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011

DRAWING KEY



1:200@A1

STATUS

FOR INFORMATION
DRAWING

SECTIONS

AR-DA-D-10-01

ISSUE

7

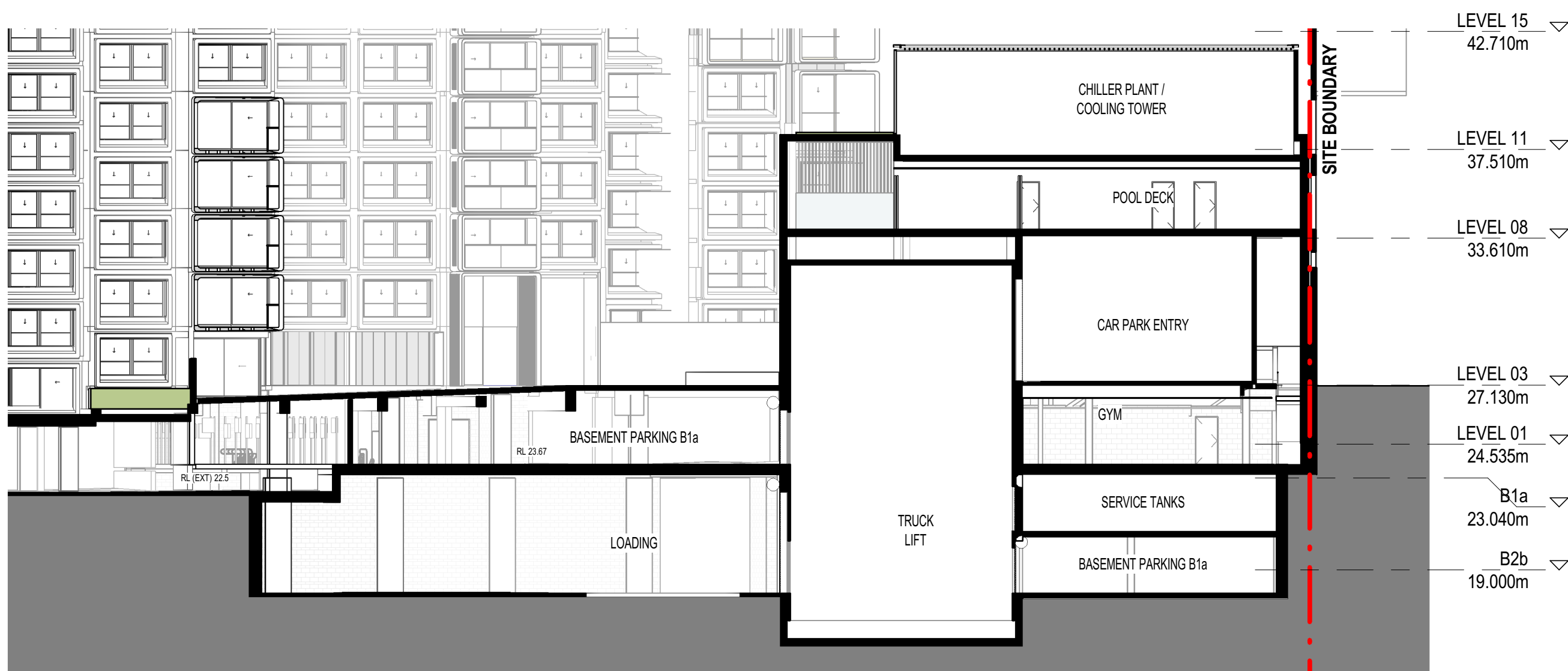


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3	18.09.20	FOR SSDA



1 GA CUMBERLAND LONG SECTION



2 GA CROSS SECTION CUMBERLAND AND UNITS



3 GA CROSS SECTION BASEMENTS

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

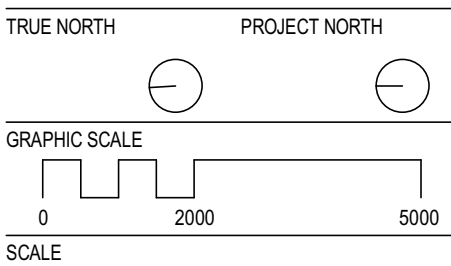
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

SECTIONS

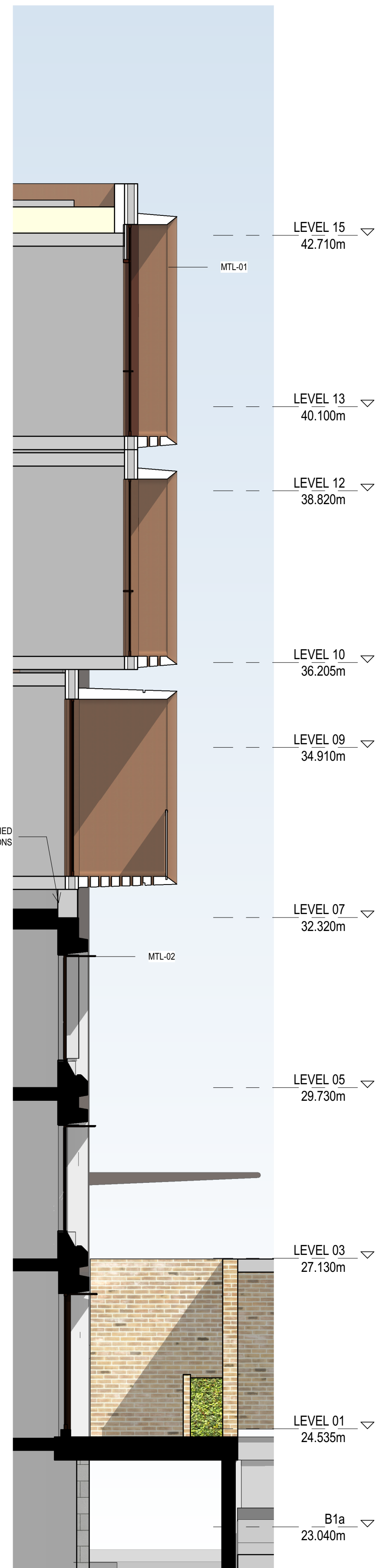
AR-DA-D-10-02

ISSUE
3

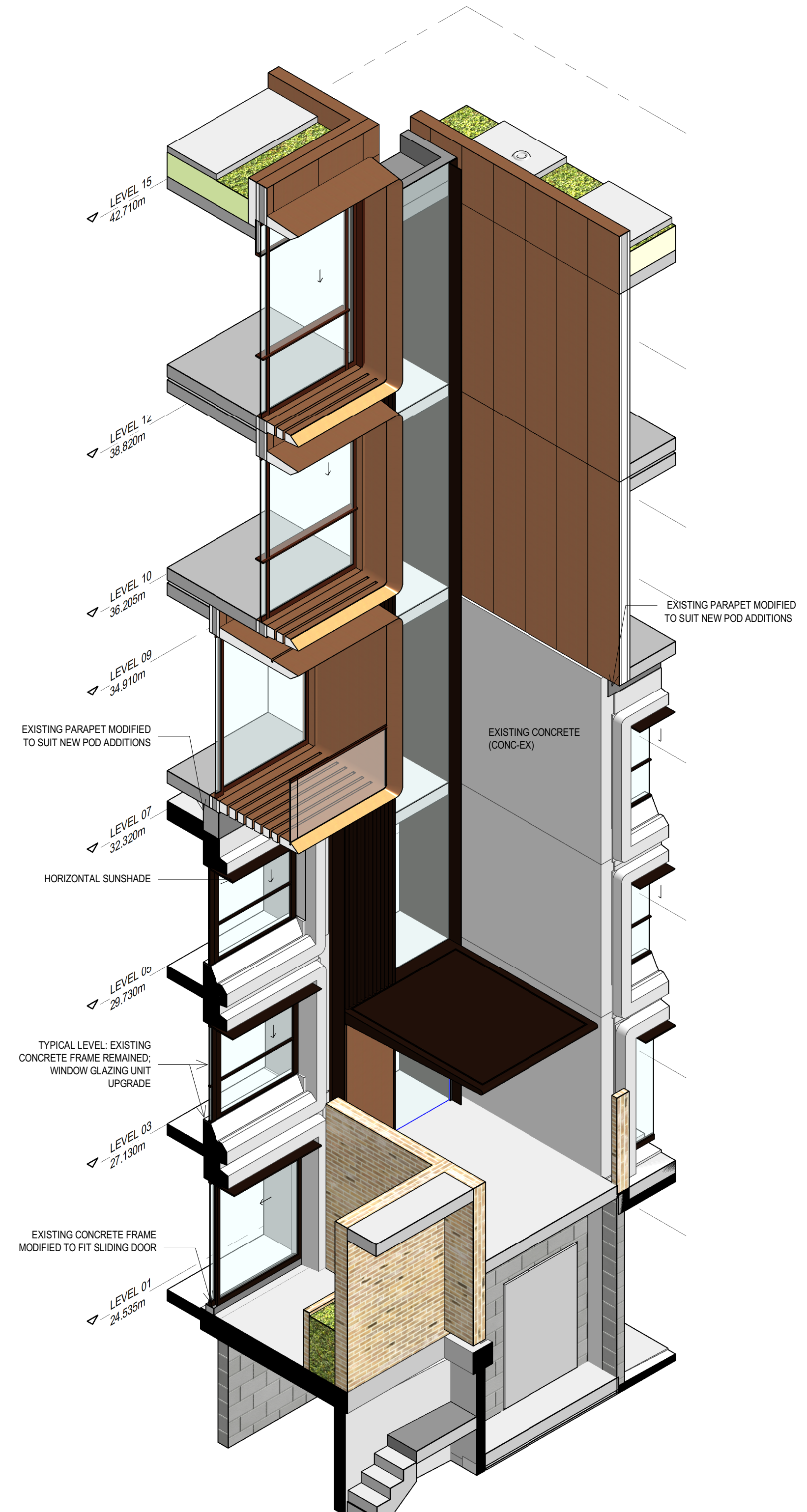




1 WEST_FACADE DETAIL 1
C-10-01



2 WEST_FACADE DETAIL SECTION 1
C-11-01



3 WEST_FACADE 3D DETAIL 1



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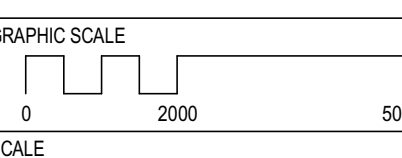
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PROJECT

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BvN PROJECT NUMBER

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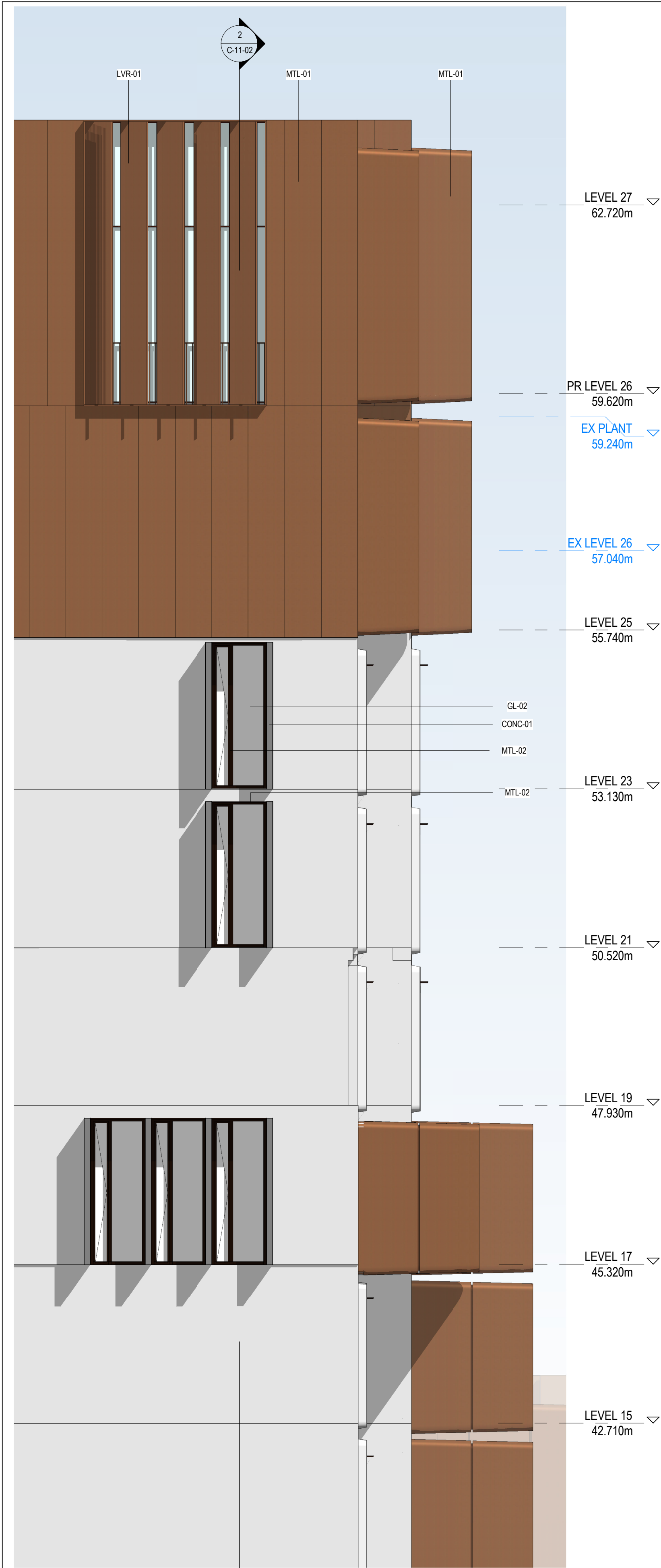
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DRAWING

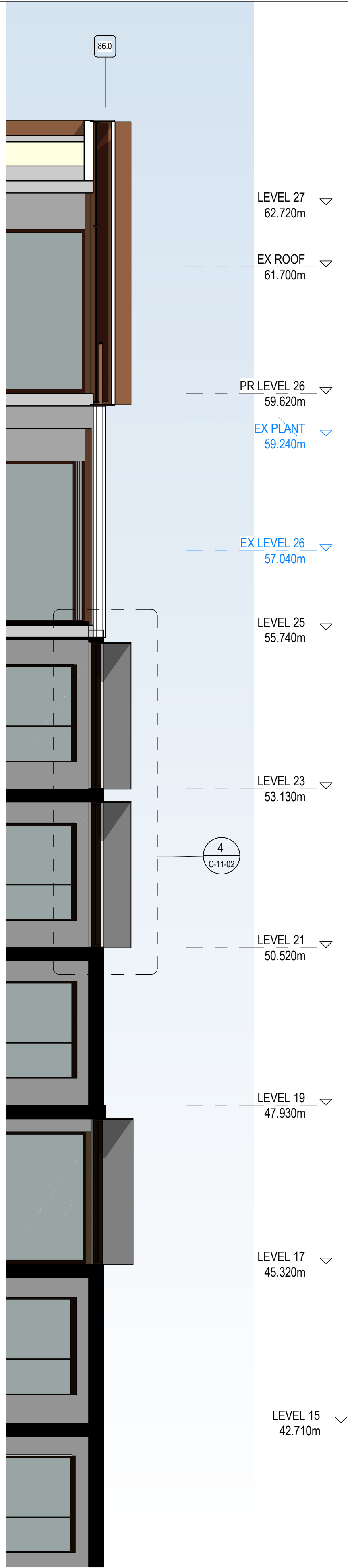
TYPICAL FACADE DETAILS -
WEST ELEVATION

AR-C-11-01

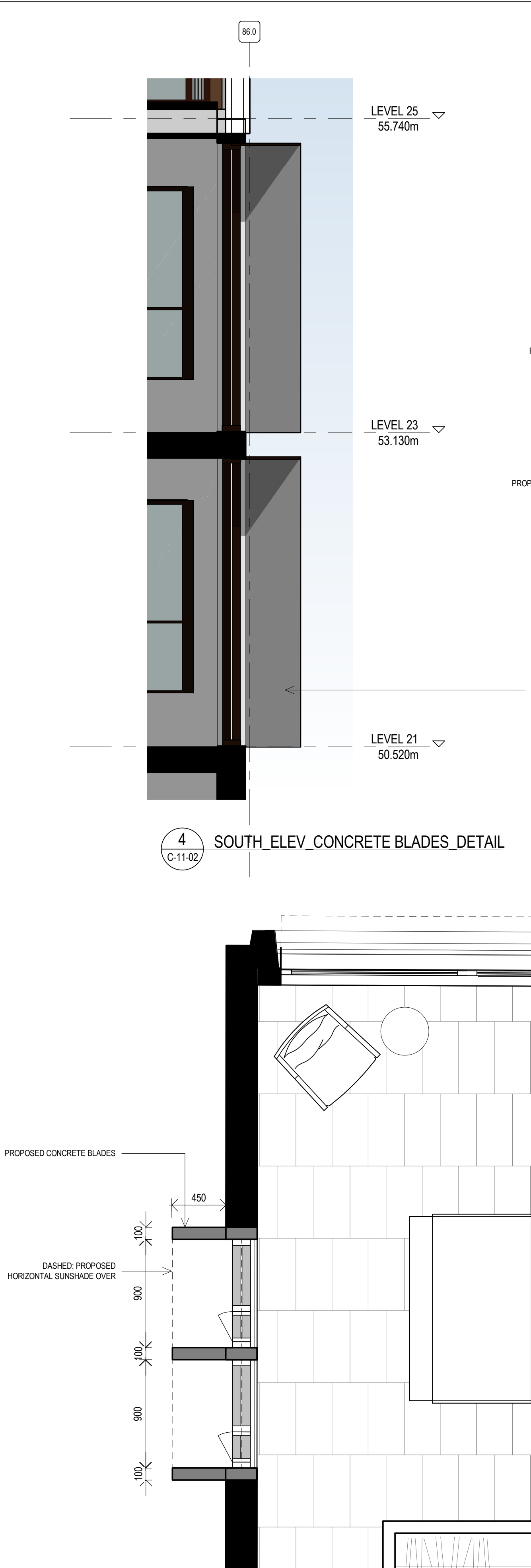
ISSUE
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1 SOUTH_FACADE DETAIL 1

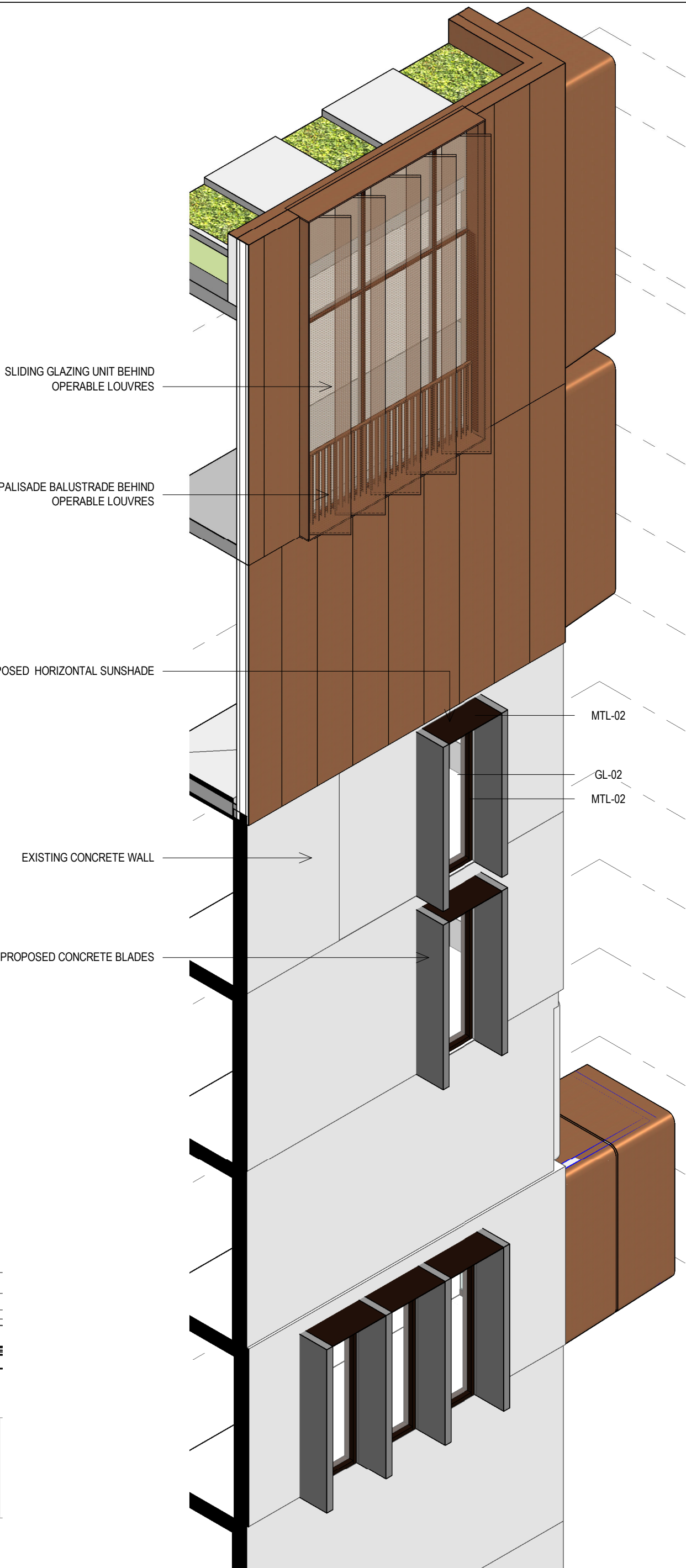


2 SOUTH_ELEV_DETAIL SECTION 1

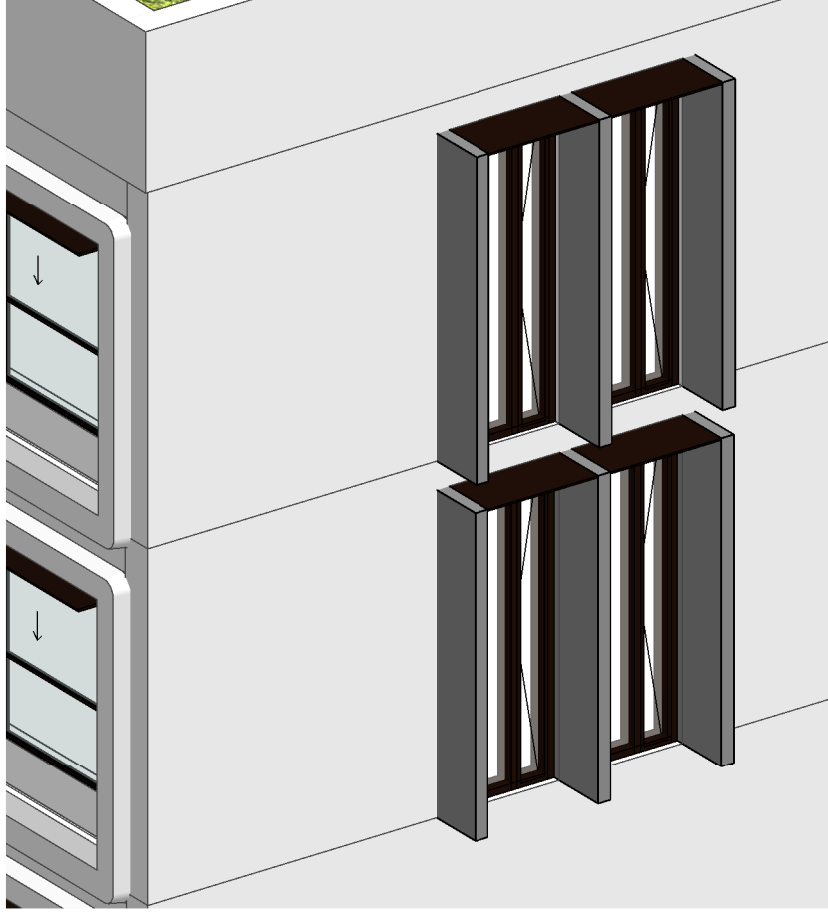


4 SOUTH_ELEV_CONCRETE BLADES_DETAIL

5 CONCRETE BLADE PLANS



3 SOUTH_FACADE 3D DETAIL 1



6 CONCRETE BLADE AXO

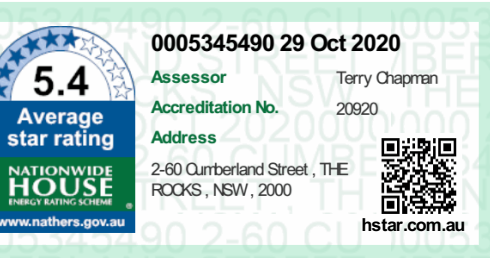


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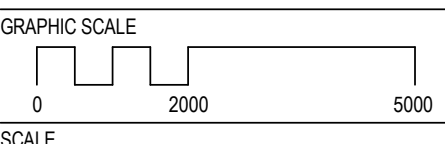
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PROJECT

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2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY



As indicated@A1
STATUS

FOR INFORMATION
DRAWING

TYPICAL FACADE DETAILS -
NORTH ELEVATION

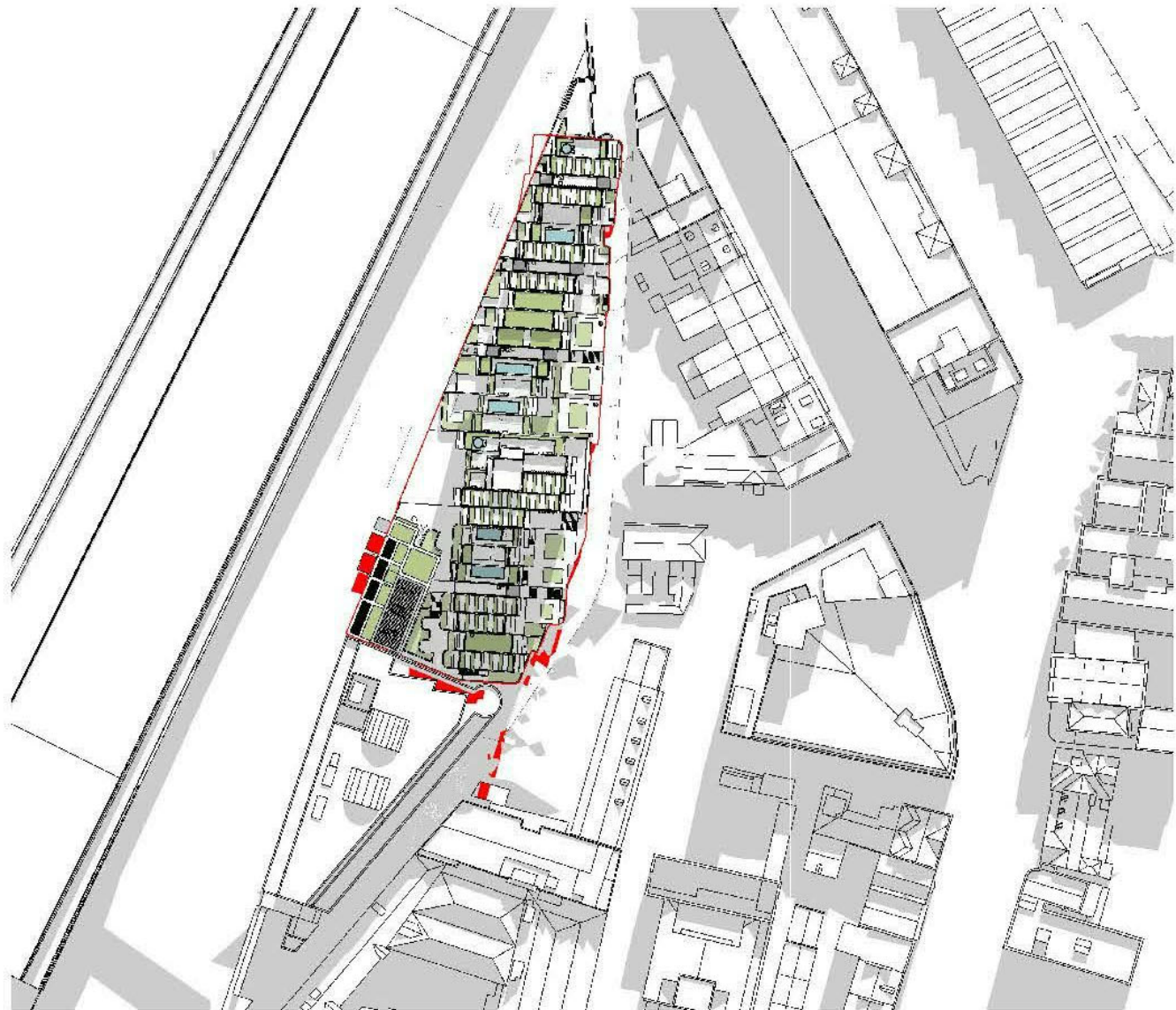
AR-C-11-02
1



21st JUNE 9am



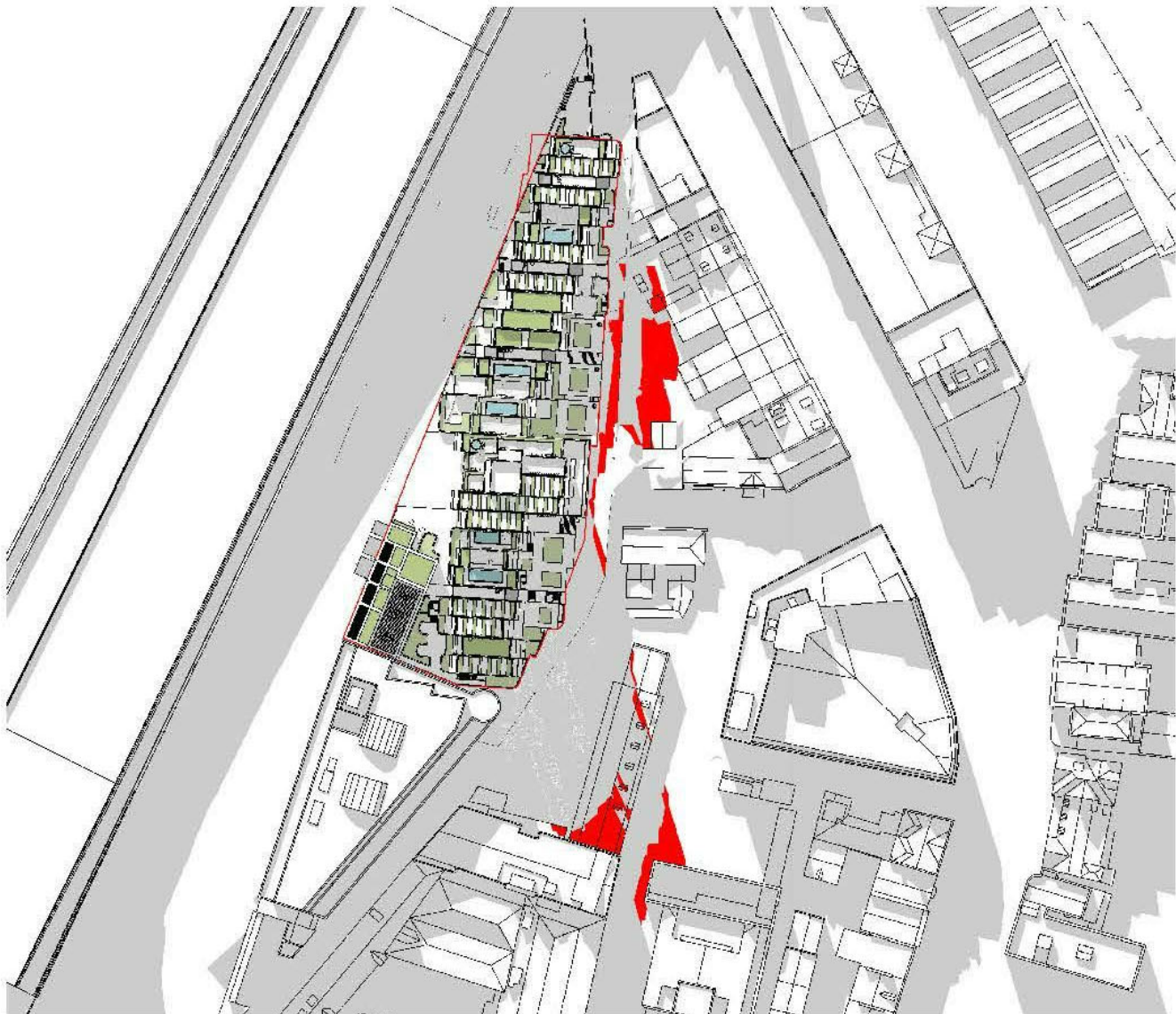
21st JUNE 10am



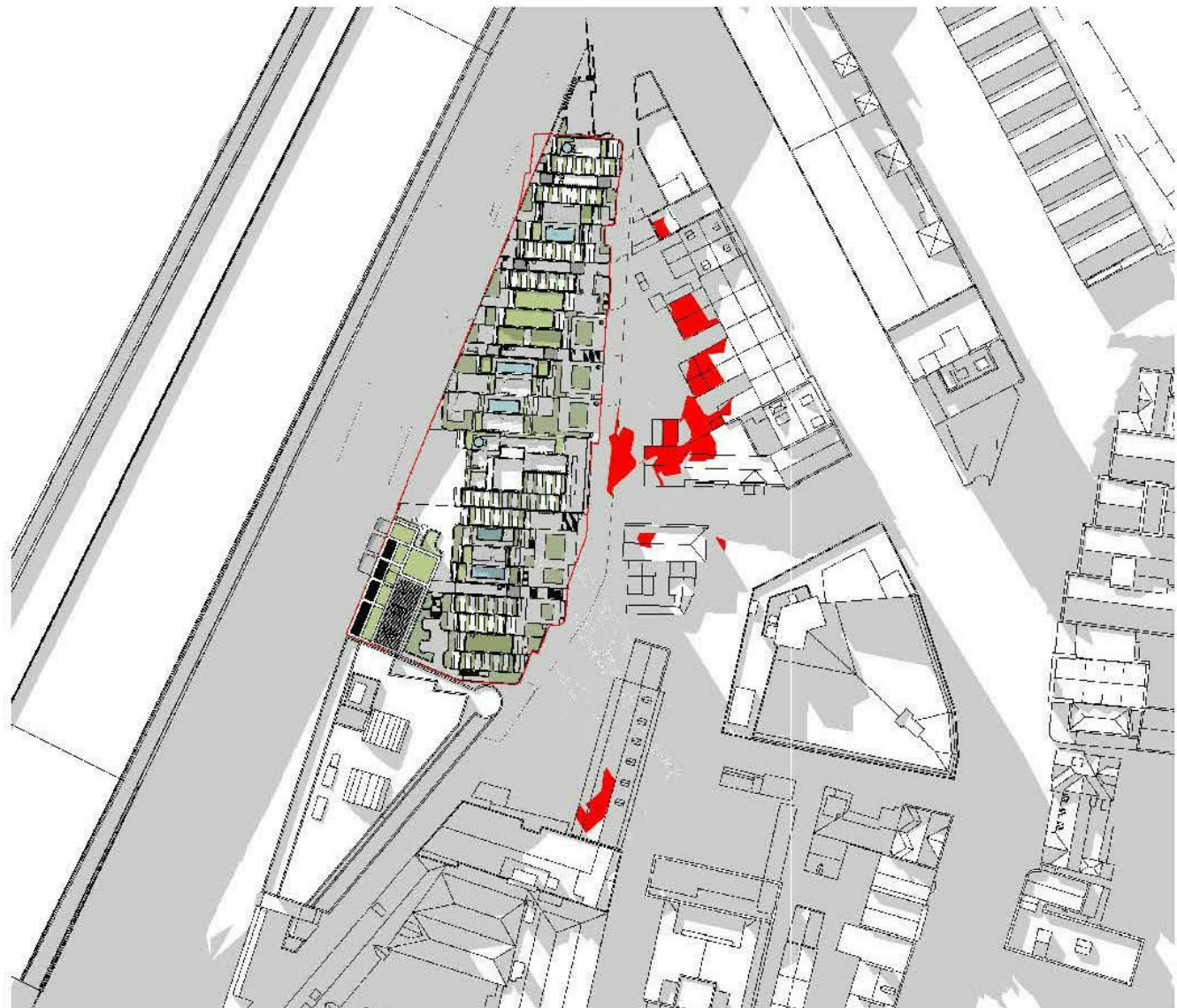
21st JUNE 11am



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

5.4

Average
star rating

Not a star
HOUSE

www.nuffield.gov.au

0005345490 29 Oct 2020

Assessor
Terry Chapman

Accreditation No.
20020

Address
2-60 Cumberland Street, THE
ROCKS, NSW, 2000

bsr.com.au

ABSAC

Accreditation No. 0104/2021-01/03/2022

Member Since 2003

Member Name Terry Chapman

BVN

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2	25.09.20	FOR SSDA

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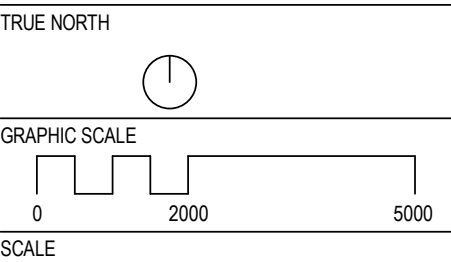
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CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



@A1
STATUS

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DRAWING

ADG PART 3B -
OVERSHADOW ANALYSIS

AR-T-30-01 2



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



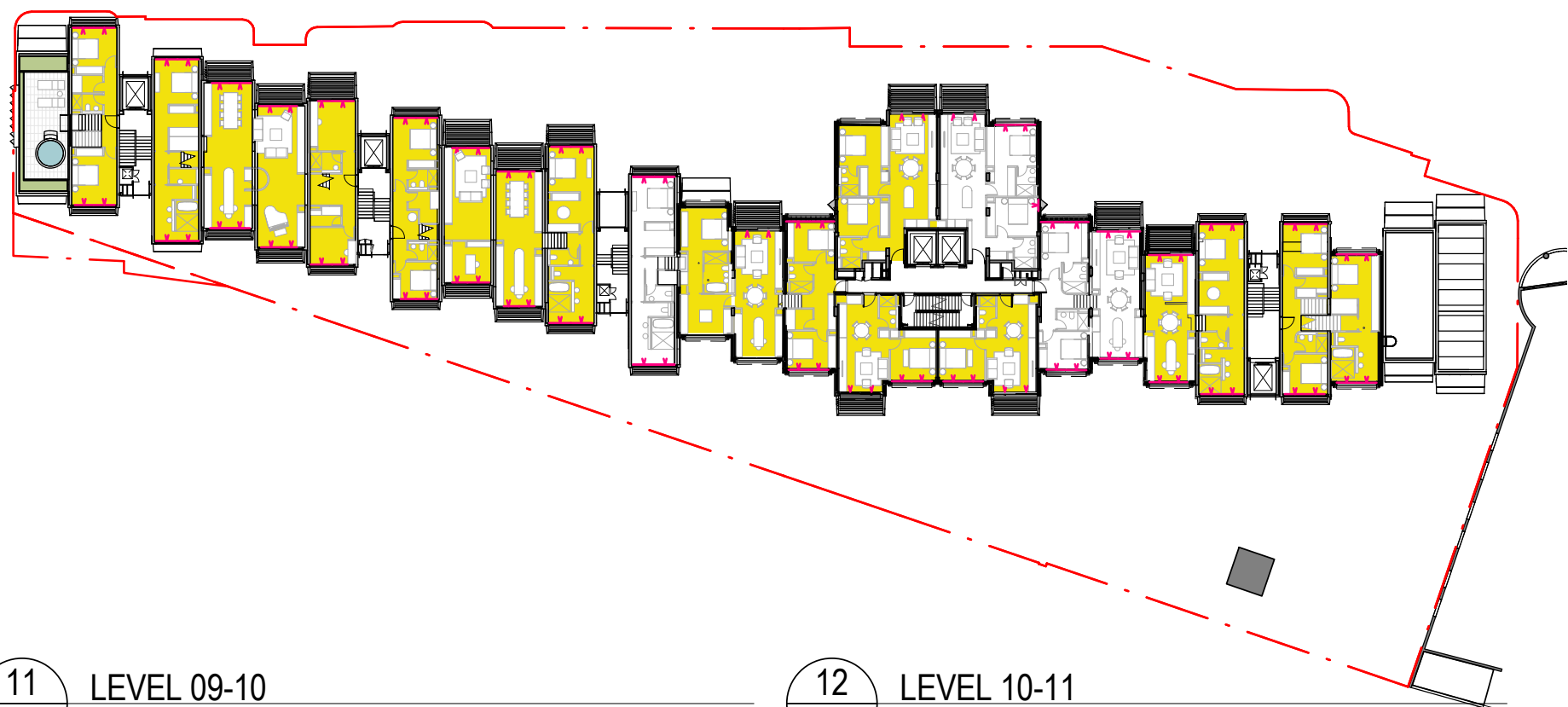
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00:00-00:00:00

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



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1	04.09.20	NOT FOR SSDA - DRAFT
2	18.09.20	FOR SSDA

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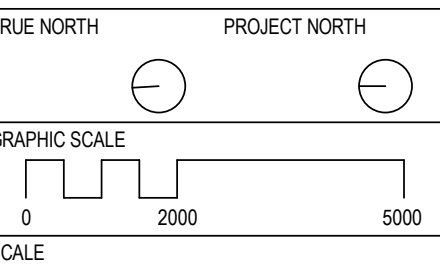
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CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
B2B PROJECT NUMBER

1712011
DRAWING KEY



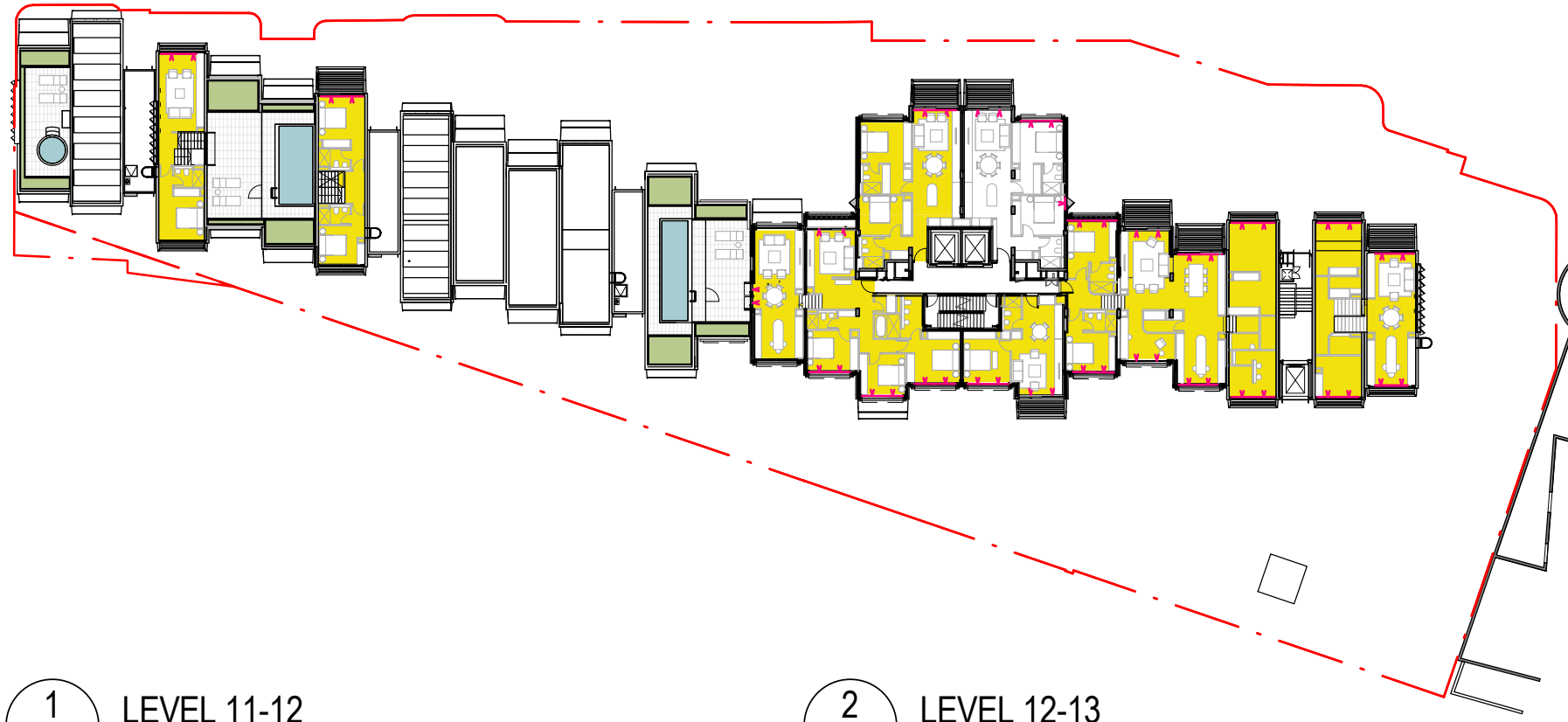
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STATUS

FOR SSDA
DRAWING

ADG PART 4A - SOLAR
ANALYSIS

AR-T-40-01

ISSUE
2

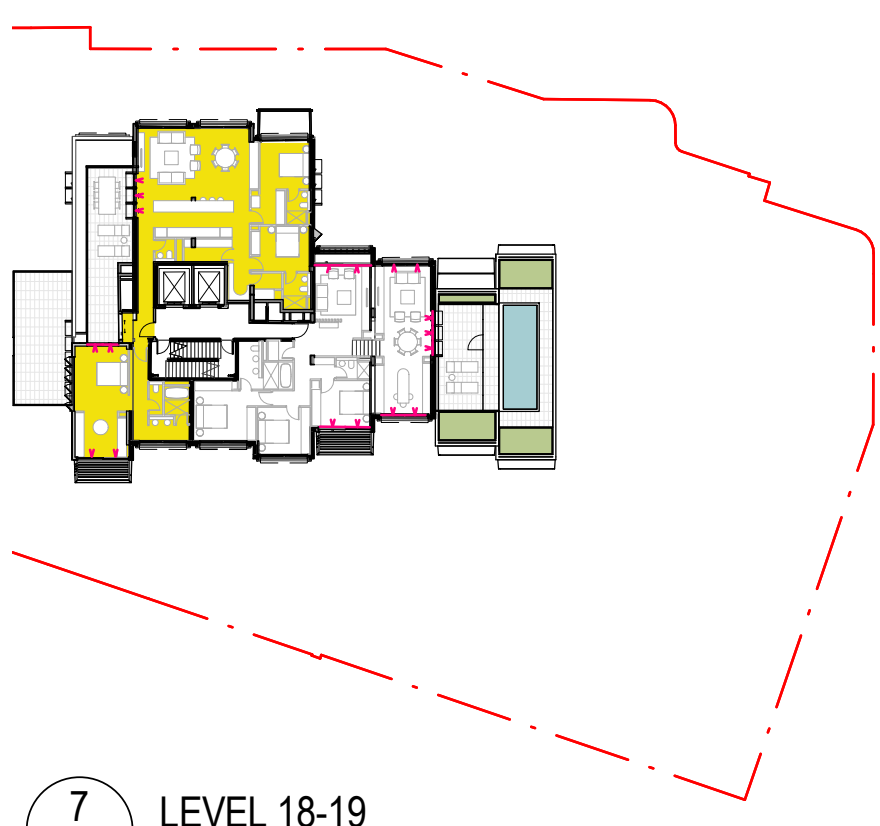


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LEVEL 11-12

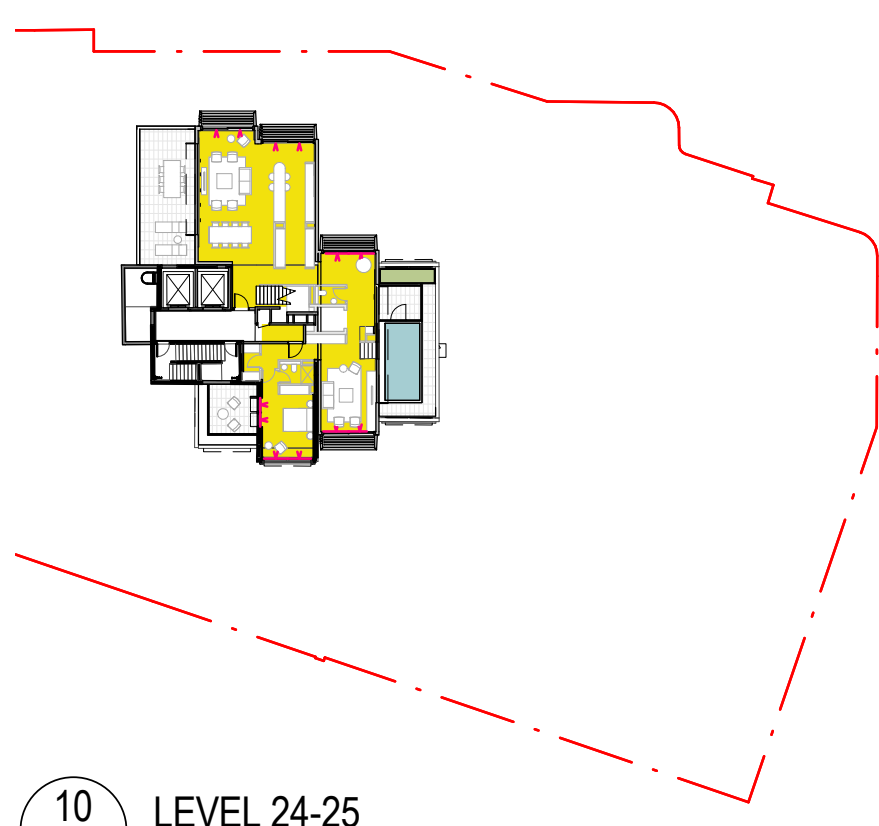
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LEVEL 12-13



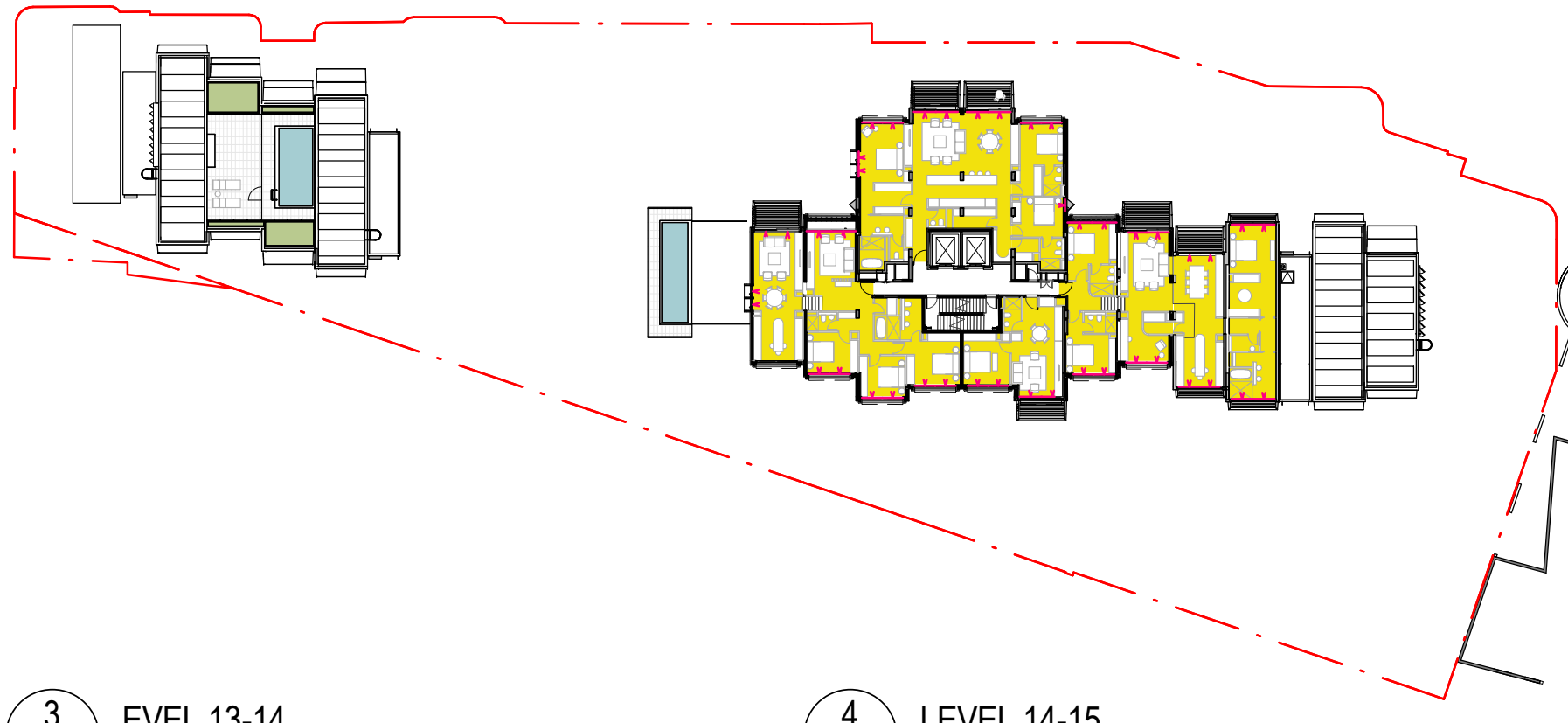
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AR-SK-XX-#2

LEVEL 18-19



10
C-10-01

LEVEL 24-25

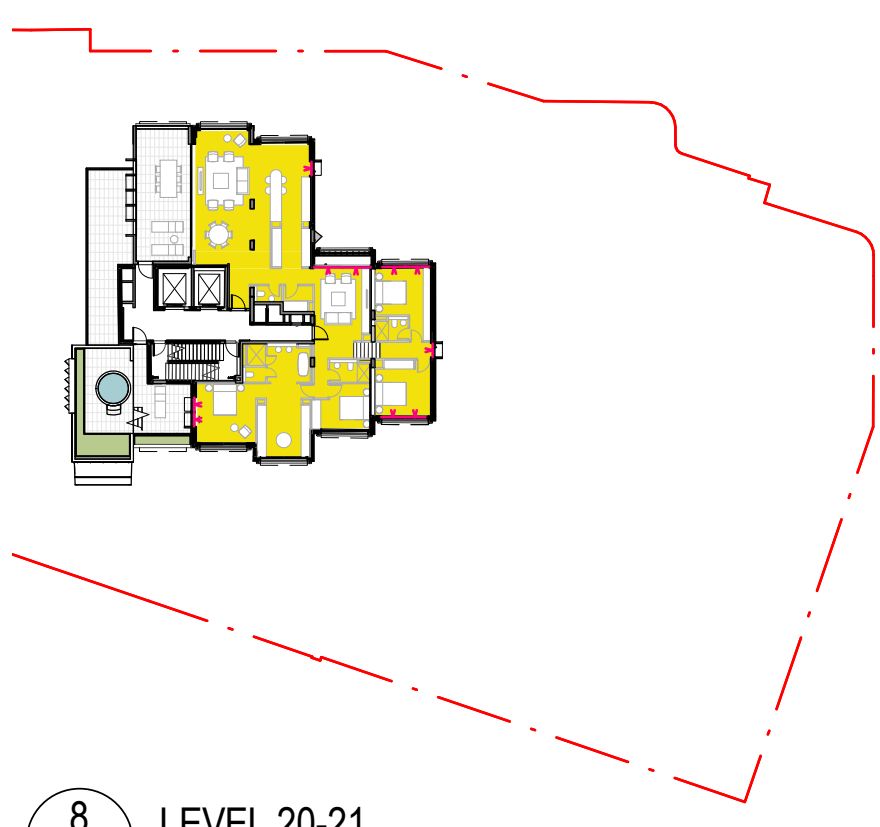


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EVEL 13-14

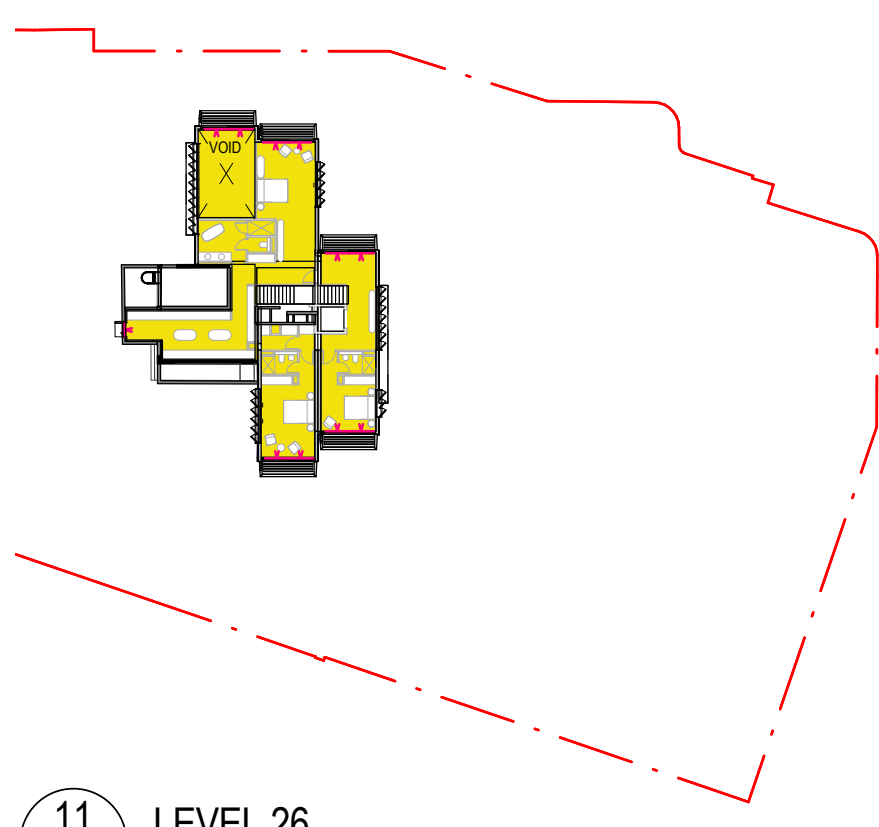
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LEVEL 14-15



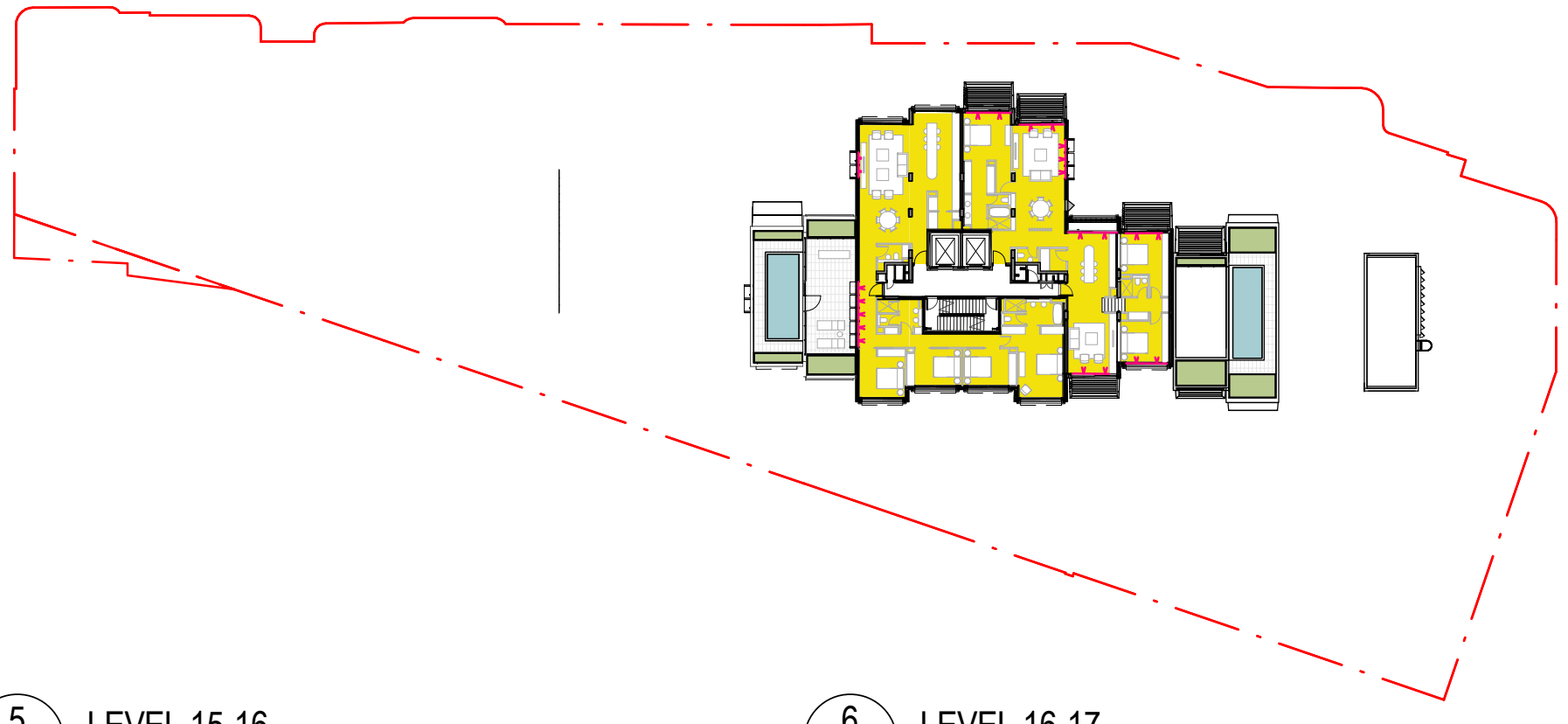
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LEVEL 20-21



11
C-10-01

LEVEL 26

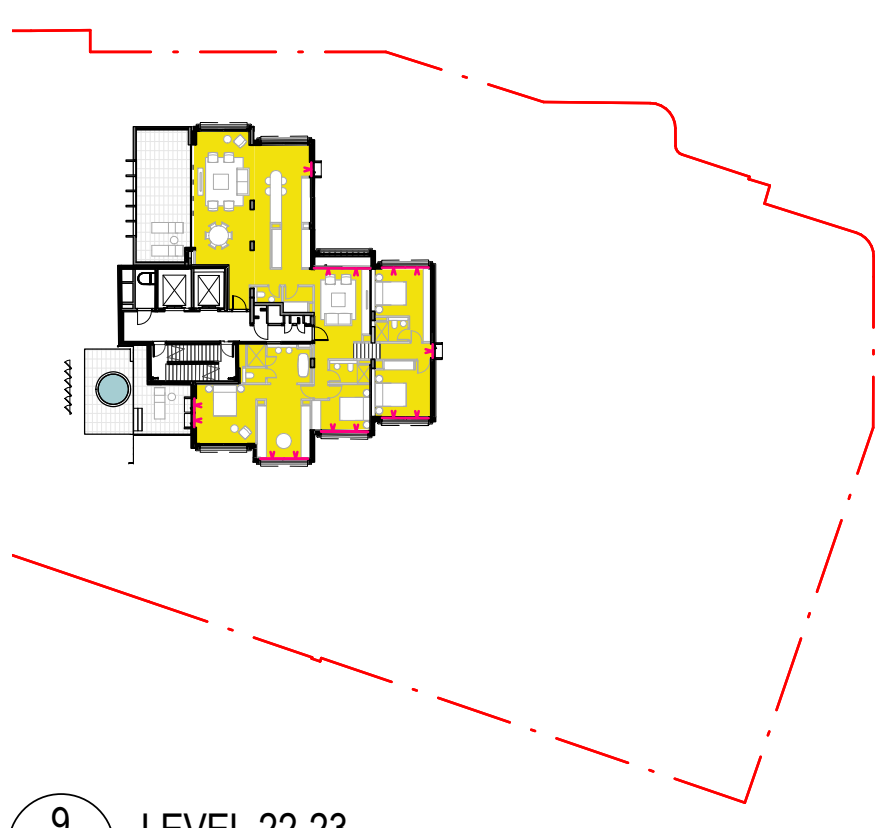


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00.00-00.00.00

LEVEL 15-16

6
AR-SK-XX-#2

LEVEL 16-17



9
C-10-01

LEVEL 22-23

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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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

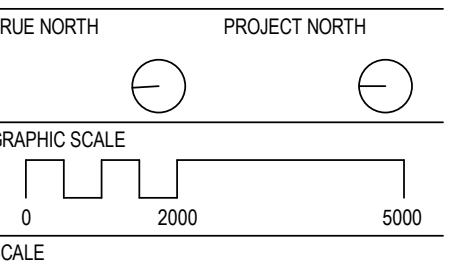
PROJECT

SIRIUS SITE

2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011

DRAWING KEY



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STATUS

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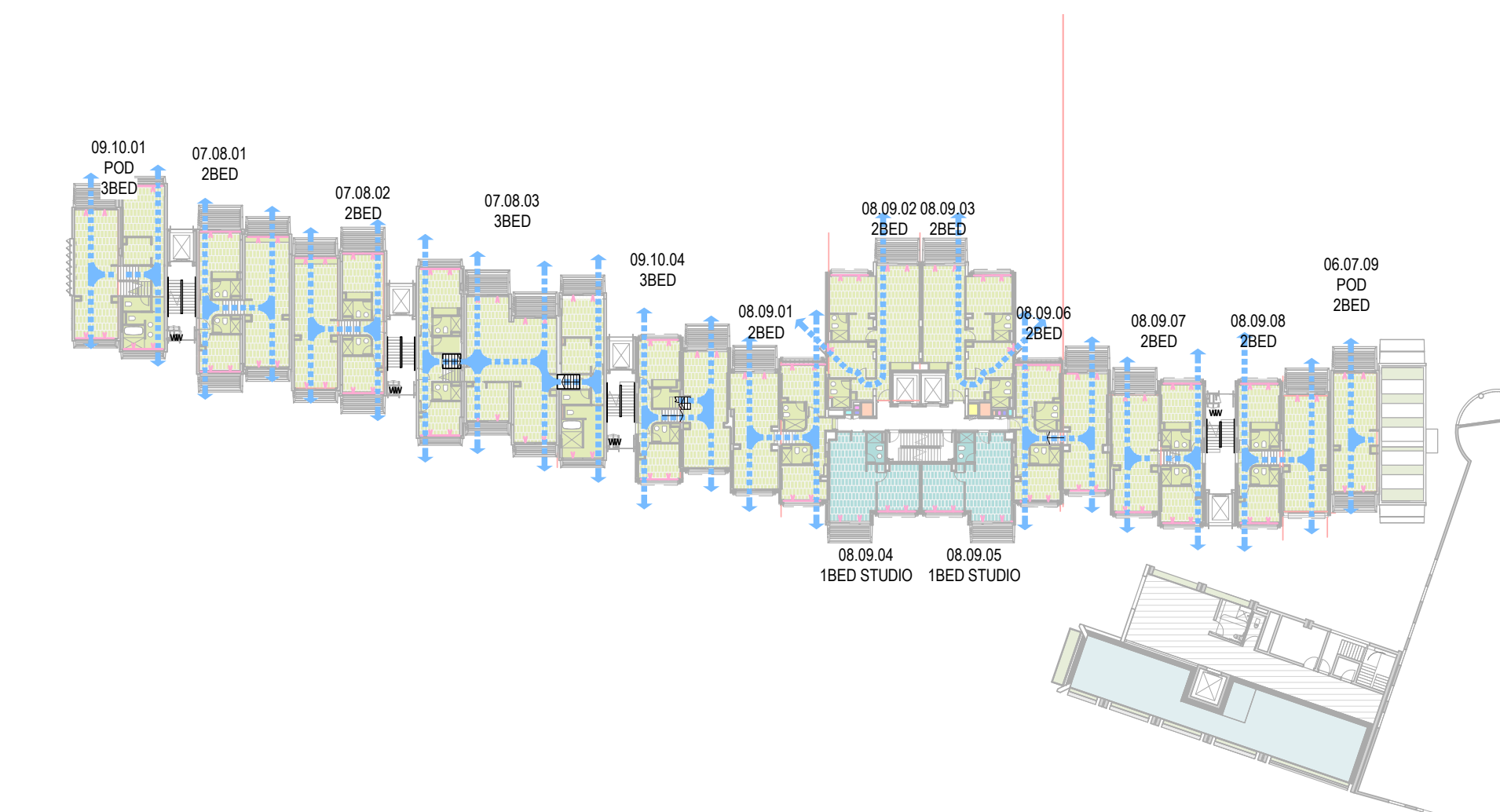
DRAWING

ADG PART 4A - SOLAR ANALYSIS

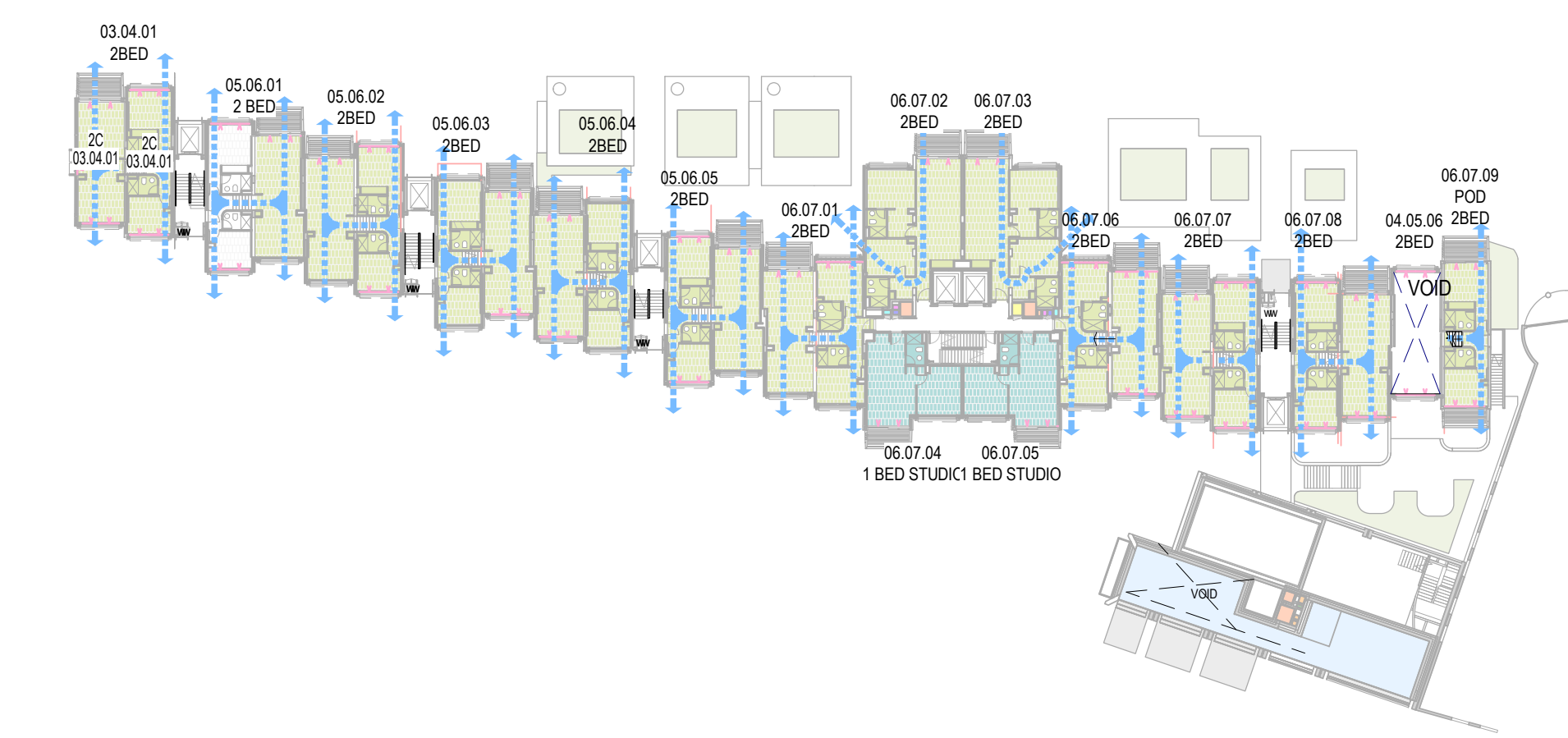
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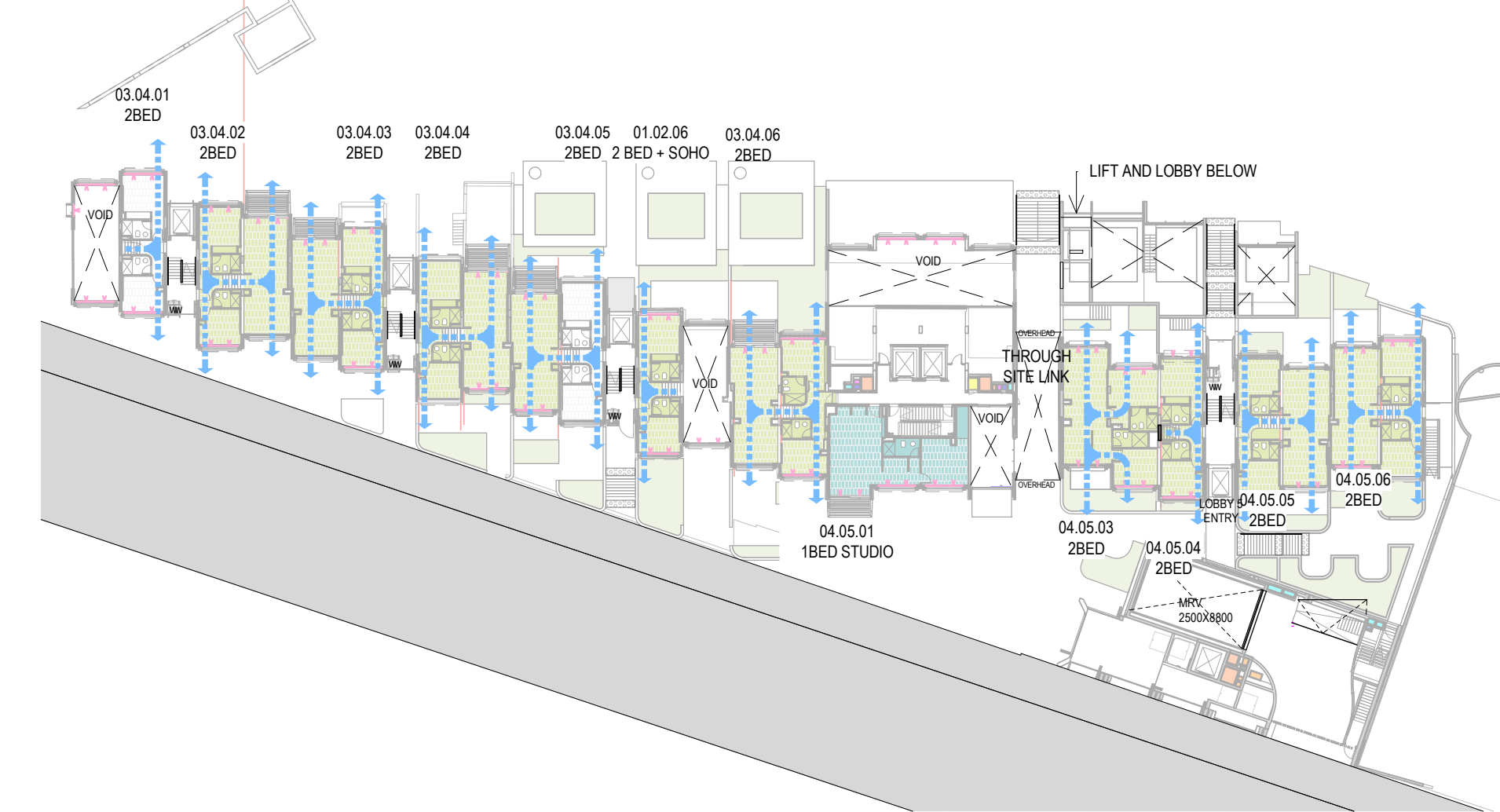
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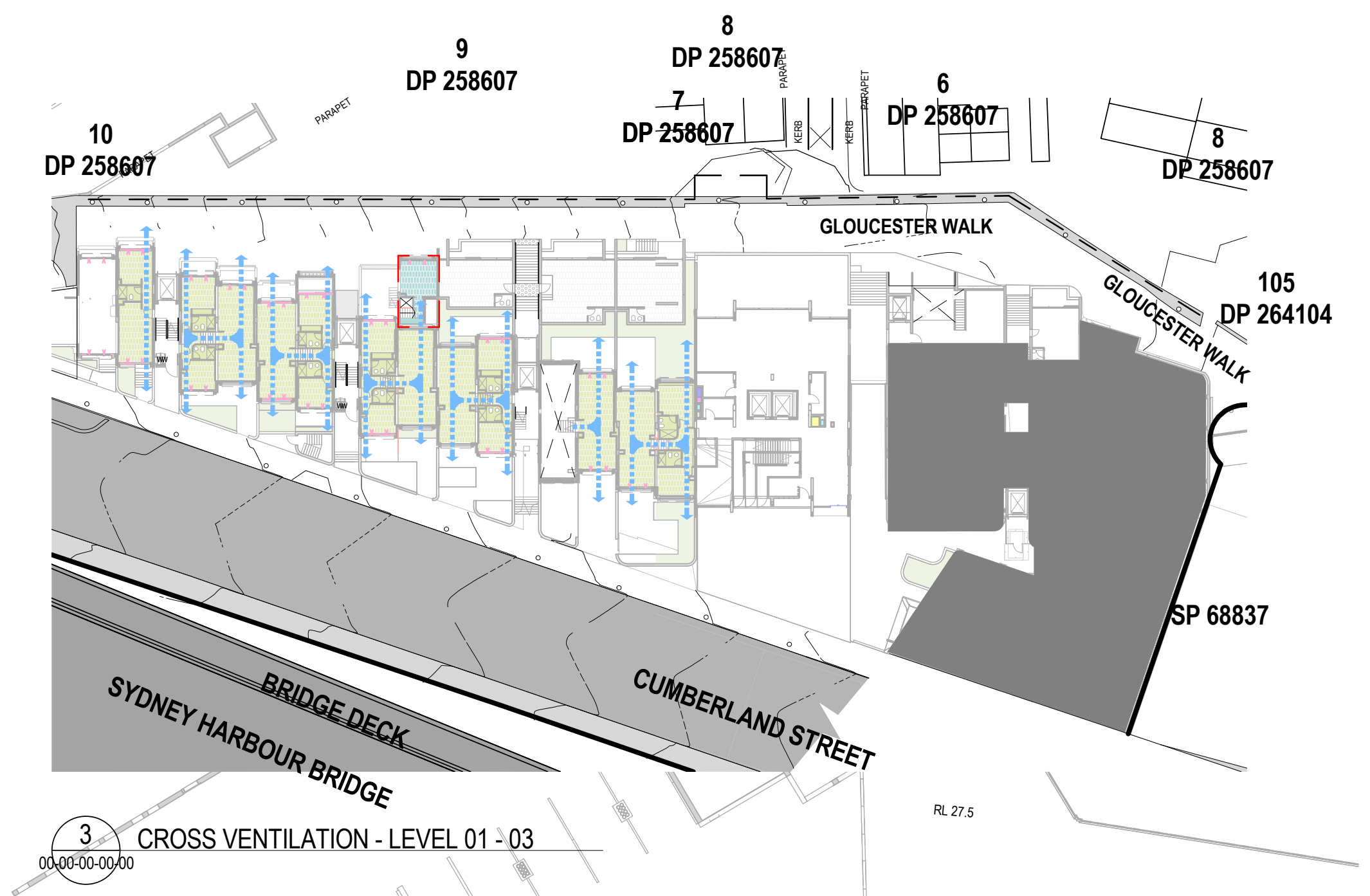
6 CROSS VENTILATION - LEVEL 07 - 09
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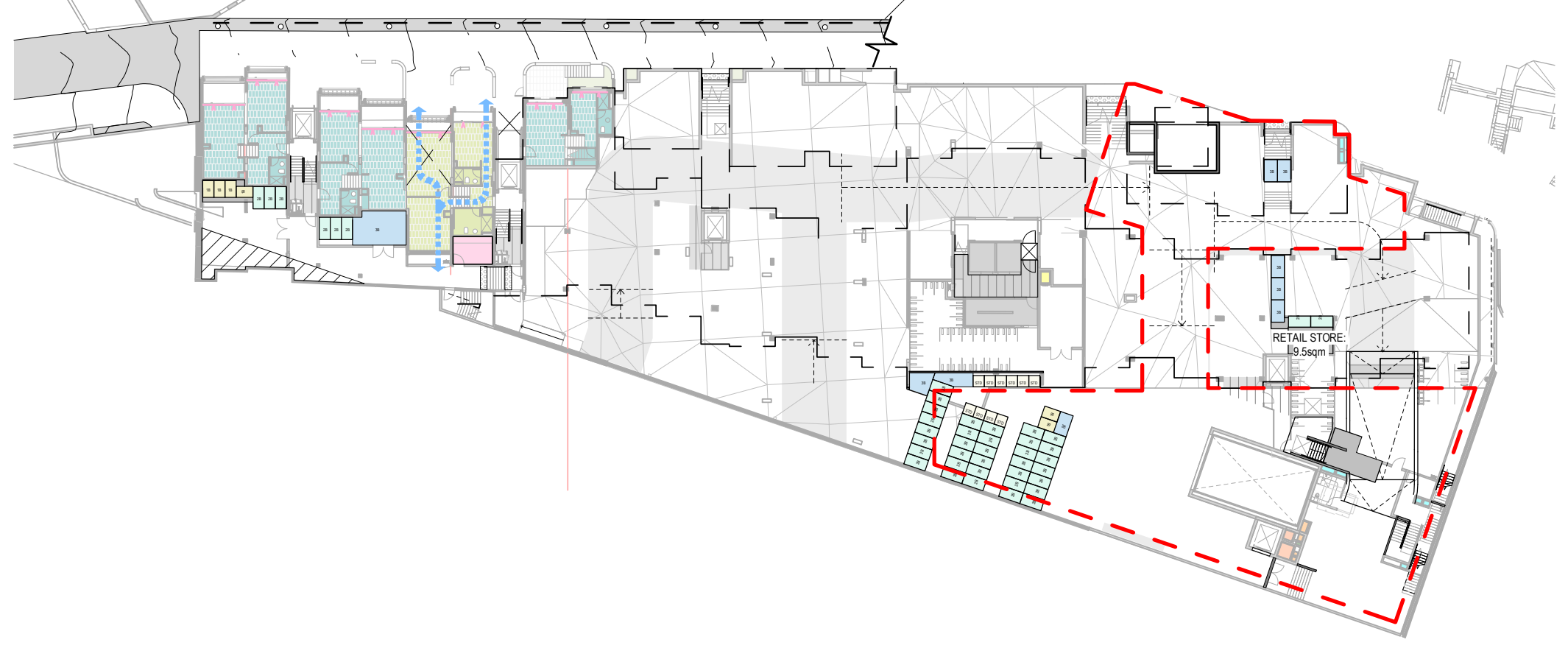
5 CROSS VENTILATION - LEVEL 05 - 07
00.00-00.00.00



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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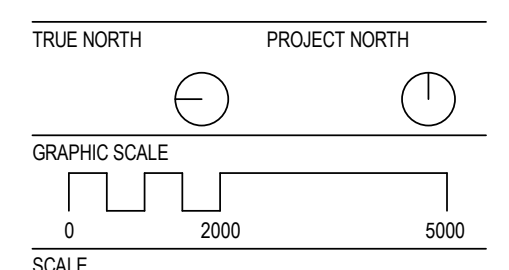
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CLIENT NUMBER

PROJECT

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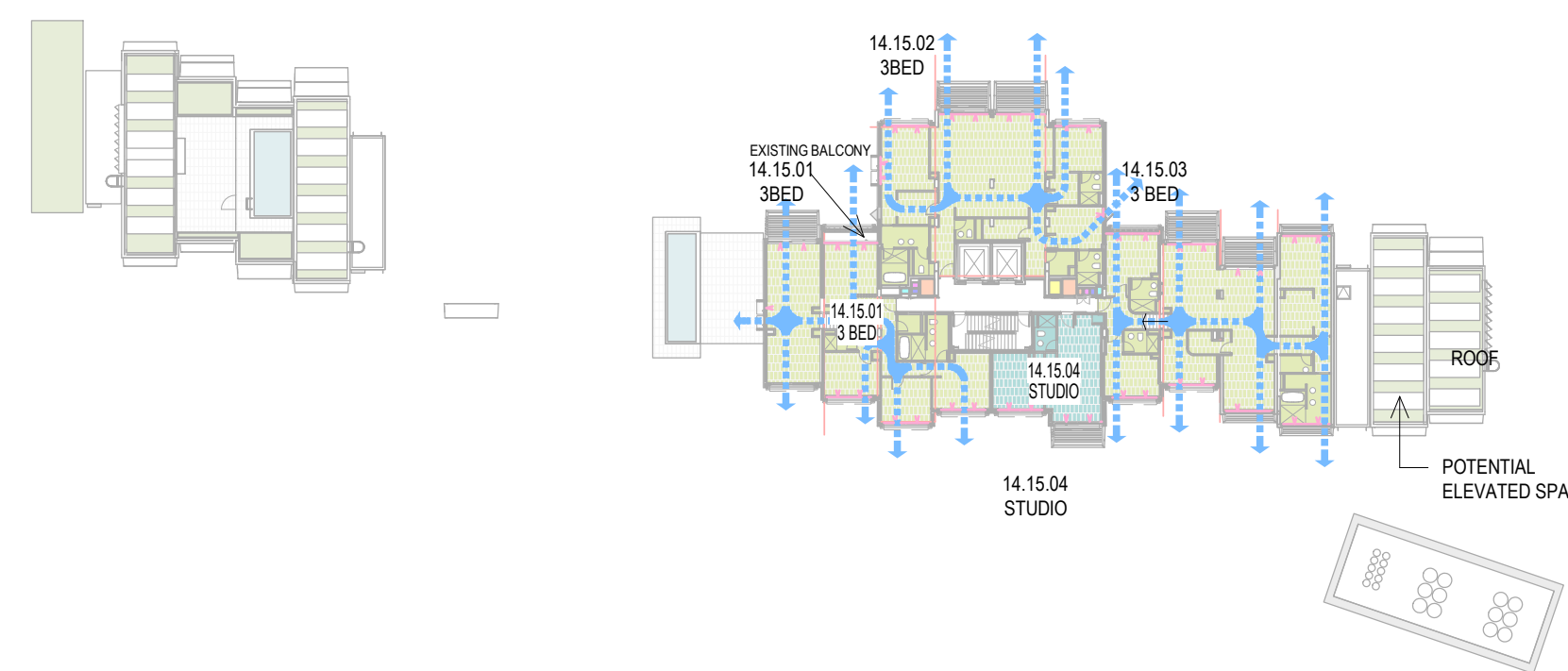


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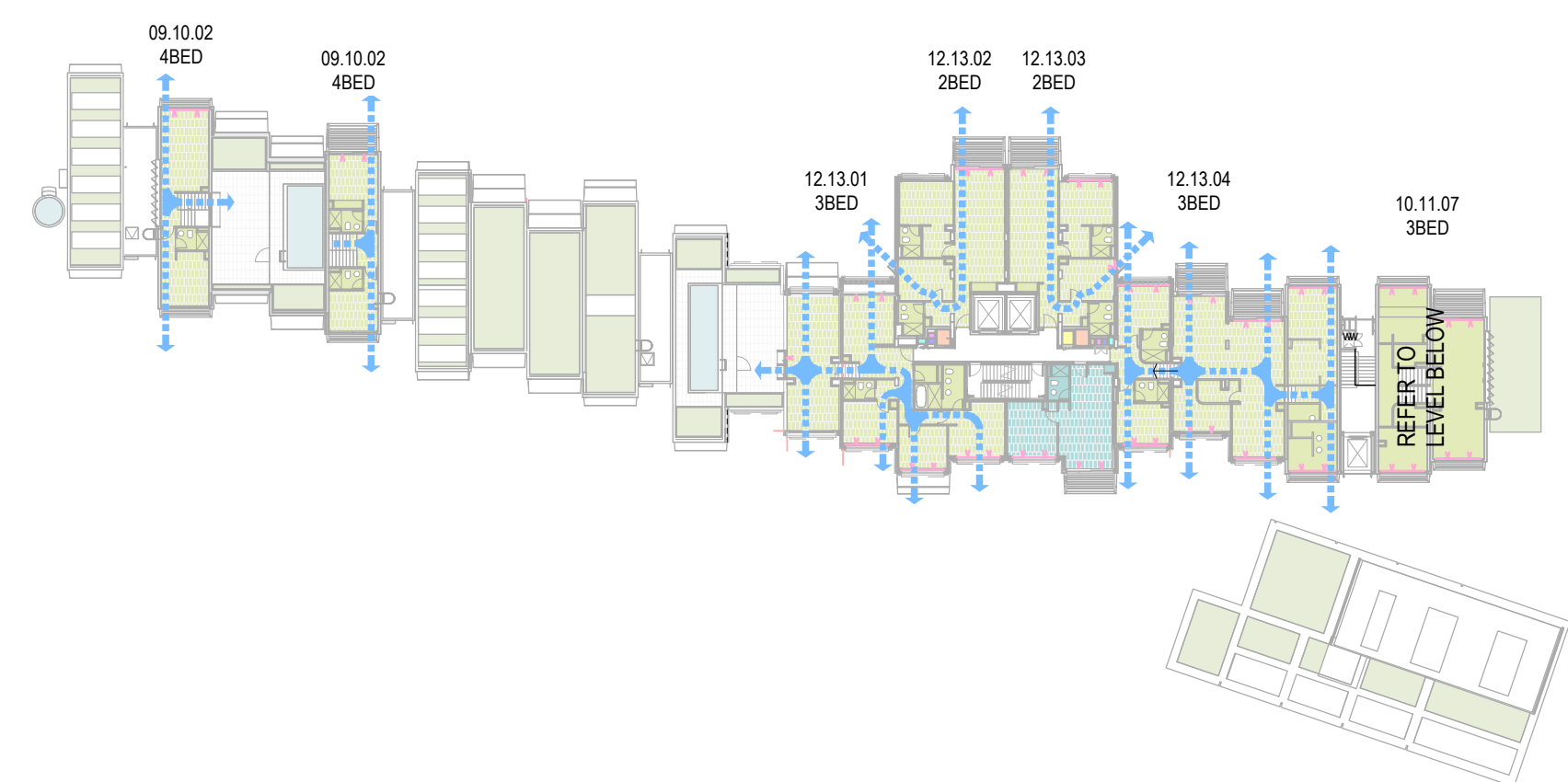
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ADG PART 4B - VENTILATION
ANALYSIS

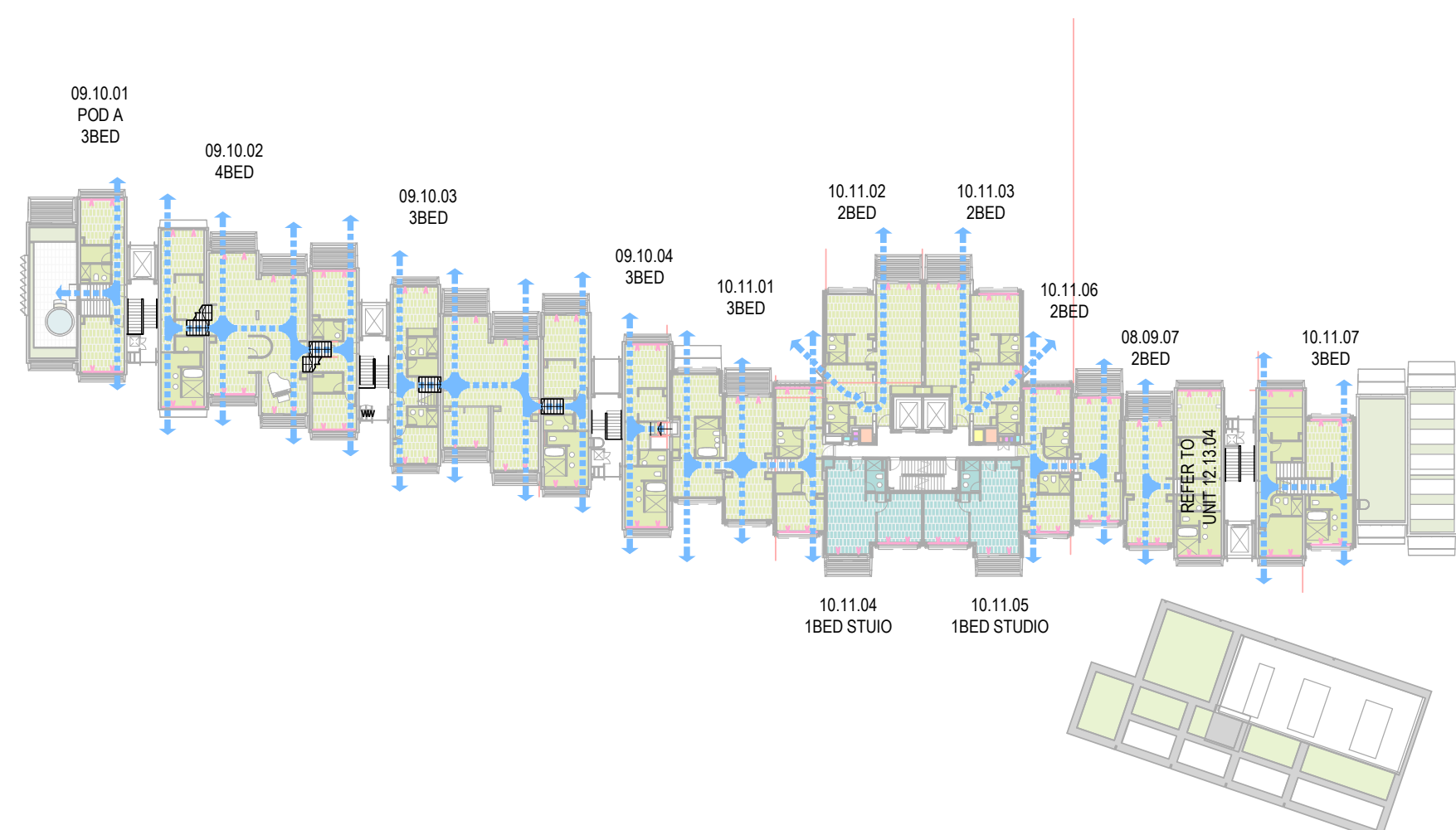
AR-T40-20
3



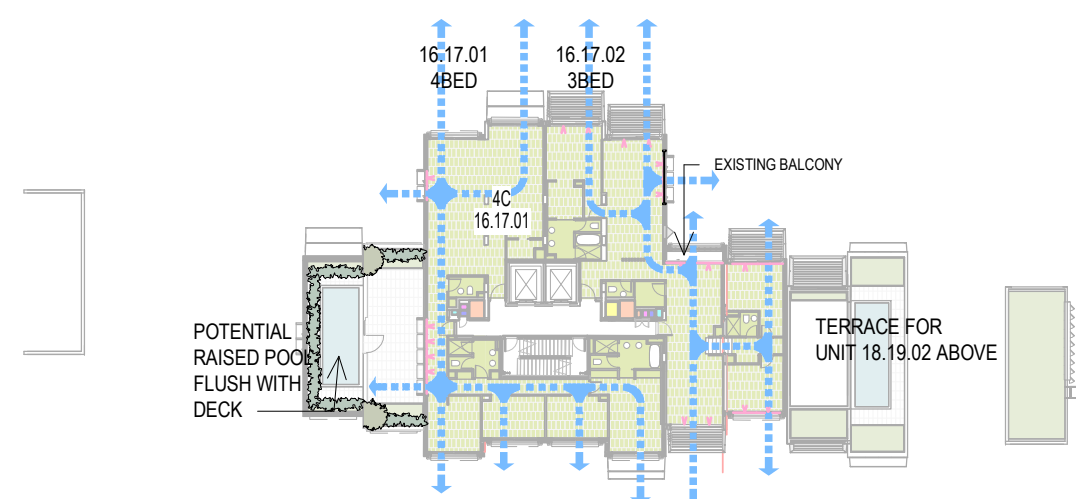
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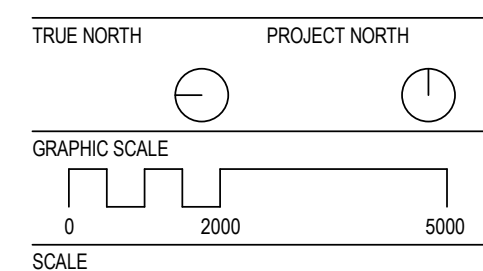
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PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
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ADG PART 4B - VENTILATION ANALYSIS

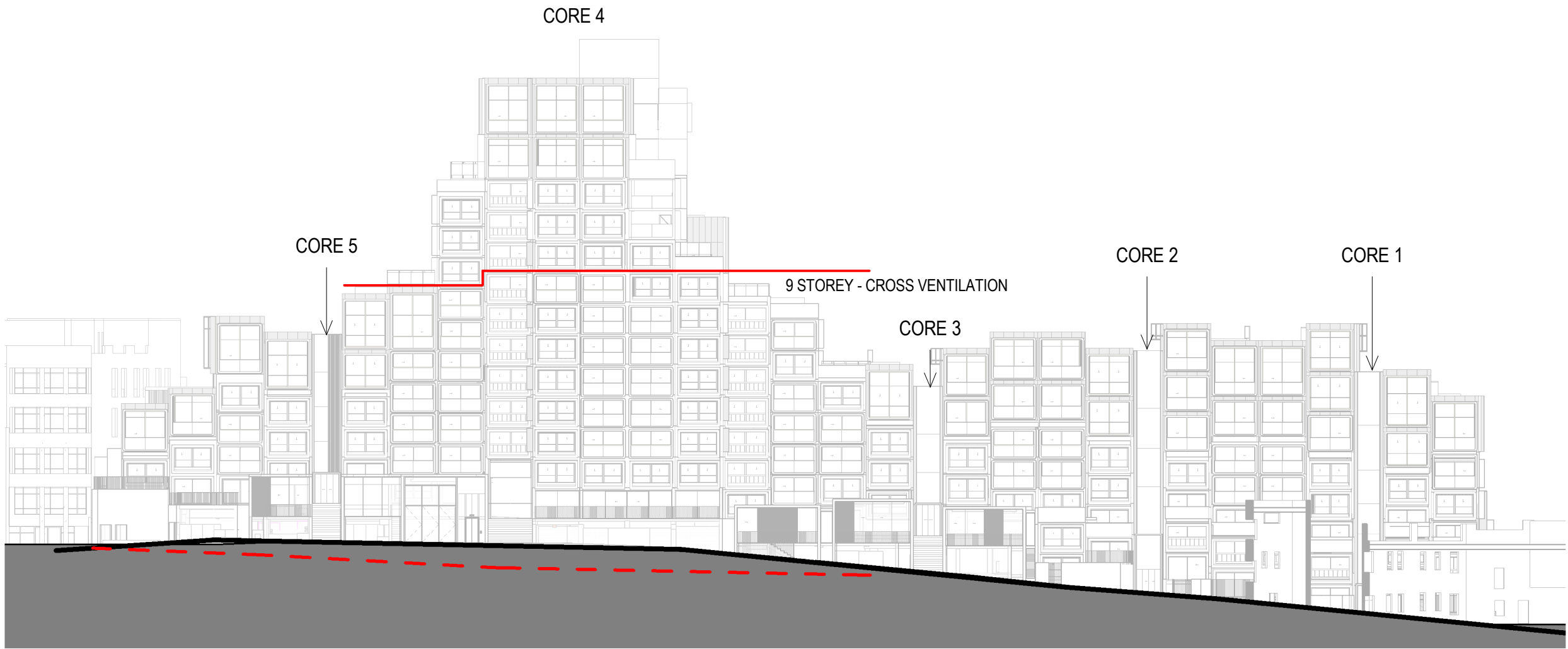
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ISSUE

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
TOTAL CROSS VENTILATED APARTMENTS AS %	= 57/71 (80.3%)
ADG REQUIREMENT CROSS VENTILATED APARTMENTS AS %	= 60%



1 BUILDING HEIGHT AND LEVEL INDICATION



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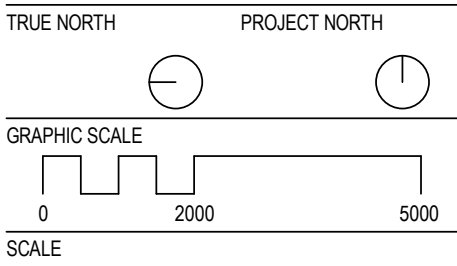
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CLIENT NUMBER

PROJECT

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2-60 CUMBERLAND ST, THE ROCKS
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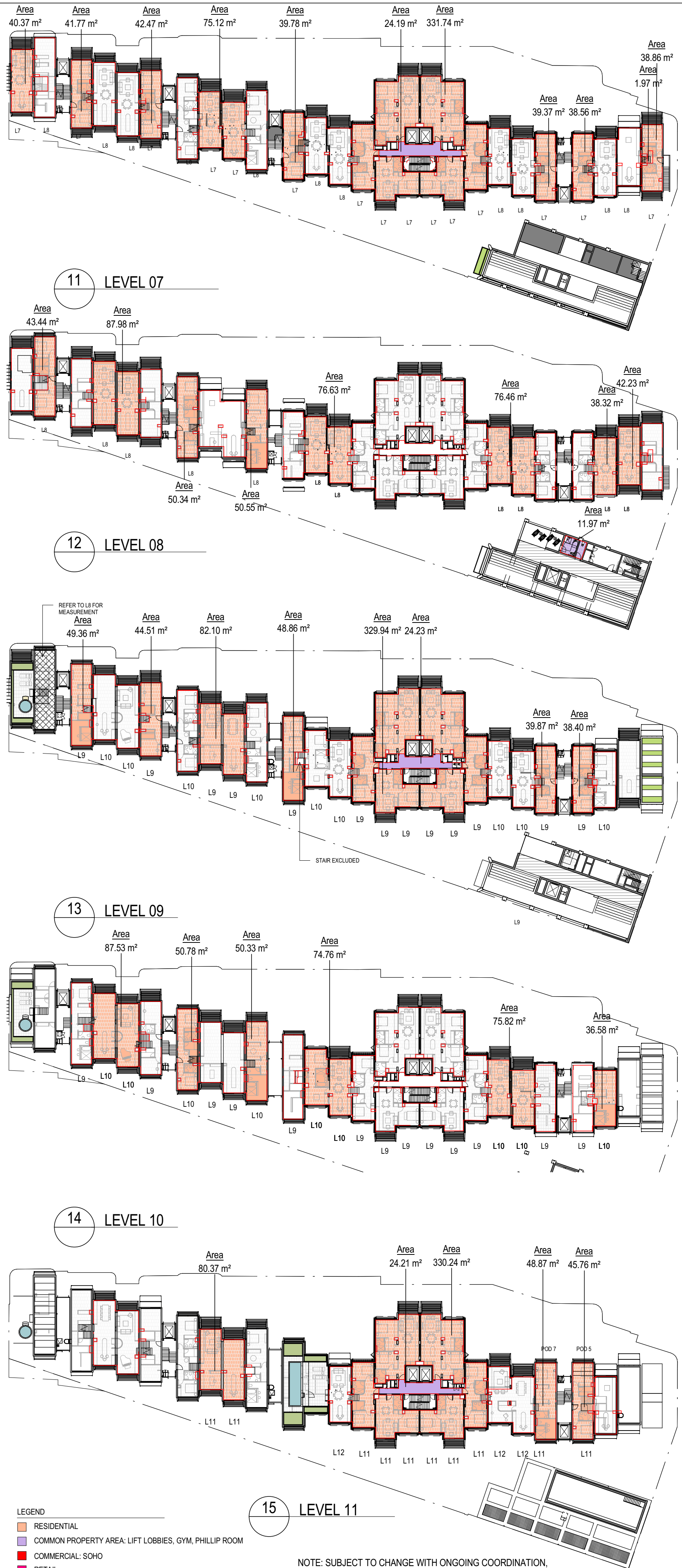
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ADG PART 4B - VENTILATION
ANALYSIS

AR-T40-22

ISSUE

3



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

NOTE: SUBJECT TO CHANGE WITH ONGOING COORDINATION, PLANNING AND UPDATED SURVEY INFORMATION.



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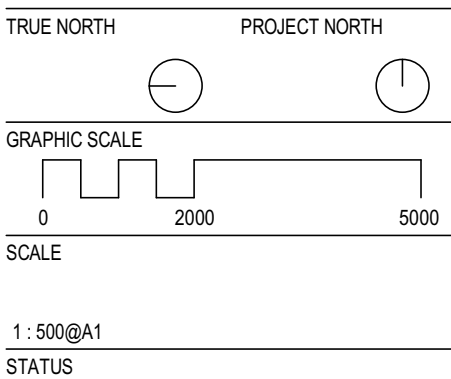
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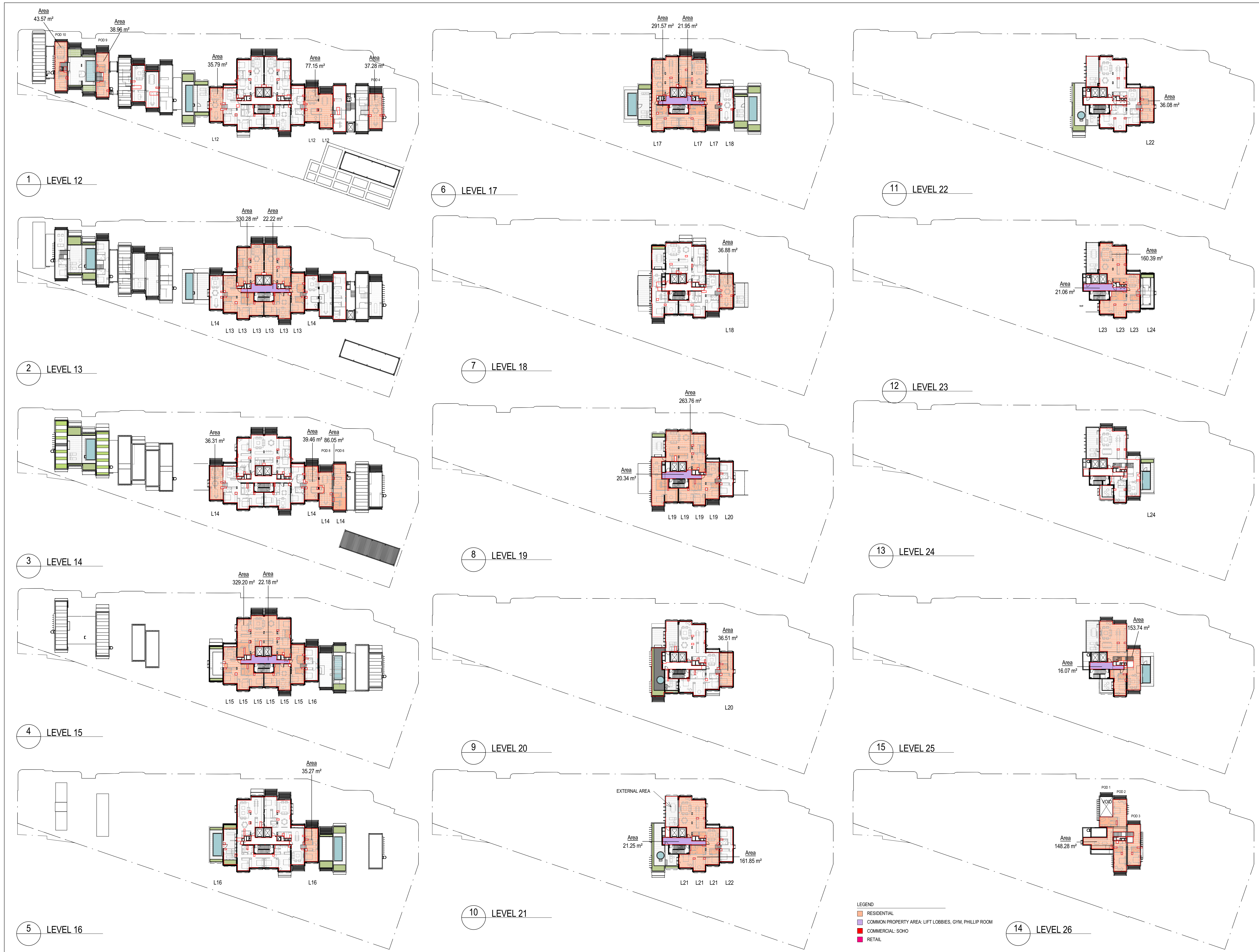
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GFA LEVEL B2b-11

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ISSUE

11



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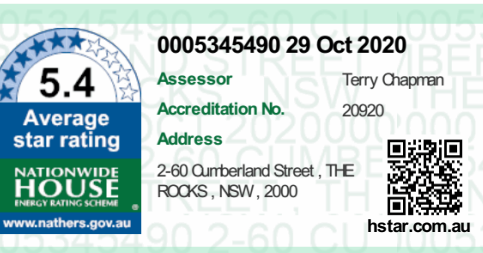
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TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 2000 5000

SCALE

1:500@A1
STATUS

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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	456.94 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	7272.28 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	278.19 m²	
LEVEL 02	4.67 m²	
LEVEL 03	263.47 m²	
LEVEL 05	55.42 m²	
LEVEL 07	24.19 m²	
LEVEL 08	11.97 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	841.38 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	423.74 m²	
LEVEL 01	133.79 m²	
LEVEL 02	397.92 m²	
LEVEL 03	622.19 m²	
LEVEL 04	377.73 m²	
LEVEL 05	512.37 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	8419.20 m²	

TOTAL GFA: 8419.20 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

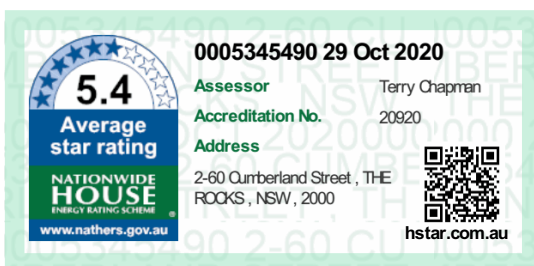
APARTMENT SCHEDULE - APARTMENT MIX

	STUDIO	1	2%
	1 BED	14	18%
	2 BED	42	55%
	3 BED	14	18%
	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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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD

CLIENT NUMBER

PROJECT

SIRIUS SITE

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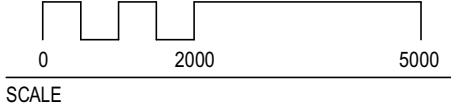
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DRAWING KEY

TRUE NORTH



GRAPHIC SCALE



1 : 200@A1

STATUS

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GFA SCHEDULE

	ISSUE
AR-DA-U-10-03	11