SIRIUS YIELD SCHEDULE — UNIT TYPE — NSA AREA (SQM) — TOTAL APPROX. INTERNAL AREA (SQM) — TOTAL APPROX. EXTERNAL AREA (SQM) — 28.07.2020

LOCATION				TYPE					INTERNAL AREAS		STORAGE				EXTERNAL AREAS									CARPARKING	
LEVEL	UNIT NUMBER	SURVEY UNIT NUMBER	PREVIOUS UNIT NUMBER	UNIT TYPE	PREVIOUS TYPE	BEDS	UNIT TYPE	CEILING HEIGHT	NSA AREA (SQM)	NLA AREA (SQM)	ADG AREA REQUIRED (50% Required within Apt)	TOTAL STORAGE (APT + BSMT)	STORAGE WITHIN APARTMENT	STORAGE WITHIN BASEMENT	COURTYARD (SQM)	EXISTING JULIET RECESSED BALCONY APPROX 2.4SQM (0.7x3.7m)	EXISTING INSET BALCONY APPROX. AREA (SQM)	ADJUSTED FAÇADE LINE OF EXISTING RECESSED JULIET BALCONY	ADDON ON POPOUT BALCONY (SIZE VARIES)	TERRACE (SQM)	TOTAL EXTERNAL AREA	POOL	POTENTIAL LIVABLE / ADAPTABLE APTS	CARSPACE ALLOCATION
B4 - B3	B4.B3.01	1		1A	2D	1	1 BED	Existing 2400	63.24		6.00	3.00	tbc	3.00	19.57						19.57			0
	B4.B3.02	2+5		2D	2E	2	2 BED	Existing 2400	95.03		8.00	4.00	tbc	4.00	47.89						47.89			0
B2-B1	B2.B1.01		NEW	1A	NEW	1	1 BED	**Existing 2540 (+Existing 2560)**	63.22		6.00	3.00	tbc	3.00		2.79+2.52								0
	B2.B1.02		NEW	1A-2	NEW	1	1 BED	**Existing 2580 (+Existing 2560)**	62.67		6.00	3.00	tbc	3.00		4.75+4.99								0
	B2.B1.03	3	B2.B1.01	2F		2	2 BED	Existing 2400 **(+Existing 2560)**	72.29		8.00	4.00	tbc	4.00	12.33	6.43+4.7					23.46			0
	B2.B1.04	4	B2.B1.02	1D		1	1 BED	Existing 2400	57.79		6.00	6.50	3.50	3.00	19.50						19.50			0
L1-3	01.02.01	7		1B		1	STUDIO	Existing 2400	38.97		4.00	5.00	2.00	3.00	10.47	1.88					12.36			0
	01.02.02	8		2C-M		2	2 BED	Existing 2400	78.04		8.00	8.00	4.00	4.00	25.73	4.12+3.83					33.68			0
	01.02.03	9		2C		2	2 BED	Existing 2400 **(+Existing 2560)**	78.36		8.00	8.10	4.10	4.00	11.39	5.66+5.31					22.36			0
	01.02.04	10		2C-M		2	2 BED	Existing 2400	78.44		8.00	8.00	4.00	4.00	39.28					43.93	83.21			0
	01.02.05	11		2C		2	2 BED	Existing 2400	78.33		8.00	8.10	4.10	4.00	44.38+25.11						69.50			0
	01.02.06	19		2C-V		2	2 BED + VOID	Existing 2400 / Double Height Living 5000	77.85		8.00	8.00	4.00	4.00	52.53+32.70						85.23			0
	01.02.07	12		2B		2	2 BED	Existing 2400	79.86		8.00	8.40	4.40	4.00	34.81+56.48						91.29			0
L3-5	03.04.01	14		2C		2	2 BED	Existing 2400	76.77		8.00	8.10	4.10	4.00					6.20		6.20			1
	03.04.02	15+26		2C-M		2	2 BED	Existing 2400	77.95		8.00	8.00	4.00	4.00					6.20		6.20			1
	03.04.03	16+27		2C		2	2 BED	Existing 2400	78.46		8.00	8.10	4.10	4.00		4.80			6.20		11.00			1
	03.04.04	17+28		2C-M		2	2 BED	Existing 2400	78.02		8.00	8.00	4.00	4.00					6.20		6.20			1
	03.04.05	18+29		2C		2	2 BED	Existing 2400	78.01		8.00	8.10	4.10	4.00					6.20		6.20			1
	03.04.06	20		2B		2	2 BED	Existing 2400	80.82		8.00	8.40	4.40	4.00					6.20		6.20			1
	04.05.01	21		1C		1	1 BED STUDIO	Existing 2400	44.27		6.00	6.20	3.20	3.00					4.50		4.50			0
	04.05.02	22		1C		1	1 BED STUDIO	Existing 2400	44.40		6.00	6.20	3.20	3.00					4.50		4.50			0
	04.05.03	13+23		2G		2	2 BED	Existing 2400	72.89		8.00	7.80	3.80	4.00	42.19+16.64						58.82			0
	04.05.04	23		2C		2	2 BED	Existing 2400	78.42		8.00	8.10	4.10	4.00	19.69				6.20		25.89			0
	04.05.05	24		2H		2	2 BED	Existing 2400	77.69		8.00	8.80	4.80	4.00	44.05+18.55						62.60			0
	04.05.06	25		2C-V		2	2 BED + VOID	Existing 2400 / Double Height Living 5000	75.67		8.00	8.00	4.00	4.00	45.55+25.65						75.21			0
L5-7	05.06.01	30 +39		2C-M		2	2 BED	Existing 2400	78.19		8.00	8.00	4.00	4.00					6.20		6.20			1
	05.06.02			2C		2	2 BED	Existing 2400	78.29		8.00	8.10	4.10	4.00					6.20		6.00			1
	05.06.03			2C-M		2	2 BED	Existing 2400	78.40		8.00	8.00	4.00	4.00					6.20		6.20			1
	05.06.04			2C		2	2 BED	Existing 2400	77.99		8.00	8.10	4.10	4.00					6.20		6.00			1
	05.06.05	30 +39		2C-M		2	2 BED	Existing 2400	77.73		8.00	8.00	4.00	4.00					6.20		6.20			1
	06.07.01	31		2B		2	2 BED	Existing 2400	80.86		8.00	8.40	4.40	4.00					6.20		6.20			1
	06.07.02	32		2A		2	2 BED	Existing 2400	75.08		8.00	9.06	5.06	4.00					6.20		6.20			1
	06.07.03	33		2A		2	2 BED	Existing 2400	75.37		8.00	9.06	5.06	4.00					6.20		6.20			1
	06.07.04	36		1C		1	1 BED STUDIO	Existing 2400	44.14		6.00	6.20	3.20	3.00					4.50		4.50			0
	06.07.05	35		1C		1	1 BED STUDIO	Existing 2400	44.35		6.00	6.20	3.20	3.00					4.50		4.50			0
	06.07.06	34		2B		2	2 BED	Existing 2400	80.82		8.00	8.40	4.40	4.00					6.20		6.20			1
	06.07.07	37+46		2C		2	2 BED	Existing 2400	78.46		8.00	8.10	4.10	4.00					6.20		6.20			1
	06.07.08	38		2C		2	2 BED	Existing 2400	78.32		8.00	8.10	4.10	4.00					6.20		6.20			1
	06.07.09	POD		2C-P		2	2 BED + NEW POD	Existing 2400 + New 2700	78.99		8.00	8.07	4.07	4.00					2x4.5 + 2x6.2		21.40			1
L7-9	07.08.01	26 + POD TYPE B		2C-PM		2	2 BED NEW POD	New 2700	81.80		8.00	8.07	4.07	4.00					4.5 + 2x6.2 +2.5		19.94			1
	07.08.02	27 + POD TYPE B		2C-P		2	2 BED NEW POD	New 2700	81.72		8.00	8.07	4.07	4.00					4.5 + 2x6.2 +2.5		19.94			1
	07.08.03	28 + POD TYPE B		3L		3	3 BED NEW POD	New 2700	182.06		10.00	10.29	5.29	5.00					6.2 + 2x4.5 + 2x2.5		20.20			2
	08.09.01	40		2B		2	2 BED	Existing 2400	80.89		8.00	8.40	4.40	4.00					6.20		6.20			1
	08.09.02	41		2A		2	2 BED	Existing 2400	75.05		8.00	9.06	5.06	4.00					6.20		6.20			1
	08.09.03	42		2A		2	2 BED	Existing 2400	75.33		8.00	9.06	5.06	4.00					6.20		6.20			1
	08.09.04	45		1C		1	1 BED STUDIO	Existing 2400	44.95		6.00	6.20	3.20	3.00					4.50		4.50			0
	08.09.05	44		1C		1	1 BED STUDIO	Existing 2400	44.08		6.00	6.20	3.20	3.00					4.50		4.50			0
	08.09.06	43		2B		2	2 BED	Existing 2400	80.87		8.00	8.40	4.40	4.00					6.20		6.20			1
	08.09.07	46		2C		2	2 BED	Existing 2400	78.37		8.00	8.10	4.10	4.00					6.20		6.20			1
	08.09.08	47		2C		2	2 BED	Existing 2400	77.56		8.00	8.10	4.10	4.00					6.20		6.20			1
L10-11	09.10.01	POD TYPE A		3A		3	3 BED NEW POD	New 2700	132.73		10.00	10.38	5.38	5.00					6.20	41.08	47.28	SPA		2
	09.10.02	POD TYPE C		4D		4	4 BED NEW POD PENTHOUSE	New 2700	268.32		10.00	14.52	5.52	9.00					2x6.2 + 2x4.5 + 2.5	86.15	110.05	POOL		2
	09.10.03	POD TYPE C		3L		3	3 BED NEW POD	New 2700	182.34		10.00	10.29	5.29	5.00					6.2 + 2x4.5 + 2x2.5		20.20			2
	09.10.04	POD TYPE C		3J		3	3 BED + NEW POD	Existing 2400 + New 2700	123.52		10.00	10.40	5.40	5.00					6.20		6.00			2
	10.11.01	48		3D		3	3 BED	Existing 2400	118.51		10.00	10.41	5.41	5.00					6.20		6.20			2
	10.11.02	49		2A		2	2 BED	Existing 2400	74.97		8.00	9.06	5.06	4.00					6.20		6.20			1
	10.11.03	50		2A		2	2 BED	Existing 2400	75.33		8.00	9.06	5.06	4.00					6.20		6.20			1
	10.11.04	53		1C		1	1 BED STUDIO	Existing 2400	44.16		6.00	6.20	3.20	3.00					4.50		4.50			0
	10.11.05	52		1C		1	1 BED STUDIO	Existing 2400	44.10		6.00	6.20	3.20	3.00					4.50		4.50			0
	10.11.06	51		2B		2	2 BED	Existing 2400	80.84		8.00	8.40	4.40	4.00					6.20		6.20			1
	10.11.07			3B		3	3 BED + NEW POD	Existing 2400 + New 2700	119.79		10.00	10.72	5.72	5.00					6.20		6.20			2
L12-13	12.13.01	54 + 59		3E-2		3	3 BED	Existing 2400	123.37		10.00	10.52	5.52	5.00		2.63				90.75	93.37	SPA		2
	12.13.02	55		2A		2	2 BED	Existing 2400	75.04		8.00	9.06	5.06	4.00					6.20		6.20			1
	12.13.03	56		2A		2	2 BED	Existing 2400	75.34		8.00	9.06	5.06	4.00					6.20		6.20			1
	12.13.04	57 + 58		3K		3	3 BED + NEW POD	Existing 2400 + New 2700	167.84		10.00	10.20	5.20	5.00					2 x 6.2		12.40			2
	12.13.05			1C		1	1 BED	Existing 2400	44.19		6.00	6.20	3.20	3.00					4.50		4.50			0
L14-15	14.15.01	60+65		3E		3	3 BED	Existing 2400	123.57		10.00	10.52	5.52	5.00		2.59			6.20		8.79			2
	14.15.02	61+62		3F		3	3 BED	Existing 2400	153.22		10.00	11.67	6.67	5.00					2 x 6.2		12.40			2
	14.15.03	63+64		3K-2		3	3 BED + NEW POD	Existing 2400 + New 2700	169.07		10.00	10.40	5.40	5.00					2 x 6.2		12.40			2
	14.15.04			1C		1	1 BED	Existing 2400	44.20		6.00	6.20	3.20	3.00					4.50		4.50			0
L16-17	16.17.01	66+70+69		4C		4	4 BED	Existing 2400	167.57		10.00	12.75	5.75	7.00						84.37	84.37	POOL		2
	16.17.02	67+68		3G		3	3 BED	Existing 2400	155.43		10.00	10.06	5.06	5.00		2.54			3x6.2 + 4.5		25.64			2
L18-19	18.19.01	71		3H		3	3 BED + NEW POD	Existing 2400 + New 2700	158.95		10.00	11.75	6.75	5.00					4.50	47.33	51.83			2
	18.19.02	72+73		3E-3		3	3 BED	Existing 2400	124.80		10.00	10.52	5.52	5.00		2.50			4.50	86.10	93.10	SPA		2
L20-21	20.21.01	74+75+76		4B		4	4 BED + NEW POD	Existing 2400 + (New 2400 terrace only)	200.34		10.00	13.75	5.75	8.00		2.63				31.67+45.47	79.76	SPA		2
L22-L23	22.23.01	77+78+79		4B-2		4	4 BED + NEW POD	Existing 2400 + (New 2400 terrace only)	200.37		10.00	19.75	5.75	14.00		2.63				31.15	33.78			2
L24-L26	24.26.01	77+78+79		4A		4	4 BED + NEW POD PENTHOUSE	Existing (Lift Overrun) + New 2700	295.54		10.00	26.85	6.85	20.00					4x2.85 + 4x2.85	32.12+37.52+15.54	108.03	SPA/POOL		3
GLOUCESTER	GW.S.01			SOHO		0	SOHO			33.33										10.23	10.23			
WALK	GW.S.02			SOHO		0	SOHO			41.05										9.79	9.79			
	GW.S.03			SOHO		0	SOHO			41.67										6.98	6.98			
	GW.S.04			SOHO		0	SOHO			22.23										7.74	7.74			
	GW.R.01			CAFÉ/RETAIL		0	CAFÉ/RETAIL			52.14														
CUMBERLAND	CS.R.01			CAFÉ/RETAIL		0	CAFÉ/RETAIL			35.57														
STREET	CS.R.02			CAFÉ/RETAIL		0	CAFÉ/RETAIL			56.55														
GYM										96.06														
POOL										205 (Pool Terrace)														
				77 UNITS		**163**			**7260.55**	**378.60**	622.00	667.54	322.54	345.00							**1881.59**		**0 70** Total Livable / Adaptable Apts	

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

1 LEVEL 05-06
00-00-00-00-00

2 LEVEL 06-07
00-00-00-00-00

5.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20920
Address 2-60 Cumberland Street , THE ROCKS , NSW, 2000
hstar.com.au

ABSA
Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature
This Accredited Assessor has HERS Rater Number 20920 Accredited Assessor Status Granted To Show An ABSA Code of Practice

BVN

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ISSUE	DATE	FOR
1	17.04.20	FOR INFORMATION
2	05.05.20	FOR INFORMATION
3	08.05.20	FOR INFORMATION
4	22.05.20	FOR INFORMATION
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9	14.08.20	FOR INFORMATION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER
DEDICO

CLIENT

JDH CAPITAL
CLIENT NUMBER

PROJECT

SIRIUS
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 05-07

AR-B-10-05 | ISSUE 9

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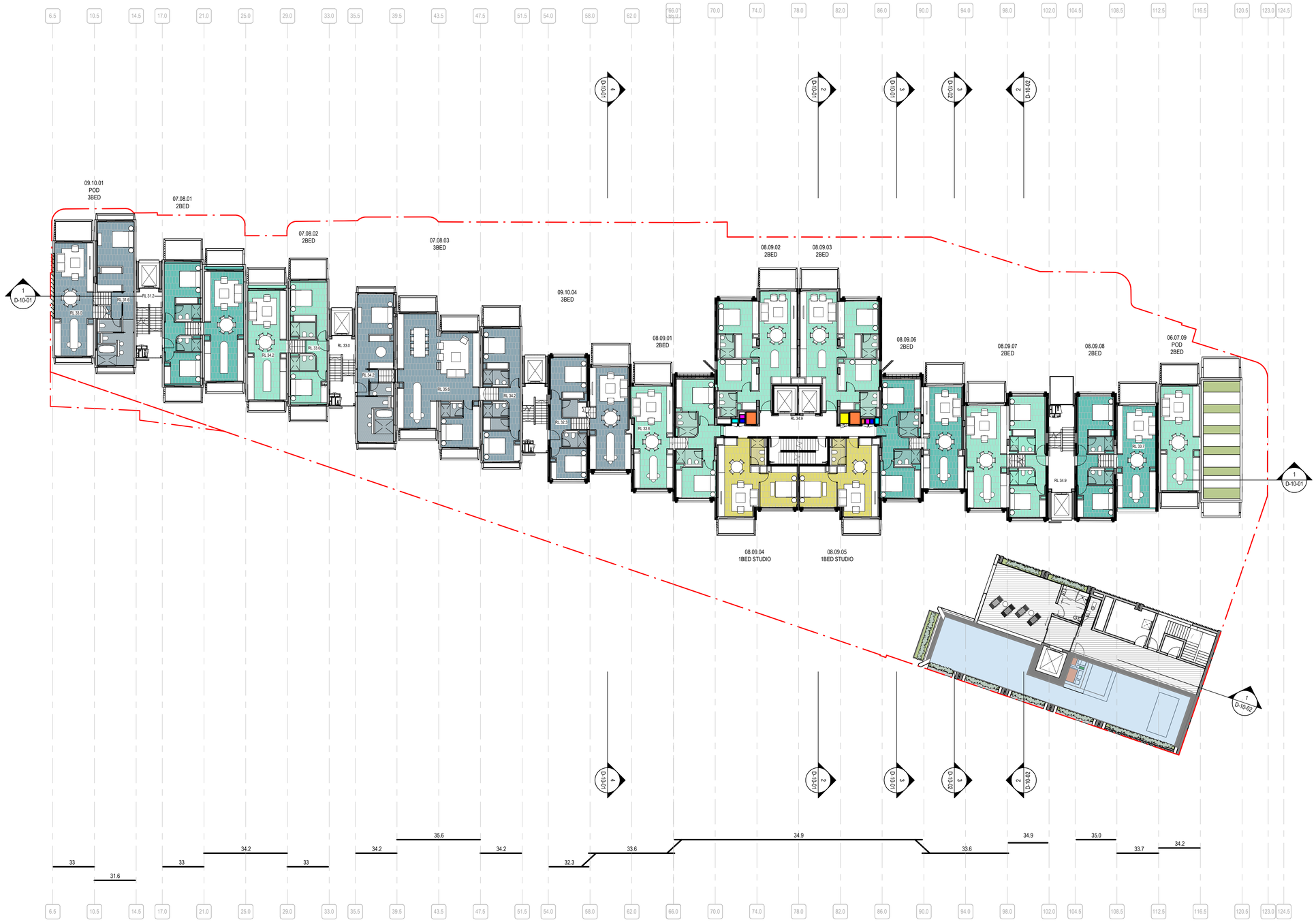

1 LEVEL 07-08
00-00-00-00-00

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

5.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20920
Address 2-60 Cumberland Street , THE ROCKS , NSW , 2000
hstar.com.au

ABSA Assessor Quality Assurance
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature
This Accredited Assessor is qualified to use Nationwide House Energy Rating Software and has agreed to follow the ABSA Code of Practice

BVN

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8	14.08.20	FOR INFORMATION

CONSULTANT

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PROJECT MANAGER
DEDICO

CLIENT

JDH CAPITAL
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY

TRUE NORTH

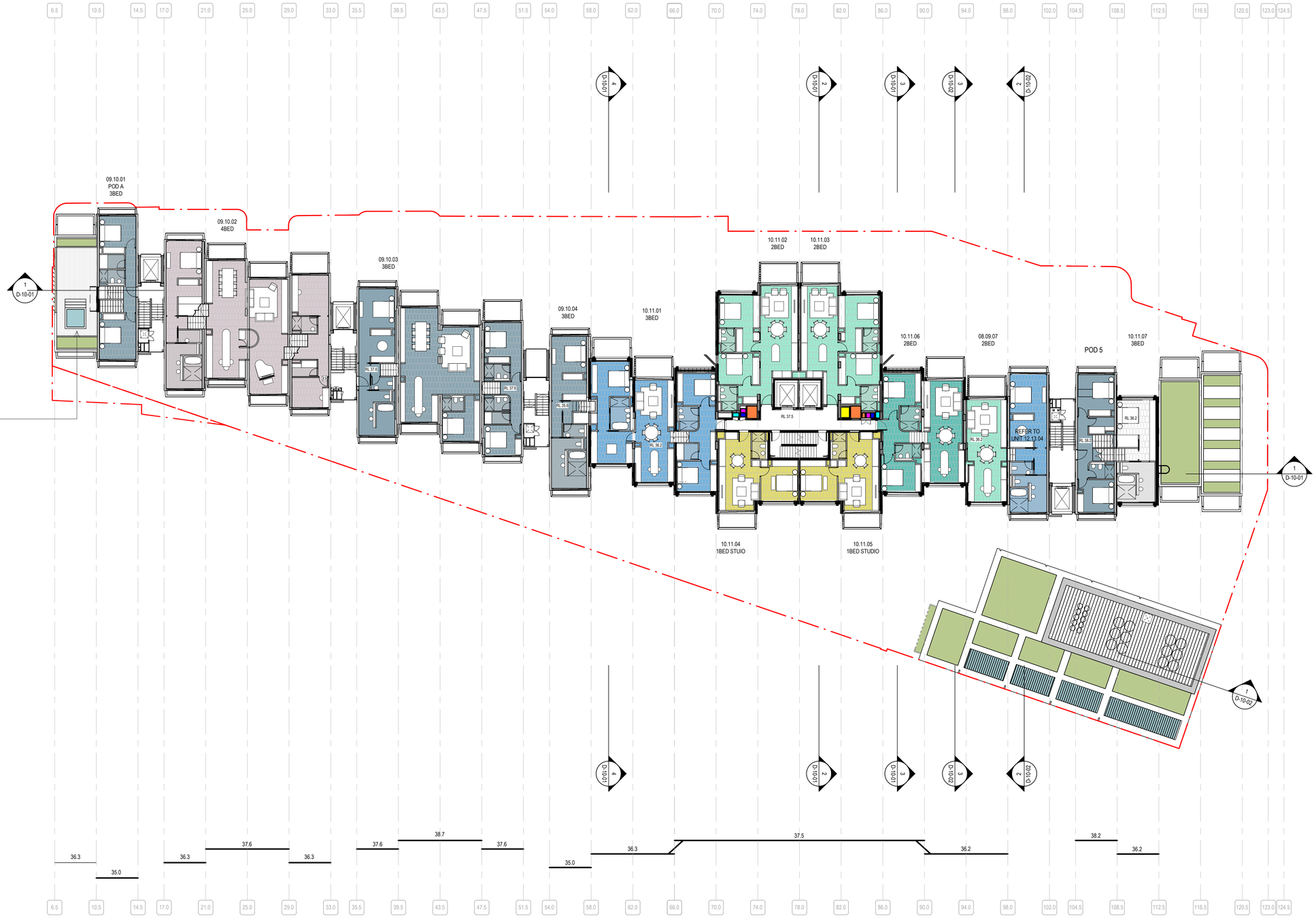
GRAPHIC SCALE
0 2000 5000
SCALE

1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

LEVEL 07-09

AR-B-10-06 | ISSUE 8



1 A-00-07 LEVEL 09-10

2 00-00-00-00-00 LEVEL 10-11

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ISSUE	DATE	FOR
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

CONSULTANT

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CONSULTANT

CONSULTANT

PROJECT MANAGER
DEDICO

CLIENT

JDH CAPITAL
CLIENT NUMBER

PROJECT

SIRIUS
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 09-11

AR-B-10-07 | ISSUE 7

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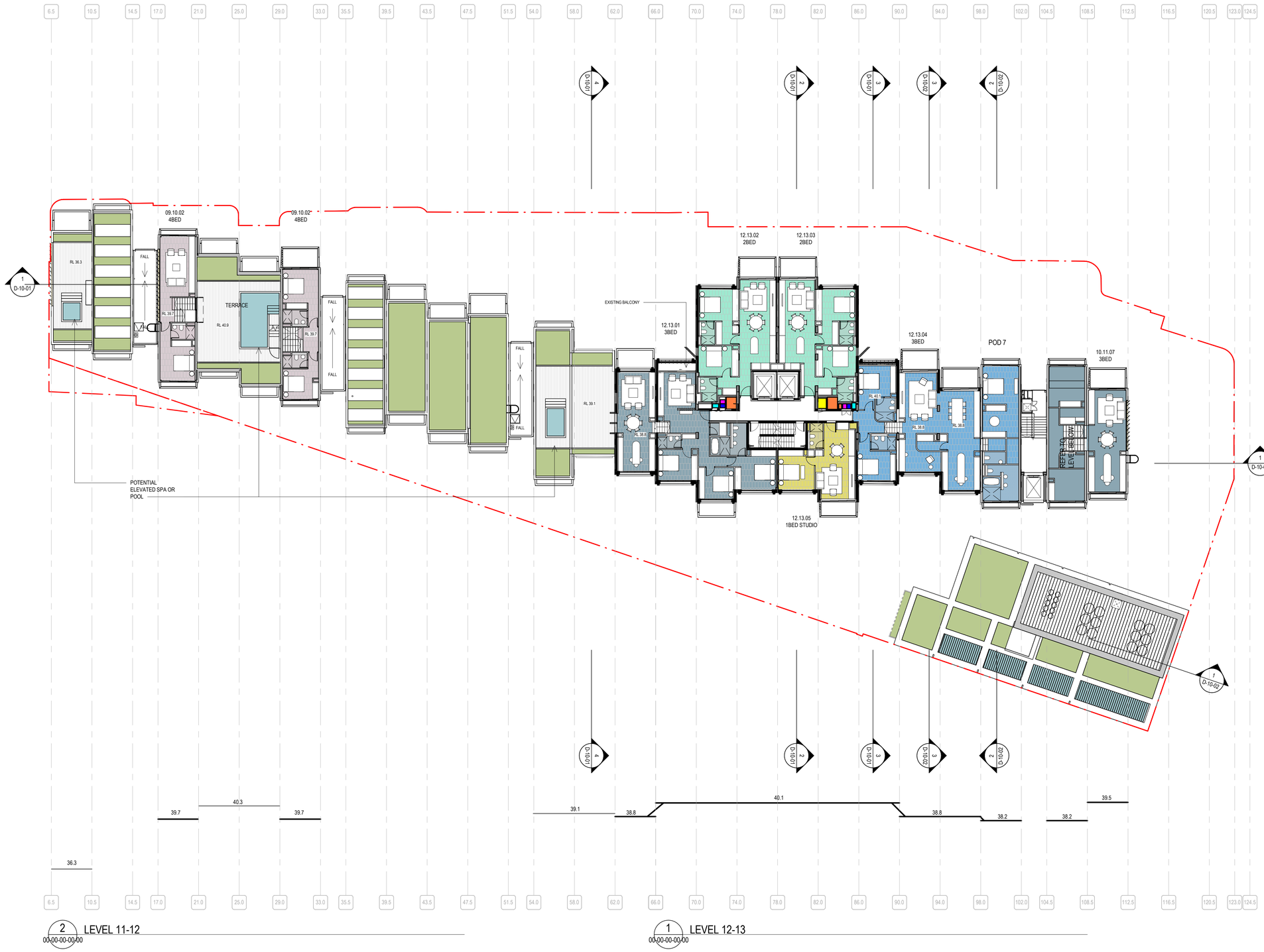

2 LEVEL 11-12
00-00-00-00-00

1 LEVEL 12-13
00-00-00-00-00

0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20920
Address 2-60 Cumberland Street , THE ROCKS , NSW , 2000
5.4 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
hstar.com.au

ABSA Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature
This Accredited Assessor is qualified to use NATHERS Accredited Software and has passed the ABSA Code of Conduct

BVN

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PROJECT

SIRIUS
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 11-13

AR-B-10-08 | ISSUE 7

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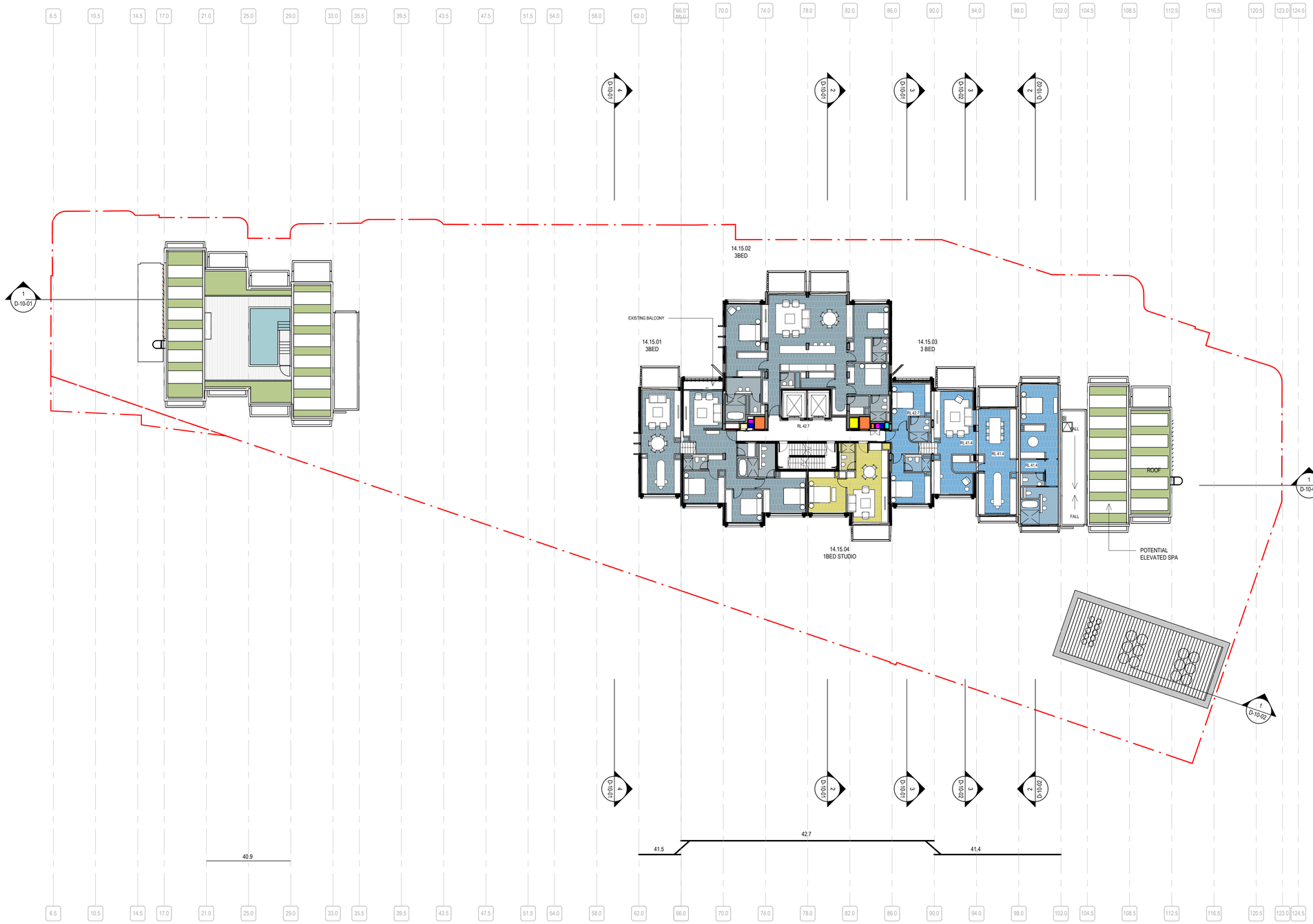

1 LEVEL 13-14
00-00-00-00-00

2 LEVEL 14-15
00-00-00-00-00

5.4 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20920
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hstar.com.au

ABSA Australian Building Sustainability Association
ABSA Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature
This Accredited Assessor is qualified to use ABSA's Accreditation Mark and has undertaken to follow the ABSA Code of Practice

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JDH CAPITAL
CLIENT NUMBER

PROJECT

SIRIUS
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 13-15

AR-B-10-09 | ISSUE 7

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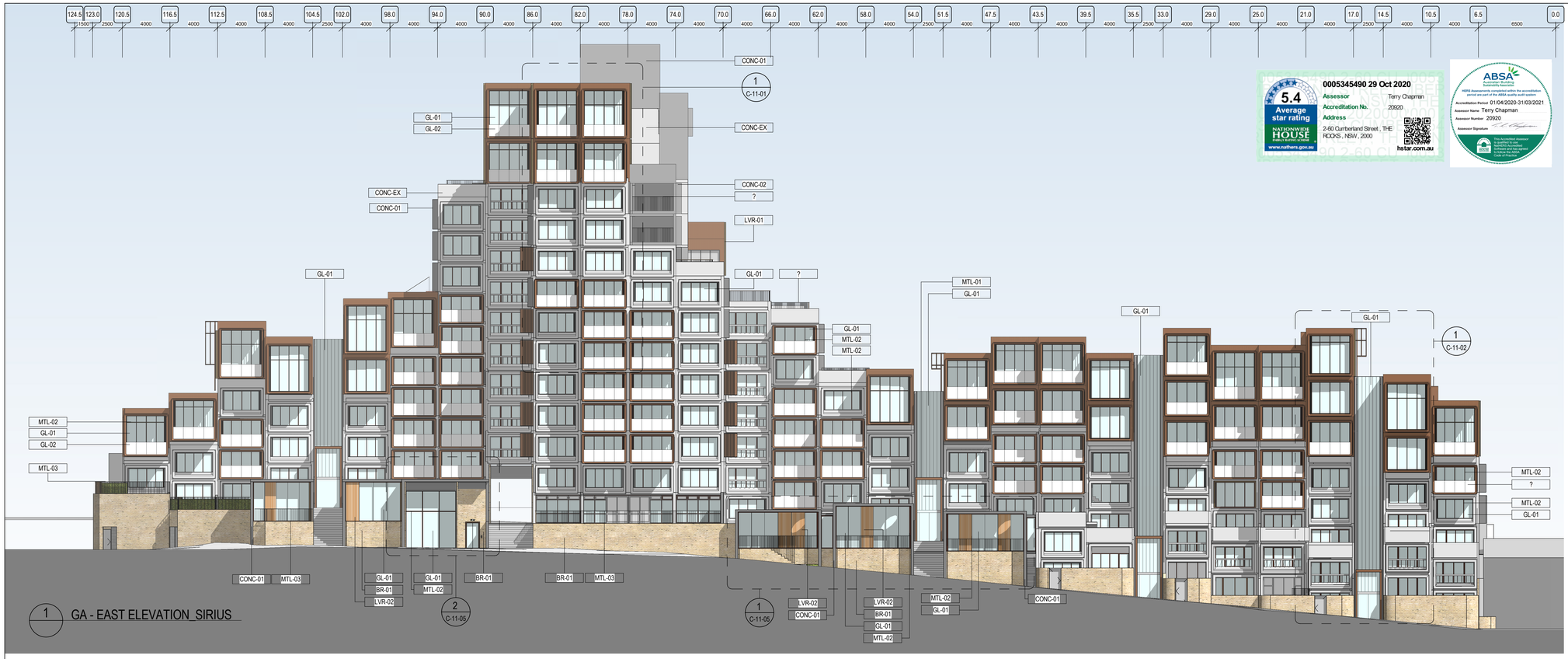

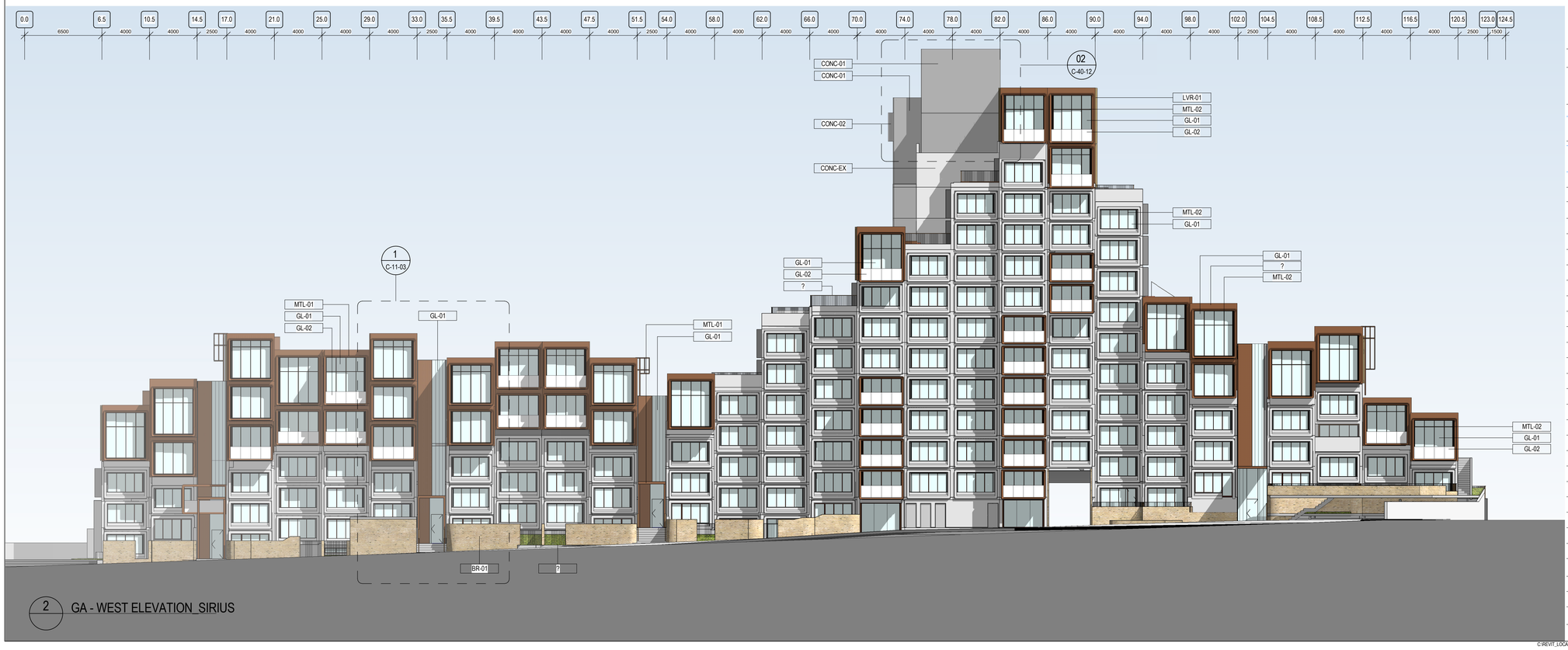

5.4 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20520
Address 2-60 Cumberland Street , THE ROCKS , NSW , 2000
hstar.com.au

ABSA Approved Assessor
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Terry Chapman
Assessor Number 20520
Assessor Signature
This Accredited Assessor is qualified to Lodge Certificates, Conduct Software and has agreed to Code of the ABSA Code of Practice

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SIRIUS
2-60 CUMBERLAND ST, THE ROCKS

BVN PROJECT NUMBER

1712011

DRAWING KEY

GRAPHIC SCALE
0 2000 5000

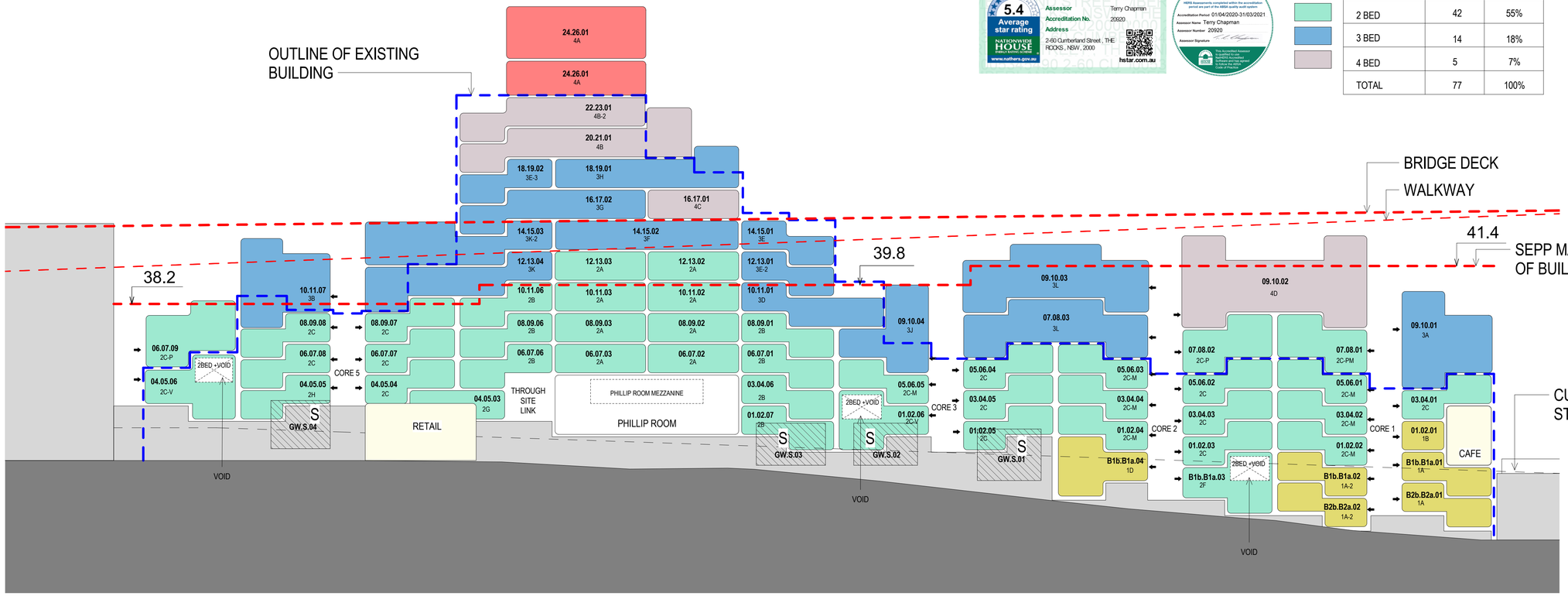
SCALE
1 : 200@A1

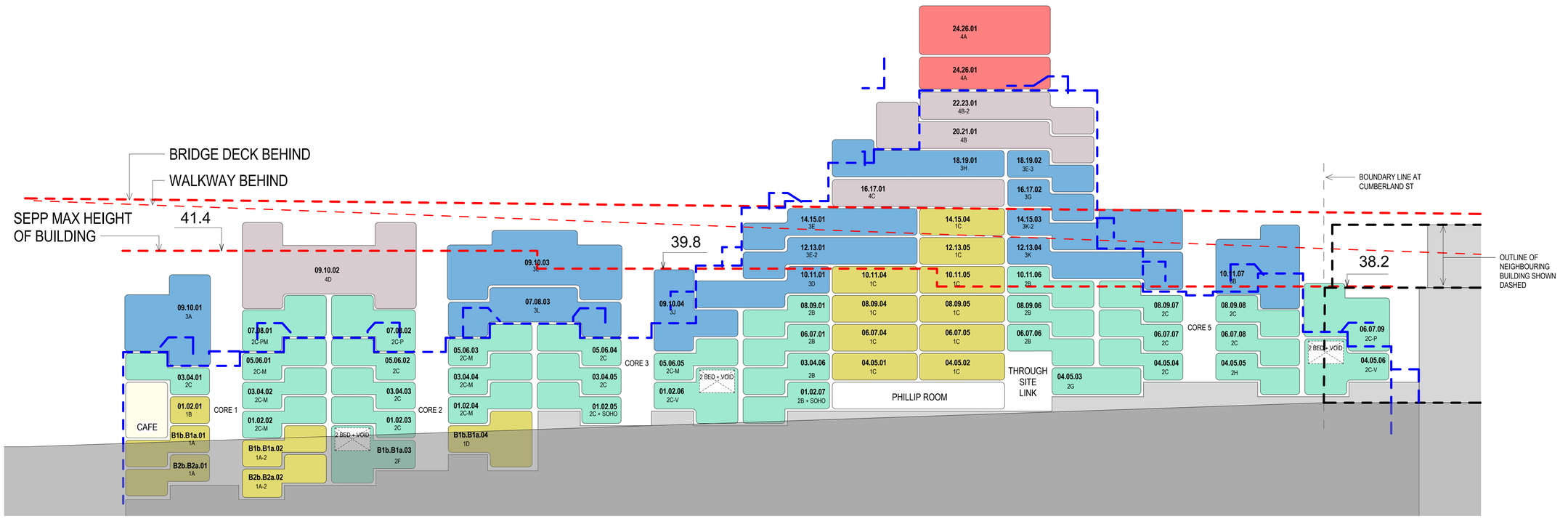
STATUS
FOR INFORMATION

DRAWING
GA EAST & WEST ELEVATIONS - SIRIUS BUILDING

AR-C-10-01

ISSUE
1





2 WEST ELEVATION

1 BED / STUDIO	16	20%
2 BED	42	55%
3 BED	14	18%
4 BED	5	7%
TOTAL	77	100%

5.4 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005345490 29 Oct 2020
Assessor Terry Chapman
Accreditation No. 20920
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ABSA Australian Building Sustainability Assessors
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Assessor Number 20920
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SCALE

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STATUS

FOR INFORMATION
DRAWING

EAST AND WEST ELEVATIONS MIX DIAGRAM

AR-C-XX-16 | ISSUE 6

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