



BASIX COMMITMENTS NOTES			
FOR 6 NEW UNITS: 07.08.01 / 07.08.02 / 07.08.03 / 08.10.01 / 08.10.02 / 08.10.03			
TO BE MADE IN CONJUNCTION WITH BASIX REPORT			
WATER			
Fixtures	All Shower Heads 3 star (<4.5 but >=4.0l/min)	All Toilet Flushing Systems 3 star	All Bathroom taps 3 star
Appliances	All Dishwashers 5 star		
	All Clothes washers 5 star		
Landscape	All Planting to be indigenous or low water use species		
Common areas	Toilet 3 star / Taps 3 star		
Central water tank	5000L		
ENERGY			
	Hot Water System	Central hot water system (Gas-fired storage) / Piping insulated	
	Cooling System	Central cooling system (zoned)	
	Heating System	Central heating system (zoned)	
	Artificial Lighting	per BASIX	
	Natural Lighting	per BASIX	
	Appliances:	Gas Cooktop & Electric Oven	
		3 star	
	Dishwasher:	4.5 star	
	Clothes Washer:	5 star	
	Clothes Dryer:	5 star	
	Outdoor drying line:	No	
	Ventilated Fridge:	No	
	Pool/Spa:	09.10.01 gas heated spa: Volume 2.0 KL 09.10.02 gas heated pool: Volume 12.9KL	
COMMON AREAS			
	REFER TO BASIX		
BASIX CONSTRUCTION NOTES			
FOR 70 UNITS ALTERNATION AND ADDITION			
INSULATION			
External wall	Materials	Requirement	
	cavity brick	nil	
	concrete block / plasterboard	R1.18 (or R1.70 including construction)	
	panel / weatherboards, fibre, 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	East / verandah / Pergola / Balcony >=450mm	U-Value: 3.64 / SHGC: 0.42	
West	East / verandah / Pergola / Balcony >=450mm	U-Value: 3.64 / SHGC: 0.42	
North	East / verandah / Pergola / Balcony >=450mm	U-Value: 3.64 / SHGC: 0.42	
South	None	U-Value: 3.64 / SHGC: 0.42	



NSW ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
6501 ABBIE GALVIN
8588 WATSONS CREEK TOWNSHIP
7115 JULIAN ASHTON
7053 MATTHEW BLUM
7151 PHILIP ROSSINGTON
4937 JAMES GROSS
Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvm.com.au

INTELLECTUAL PROPERTY
COPYRIGHT BVM ARCHITECTURE PTY LIMITED. UNLESS OTHERWISE
AGREED IN WRITING ALL RIGHTS TO THIS DOCUMENT ARE SUBJECT TO
PAYMENT IN FULL OF ALL BVM CHARGES. THIS DOCUMENT MAY ONLY
BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT
HAS BEEN CREATED AND DELIVERED. AS NOTIFIED IN WRITING BY
BVM AND THIS DOCUMENT MAY NOT BE OTHERWISE USED OR COPIED.
ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE
RISK AND WITHOUT LIMITING BVM'S RIGHTS THE USER RELEASES AND
INDEMNIFIES BVM FROM AND AGAINST ALL LOSS SO ARISING.

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR
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
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 2000 5000
SCALE

1:200@A1
STATUS

FOR INFORMATION
DRAWING

PROPOSED SITE PLAN

AR-DA-A-00-07

ISSUE

8

5.4

Average

star rating

NATIONAL HOUSE

www.bvn.com.au

0005345490 29 Oct 2020

Assessor

Accreditation No.

Address

240 Cumberland Street, THE

ROCKS, NSW, 2000

hstar.com.au

ABSA

Accreditation No. 01042020 2010000000

Assessor Name: Terry Chipman

Assessor Number: 20095

Member Number: 01042020 2010000000



NSW ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
6501 ABBIE GALVIN
8558 WATKINSONA TITOWSKY
7115 JULIAN ASHTON
7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
4937 JAMES GROSE
Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

INTELLECTUAL PROPERTY
COPYRIGHT BVN ARCHITECTURE PTY LIMITED. UNLESS OTHERWISE
AGREED IN WRITING ALL RIGHTS TO THIS DOCUMENT ARE SUBJECT TO
PAYMENT IN FULL OF ALL BVN CHARGES. THIS DOCUMENT MAY ONLY
BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT
HAS BEEN CREATED AND DELIVERED. AS NOTED IN WRITING BY
BVN AND THIS DOCUMENT MAY NOT BE OTHERWISE USED OR COPIED.
ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE
RISK AND WITHOUT LIMITING BVN'S RIGHTS THE USER RELEASES AND
INDEMNIFIES BVN FROM AND AGAINST ALL LOSS SO ARISING.

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR
1	17.04.20	FOR INFORMATION
2	12.05.20	FOR INFORMATION
3	22.05.20	FOR INFORMATION
4	01.06.20	FOR INFORMATION
5	23.06.20	FOR INFORMATION
9	14.07.20	FOR INFORMATION
7	22.07.20	FOR INFORMATION
8	14.08.20	FOR INFORMATION
9	31.08.20	FOR INFORMATION
10	04.09.20	NOT FOR SSDA - DRAFT
11	15.09.20	NOT FOR SSDA - DRAFT
12	17.09.20	NOT FOR SSDA - DRAFT
13	18.09.20	FOR SSDA

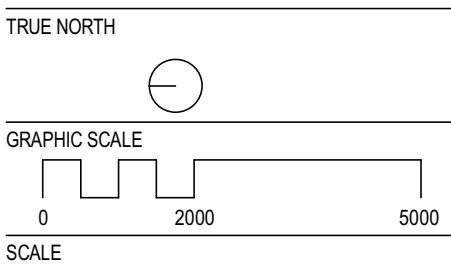
PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

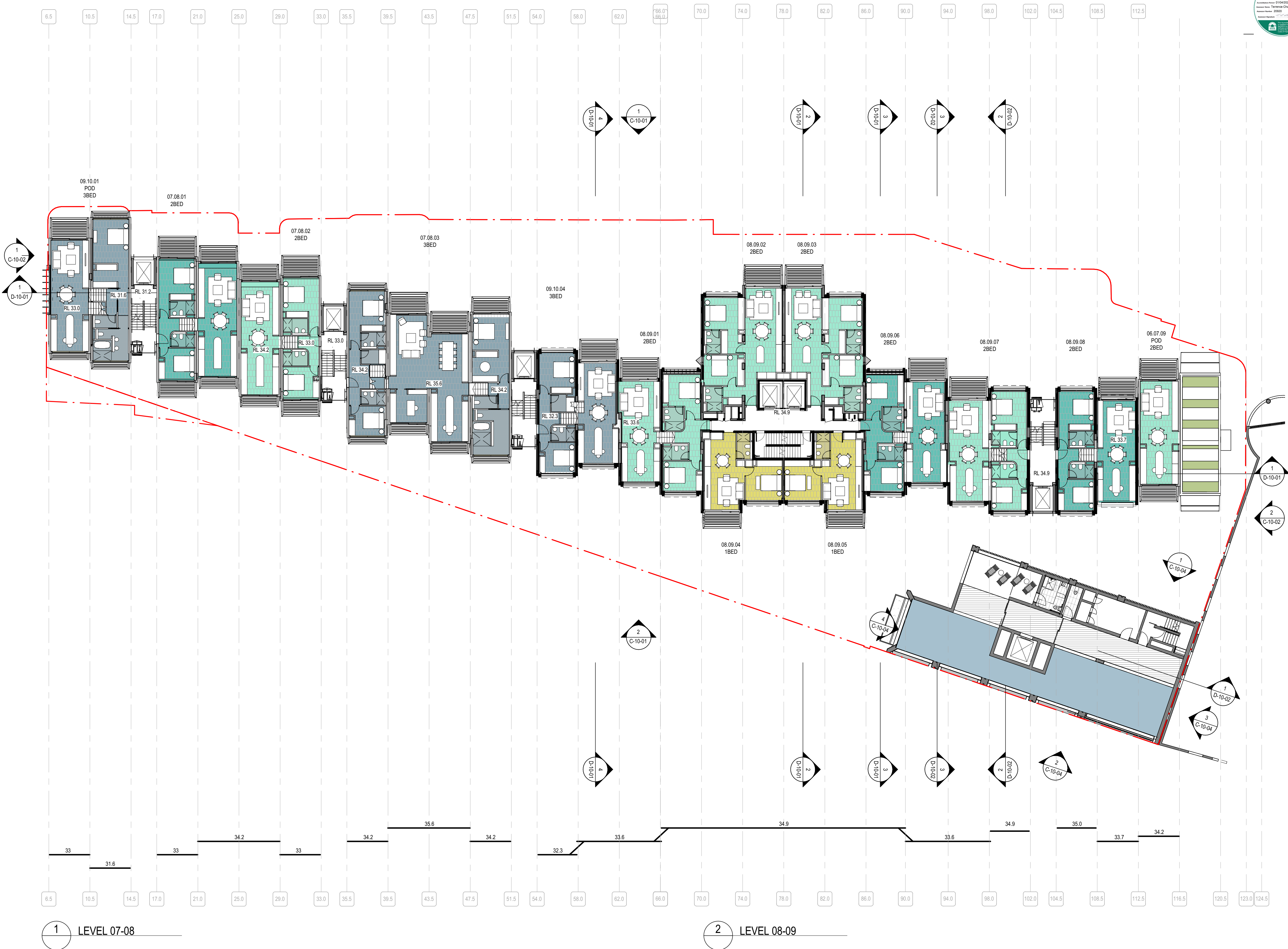
1712011
DRAWING KEY



1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

LEVEL 07-09	ISSUE
AR-DA-B-10-06	13



5.4

Average star rating

NATIONAL HOUSE

www.bvn.com.au

Assessor

Terry Chipman

Accreditation No.

20620

Address

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

hstar.com.au

ABSA

Architectural Board of South Australia

Member No. 12142/2015

Member Name: Terry Chipman

Member Number: 20620

Member Status: Active

BVN

NSW ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

6501 ABBIE GALVIN
8558 WATKINSONA TITCHKOSKY
7115 JULIAN ASHTON
7053 MATTHEW BLAKE
7151 PHILIP ROSSINGTON
4937 JAMES GROSE

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

INTELLECTUAL PROPERTY

COPYRIGHT BVN ARCHITECTURE PTY LIMITED. UNLESS OTHERWISE AGREED IN WRITING ALL RIGHTS TO THIS DOCUMENT ARE SUBJECT TO PAYMENT IN FULL OF ALL BVN CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED IN WRITING BY BVN AND THIS DOCUMENT MAY NOT BE OTHERWISE USED OR COPIED. ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING BVN'S RIGHTS THE USER RELEASES AND INDEMNIFIES BVN FROM AND AGAINST ALL LOSS SO ARISING.

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. DO NOT SCALE THIS DRAWING

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
8	31.08.20	FOR INFORMATION
9	01.09.20	FOR INFORMATION
10	04.09.20	NOT FOR SSDA - DRAFT
11	15.09.20	NOT FOR SSDA - DRAFT
12	17.09.20	NOT FOR SSDA - DRAFT
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

020005000

SCALE

1:200@A1
STATUS

FOR INFORMATION
DRAWING

LEVEL 09-11	ISSUE
AR-DA-B-10-07	13





NSW ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
6501 ASHBY GAVIN
8558 WATTS/CHAMBERS/CHAMBERS
7115 JULIAN ASHBY
7153 MATTHEW BLAIR
7153 PHILIP ROSSINGTON
4937 JAMES GROSS

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvm.com.au

INTELLECTUAL PROPERTY
COPYRIGHT BVM ARCHITECTURE PTY LIMITED. UNLESS OTHERWISE
AGREED IN WRITING ALL RIGHTS TO THIS DOCUMENT ARE SUBJECT TO
PAYMENT IN FULL OF ALL BVM CHARGES. THIS DOCUMENT MAY ONLY
BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT
HAS BEEN CREATED AND DELIVERED. AS NOTIFIED IN WRITING BY
BVM AND THIS DOCUMENT MAY NOT BE OTHERWISE USED OR COPIED.
ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE
RISK AND WITHOUT LIMITING BVM'S RIGHTS THE USER RELEASES AND
INDEMNIFIES BVM FROM AND AGAINST ALL LOSS SO ARISING.

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
DO NOT SCALE THIS DRAWING

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
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

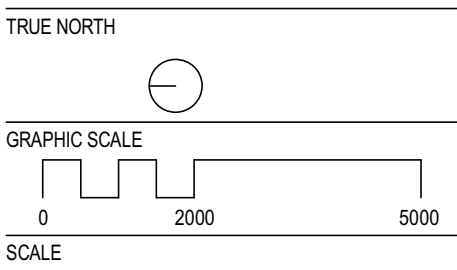
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

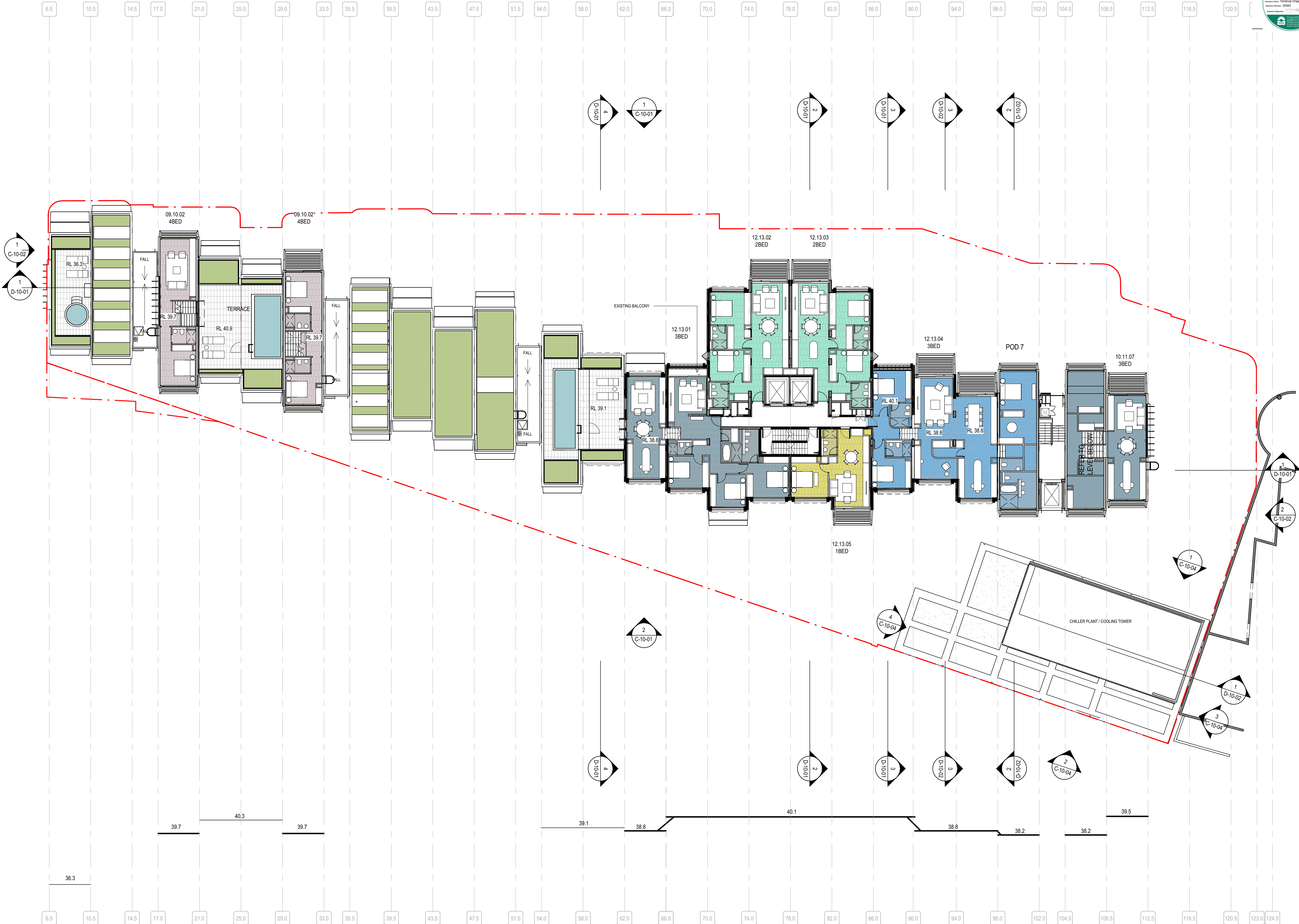
1712011
DRAWING KEY



1:200@A1
STATUS

FOR INFORMATION
DRAWING

LEVEL 11-13
AR-DA-B-10-08
12



2 LEVEL 11-12

1 LEVEL 12-13



NSW ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
6501 ASBIE GALVIN
8556 WATTSCHAKA TITCHKOSKY
7155 JULIAN ASHTON
7155 MATTHEW BLAIR
7155 PHILIP ROSSINGTON
4937 JAMES GROSE

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvm.com.au

INTELLECTUAL PROPERTY
COPYRIGHT BVM ARCHITECTURE PTY LIMITED. UNLESS OTHERWISE
AGREED IN WRITING ALL RIGHTS TO THIS DOCUMENT ARE SUBJECT TO
PAYMENT IN FULL OF ALL BVM CHARGES. THIS DOCUMENT MAY ONLY
BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT
HAS BEEN CREATED AND DELIVERED. AS NOTIFIED IN WRITING BY
BVM AND THIS DOCUMENT MAY NOT BE OTHERWISE USED OR COPIED.
ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE
RISK AND WITHOUT LIMITING BVM'S RIGHTS THE USER RELEASES AND
INDEMNIFIES BVM FROM AND AGAINST ALL LOSS SO ARISING.

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
DO NOT SCALE THIS DRAWING

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
9	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

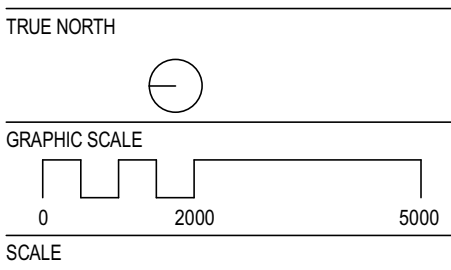
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

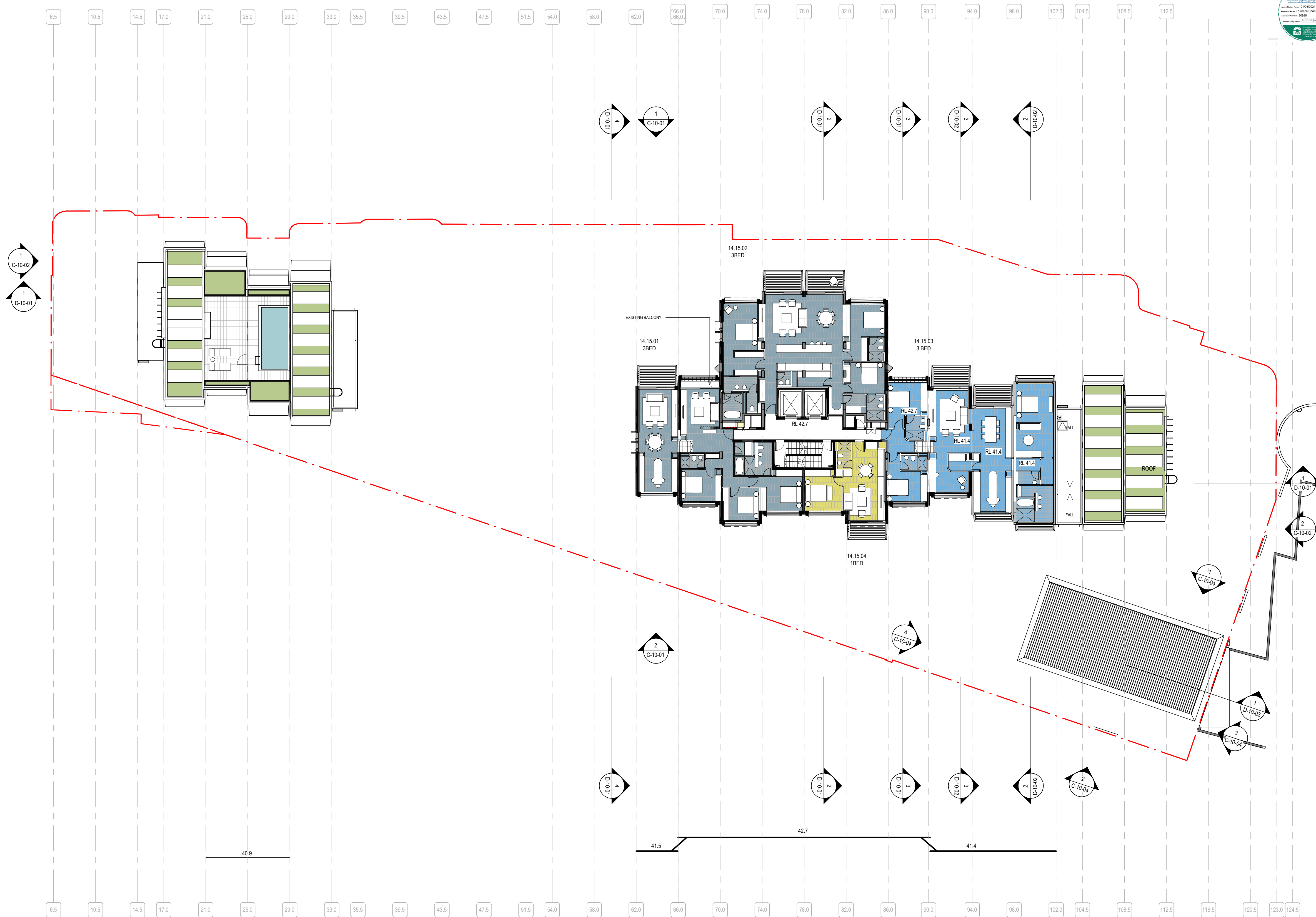
1712011
DRAWING KEY



1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

LEVEL 13-15
AR-DA-B-10-09
ISSUE
12



1 LEVEL 13-14

2 LEVEL 14-15