

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 SSQA - DRAFT
5	15.09.20	NOT FOR SSQA - DRAFT
6	16.09.20	NOT FOR SSQA - DRAFT
7	17.09.20	NOT FOR SSQA - DRAFT
8	18.09.20	FOR SSQA
9	30.07.21	FOR S4.55
10	06.08.21	FOR S4.55



BASIX COMMITMENTS NOTES
 FOR 6 NEW UNITS: 07.08.01 / 07.08.02 / 07.08.03 / 09.10.01 / 09.10.02 / 09.10.03
 TO BE READ IN CONJUNCTION WITH BASIX REPORT

WATER	Appliances	Landscaping	Common areas
All Shower Heads 3 star (4.3 bar <= 6L/min)	All Dishwashers 5 star	All Planting to be indigenous or low water use species	3 star / 3 star / 3 star
All Toilet Flushing Systems 3 star	All Clothes Washers 5 star		3 star / 3 star / 3 star
All Kitchen taps 3 star			
All Bathroom taps 3 star			

ENERGY

Hot Water System	Cooling System	Heating System	Artificial Lighting	Natural Lighting	Appliances	Ventilated Fridge	Pool/Spa
Central hot water system (Gas-fired storage) / Pump insulated	Central cooling system (zoned)	Central heating system (zoned)	per BASIX	per BASIX	Refrigerator: 3 star Dishwashers: 4.5 star Clothes Washer: 5 star Outdoor drying line: No	No	08.10.01 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	Materials	Requirement
External wall	cavity brick	nil
	concrete block / plasterboard	R1.8 (or R1.70 including construction)
	panel / weatherboard, fibro, metal clad	R1.30 (or R1.70 including construction)
	others	R1.70 (including construction)
Roof / Ceiling	Concrete / plasterboard external	R2.50 (incl. roof foil / racking)

GLAZING

Orientation	Shading Device	Frame and glass Type
East	Eave / verandah / Pergola / Balcony >=450mm	U-Value 3.64 / SHGC 0.42
West	Eave / verandah / Pergola / Balcony >=450mm	U-Value 3.64 / SHGC 0.42
North	Eave / verandah / Pergola / Balcony >=450mm	U-Value 3.64 / SHGC 0.42
South	None	U-Value 3.64 / SHGC 0.42

PROJECT MANAGER
 DEDICO DEVELOPMENT SERVICES

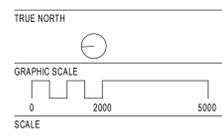
CLIENT

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

PROPOSED SITE PLAN

AR-DA-A-00-07 10

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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

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7	17.09.20	NOT FOR SSDA - DRAFT
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9	23.10.20	FOR SSDA
10	30.07.21	FOR S4.55
11	05.08.21	FOR S4.55



1 GA - GLOUCESTER WALK STREET ELEVATION



2 GA - CUMBERLAND STREET ELEVATION

PROJECT MANAGER
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CLIENT

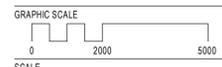
SIRIUS DEVELOPMENTS PTY LTD
 CLIENT NUMBER

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

1712011

DRAWING KEY



1:300@A1
 STATUS

FOR INFORMATION
 DRAWING

EAST & WEST ELEVATIONS -
 STREETSCAPE

ISSUE
11

AR-DA-C-10-00