



SIRIUS SITE

2-60 CUMBERLAND STREET, THE ROCKS, SYDNEY

STATE SIGNIFICANT DEVELOPMENT APPLICATION SECTION 4.55 SUBMISSION ARCHITECTURAL DRAWINGS

11 AUGUST 2022

REVISION LEGEND

A UPDATED REVISION
B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
C 3D VIEW ADDED TO SHEET



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	All Shower Heads	All Toilet Flushing Systems (All R18P taps)
Features	3 star (4.5 bar) but <= 6L/min	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	Water 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:	Cooktop/oven:	Gas Cooktop & Electric Oven
	Refrigerator:	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	Materials	Requirement
External wall	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	Shading Device	Frame and glass type
Orientation	East / west / north / south	U-Value: 3.64 / SHGC: 0.42
East	East / west / north / south	U-Value: 3.64 / SHGC: 0.42
West	East / west / north / south	U-Value: 3.64 / SHGC: 0.42
North	East / west / north / south	U-Value: 3.64 / SHGC: 0.42
South	None	U-Value: 3.64 / SHGC: 0.42

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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
9	04.02.22	S4.55 SUBMISSION
10	18.02.22	S4.55 SUBMISSION
11	17.06.22	S4.55 SUBMISSION
12	11.08.22	S4.55 SUBMISSION

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

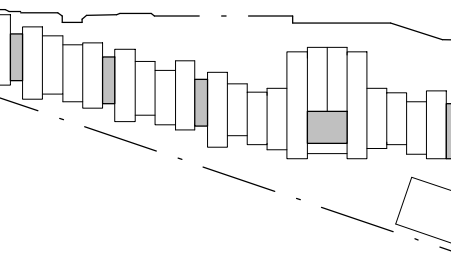
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

PROPOSED SITE PLAN

AR-DA-A-00-07 12

ISSUE	DATE	FOR
1	08.04.20	FOR INFORMATION
2	17.04.20	FOR INFORMATION
3	05.05.20	FOR INFORMATION
4	06.05.20	FOR INFORMATION
5	22.05.20	FOR INFORMATION
6	01.06.20	FOR INFORMATION
7	03.06.20	FOR INFORMATION
8	23.06.20	FOR INFORMATION
9	09.07.20	FOR INFORMATION
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11	22.07.20	FOR INFORMATION
12	27.07.20	FOR INFORMATION
13	14.08.20	FOR INFORMATION
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15	04.09.20	NOT FOR SSDA - DRAFT
16	15.09.20	NOT FOR SSDA - DRAFT
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20	04.02.22	\$4.55 SUBMISSION
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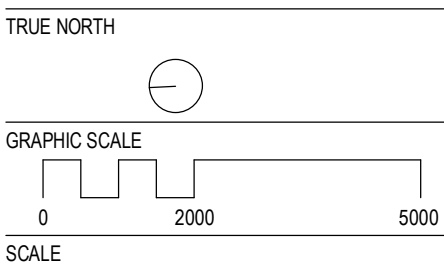
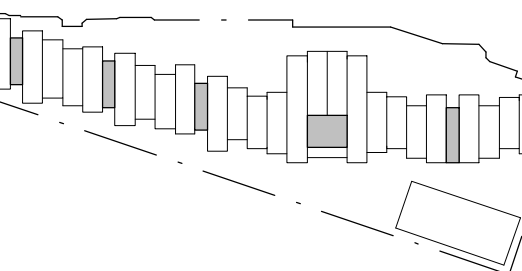
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CLIENT NUMBER

PROJECT

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

1712011
DRAWING KEY



1 : 200@A1
STATUS

FOR INFORMATION
DRAWING

GENERAL ARRANGEMENT
LEVEL 03-05

AR-DA-B10-04

ISSUE
22



REVISION LEGEND

- A UPDATED REVISION
- B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
- C 3D VIEW ADDED TO SHEET

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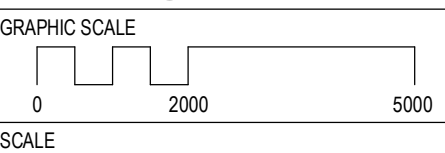
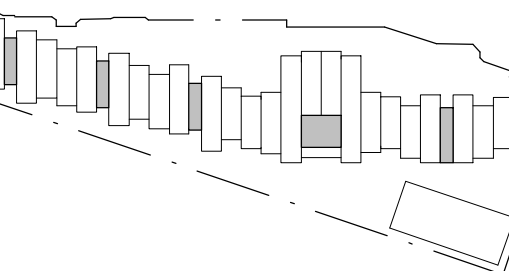
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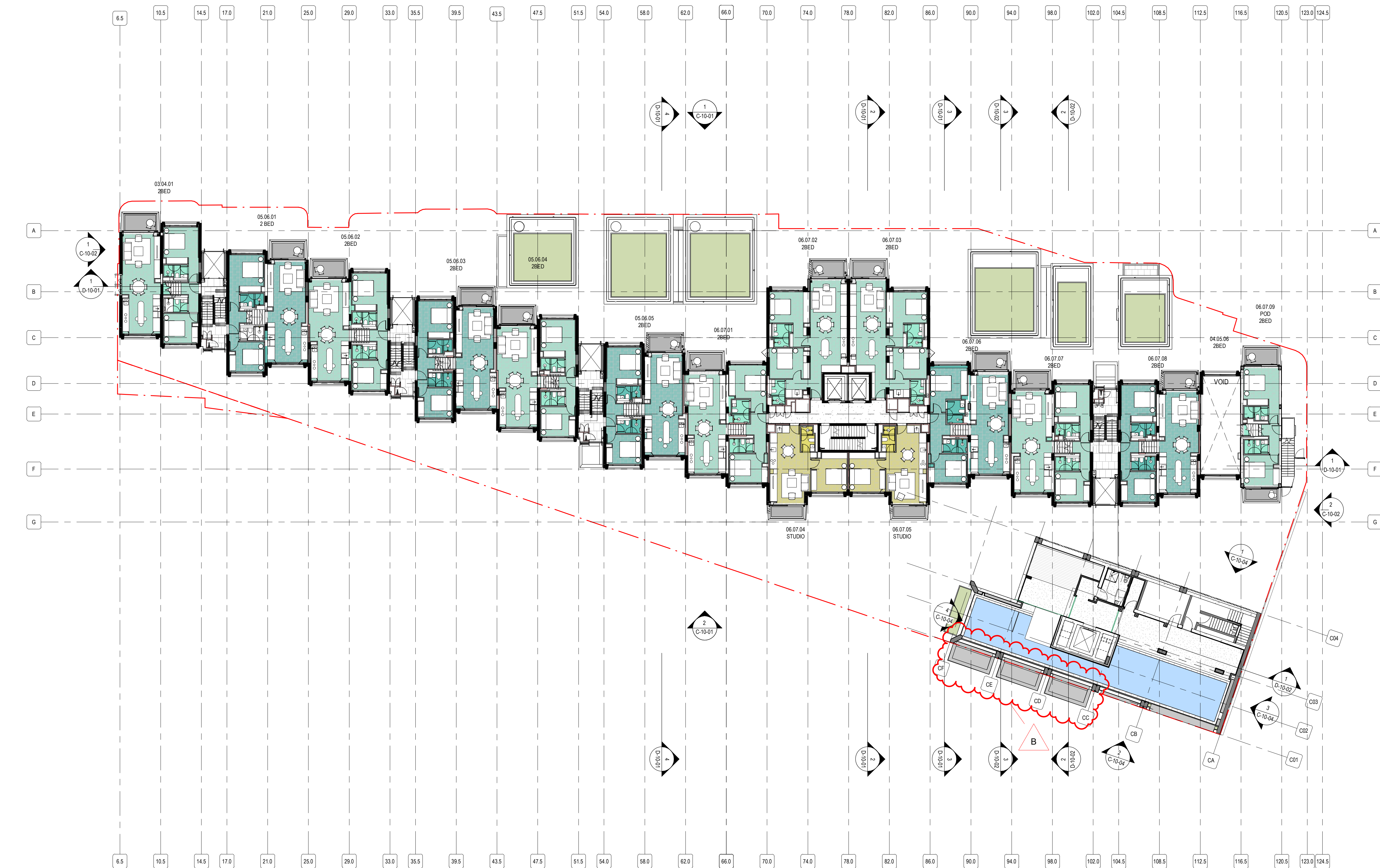


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STATUS

FOR INFORMATION
DRAWING

GENERAL ARRANGEMENT
LEVEL 05-07

AR-DA-B-10-05 17



REVISION LEGEND
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[illegible]

CLIENT _____

PROJECT _____

1712011

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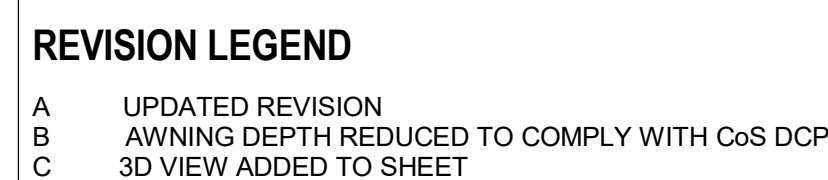


1:200@A1

STATUS

GENERAL ARRANGEMENT
ROOF PLAN

AR-DA-B-10-15	8
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REVISION LEGEND

- A
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- B
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1 GA - GLOUCESTER WALK STREET ELEVATION
1 : 300



2 GA - CUMBERLAND STREET ELEVATION
1 : 300

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DEDICO DEVELOPMENT SERVICES

CLIENT

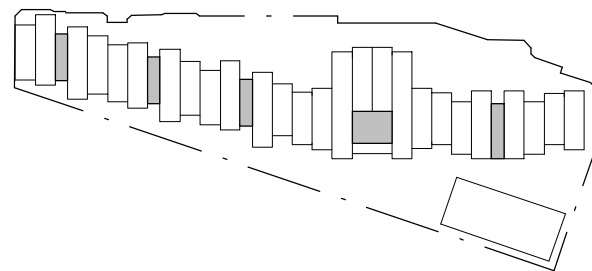
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CLIENT NUMBER

PROJECT

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2-60 CUMBERLAND ST, THE ROCKS
BVN PROJECT NUMBER

1712011

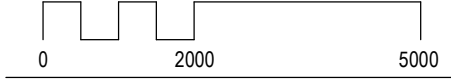
DRAWING KEY



TRUE NORTH



GRAPHIC SCALE



SCALE

1 : 300@A1

STATUS

FOR INFORMATION

DRAWING

EAST & WEST ELEVATIONS -
STREETSCAPE

AR-DA-C-10-00

ISSUE

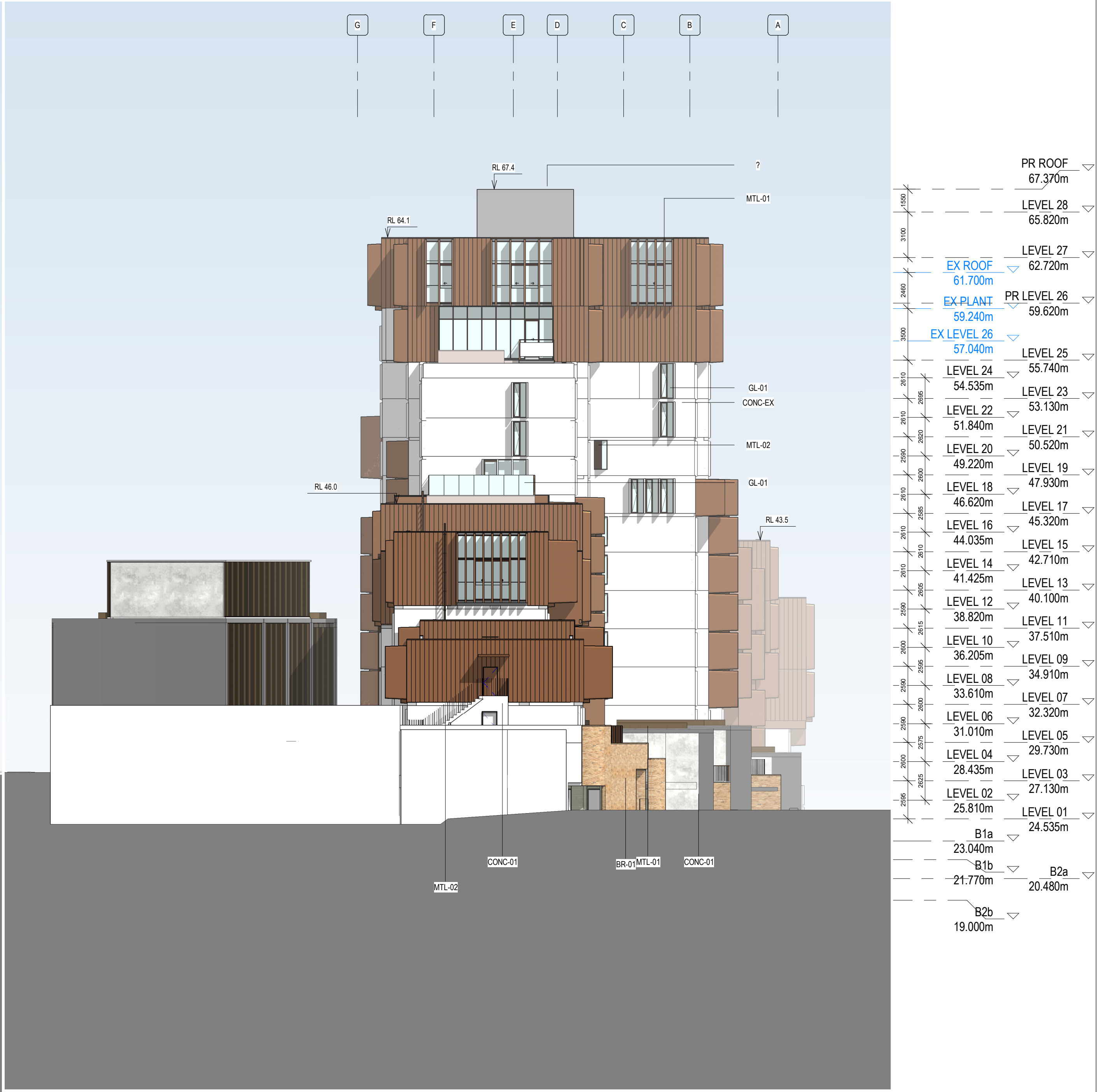
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REVISION LEGEND

A UPDATED REVISION
B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
C 3D VIEW ADDED TO SHEET



1 GA - NORTH ELEVATION
1 : 200



2 GA - SOUTH ELEVATION
1 : 200

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

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DEDICO DEVELOPMENT SERVICES

CLIENT

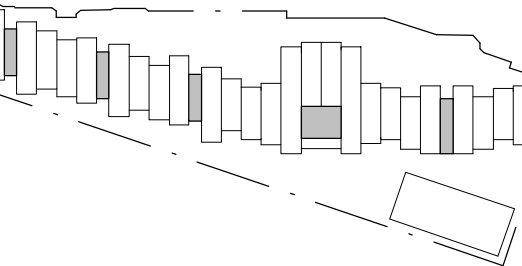
SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

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

NORTH & SOUTH
ELEVATIONS - OVERALL

AR-DA-C-10-02

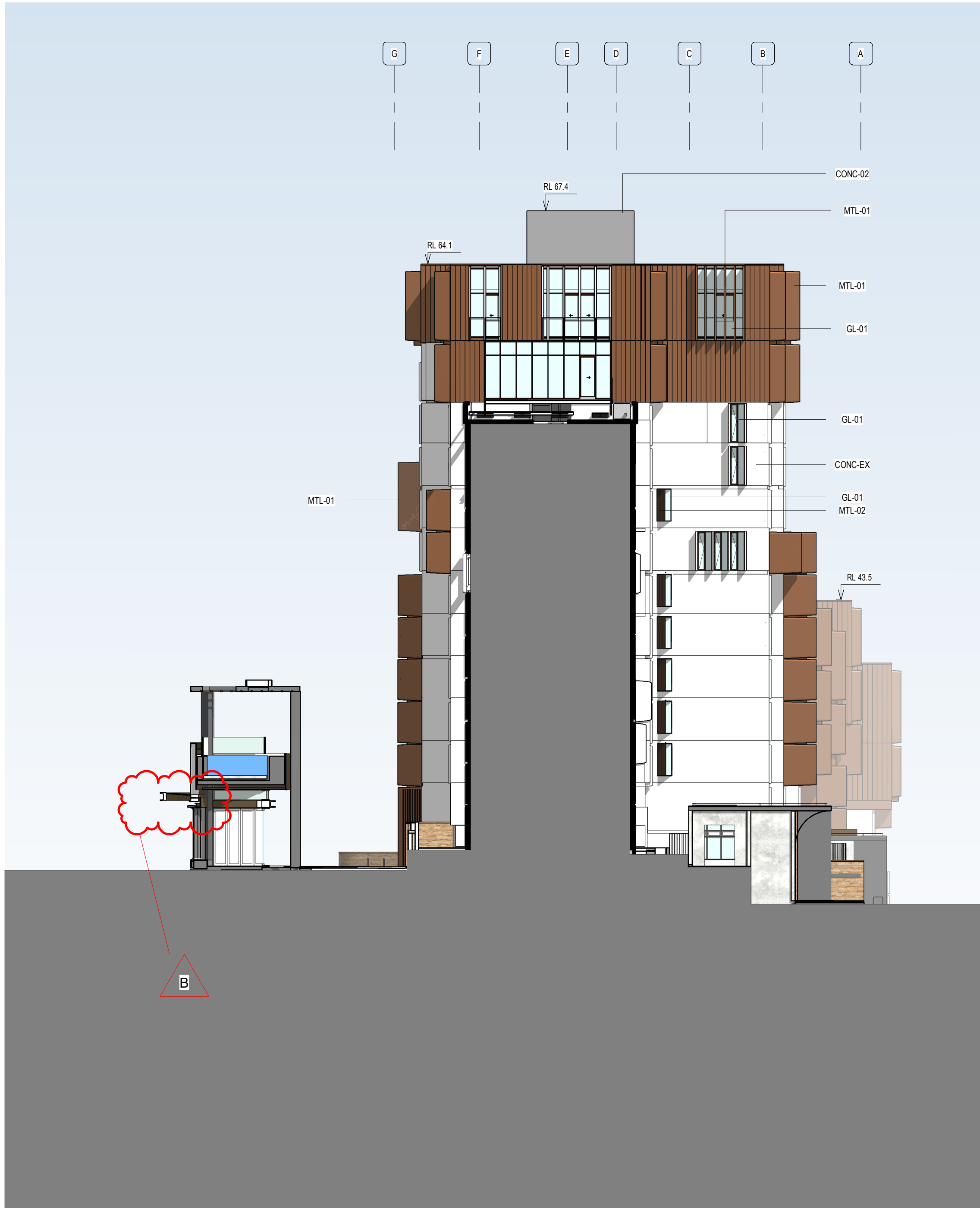
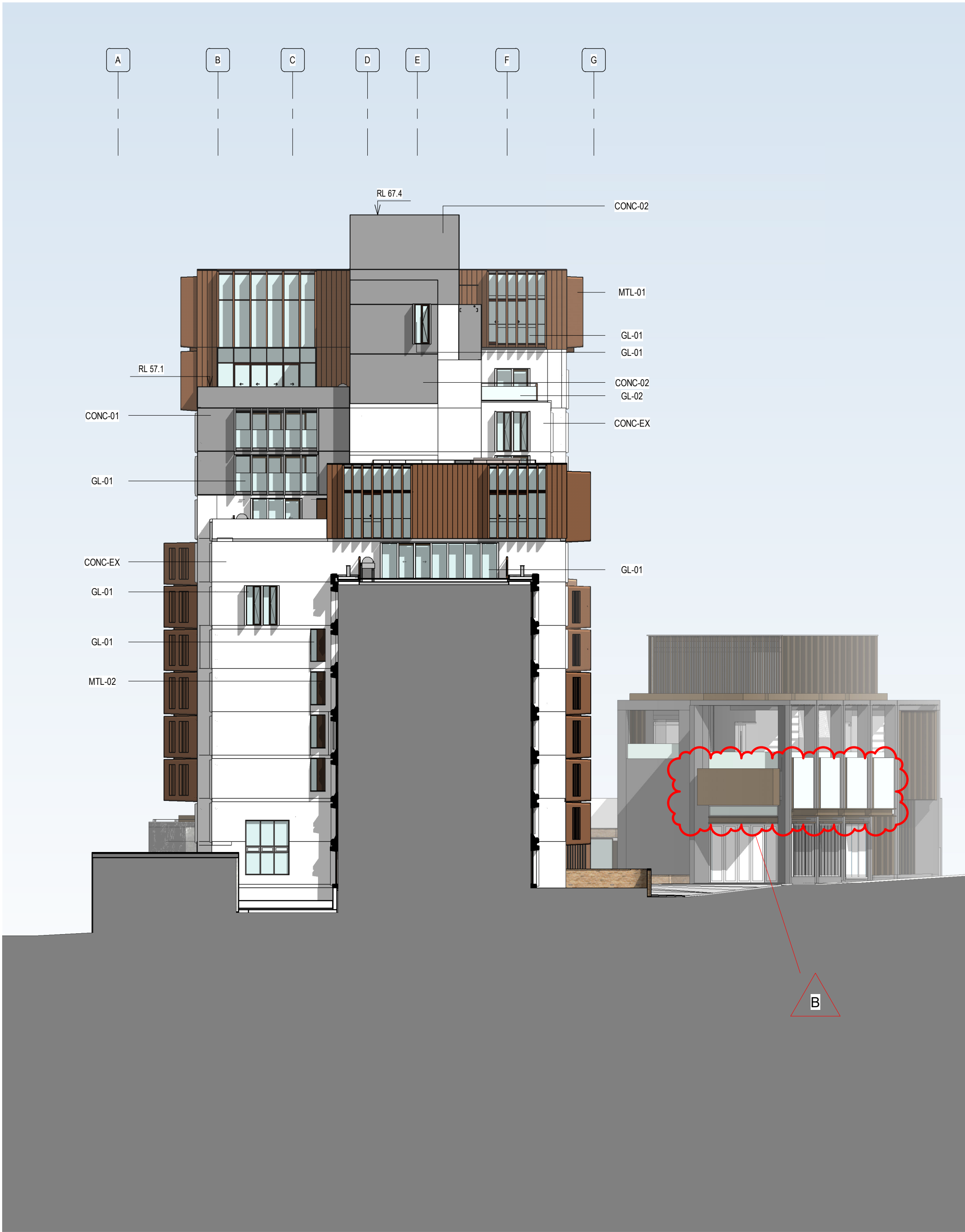
ISSUE

10

REVISION LEGEND

- A UPDATED REVISION
B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
C 3D VIEW ADDED TO SHEET

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



PR ROOF	67.370m
LEVEL 28	65.820m
LEVEL 27	62.720m
EX ROOF	61.700m
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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

1 GA - NORTH ELEVATION_TOWER
1 : 200

2 GA - SOUTH ELEVATION_TOWER
1 : 200

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

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PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

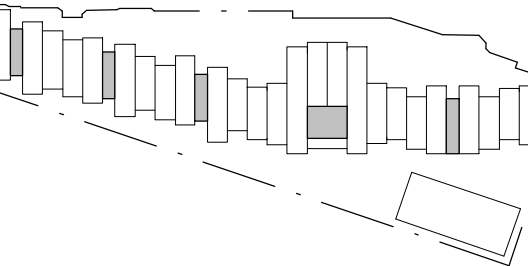
SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

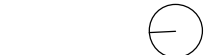
SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVN PROJECT NUMBER

1712011

DRAWING KEY



TRUE NORTH



GRAPHIC SCALE
0 2000 5000
SCALE

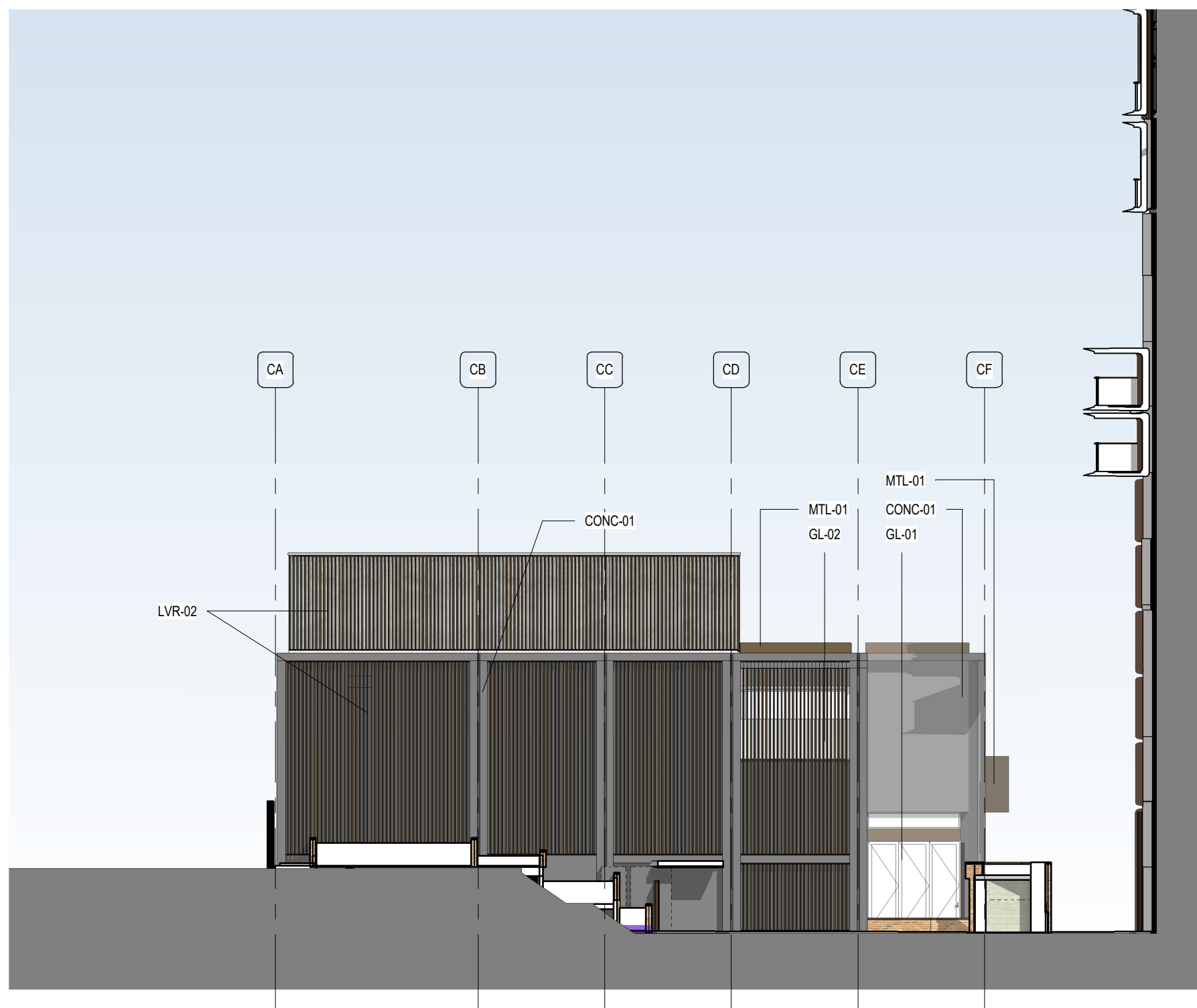
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STATUS

FOR INFORMATION
DRAWING

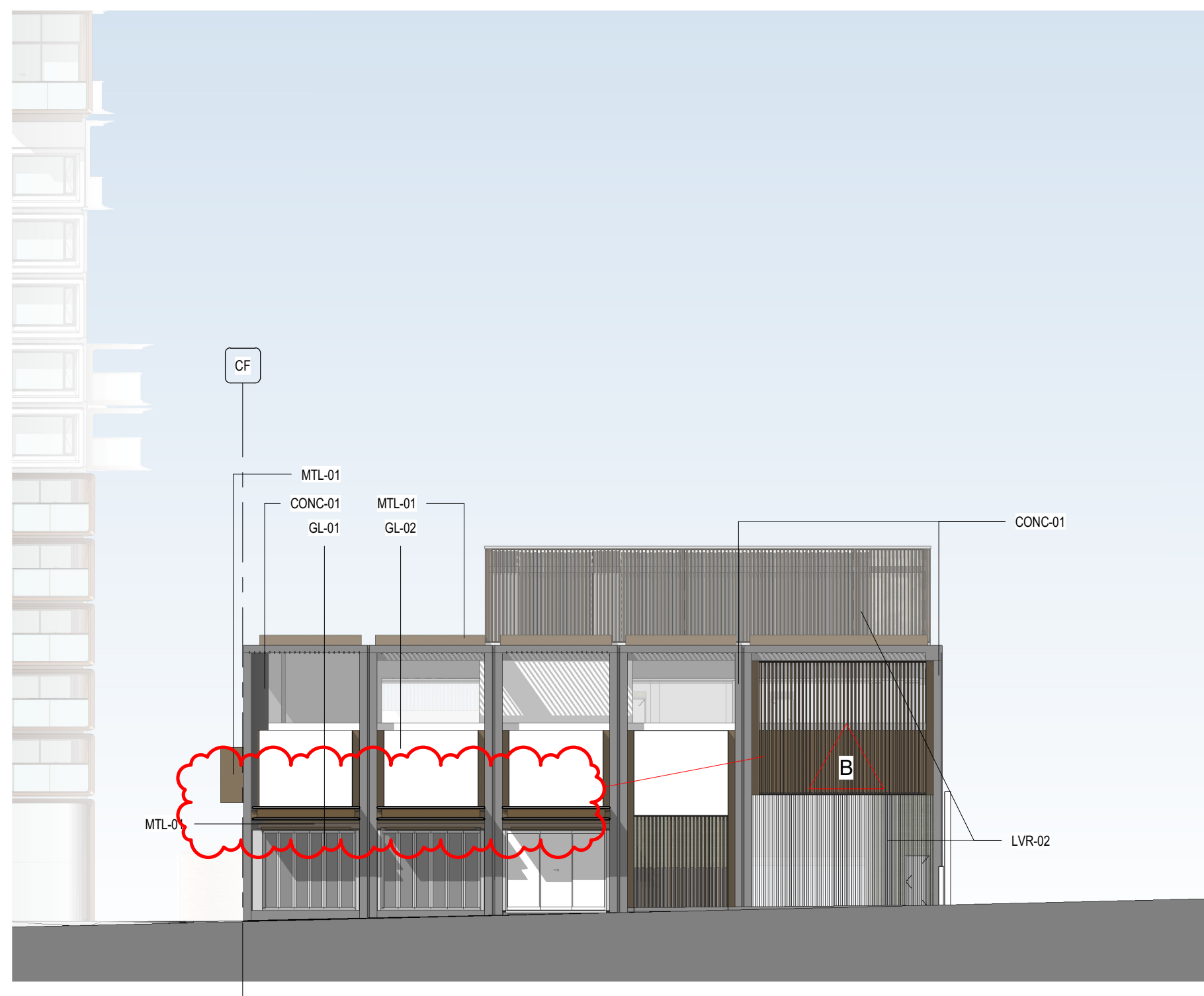
NORTH & SOUTH
ELEVATIONS - SIRIUS
TOWER

AR-DA-C-10-03
10

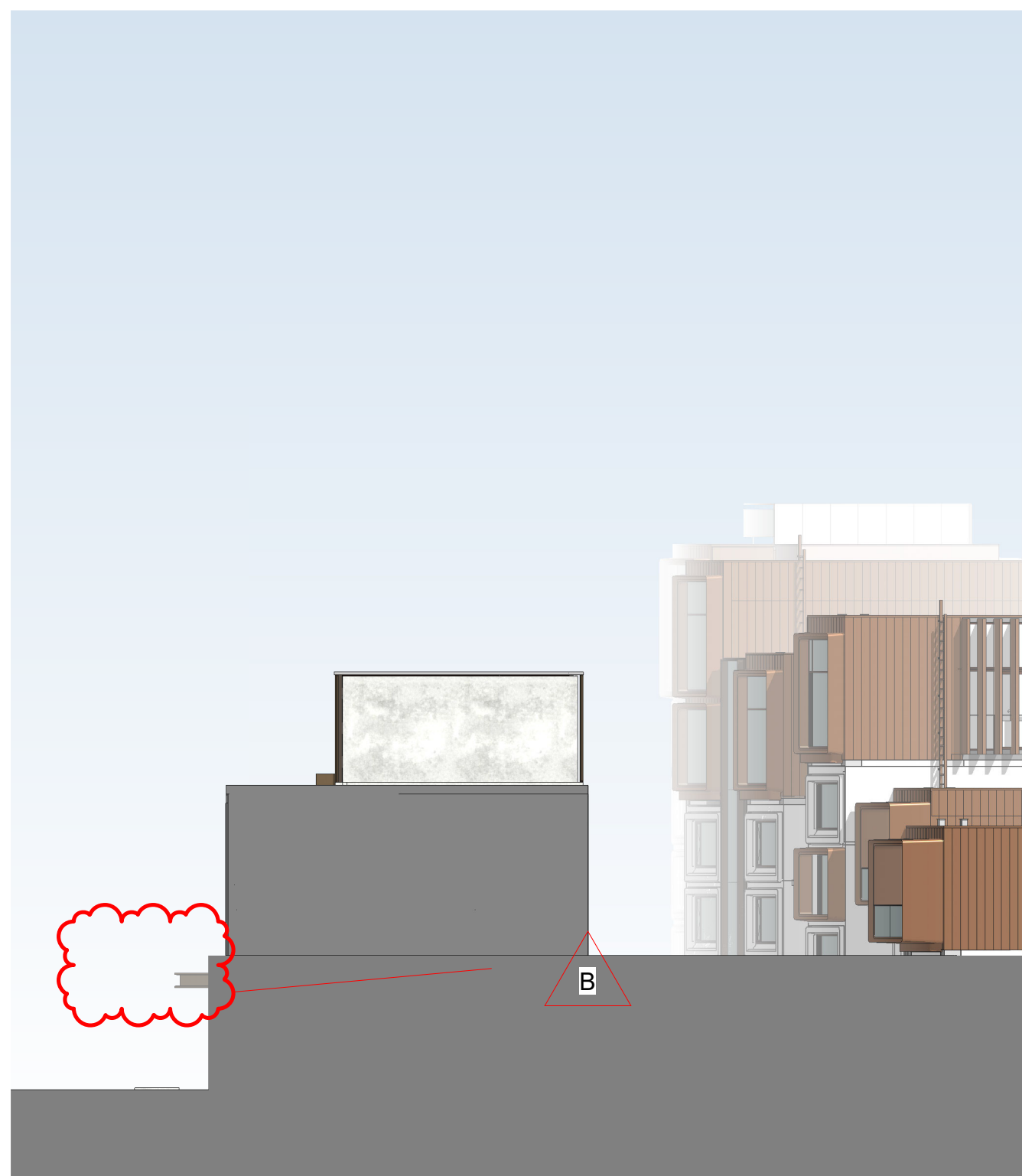
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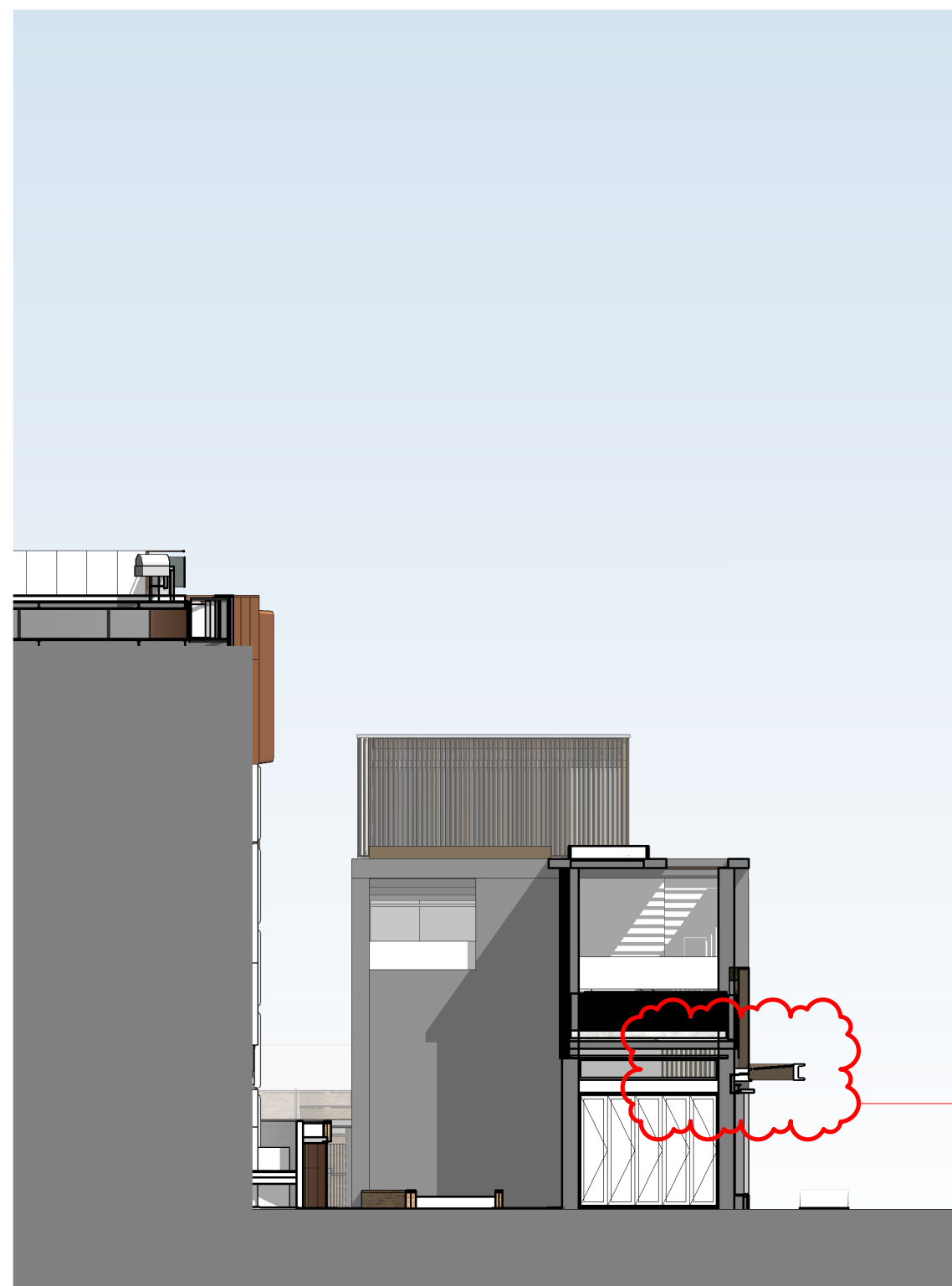
1 GA - EAST ELEVATION_CUMBERLAND
1 : 200



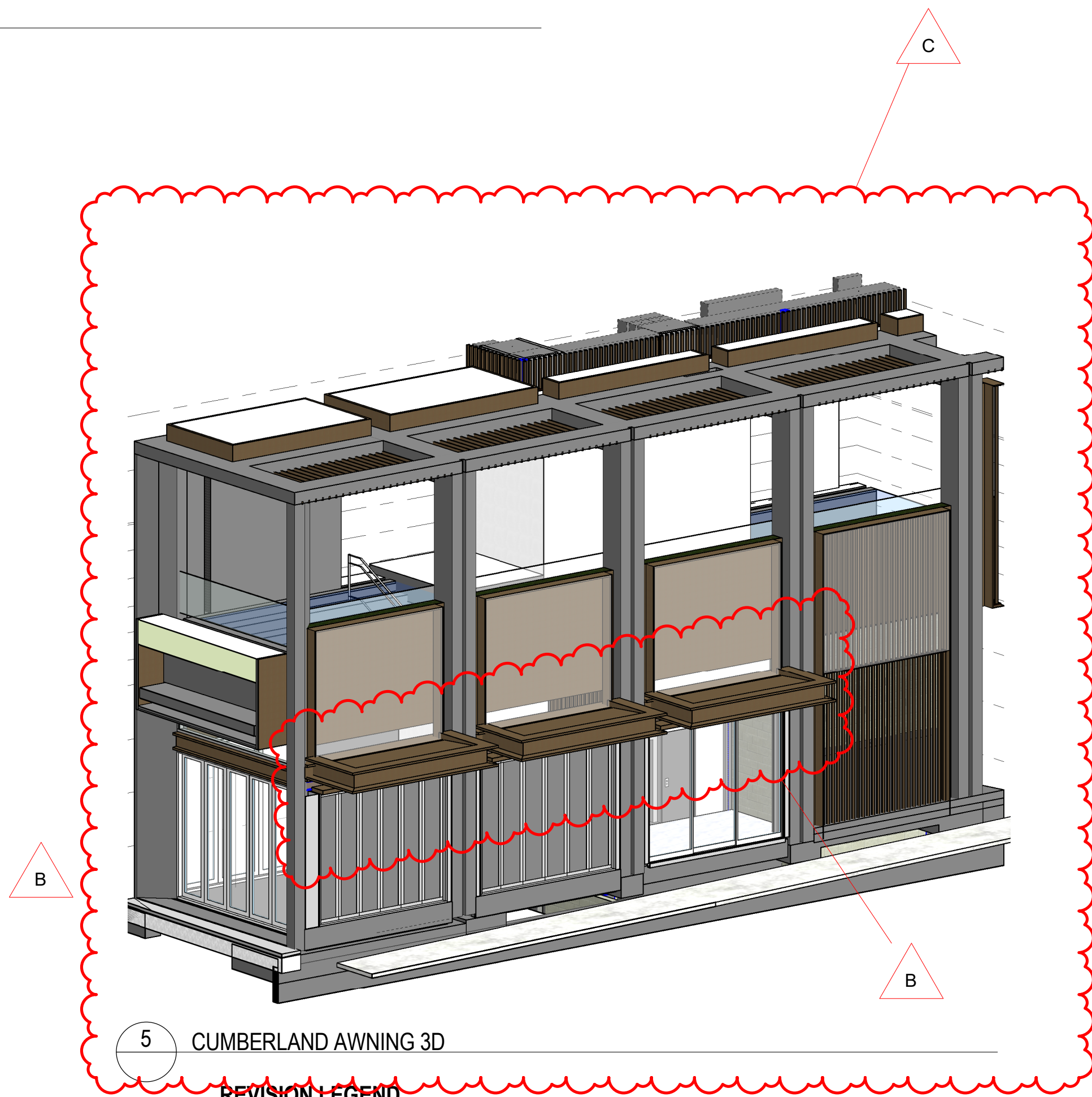
2 GA - WEST ELEVATION_CUMBERLAND
1 : 200



4 GA - SOUTH ELEVATION_CUMBERLAND
1 : 200



3 GA - NORTH ELEVATION_CUMBERLAND
1 : 200



5 CUMBERLAND AWNING 3D

REVISION LEGEND

- A REVISION UPDATE
- B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
- C 3D VIEW ADDED TO SHEET

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

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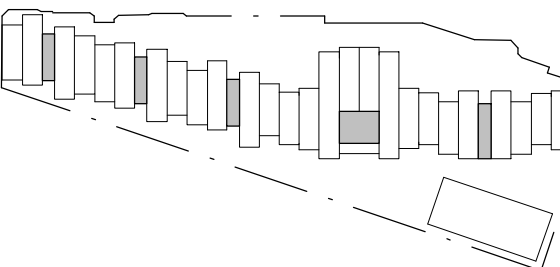
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DRAWING KEY



TRUE NORTH

GRAPHIC SCALE

SCALE

1 : 200@A1

STATUS

FOR INFORMATION

DRAWING

EAST & WEST ELEVATIONS -
CUMBERLAND BLDG

AR-DA-C-10-04

ISSUE

6

REVISION LEGEND

A UPDATED REVISION
B AWNING DEPTH REDUCED TO COMPLY WITH CoS DCP
C 3D VIEW ADDED TO SHEET

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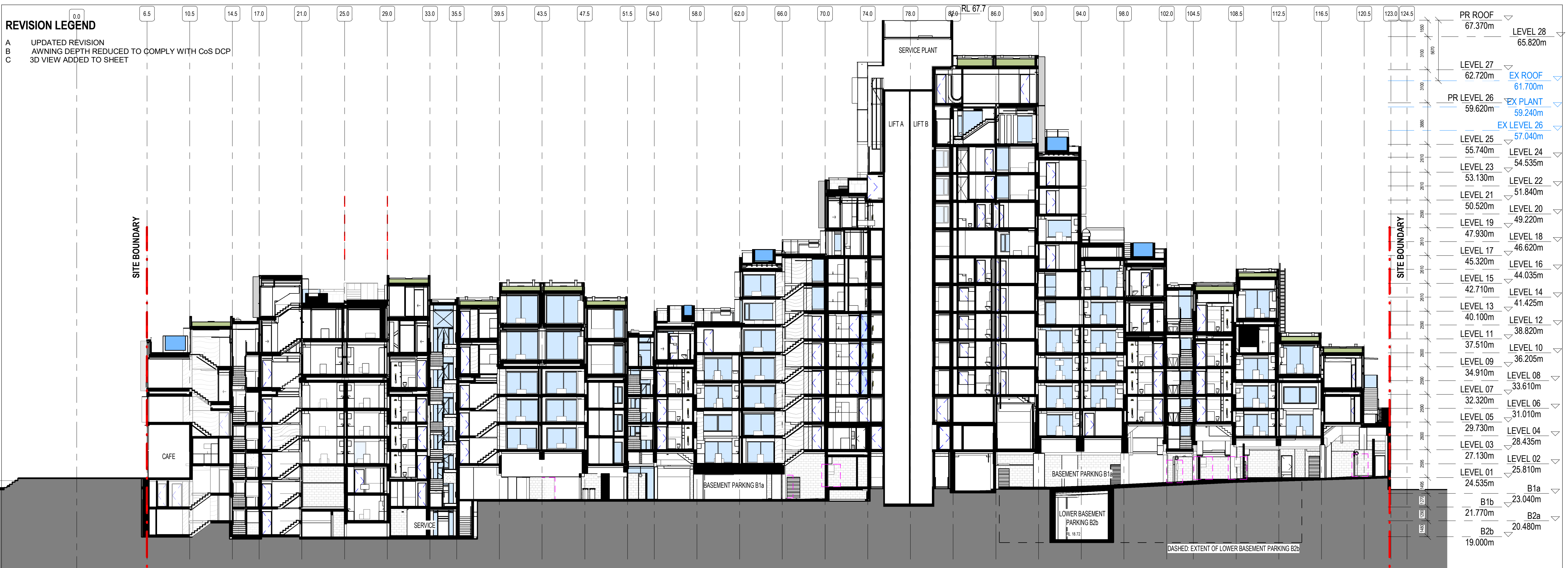
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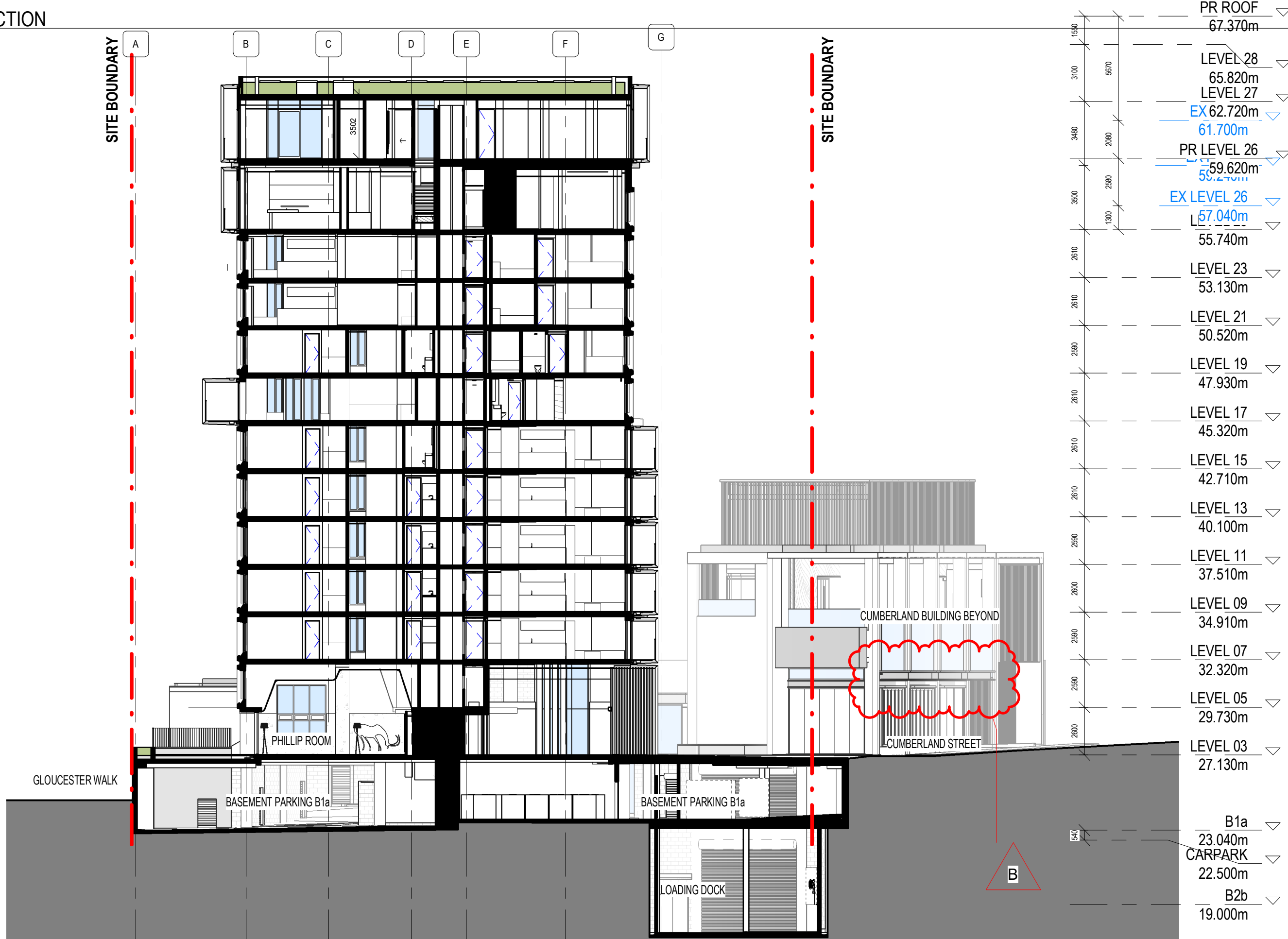
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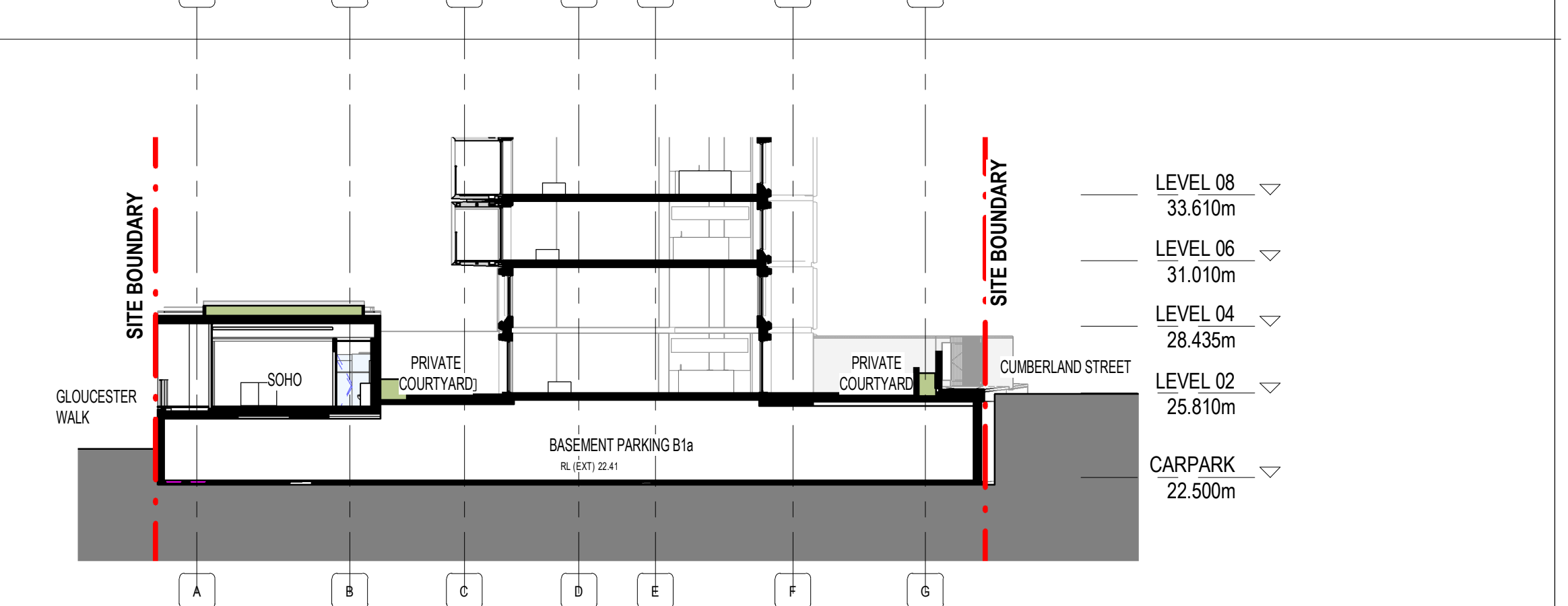
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2	30.06.20	FOR INFORMATION
3	23.07.20	FOR INFORMATION
4	14.08.20	FOR INFORMATION
5	14.08.20	FOR INFORMATION
6	17.09.20	NOT FOR SSDA - DRAFT
7	18.09.20	FOR SSDA
8	04.02.22	S4.55 SUBMISSION
9	17.06.22	S4.55 SUBMISSION
10	11.08.22	S4.55 SUBMISSION



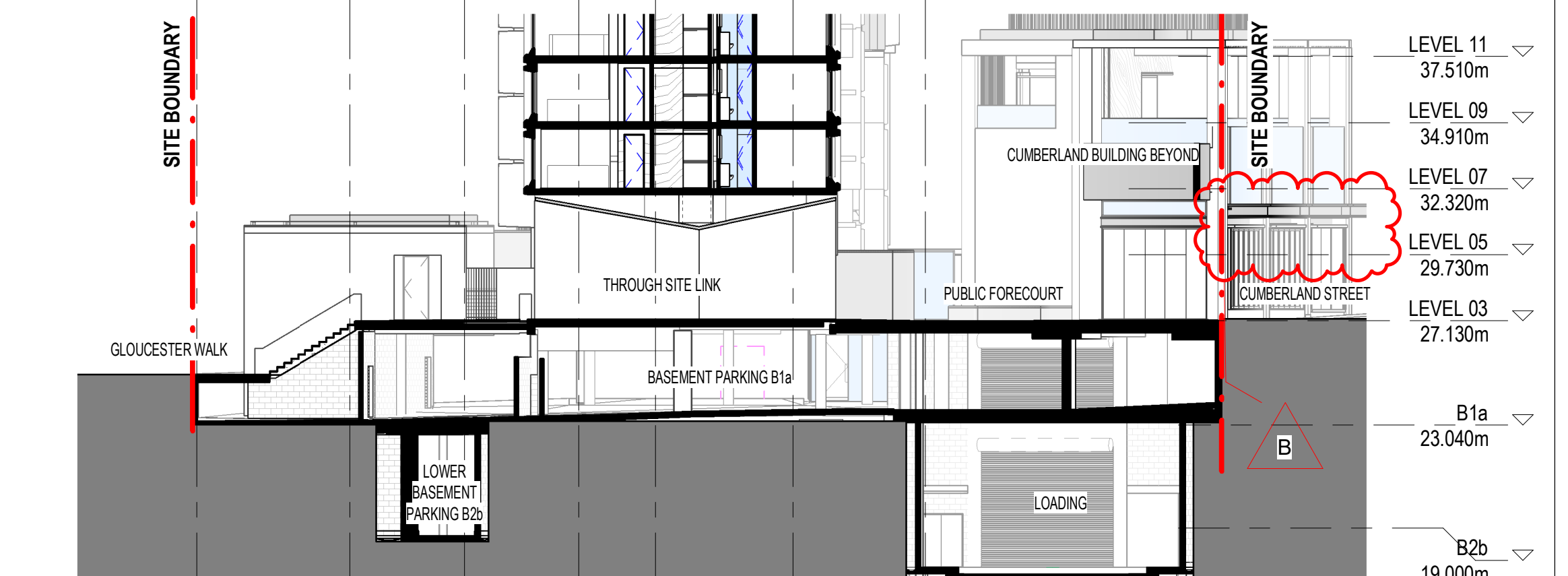
3 GA LONG SECTION
1:200



1 GA CROSS SECTION
1:200



4 GA CROSS SECTION SOHO
1:200



2 GA CROSS SECTION THROUGH SITE LINK
1:200

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

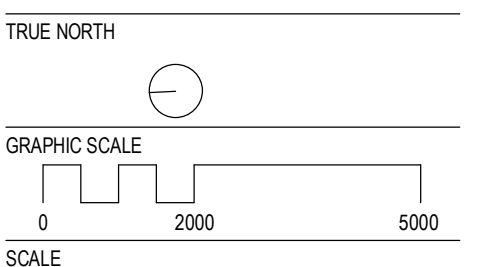
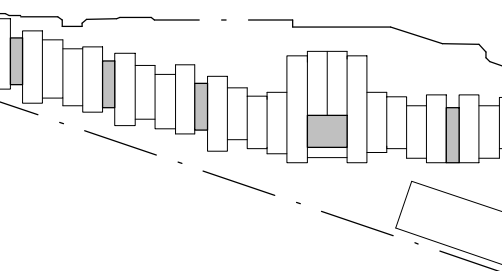
CLIENT

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

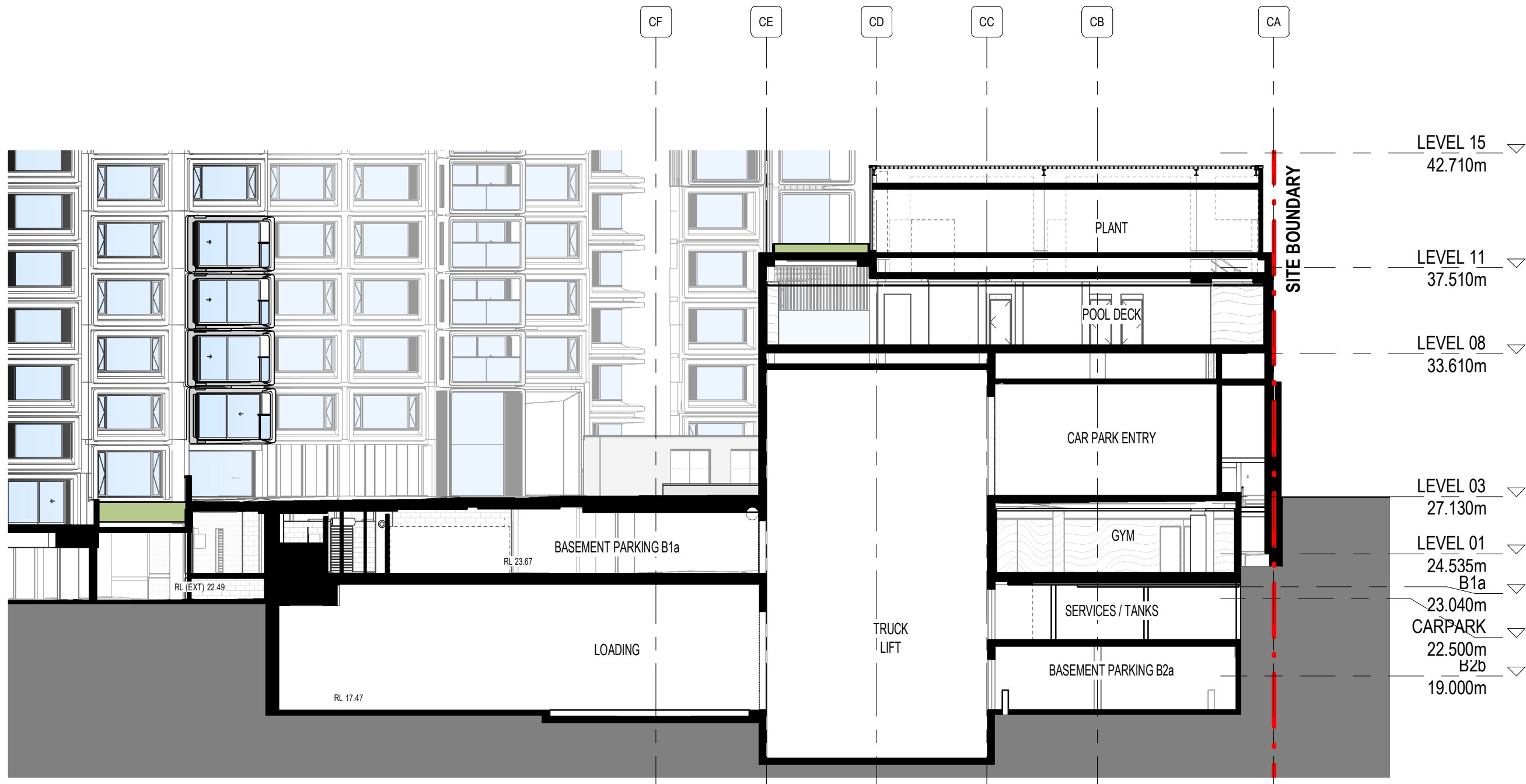
FOR INFORMATION
DRAWING

SECTIONS

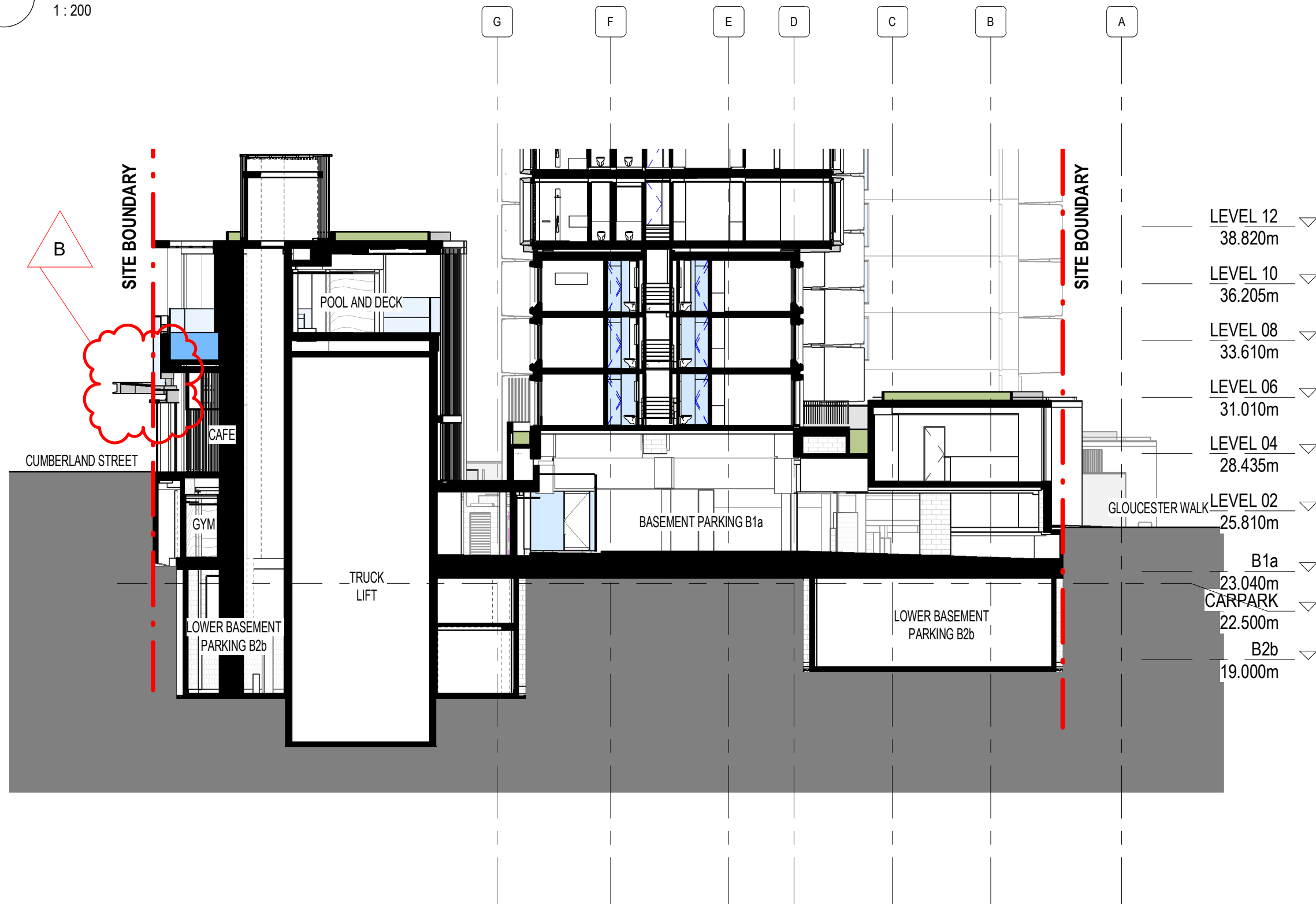
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REVISION LEGEND

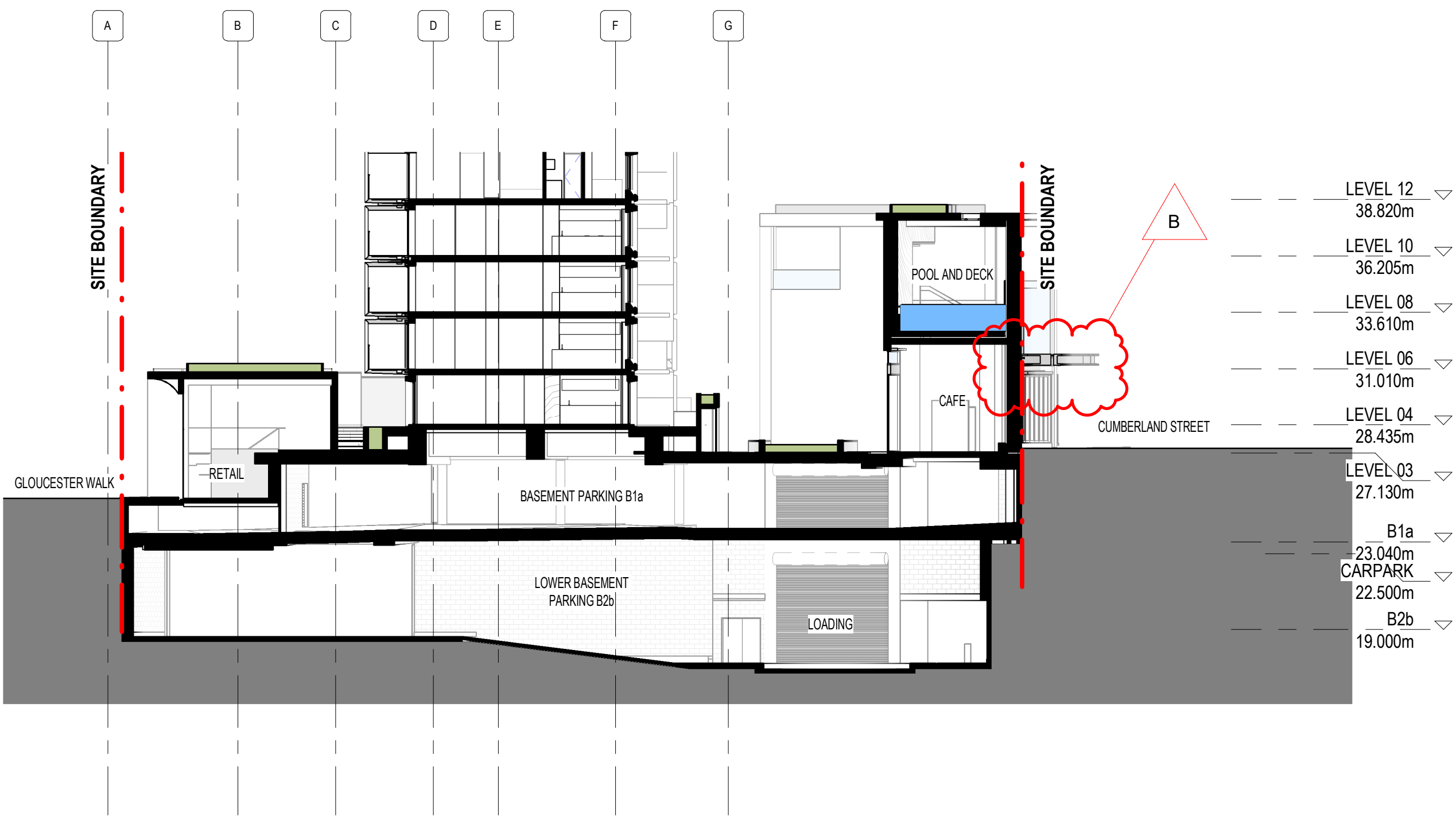
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C 3D VIEW ADDED TO SHEET



3 GA_CUMBERLAND LONG SECTION
1 : 200



1 GA_CROSS SECTION_CUMBERLAND AND UNITS
1 : 200



2 GA_CROSS SECTION BASEMENTS
1 : 200

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PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

CLIENT

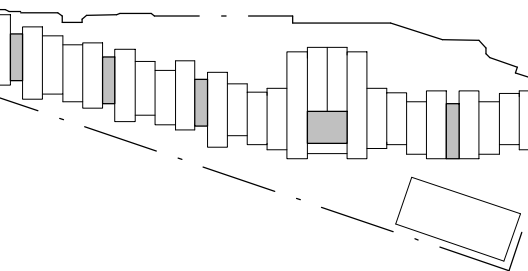
SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

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

1712011

DRAWING KEY



TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

1 : 200@A1

STATUS

FOR INFORMATION

DRAWING

SECTIONS

AR-DA-D-10-02

ISSUE

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