

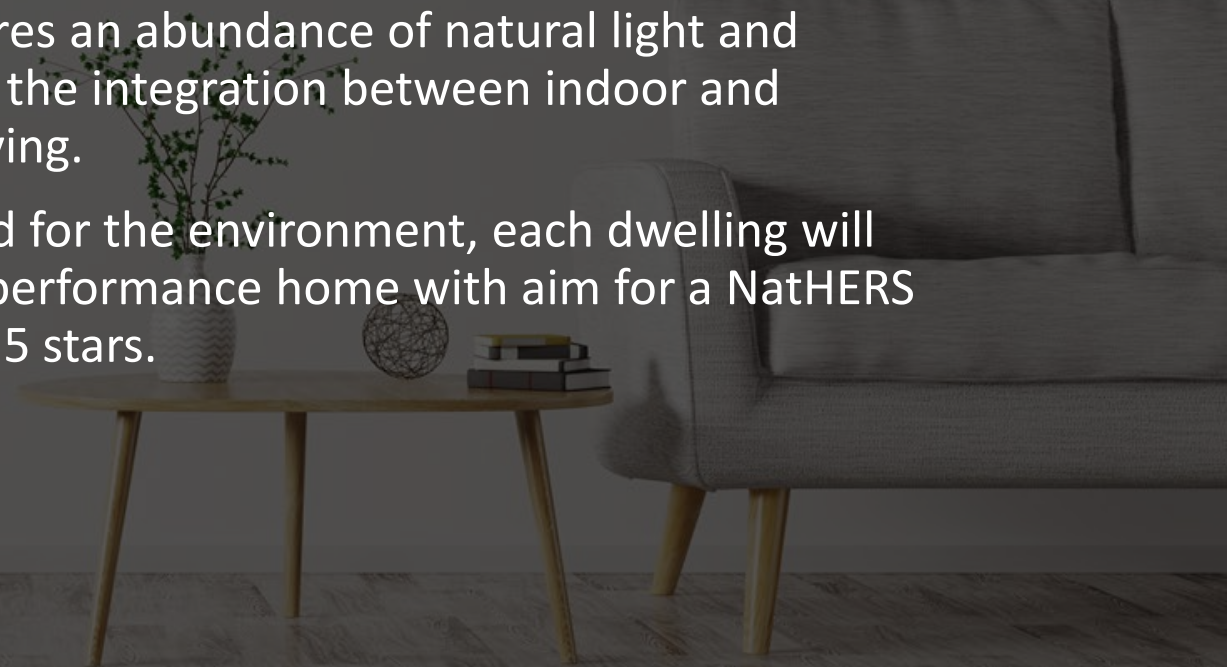


8 BUCHANAN

COSENTINO GROUP™
www.cosentinopropertygroup.com.au

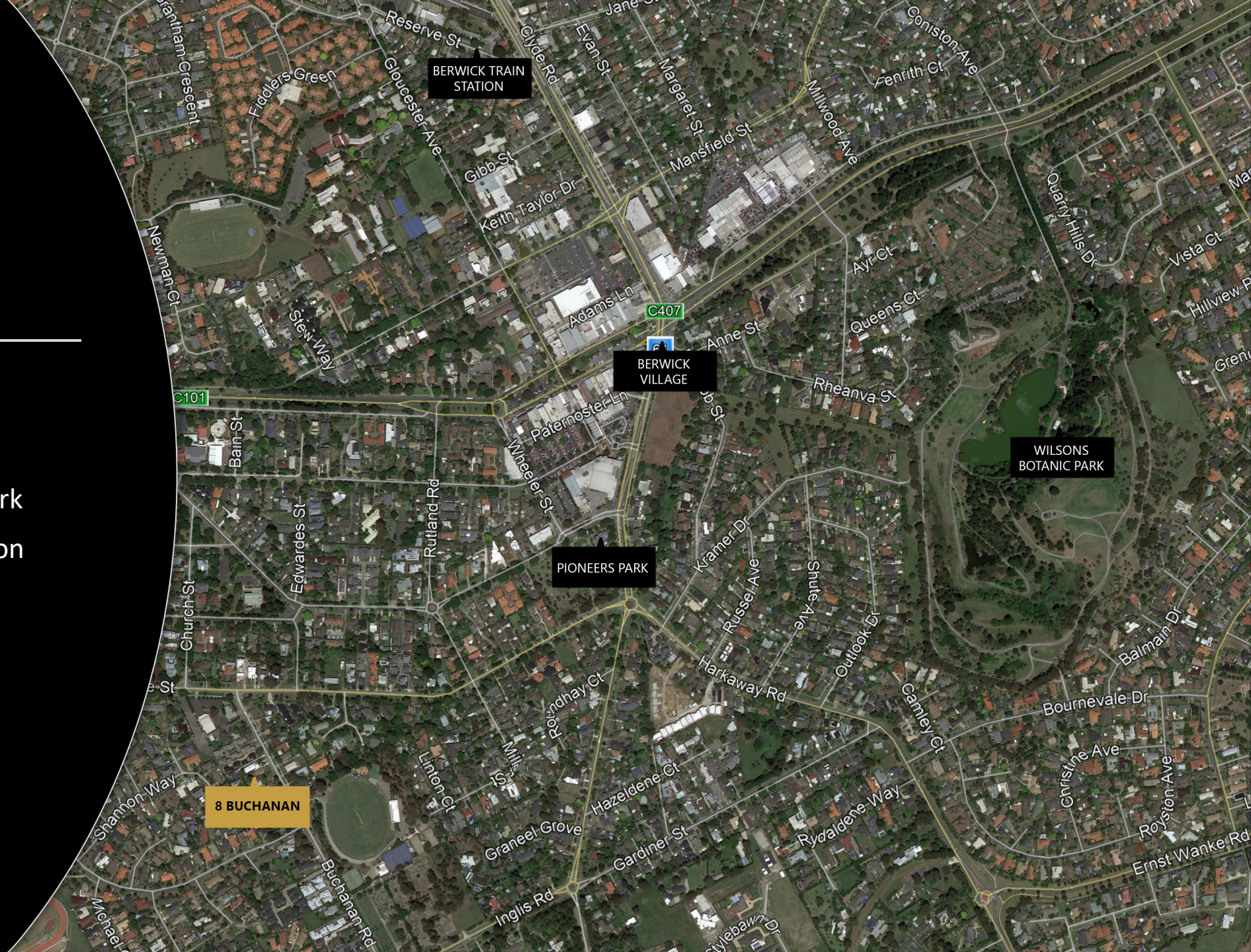
SUMMARY

- 8 Buchanan will be more than a set of build form structures.
- It will be about creating a functional, livable space that captures an abundance of natural light and maximizes the integration between indoor and outdoor living.
- Designed for the environment, each dwelling will be a high-performance home with aim for a NatHERS rating of 7.5 stars.



LOCATION

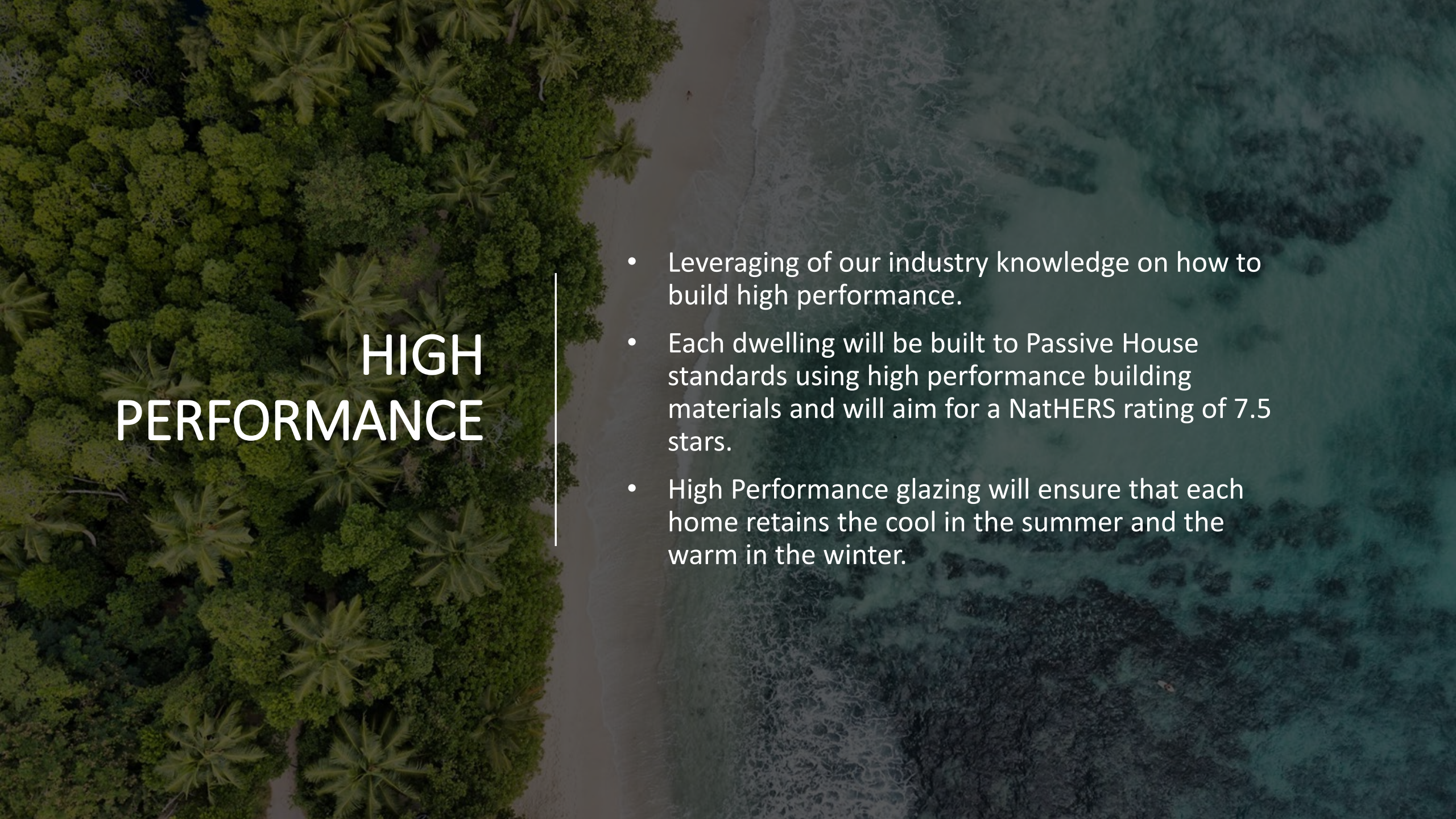
- 700m to Pioneers Park
- 1km to Berwick Village
- 1.4km to Wilsons Botanic Park
- 1.5km to Berwick Train Station
- 5km to Fountain Gate



A family of four is sitting in a field of tall grass at sunset. The father is on the right, the mother is in the center, and two children are on the left. The background shows trees and a warm, golden light from the setting sun.

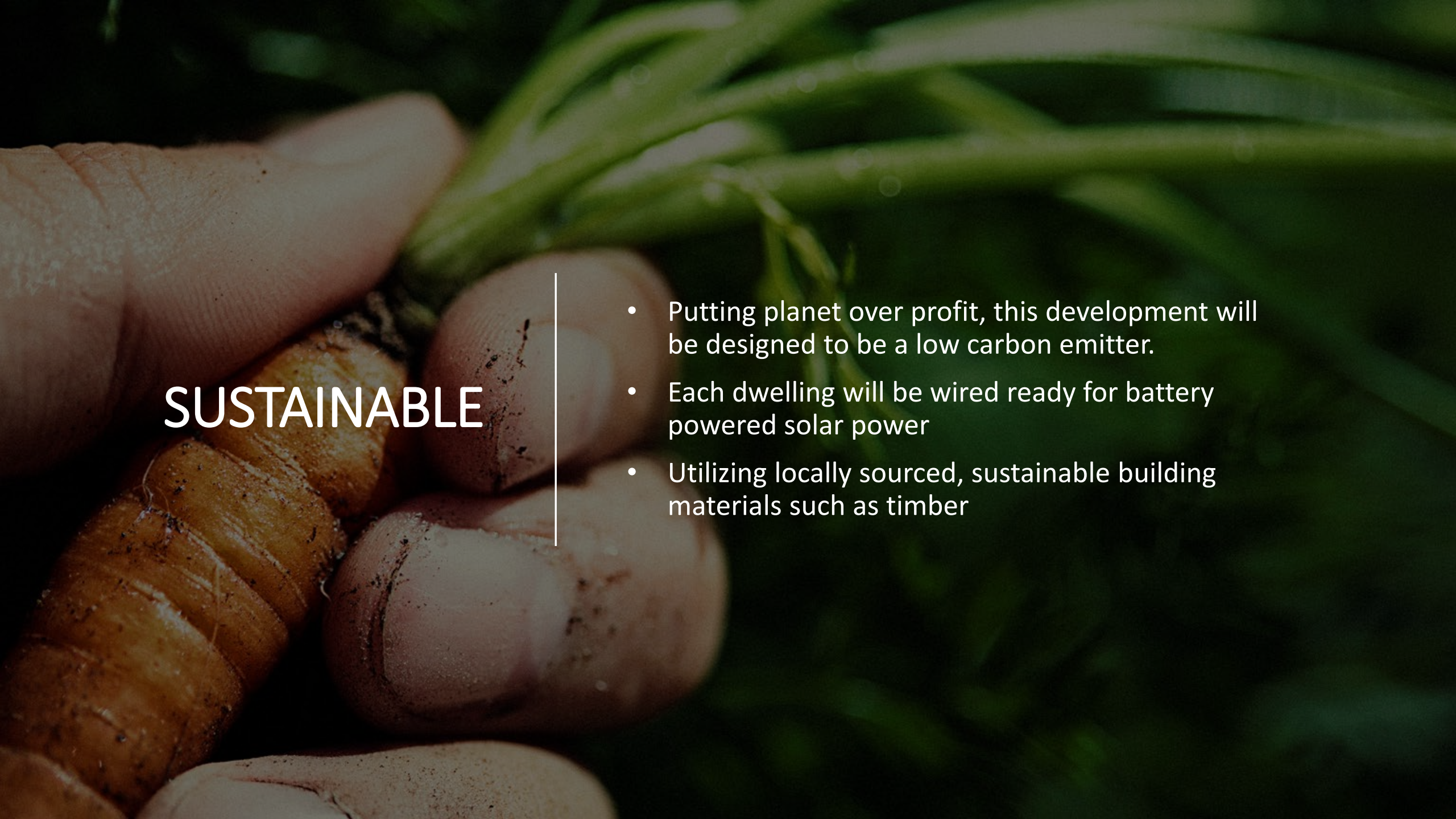
LIFESTYLE

- Located within walking distance to all Berwick's amenities such as cafés, restaurants, Berwick Village, Parkland & more.
- A low maintenance home that allows future residence more time to be doing meaningful things with meaningful people.
- An abundance of health and wellness facilities at your fingertips.



HIGH PERFORMANCE

- Leveraging of our industry knowledge on how to build high performance.
- Each dwelling will be built to Passive House standards using high performance building materials and will aim for a NatHERS rating of 7.5 stars.
- High Performance glazing will ensure that each home retains the cool in the summer and the warm in the winter.



SUSTAINABLE

- Putting planet over profit, this development will be designed to be a low carbon emitter.
- Each dwelling will be wired ready for battery powered solar power
- Utilizing locally sourced, sustainable building materials such as timber



UNIT FLOOR AREAS		
		(sq)
UNIT 1 & 6 - GROUND FLOOR	80.67 m ²	8.68
UNIT 1 & 6 FIRST FLOOR	84.03 m ²	9.04
SUB TOTAL:	164.70 m ²	17.73
UNIT 1 & 6 - GARAGE	39.39 m ²	4.24
UNIT 1 & 6 - PORCH	0.77 m ²	0.08
TOTAL OTHER	40.16 m ²	4.32
TOTAL	204.86 m ²	22.05

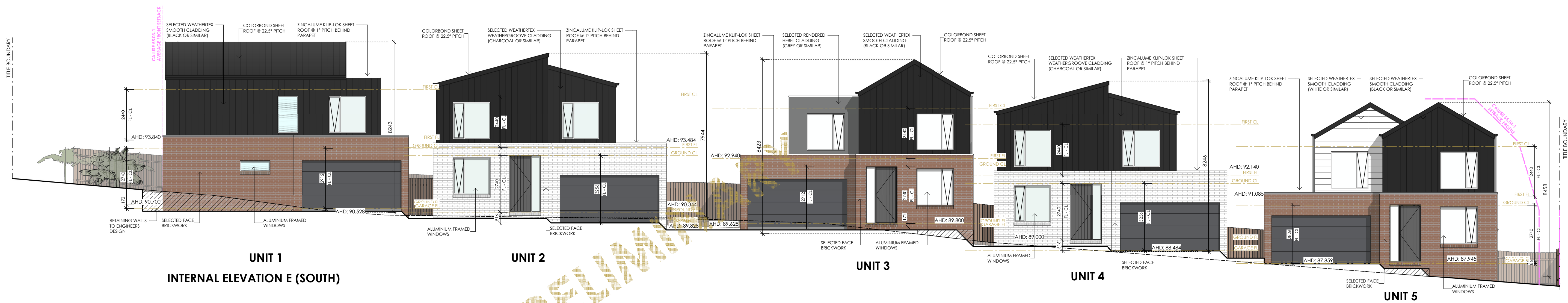
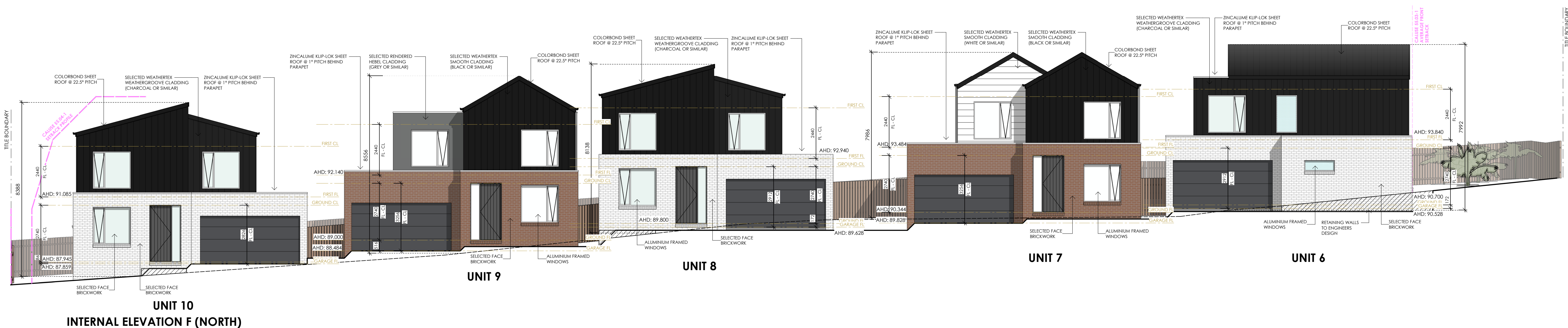
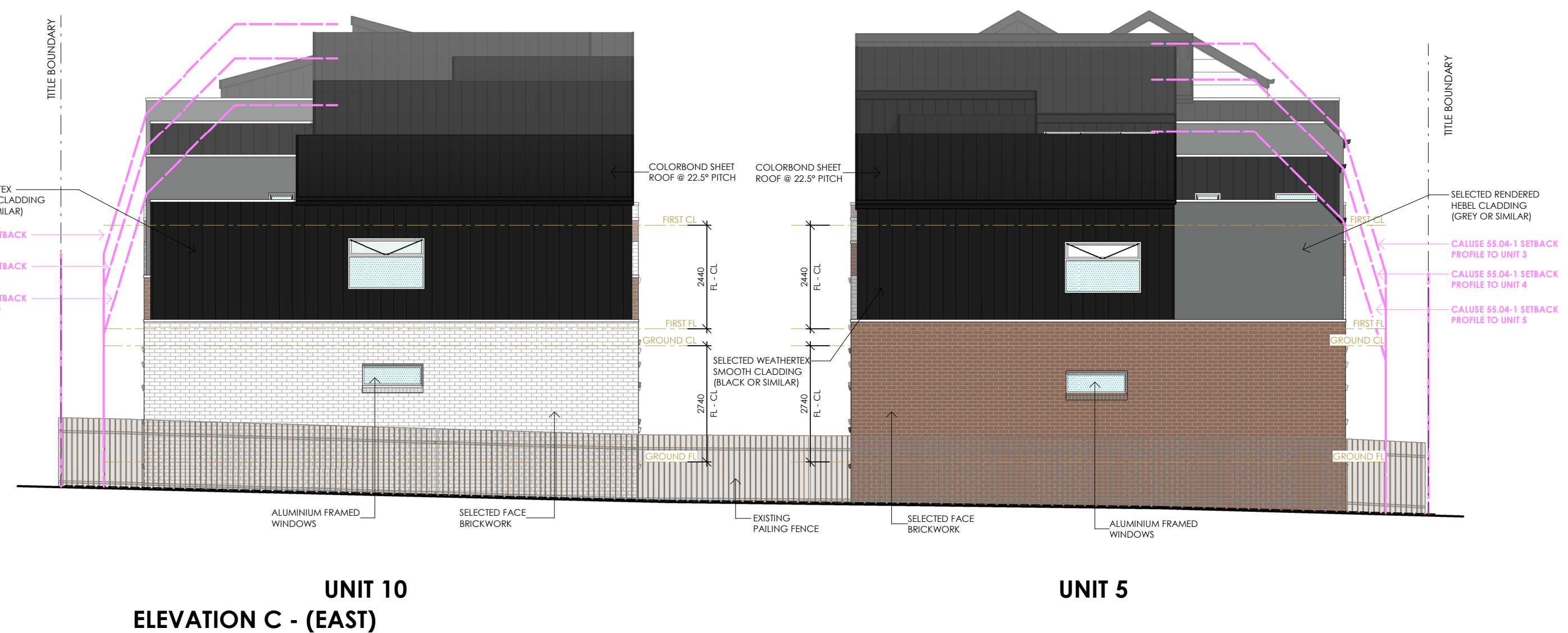
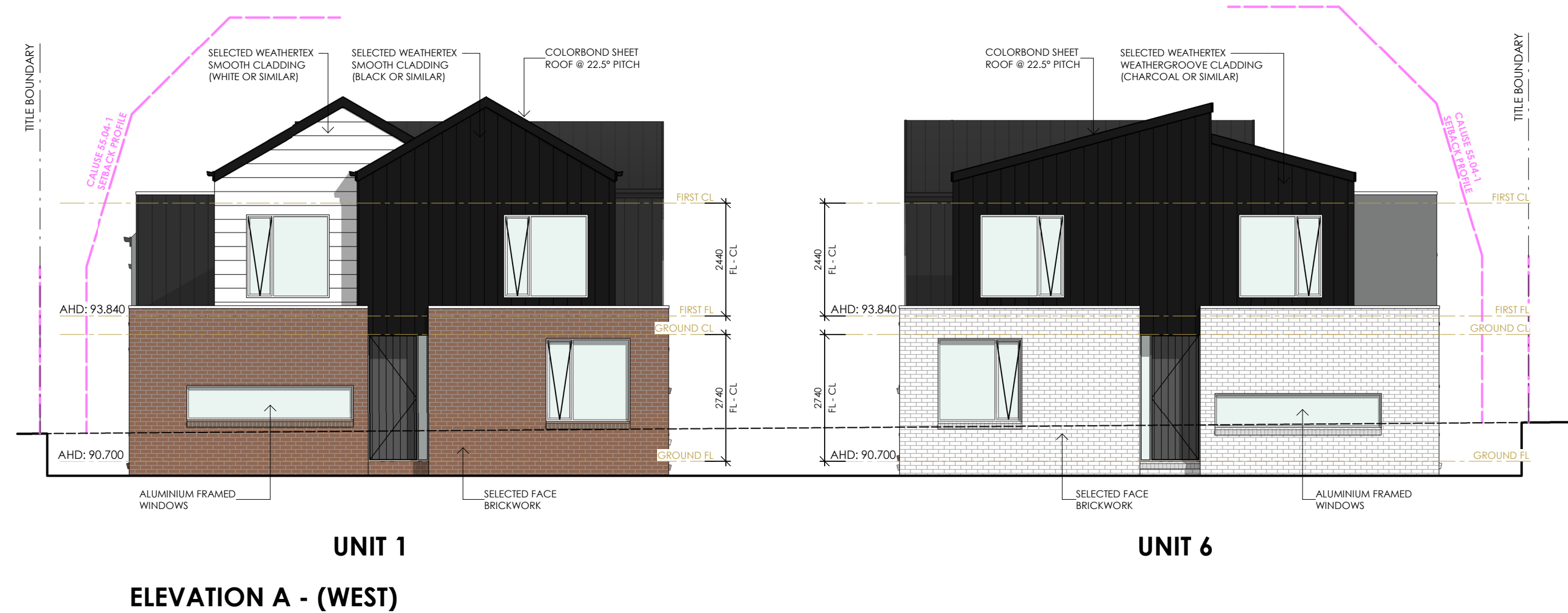
UNIT FLOOR AREAS		
		(sq)
UNIT 2-5 & 7-10 - GROUND FLOOR	80.01 m ²	8.61
UNIT 2-5 & 7-10 - FIRST FLOOR	95.34 m ²	10.26
SUB TOTAL:	175.36 m ²	18.88
UNIT 2-5 & 7-10 - GARAGE	36.33 m ²	3.91
TOTAL OTHER	36.33 m ²	3.91
UNIT 2	211.69 m ²	22.79



SITE ANALYSIS			
GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: 400-500m2 = 25% 501-650m2 = 30% 650m2+ = 35%			
GARDEN AREA	849.45 m ²	35.29%	
NON-COMPLIANT GARDEN AREA	21.52 m ²	0.89%	
TOTAL PERMEABLE SPACE	870.97 m ²	36.18%	
SITE COVER	1172.45 m ²	48.70%	
DRIVEWAY AREA	363.96 m ²	15.12%	
TOTAL HARD COVER	1536.41 m ²	63.82%	
SITE AREA	2407.38 m ²	100.00%	

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PRELIMINARY



Formerly - Harvan Design | 3/5 Cook Drive, Pakenham 3810 | P. 03 5940 2340 | pakenham@hargreaves.design | www.hargreaves.design | find us on Facebook

proposed: **10 UNIT DEVELOPMENT**

for: **COSENTINO PROPERTY GROUP**

address: **8 BUCHANAN ROAD**

drawing: **ELEVATIONS**

BERWICK, 3806

drawn: **GS** date: **11/03/21** scale: **1 : 100**

sheet: **7** of **12**

issue: **1**

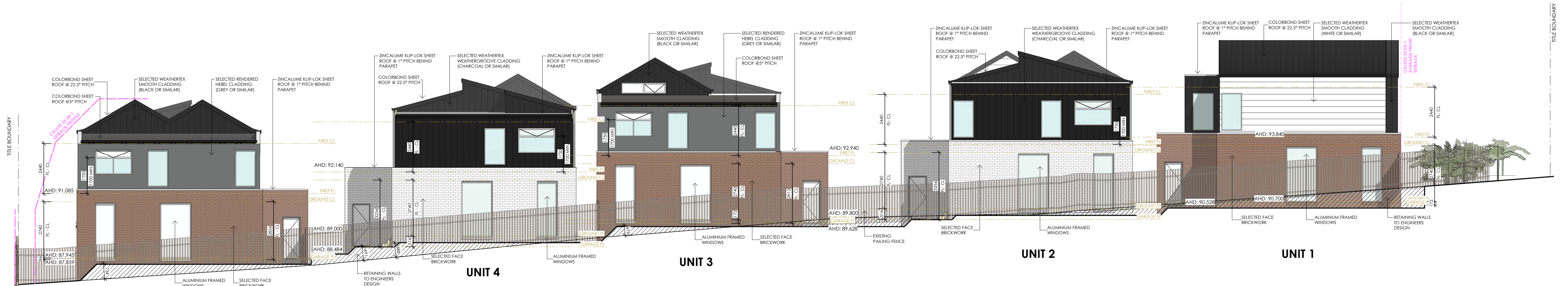
date: **07/10/21**

job no.: **21-04098**

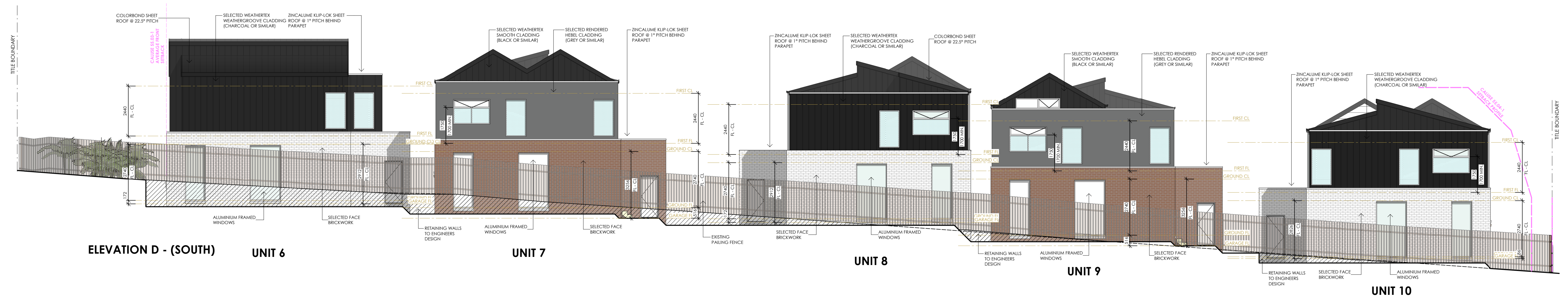
EXTERNAL DOOR THRESHOLDS:

THRESHOLDS OF EXTERNAL DOORS TO BE NO GREATER THAN 230MM ABOVE THE ADJOINING SURFACE

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UNIT 5
ELEVATION B - (NORTH)



ELEVATION D - (SOUTH)

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

PRELIMINARY



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proposed: **10 UNIT DEVELOPMENT**

for: **COSENTINO PROPERTY GROUP**

address: **8 BUCHANAN ROAD**

drawing: **ELEVATIONS 2**

BERWICK, 3806

drawn: **GS** date: **11/03/21** scale: **1 : 100**

sheet: **8 of 12** issue: **1** date: **07/10/21**

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