

FORDE



7/20-22 Venture Drive Noosaville QLD

2  2  2 

Unit 7

This brand new warehouse with caretakers unit is exceptionally well built and has a top of the range fit out. The caretakers residence includes 2 bedrooms, kitchen, dining, bathroom, living area and balcony. Warehouse is 97.7m² and Residential Unit (inc balcony) is the same at 97.7m². This unit offers exclusive use of a 3.2 m deep back yard area. The attractive courtyard gardens will make this a very pleasant and visually pleasing place to live. Anticipated Completion is June 2018.

Please contact Donna Ingram 0413 547 914 or Matthew Forde 0427 457 546

We look forward to your enquiry

images are indicative only

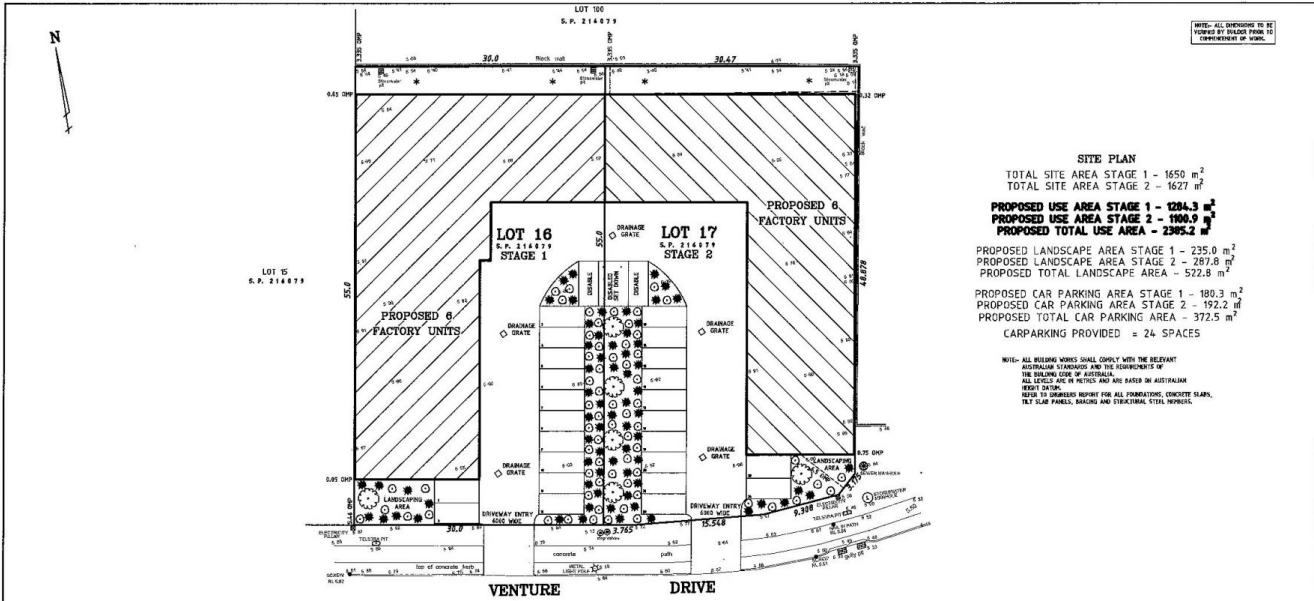
Building Size : 195.4 sqm
View : <https://www.fordeproperty.com.au/sale/qld/sunshine-coast/noosaville/residential/unit/6051744>



Donna Ingram
07 5447 5554



Tom Forde
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SITE PLAN
 TOTAL SITE AREA STAGE 1 - 1650 m²
 TOTAL SITE AREA STAGE 2 - 1627 m²
PROPOSED USE AREA STAGE 1 - 1284.3 m²
PROPOSED USE AREA STAGE 2 - 1909.9 m²
PROPOSED TOTAL USE AREA - 2394.2 m²
 PROPOSED LANDSCAPE AREA STAGE 1 - 235.0 m²
 PROPOSED LANDSCAPE AREA STAGE 2 - 287.8 m²
 PROPOSED TOTAL LANDSCAPE AREA - 522.8 m²
 PROPOSED CAR PARKING AREA STAGE 1 - 180.3 m²
 PROPOSED CAR PARKING AREA STAGE 2 - 152.2 m²
 PROPOSED TOTAL CAR PARKING AREA - 332.5 m²
 CARPARKING PROVIDED = 24 SPACES

NOTE: ALL BUILDING WORKS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
 ALL LEVELS ARE IN METERS AND ARE BASED ON AUSTRALIAN HEIGHT DATUM.
 REFER TO DIMENSIONS REPORT FOR ALL FOUNDATIONS, CONCRETE SLABS, TILT SLAB PANELS, BRACING AND STRUCTURAL STEEL WORKS.

LANDSCAPE PLANTING SCHEDULE

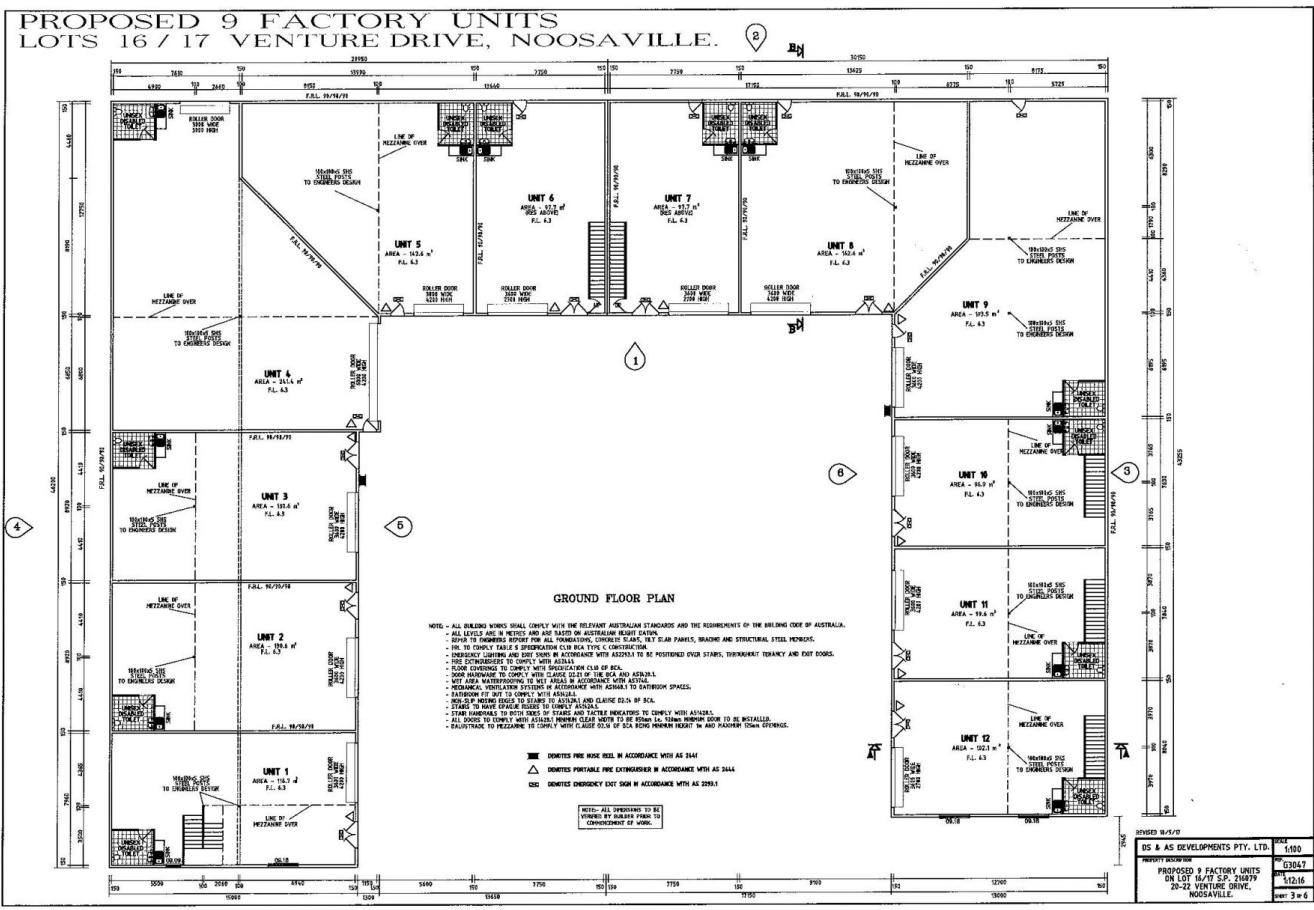
SYMBOL	TREES	BOTANICAL NAME	COMMON NAME	GROWTH HABIT	POT SIZE	QUANTITY
		ACHENA HEMILAMPRA	BUSH SATINASH	SMALL TREE	25 L	2
		CALLISTEMON "GREAT BALLS OF FIRE"	CALLISTEMON	STRAPPY GROUND COVER	160 mm	48
		WESTRINGIA FRUTICOSA "SMOKEY"	SMOKEY	SMALL SHRUB	160 mm	44

LANDSCAPING NOTES
 100mm COVER OF SELECT GARDEN MULCH TO ALL GARDEN BEDS.

* : : : : : LAYOUT

DESIGNED BY	GS & AS DEVELOPMENTS PTY. LTD.	DATE	12/08
DRAWN BY	GS & AS DEVELOPMENTS PTY. LTD.	DATE	12/08
CHECKED BY	GS & AS DEVELOPMENTS PTY. LTD.	DATE	16/12/16
PROJECT NO.	20-22 VENTURE DRIVE, NOOSAVILLE.	SCALE	1:100

PROPOSED 12 FACTORY UNITS
 LOTS 16 / 17 VENTURE DRIVE, NOOSAVILLE.



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