

PROPERTY DETAILS

Lot and Plan Number:

Lot 17 LP28435

Address:

25 LIEGE AVENUE NOBLE PARK 3174

Standard Parcel Identifier (SPI):

17\LP28435

Local Government Area (Council):

GREATER DANDENONG

Council Property Number:

352960

Directory Reference:

Melway 89 J3

THE SITE

Lot 25, 25 Liege Avenue, Noble Park, is a total of 622 m² land. The site is at present is a single-story dwelling in a well-established mix use area.

The design proposal allows for parking on site. There are no significant topographical features that affect the site.

Adjacent to the proposed site there are maintenance and street furniture such as sewer inspection pits, light posts, etc. that will have little to no effect from the proposed development.

THE STREET

The site is situated on Liege Avenue in the suburb of ,Noble Park. Liege Avenue is approximately 8 metres wide connecting to Heatherton Rd and Joffre St, also within proximity to Princes Highway.

Liege Avenueallows for kerbside parking along its length however this won't be necessary for the future development as adequate parking spaces have been provided for the proposal.

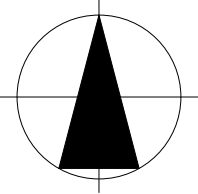
At present, there are a few existing trees and/ or vegetation planted along the sections of the streets align with the subject site



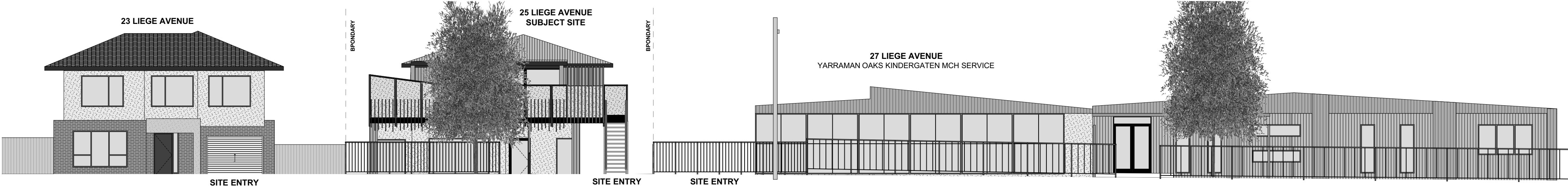
3D VIEW (ILLUSTRATION ONLY)

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STREETSCAPE



NOTE: THE POSITION OF OCCUPATION (FENCES, BUILDINGS, SITE FEATURES, OUTBUILDING ETC) SHOWN NEAR BOUNDARIES ARE NOT NECESSARILY PLOTTED TO SCALE AND IN MOST INSTANCES THEIR POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.



NO 23

Technical drawing of a roof plan. It shows a gabled roof structure with a horizontal dimension line indicating a width of 6,070 units. The drawing includes solid lines for the roof edges and dashed lines for the internal structure or extension.

EX, CROSSOVER TO BE MODIFIED

SITE CUT
BATTER AS
REQUIRE

23

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1

6,070

**YARRAMAN OAKS
PRIMARY SCHOOL**

NO 27

MAX.
HEIGHT
800mm

SHADE SAIL

The drawing shows a technical plan view of a shade sail and a circular object. The shade sail is a large, irregular, four-sided shape with curved edges, oriented diagonally. It is labeled 'SHADE SAIL' in bold, uppercase letters. To its right is a smaller circle. Above the circle, a dimension line with arrows at both ends indicates a height of 'MAX. HEIGHT 800mm'. The entire drawing is enclosed in a rectangular frame with a small square symbol in the top right corner, indicating a right angle.

PROJECT

**PROPOSED USE AND DEVELOPMENT FOR CHILDCARE CENTRE
AT NO 25 LIEGE AVENUE, NOBLE PARK, VIC 3174**

CLIENT- SMART TOWN PLANNING PROJECT ID - C2318

PROPOSED USE AND D
AT NO 25 LIEGE

CLIENT- SMART TOWN PLANNING

CARE CENTRE
C 3174

PROJECT ID - C2318

DRAWING

FOR APPROVAL

DATE- 22/11/2024

REVISION: -D

| | | |
|---|------------|------------|
| A | 29/07/2024 | RFI UPDATE |
| B | 24/09/2024 | RFI UPDATE |
| C | 16/10/2024 | RFI UPDATE |
| D | 22/12/2024 | RFI UPDATE |

FOR APPROVAL

DATE- 22/11/2024

REVISION: -D

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SITE PLAN
SHEET NO - 2
DRAWN - SB
All dimensions are in m
site prior to commenc
have to contact and
work.

SITE PLAN
SHEET NO - 2
DRAWN - SB
All dimensions are to be checked on site prior to construction.
have to contact the relevant authorities for the work.

SITE PL
SHEET NO - 2
DRAWN - SB
All dimensions
site prior to con
have to contac
work.

SCALE - 1:100 @ A2

SITE PLAN

SHEET NO - 2

DRAWN - SB SCALE - 1:100 @ A2

All dimensions are in millimetres and all the content on the drawing must be verify on site prior to commence any work. For any errors or discrepancies in the drawings must have to contact and clarify with the designer or draftsmen prior to commence any work.

LIEGE AVENUE

NOTE-
PROPOSED FENCE TO BE BUILD ACCORDING TO
ACOUSTIC REPORT # 23847



PROJECT

PROPOSED USE AND DEVELOPMENT FOR CHILDCARE CENTRE
AT NO 25 LIEGE AVENUE, NOBLE PARK, VIC 3174

CLIENT- SMART TOWN PLANNING

PROJECT ID - C2318

DRAWING

FOR APPROVAL

DATE- 22/11/2024

REVISION: -D

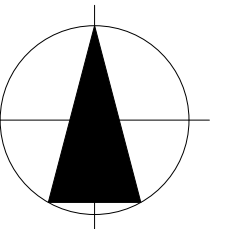
A | 29/07/2024 | RFI UPDATE
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C | 16/10/2024 | RFI UPDATE
D | 22/12/2024 | RFI UPDATE

GROUND FLOOR PLAN

SHEET NO - 3

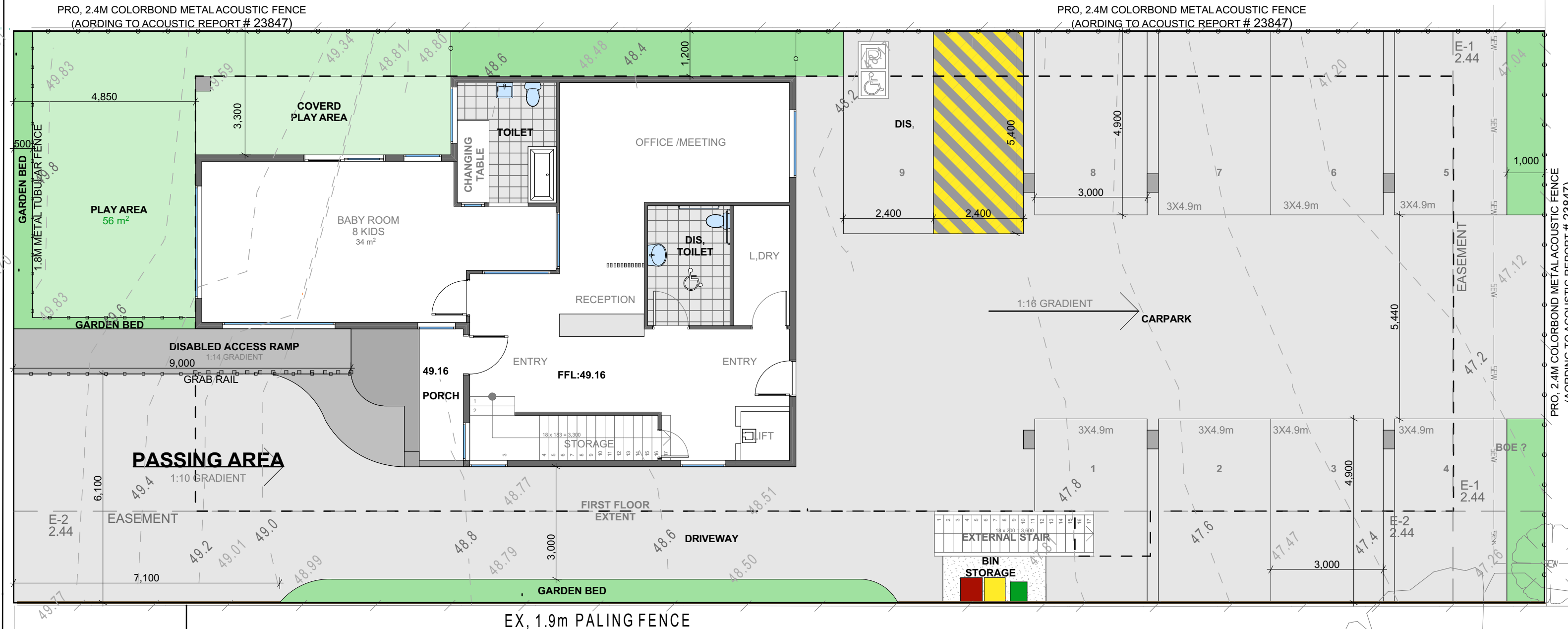
DRAWN - SB SCALE - 1:100 @ A2

All dimensions are in millimetres and all the content on the drawing must be verify on site prior to commence any work. For any errors or discrepancies in the drawings must have to contact and clarify with the designer or draftsmen prior to commence any work.



NO 23

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DEVELOPMENT SUMMARY

TOTAL SITE AREA - 622 Sqm

NO OF BUILDING - 1

SITE STATS

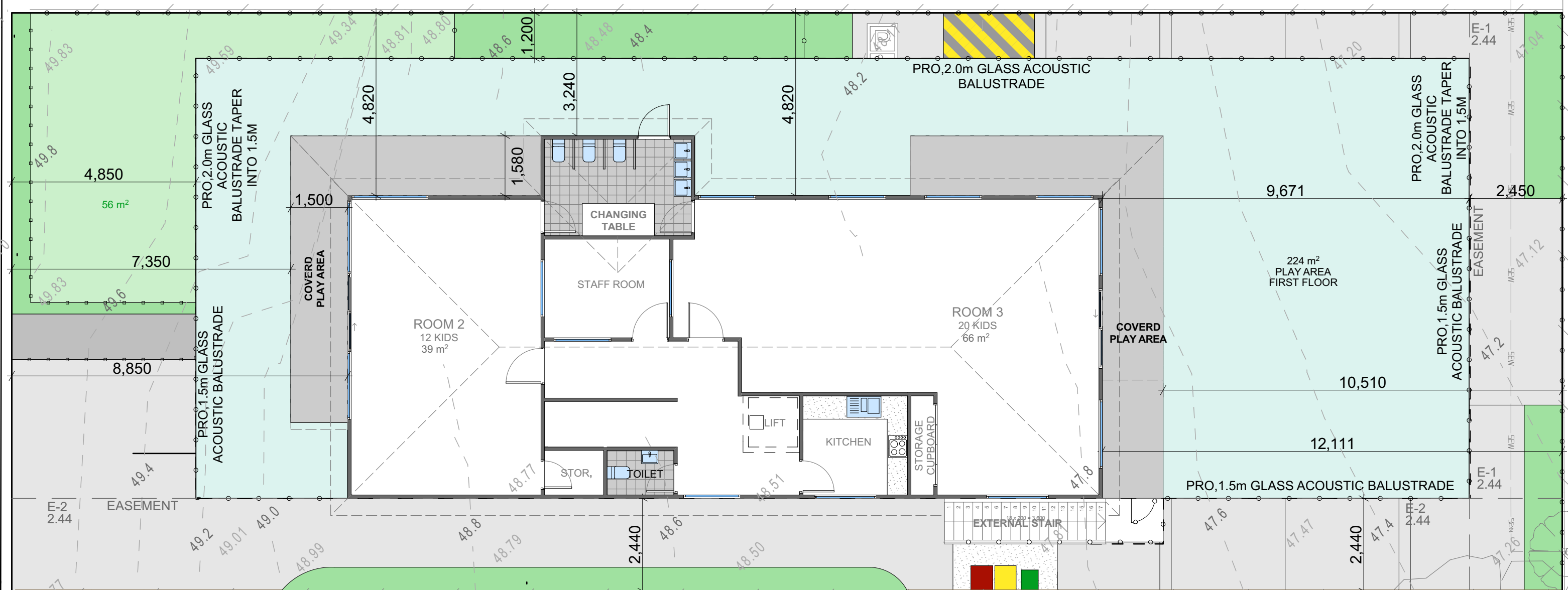
| | Sqm |
|-------------------|-----------|
| BUILDING | 149.14 |
| DIVEWAY & CARPARK | 391.01 |
| RAMP AND PATH | 10.80 |
| | 550.95 m² |

NO 23

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LIEGE AVENUE

EX, CROSSOVER TO BE MODIFIED



BUNGALOW

YARRAMAN OAKS
PRIMARY SCHOOL

NO 27

NOTE-
PROPOSED FENCE TO BE BUILD ACCORDING TO
ACOUSTIC REPORT # 23847



PROJECT

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FIRST FLOOR PLAN

SHEET NO - 4

DRAWN - SB SCALE - 1:100 @ A2

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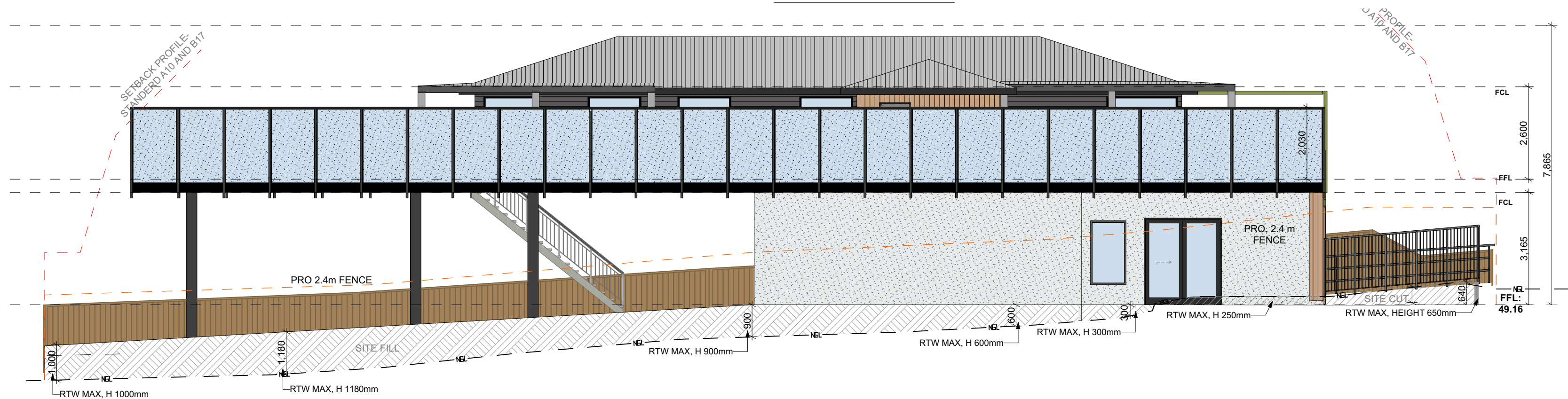


WEST ELEVATION

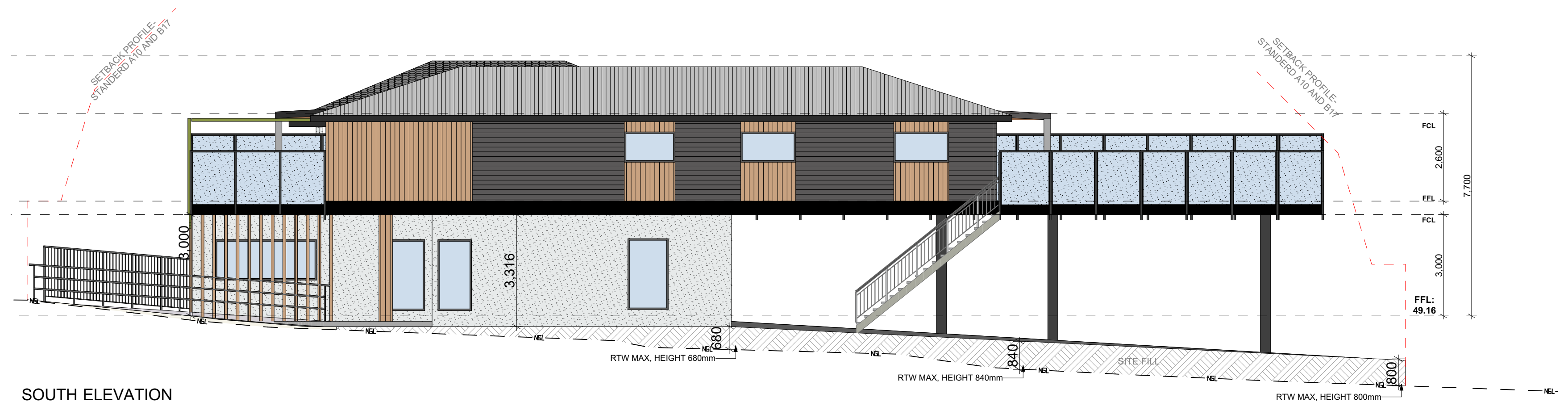
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EAST ELEVATION



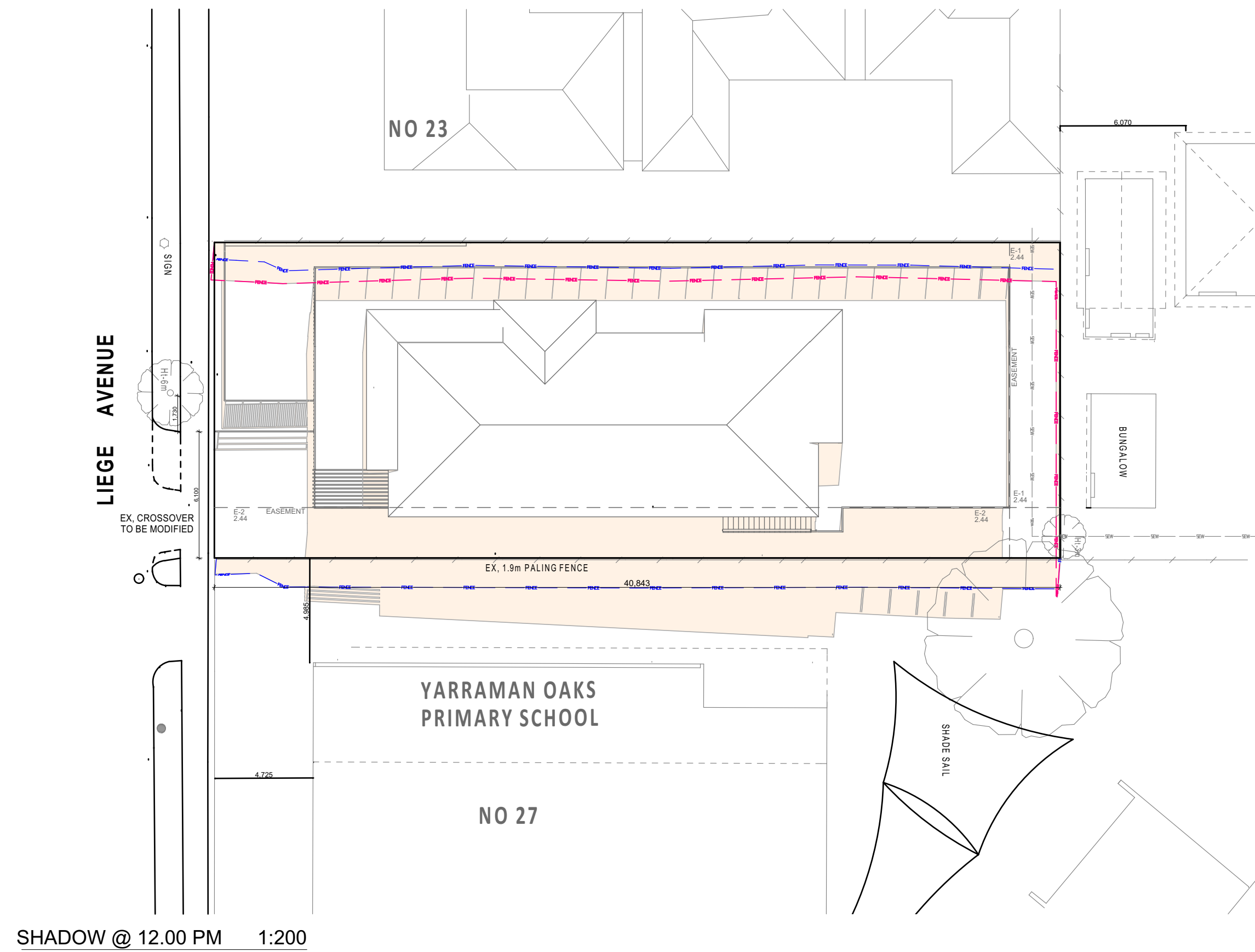
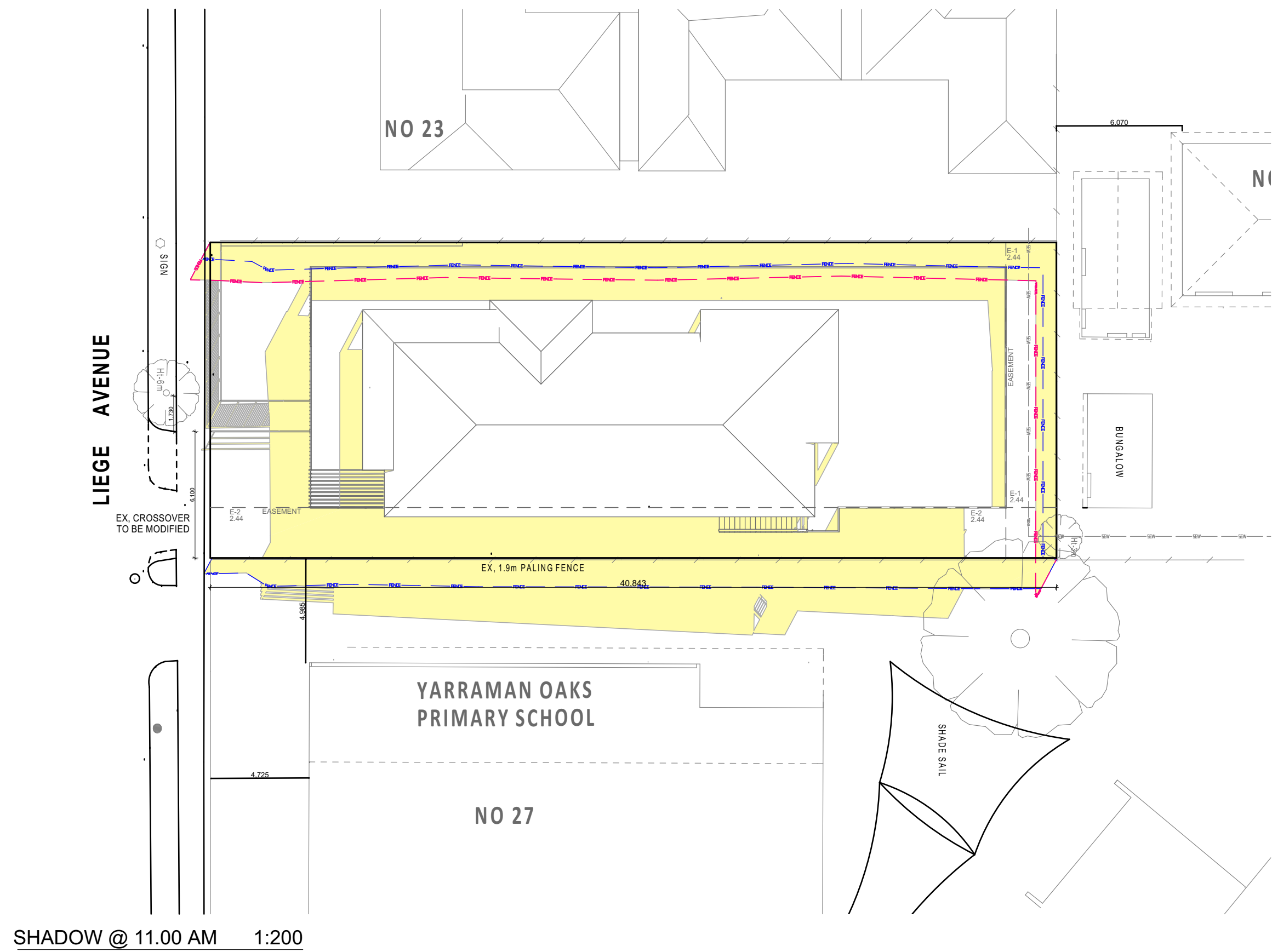
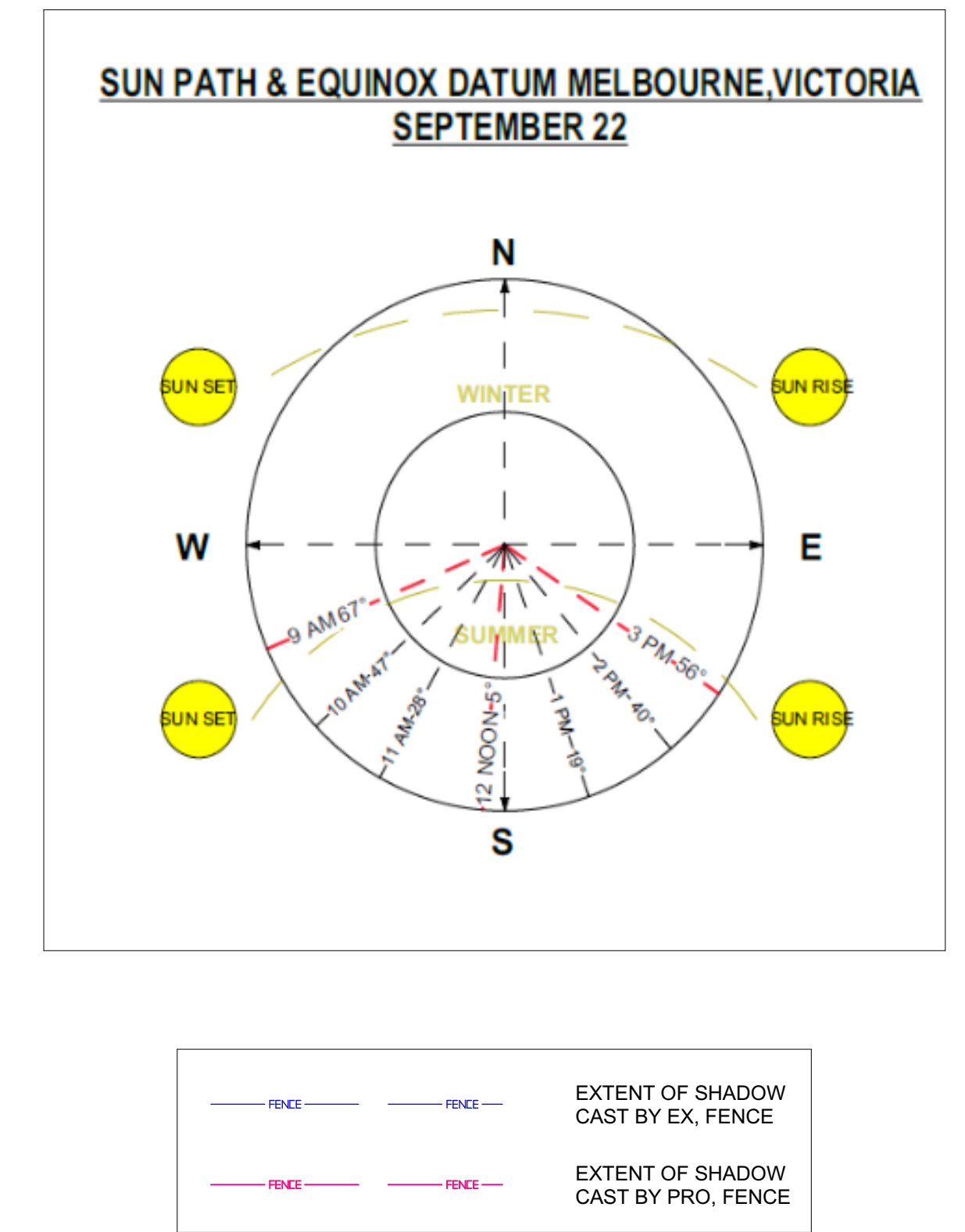
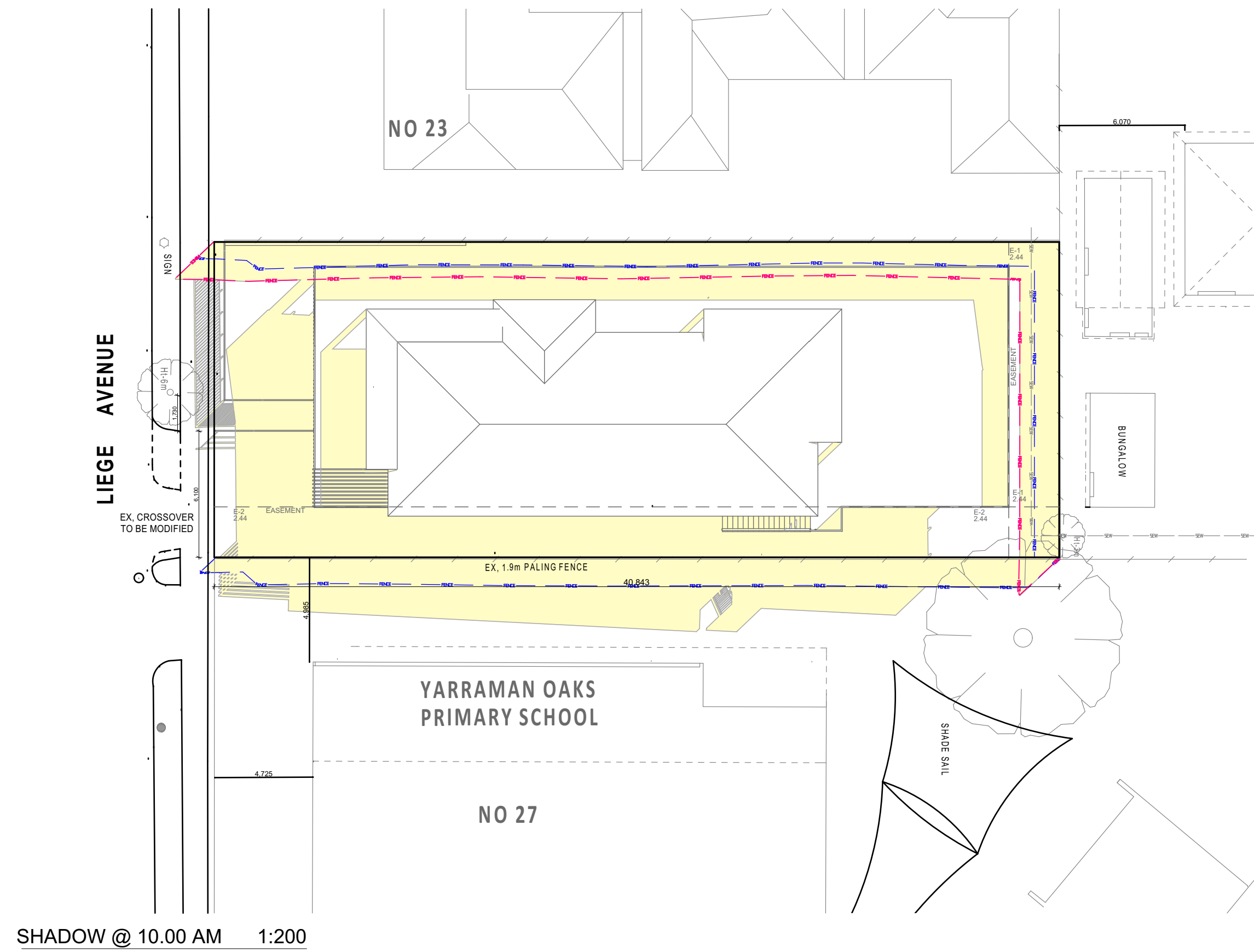
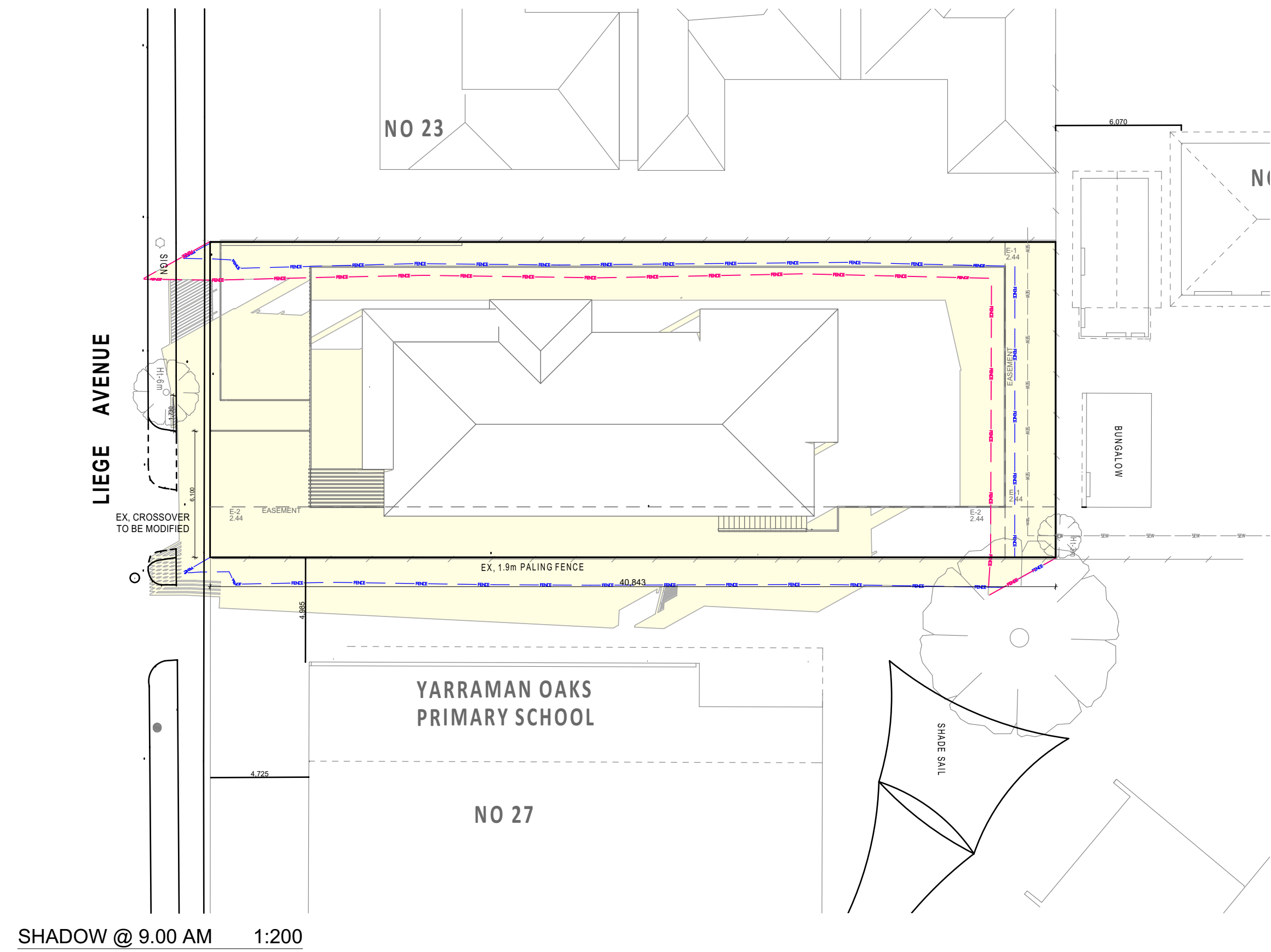
NORTH ELEVATION



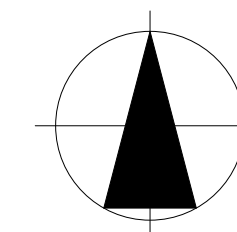
SOUTH ELEVATION

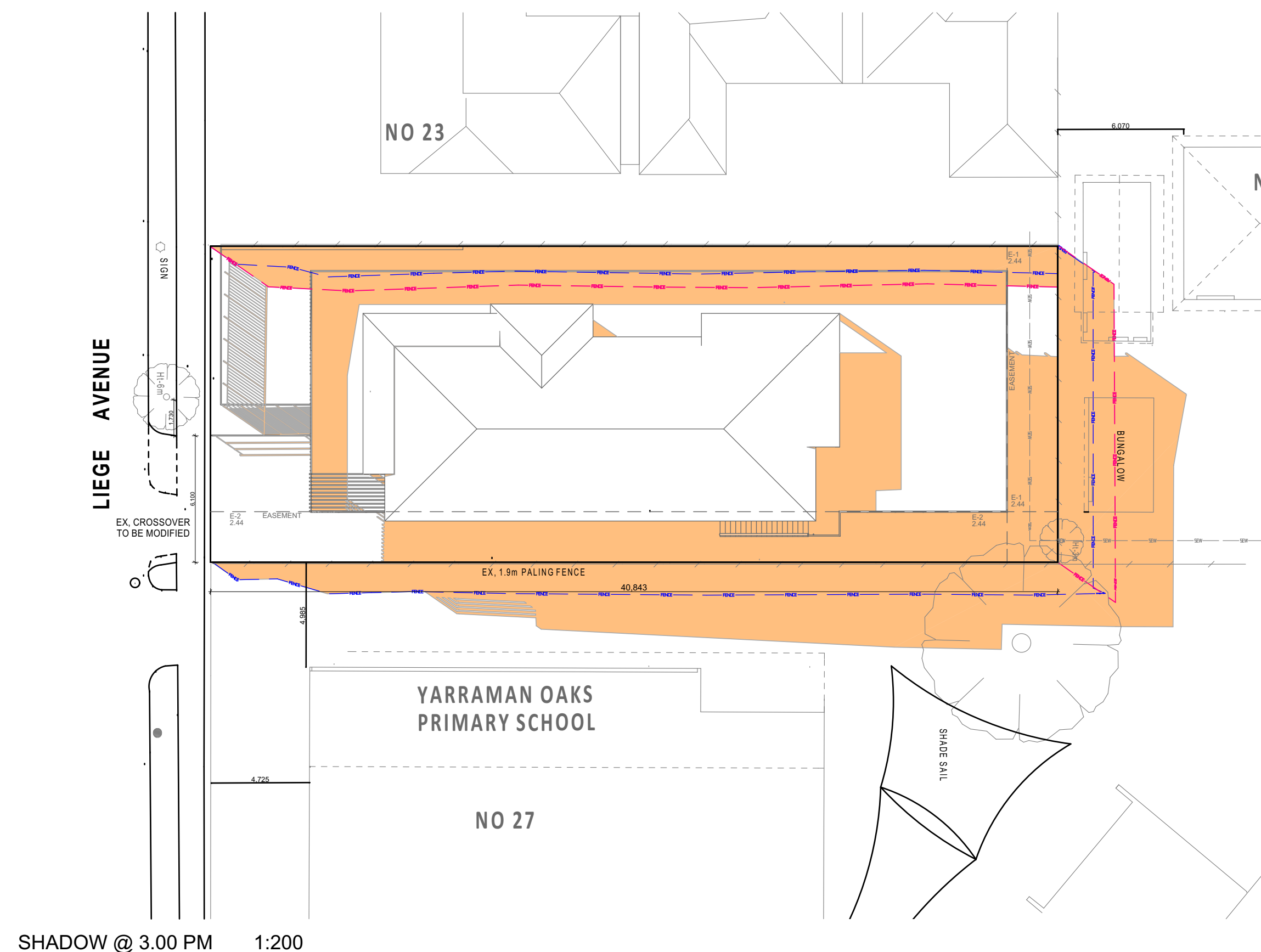
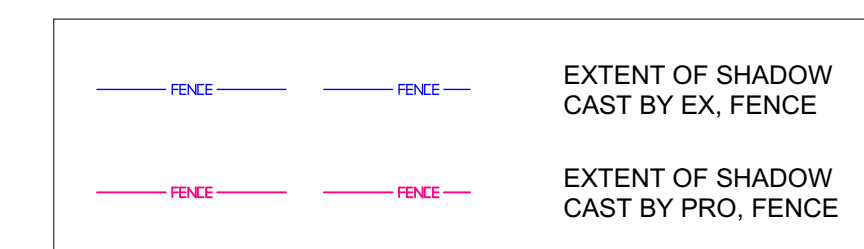
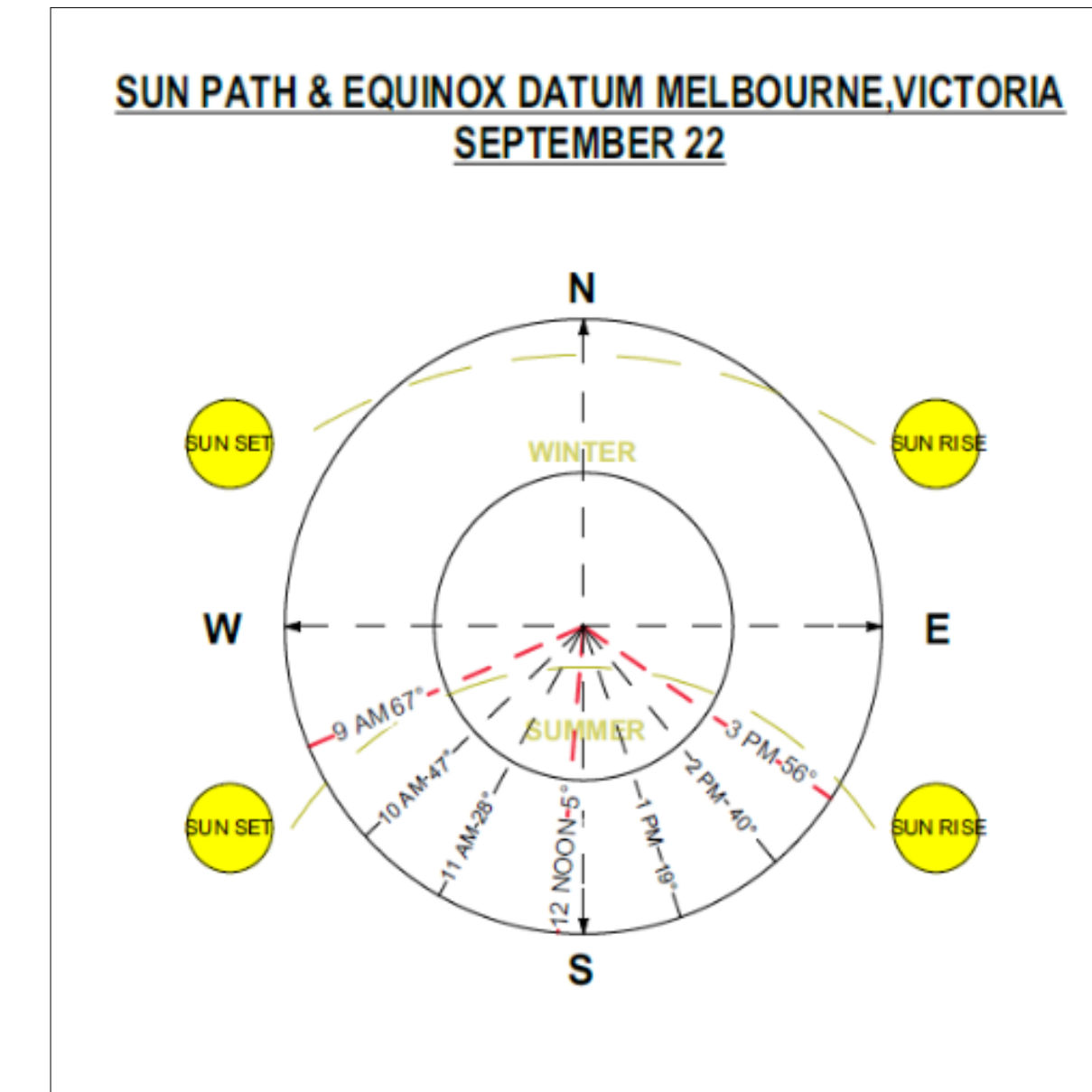
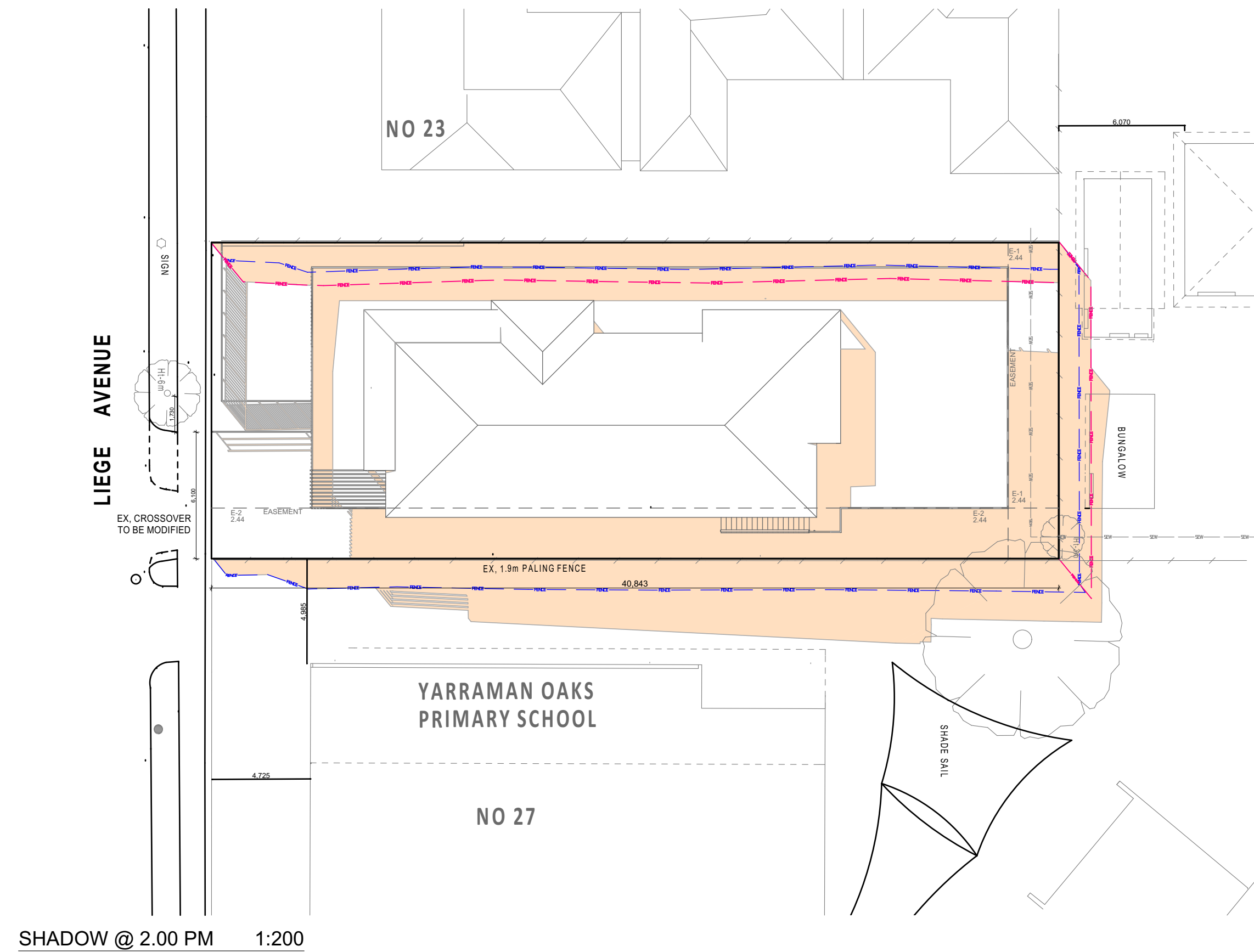
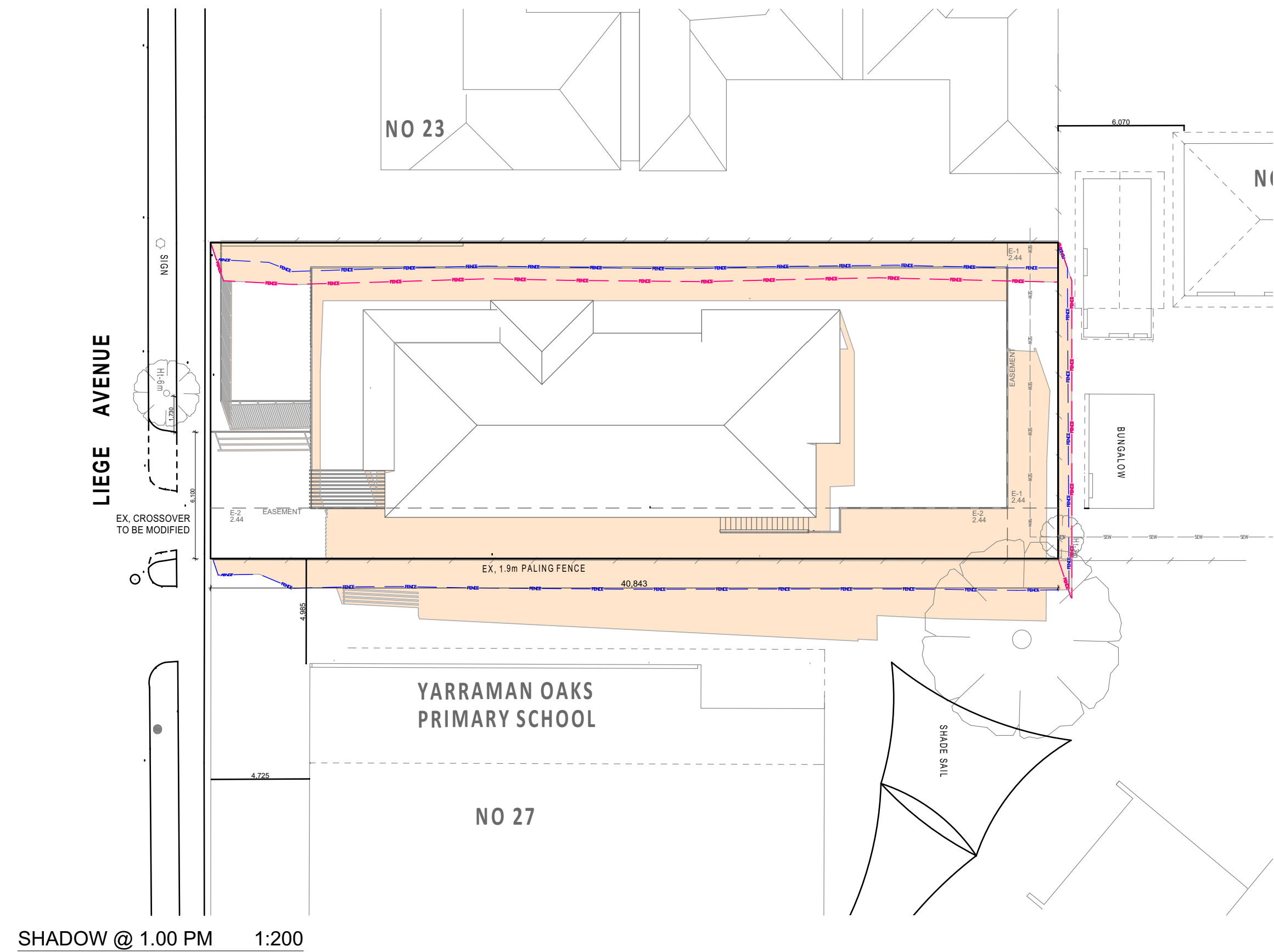


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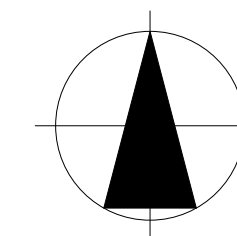


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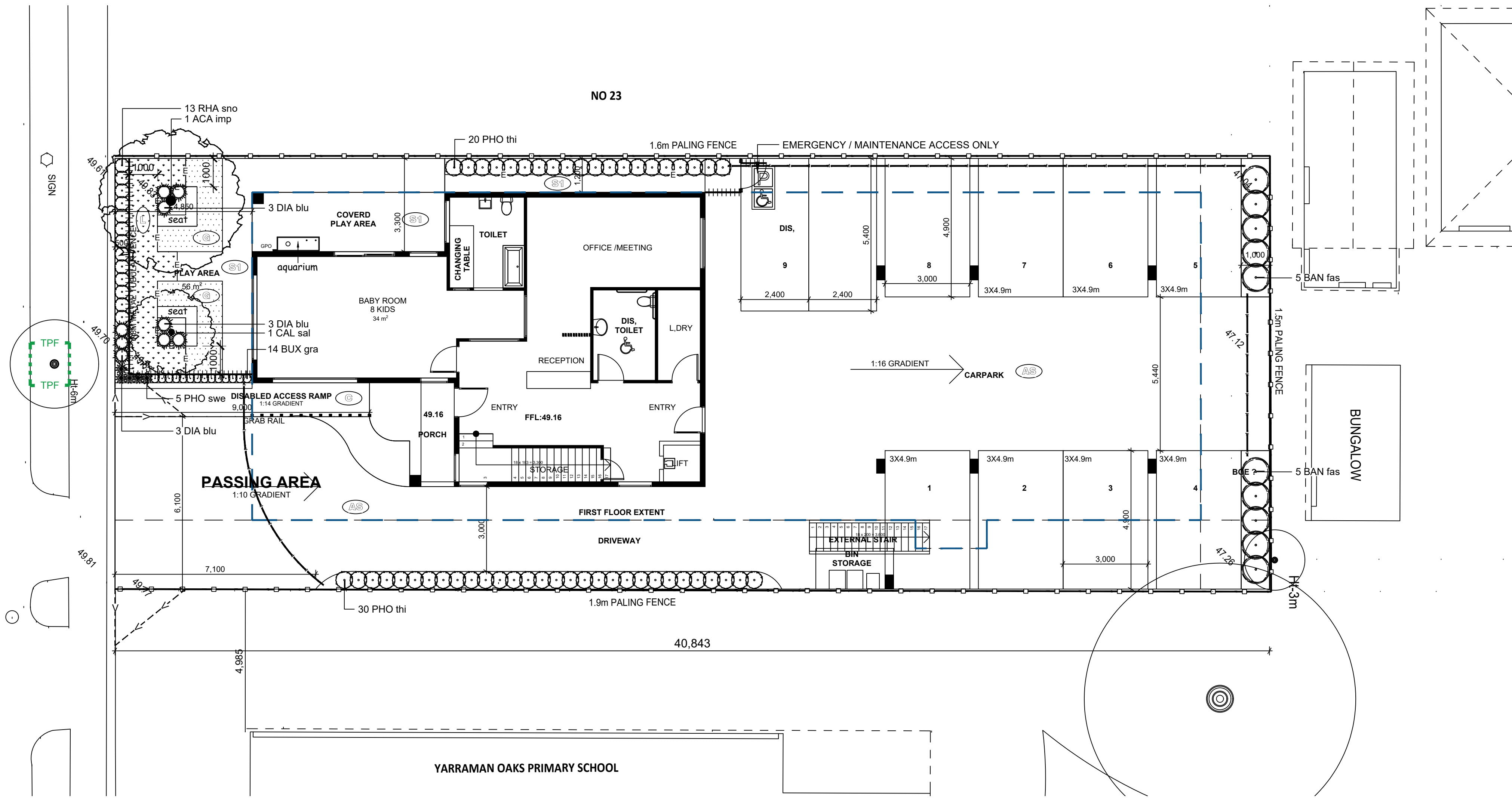
SEEDS

Early Learning

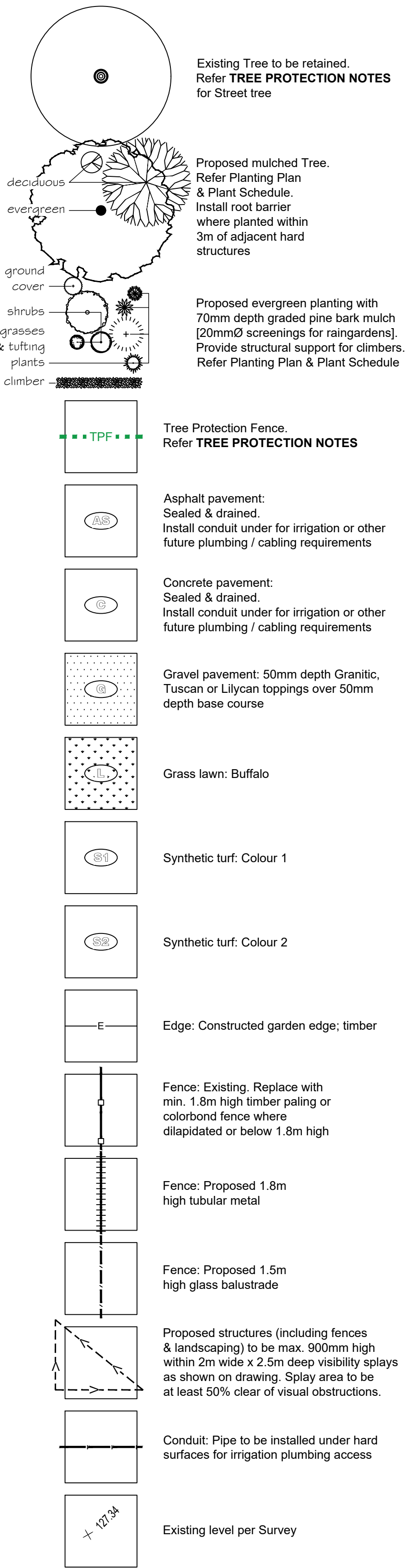


PH - 0422061293

LIEGE AVENUE



LEGEND



PROPOSED PLANT SCHEDULE - GROUND

| CODE | BOTANICAL NAME | COMMON NAME | Mature H x W Approx. (m) | SUPPLY SIZE | QTY |
|-------------------------|--|-----------------------|-----------------------------|----------------|-----|
| TREES | | | | | |
| ACA imp | Acacia implexa | Lightwood | 6-8 x 4-5 | 40L/1.6m H | 1 |
| CAL sal | Callistemon salignus | Willow Bottle Brush | 7 x 3 | 40L/1.6m H | 1 |
| SHRUBS | | | | | |
| BAN fas | Banksia integrifolia fastigiata 'Sentinel' | Dwarf Coastal Banksia | 2.5 x 1 | 140mm | 10 |
| BUX gra | Buxus sempervirens 'Graham Blandy' | Graham Blandy Box | 1.5 x 0.3 (clip) | 140mm | 14 |
| PHO thi | Photinia x fraseri 'Thin Red' | Thin Red Photinia | 3-4 x 0.6 | 140mm | 50 |
| RHA sno | Rhaphiolepis indica 'Snow Maiden' | Dwarf Indian Hawthorn | 0.75 x 0.5 | 140mm | 13 |
| GRASSES & TUFTING FORMS | | | | | |
| DIA blu | Dianella revoluta 'Blue Stream' | Blue Flax Lily | 0.7 x 0.5 | 140mm | 9 |
| PHO swe | Phormium tenax 'Sweet Mist' | Sweet Mist | 0.4 x 0.4 | 140mm | 5 |

SPECIES & SUPPLY POT SIZES ARE SUBJECT TO AVAILABILITY
All trees must comply with Australian Standard AS2303:2018 - Tree Stock for Landscape Use.
All plants must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.

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LANDSCAPE NOTES

PLANT INSTALLATION

PLANTS SHOULD BE SETOUT IN CONSIDERATION OF MATURE HEIGHTS & WIDTHS (REFER PLANT SCHEDULE) TO AVOID FUTURE GROWTH PROJECTING ACROSS SERVICE METERS, POWER LINES, PATHWAYS ETC. INSTALL PROTECTIVE ROOT BARRIERS TO TREES LOCATED WITHIN 3m OF HARD SURFACES & BUILDINGS.

IRRIGATION

ALL LANDSCAPED AREAS ON THE SITE (EXCL. MOBILE PLANTERS & HALF WINE BARREL PLANTERS) TO BE SERVICED BY A FULLY AUTOMATED DRIPPER IRRIGATION SYSTEM OR MANUALLY OPERATED DRIPPER SYSTEM WITH TIMER(S) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. PROVIDE CONDUITS UNDER / THROUGH HARD STRUCTURES TO ENABLE CABLING & PLUMBING ACCESS TO ALL LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVISION TO ALL GARDENS & POP-UP SPRINKLERS TO ALL LAWN(S)

MAINTENANCE

LANDSCAPE TO BE KEPT IN A NEAT & TIDY CONDITION AT ALL TIMES BY REGULAR ROUTINE MAINTENANCE ACTIVITIES INCLUDING:

- WATERING THROUGH INITIAL PLANT ESTABLISHMENT PERIOD
- CHECKING IRRIGATION SYSTEM (SENSORS, PROGRAM FREQUENCY, CONTROLLER OPERATION, PRESSURE, COVERAGE, FILTERS, BLOCKAGES, DAMAGE & LEAKS)
- REPLACING DEAD & DISEASED PLANTS
- WEED REMOVAL
- DEAD HEADING
- TRIMMING FOR SHAPE & DENSITY
- FORMATIVE TREE PRUNING
- TOPPING UP GRAVEL SURFACING &/OR MULCH DEPTHS
- FERTILISING
- RE-SEEDING / RE-TURFING & MOWING

TREE PROTECTION NOTES

PROVIDE TREE PROTECTION FENCING (TPF) AS INDICATED ON LANDSCAPE DRAWINGS IN ACCORDANCE WITH AS4970-2009 FOR STREET TREE.

BEFORE DEMOLITION WORKS COMMENCE, THE STREET TREE MUST BE ENCLOSED WITH MIN 1.8m HIGH TEMPORARY CYCLONE FENCE OR SIMILAR APPROVED FENCING, WHICH MUST REMAIN IN PLACE THROUGHOUT ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS. SIGNS COMPLYING WITH AS 1319 MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A "TREE PROTECTION ZONE".

THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT AND EQUIPMENT, MATERIALS, SOIL OR WASTE). TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCCUR WITHIN TPZ'S AFTER WHICH TIME THE FULL EXTENT OF THE FENCING MUST BE REINSTATED. IF TEMPORARY ACCESS IS REQUIRED ACROSS SURFACE OF TPZ'S, GROUND PROTECTION IS REQUIRED TO LIMIT COMPACTION BY WAY OF STRAPPED RUBBLE BOARDS AS PER AS4970-2009 SECTION 4.5.3

NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST. HAND EXCAVATE ANY AREA WITHIN 1.5m OF TPZ'S.

IF ROOTS ARE FOUND OUTSIDE THE TPZ THAT ARE GREATER THAN 40mm, PARKS SERVICES ARE TO BE NOTIFIED SO THAT THEY CAN BE CORRECTLY PRUNED TO AUSTRALIAN STANDARDS. ANY EXCAVATION THAT ENROACHES INTO THE TPZ'S REQUIRES HYDRO-EXCAVATION TO BE CARRIED OUT TO IDENTIFY THE ROOT DISTRIBUTION WITHIN THE EXCAVATION ZONE.

REMOVE WEEDS FROM TPZ's
APPLY 100mm DEPTH MULCH WITHIN TPZ's
IRRIGATE TPZ's WEEKLY IN SUMMER: 15-20L OF WATER/1cm OF TRUNK DIAMETER
ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373-2007: PRUNING OF AMENITY TREES, AND UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.

LANDSCAPE PLAN - GROUND FLOOR

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| | | |
| A | 22 April 2024 | Architect Client |
| A | 18 April 2024 | Architect Client [DRAFT] |
| Rev | Date | Amendment |



INFINITY
LANDSCAPE
ARCHITECTS

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Point Cook Victoria 3030
T (03) 9395 3650 M 0447 813 930
office@infinityla.com.au

PROPOSED DEVELOPMENT
25 Liege Avenue, Noble Park

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| | |
|-------------|------------------------|
| Stage | Town Planning Approval |
| Date | 22.04.2024 |
| Project No. | 020.2024 |
| Drawn | SM |
| Checked | SM |
| Scale | 1:100@A1/1:200@A3 |
| Drawing No. | L01A |

