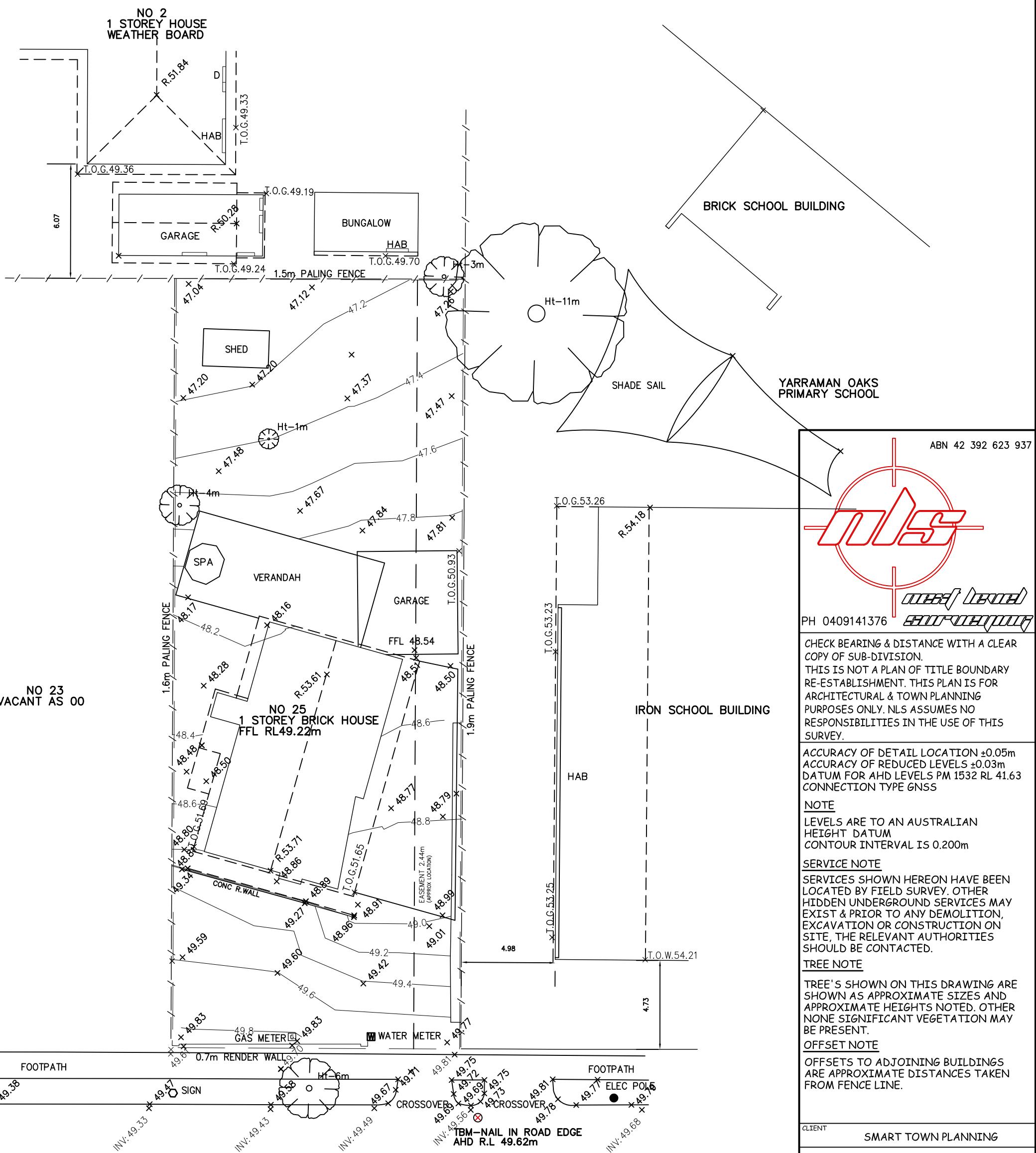


A diagram of a probe tip with a Z-shaped pattern. The tip is black and tapers to a point. A central vertical line is flanked by two diagonal lines that meet at the point, creating a zigzag or Z-shape. This pattern is repeated along the length of the probe tip.



LIEGE AVENUE

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| | | | |
|--------------|-------------------------------|------------|--|
| CLIENT | SMART TOWN PLANNING | | |
| SITE ADDRESS | 25 LIEGE AVENUE NOBLE PARK | | |
| JOB NO | | PAPER SIZE | |
| 2258 | | A3 | |
| SCALE | DATE STARTED | | |
| 1:200 | 05-06-23 | | |
| DRAWN | FIELD | CHECKED | |
| RB | RB | RB | |

PROPERTY DETAILS

Lot and Plan Number: **Lot 17 LP28435**
Address: **25 LIEGE AVENUE NOBLE PARK 3174**
Standard Parcel Identifier (SPI): **17LP28435**
Local Government Area (Council): **GREATER DANDEMONG**
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.

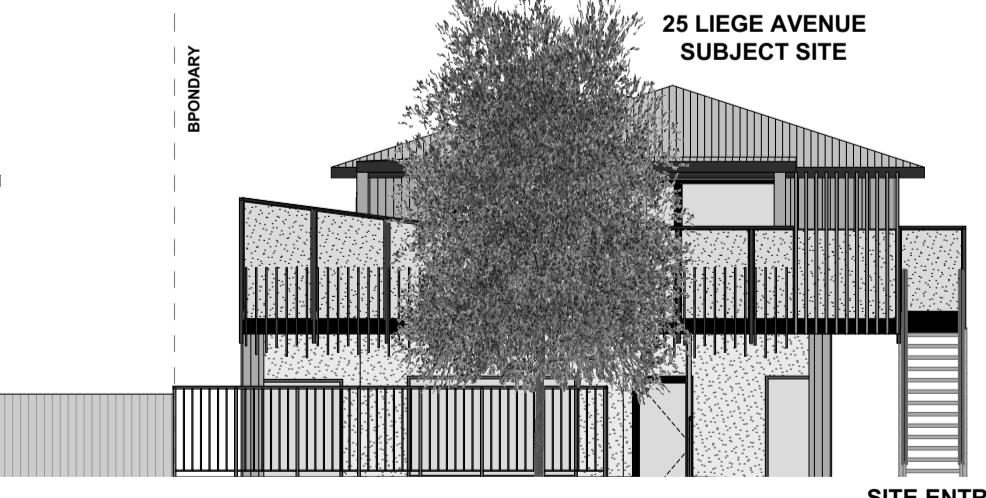
Liege Avenue allows for kerbside parking along its length however this won't be necessary for the future development as adequate parking spaces have been provided for the proposal.

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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LIEGE AVENUE

EX, CROSSOVER
TO BE MODIFIED

10

YARRAMAN OAKS PRIMARY SCHOOL

NO 27



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

CLIENT- SMART TOWN PLANNING

PROJECT ID - C231

FOR APPROVAL

DATE- 22/11/2024

REVISION: -D

REVISION B

B 24/09/2024 RFI UPDAT

C 16/10/2024 RFI UPDAT

D 22/12/2024 RFI UPDAT

SITE PLAN

SHEET NO - 2

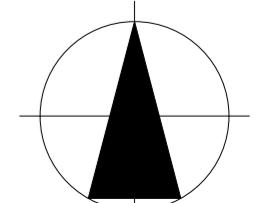
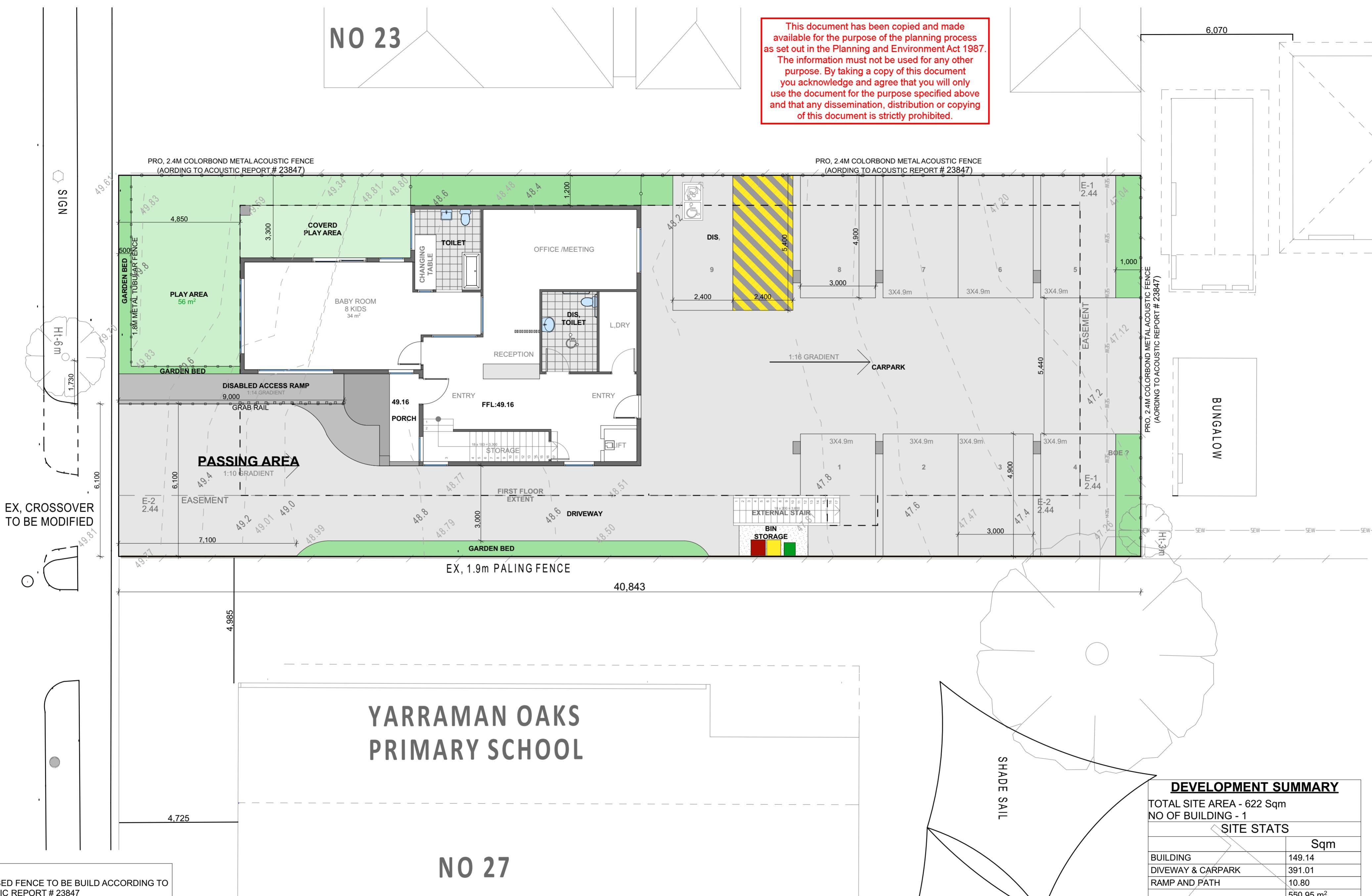
DRAWN - SB

SCALE - 1:100 @ A2

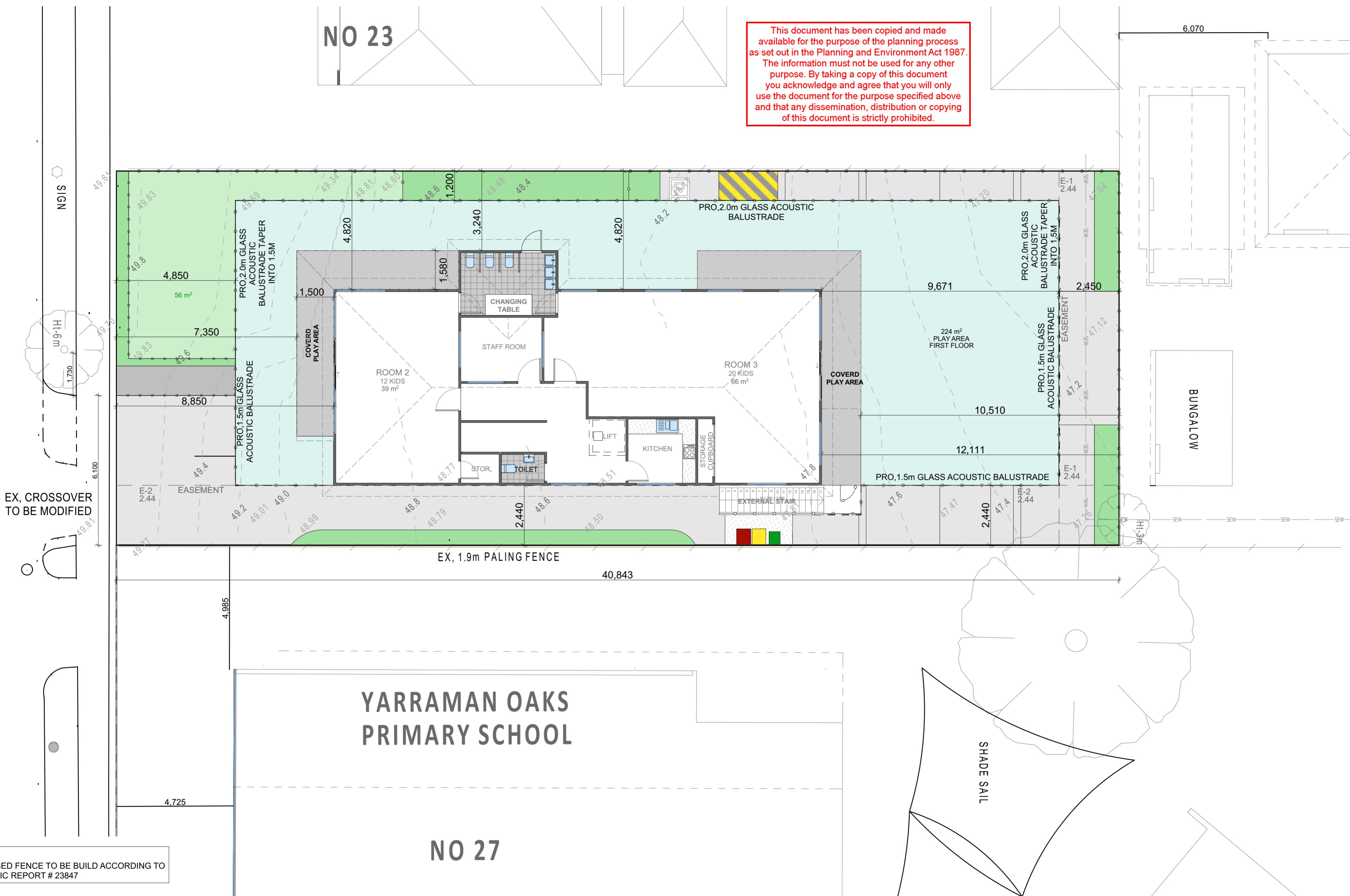
All dimensions are in millimetres and all the co-

All dimensions are in millimetres and all the content on the drawing must be verified 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



LIEGE AVENUE



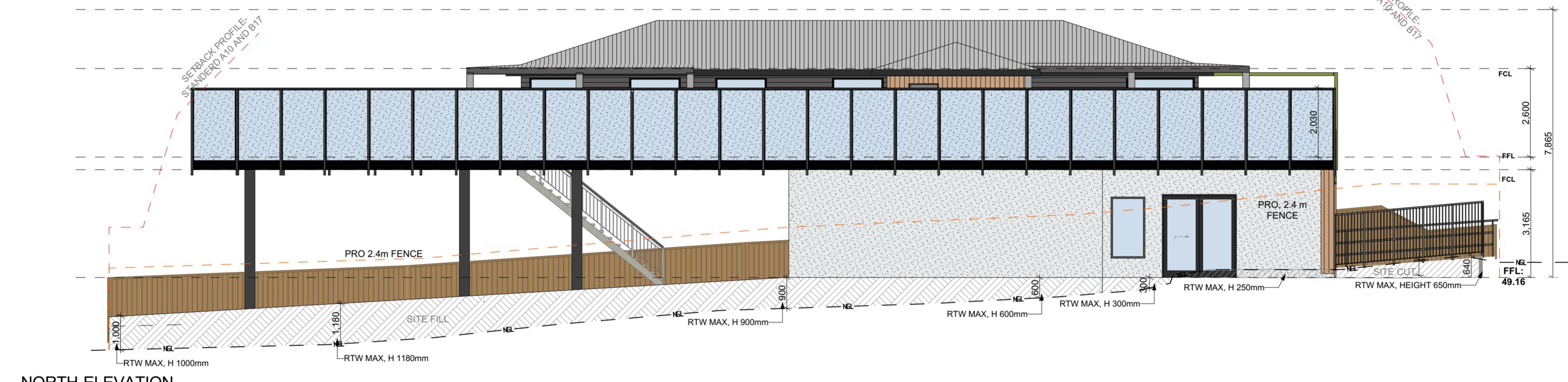


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WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SMART TOWN PLANNING

PROJECT

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

CLIENT- SMART TOWN PLANNIN

PROJECT ID - C23

FOR APPROVAL

DATE- 22/11/20

REVISION: -D

A | 29/07/2024 | RFI UPDA

DR

D 22/12/2024 RFI UPDA

EL E V A T I O N

SHEET NO - 5

DBAWN - SB

SCALE - 1:100 @ A2

All dimensions are in millimetres and all the cor-

site prior to commence any work. For any errors

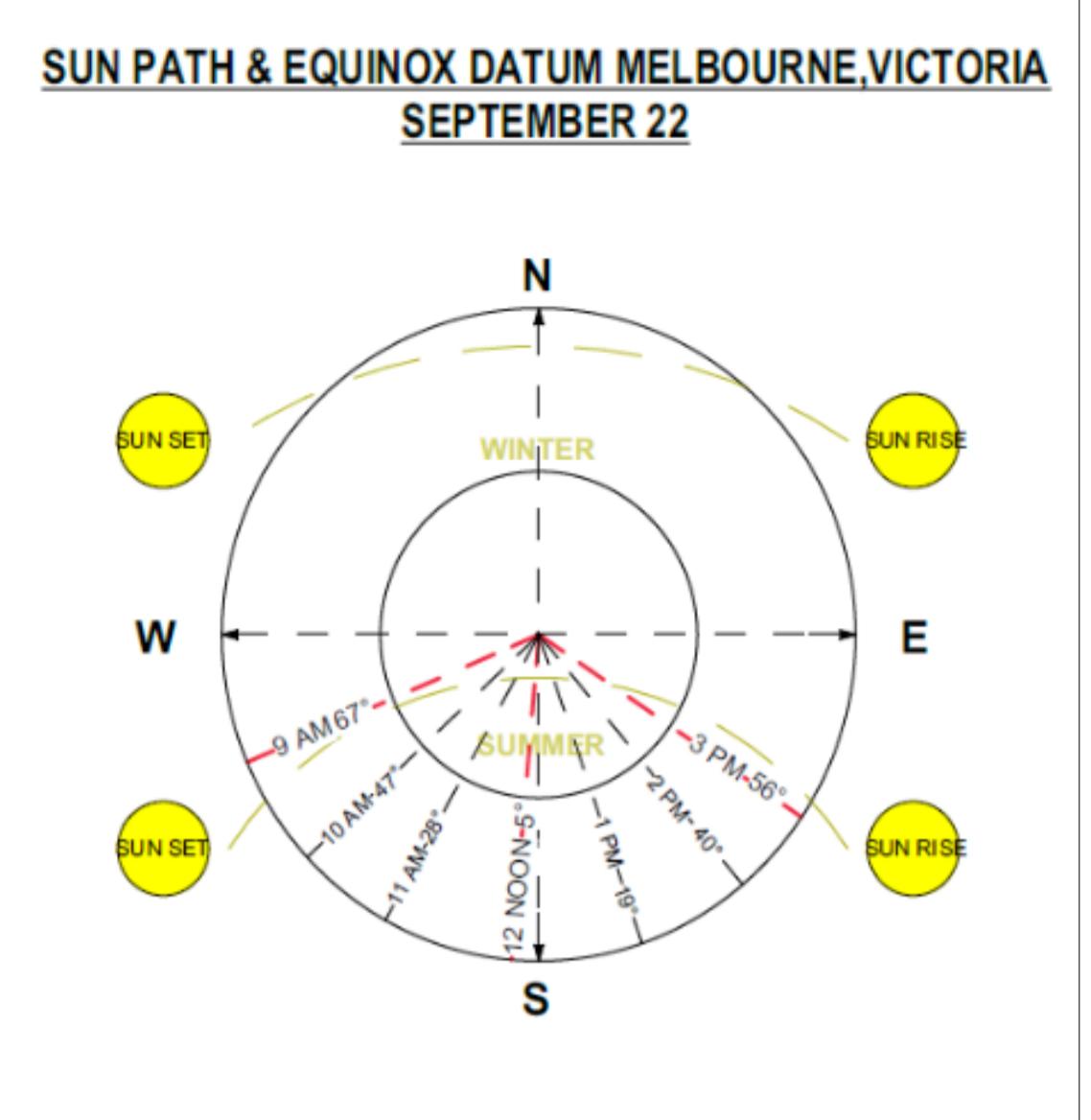
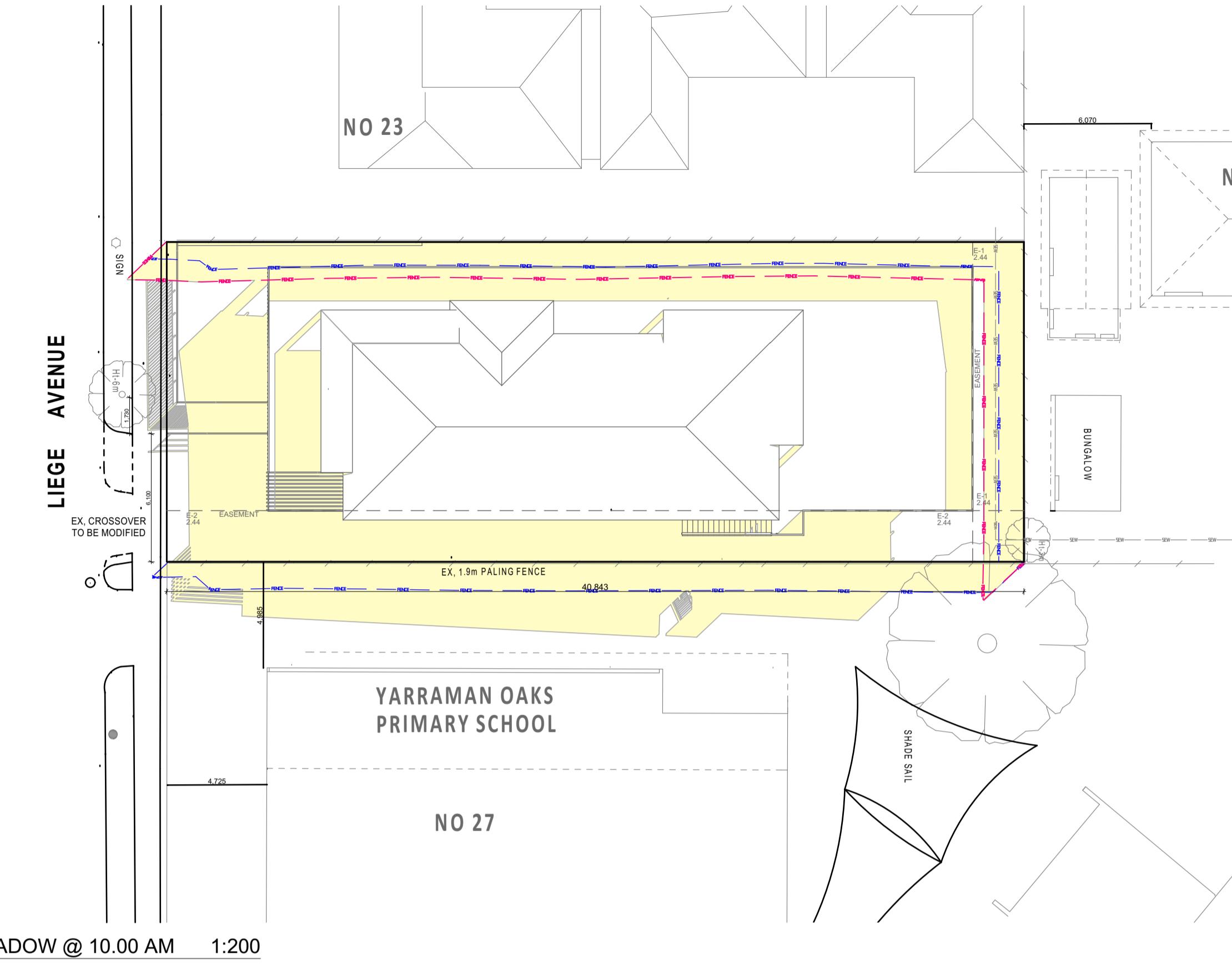
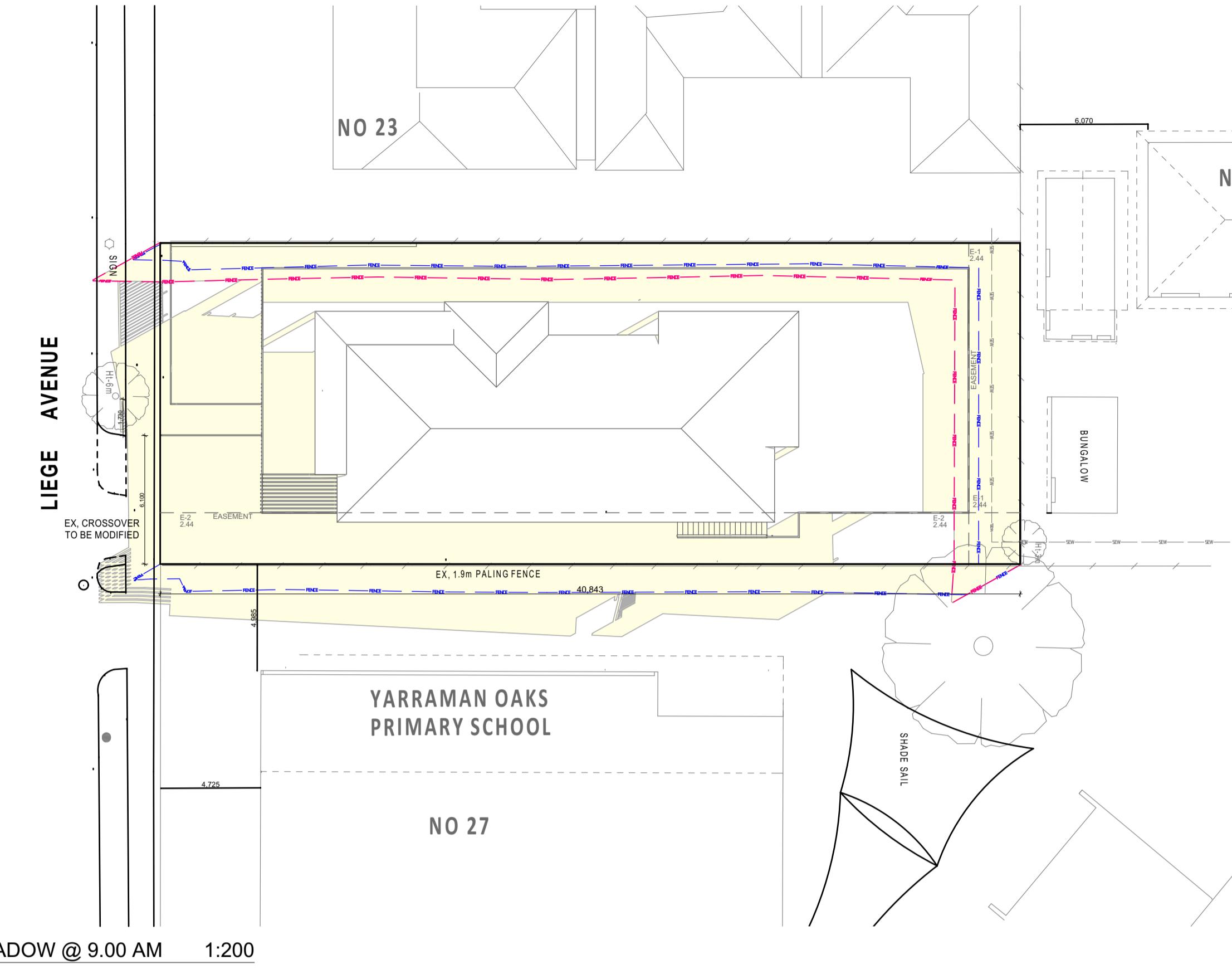
have to contact and clarify with the designer
work.

have to contact and clarify with the designer or draftsmen prior to commence any work.



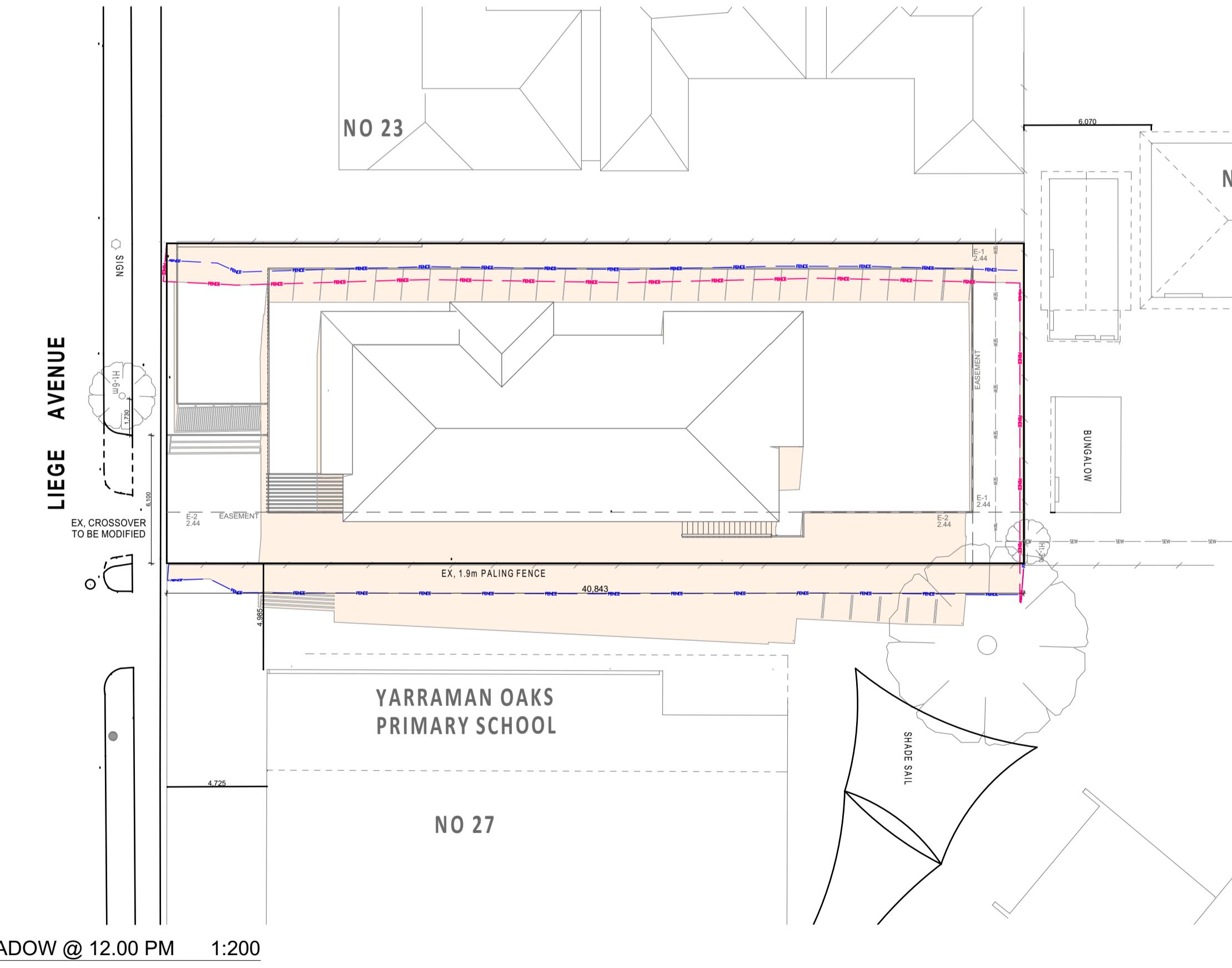
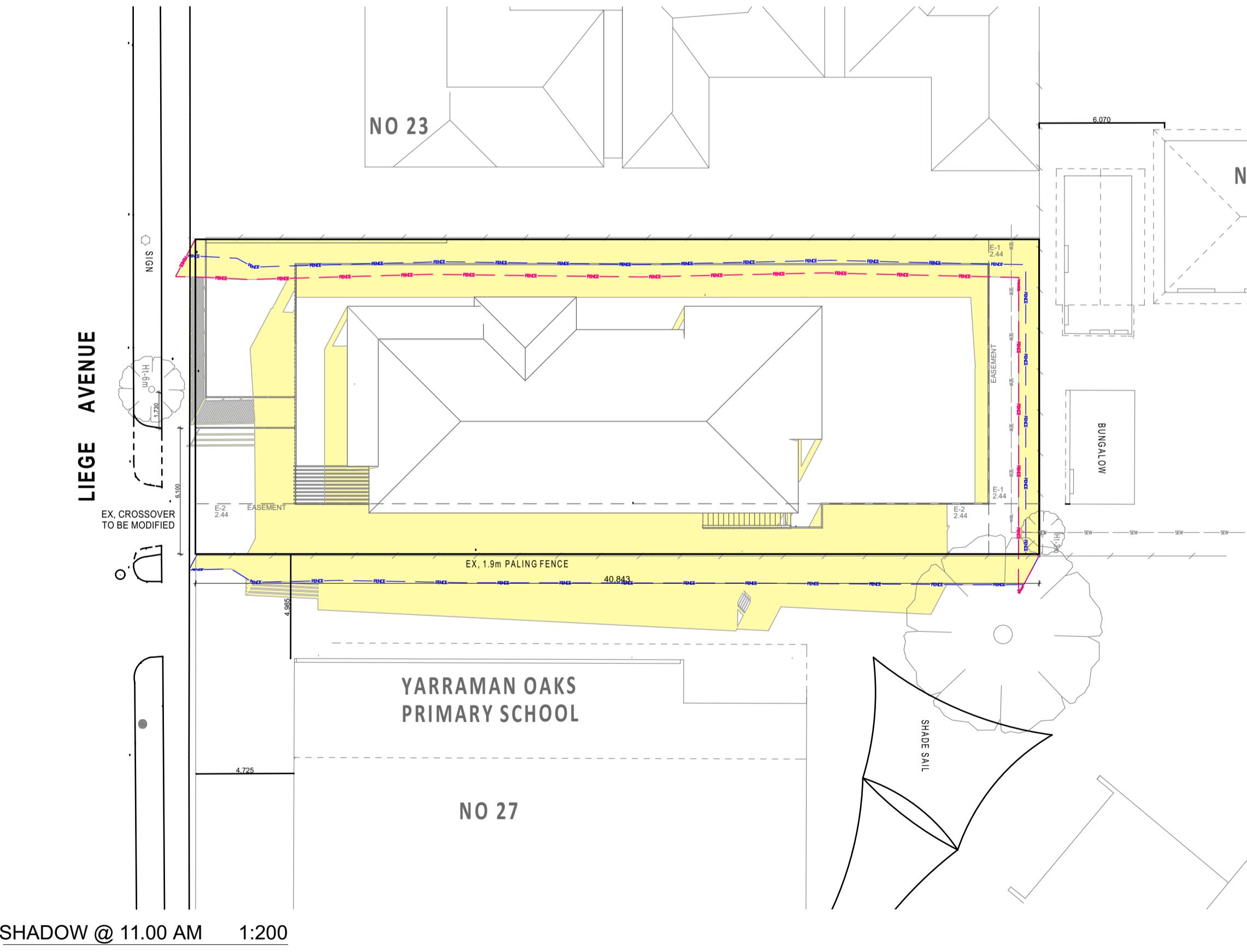
WEST ELEVATION

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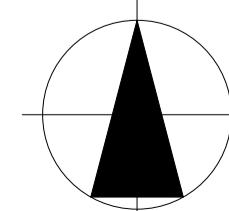


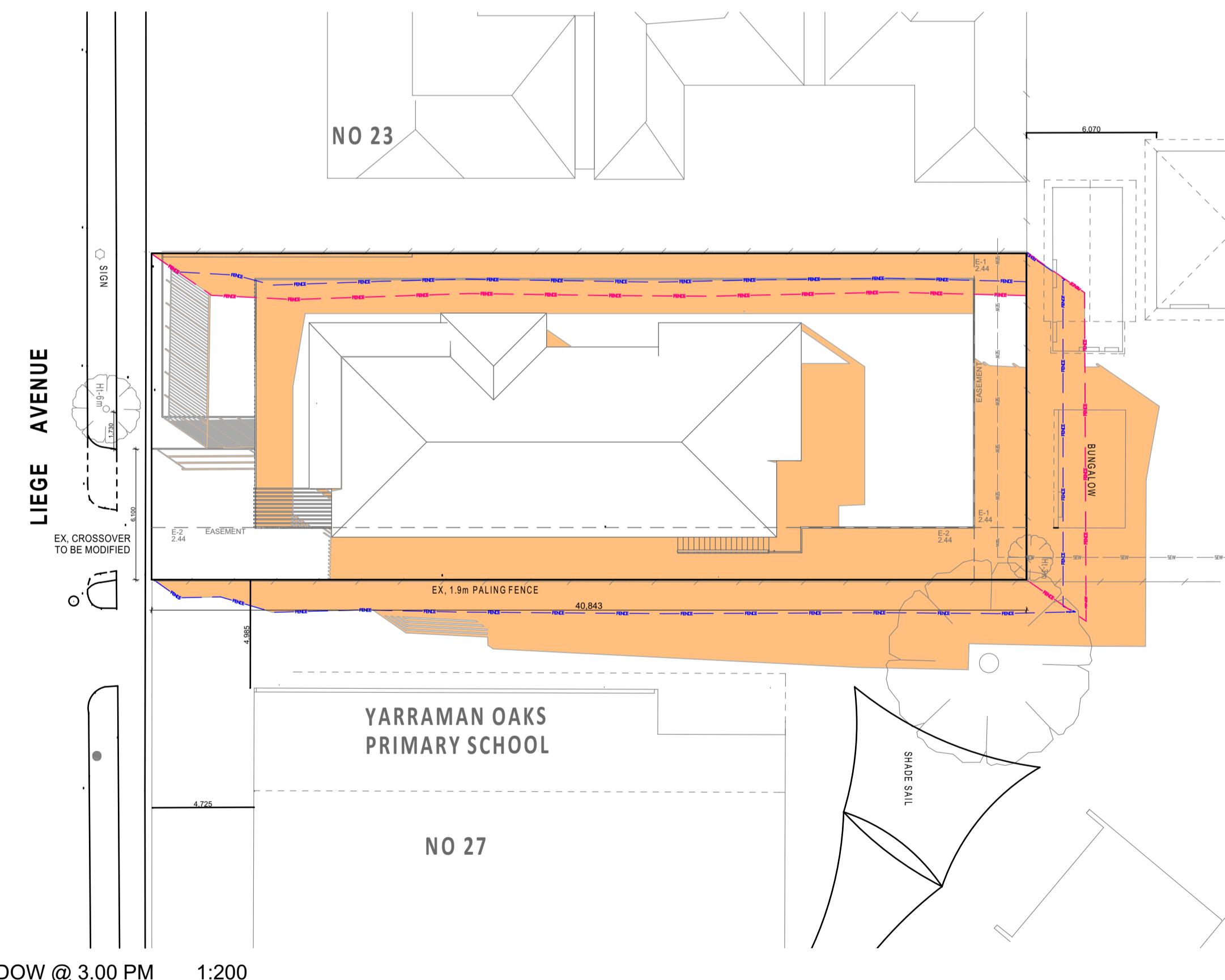
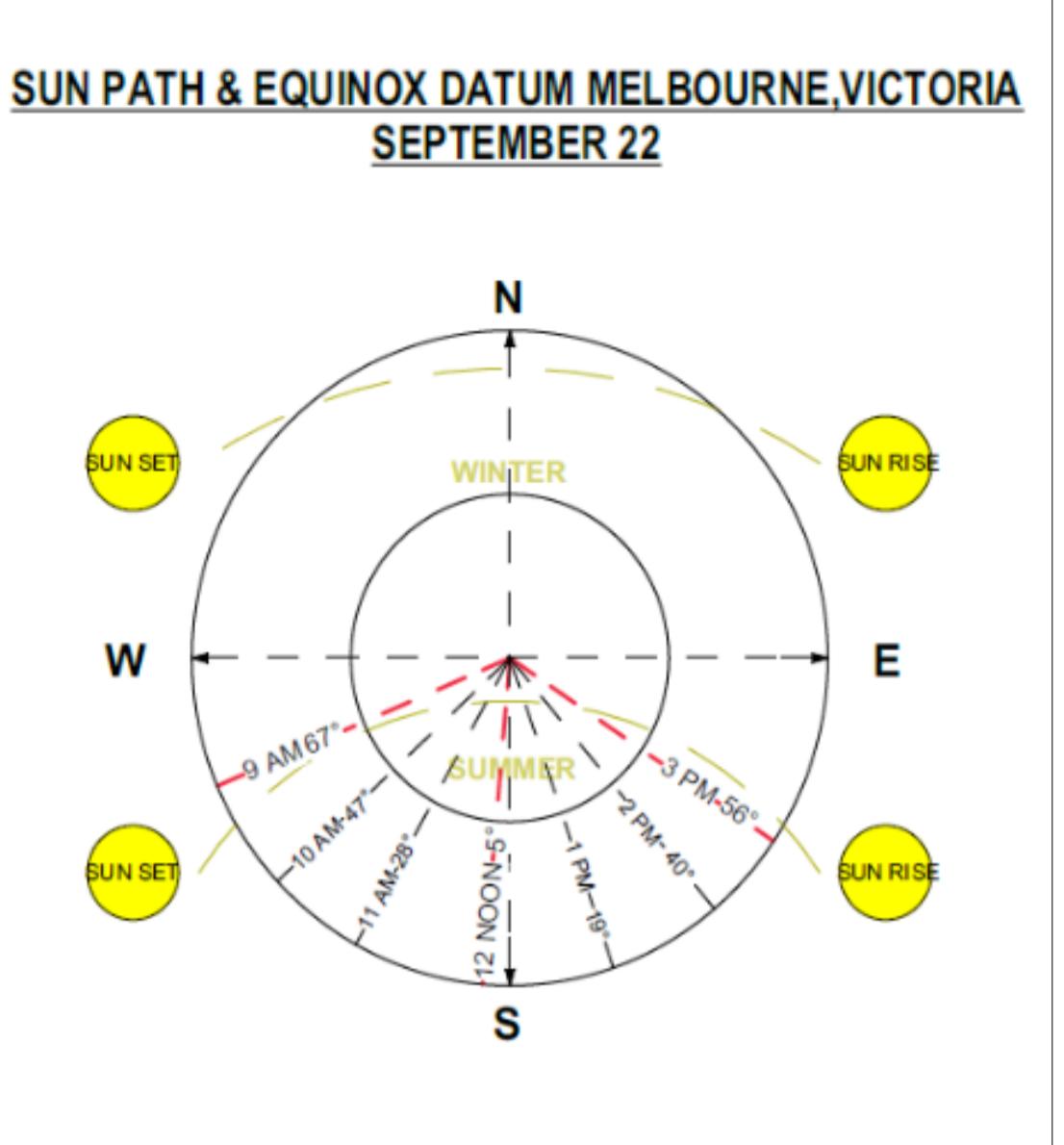
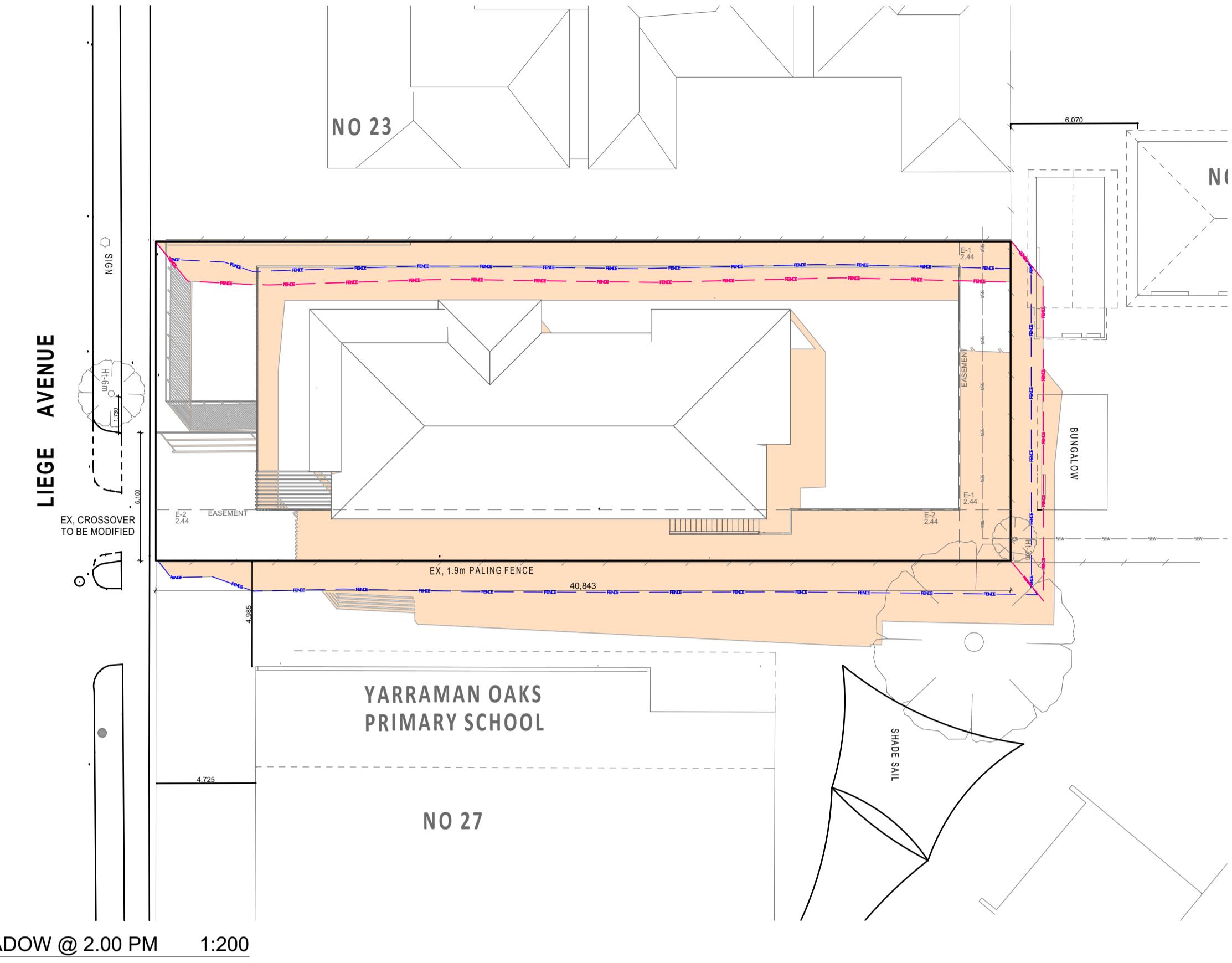
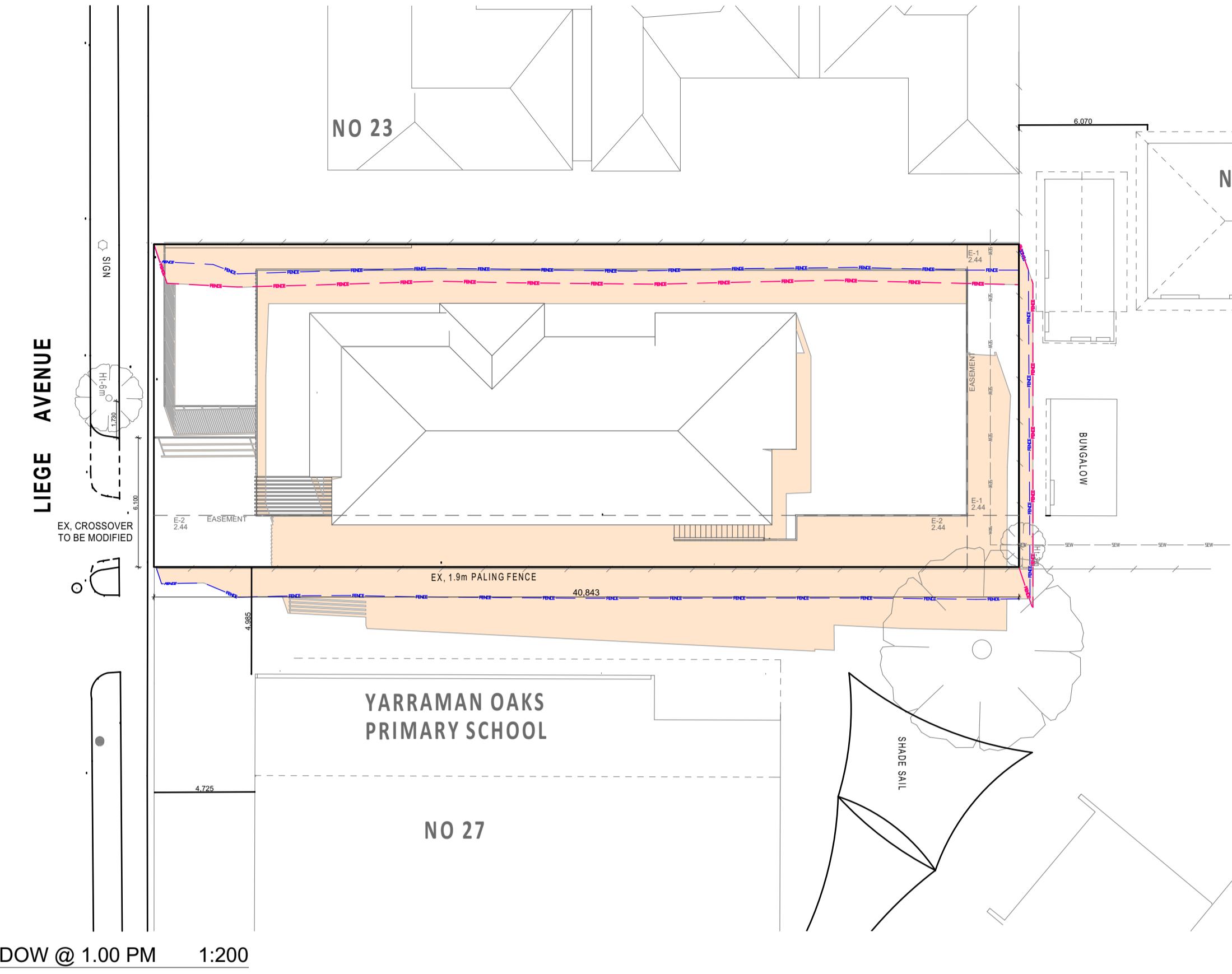
— FENCE
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EXTENT OF SHADOW CAST BY EX. FENCE
 EXTENT OF SHADOW CAST BY PRO. FENCE

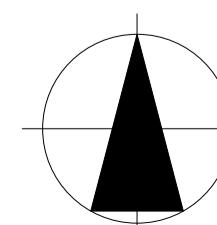


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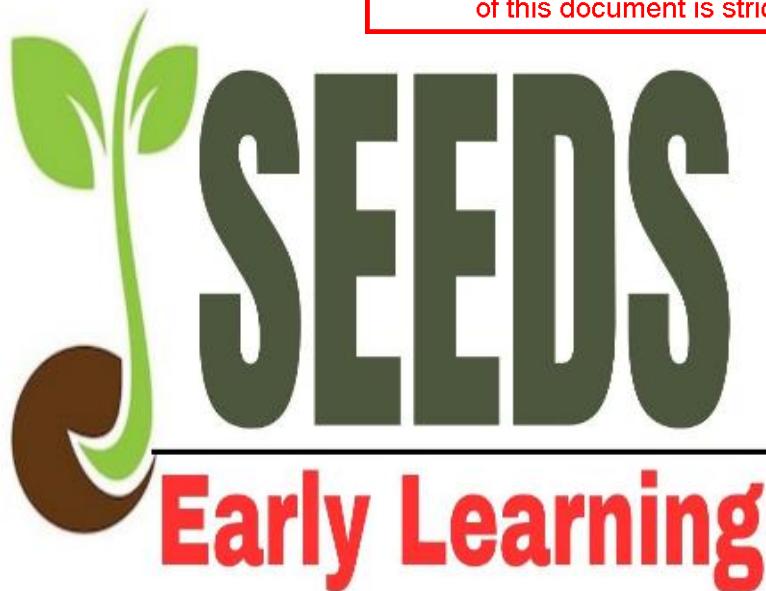
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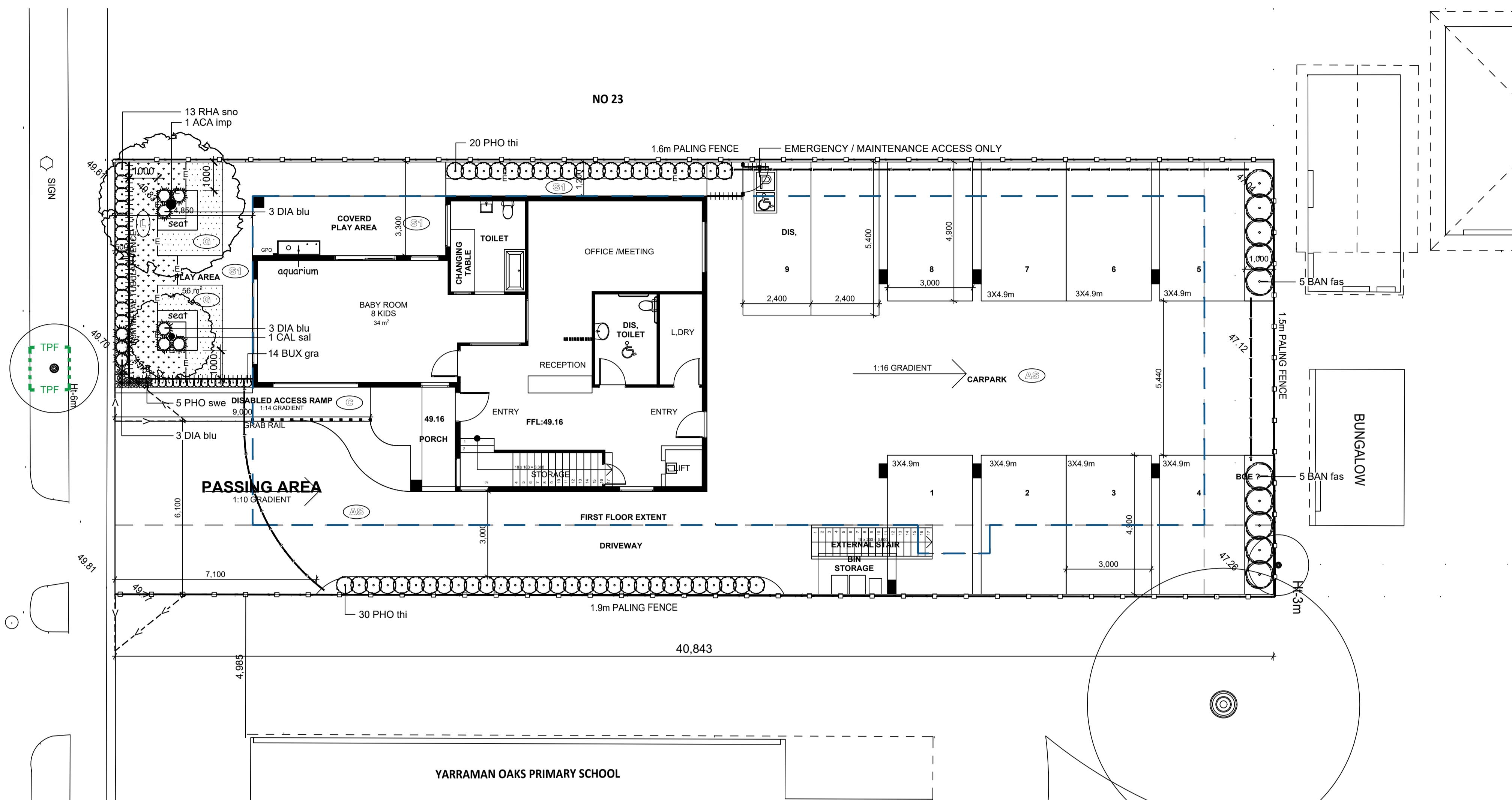
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1/



PH - 0422061293



PROPOSED PLANT SCHEDULE - GROUND

| CODE | BOTANICAL NAME | COMMON NAME | Mature H x W Approx. (m) | SUPPLY SIZE | QTY |
|------------------------------------|---|-----------------------|--------------------------|-------------|-----|
| TREES | | | | | |
| ACA imp | <i>Acacia implexa</i> | Lightwood | 6.8 x 4.5 | 40/1.6m H | 1 |
| CAL sal | <i>Callistemon salignus</i> | Willow Bottle Brush | 7 x 3 | 40/1.6m H | 1 |
| SHRUBS | | | | | |
| BAN fas | <i>Banksia integrifolia fastigiata 'Sentinel'</i> | Dwarf Coastal Banksia | 2.5 x 1 | 140mm | 10 |
| BUX gra | <i>Buxus sempervirens 'Graham Blandy'</i> | Graham Blandy Box | 1.5 x 0.3 (clip) | 140mm | 14 |
| PHO thi | <i>Photinia x fraseri 'Thin Red'</i> | Thin Red Photinia | 3.4 x 0.6 | 140mm | 50 |
| RHA sno | <i>Rhaphiolepis indica 'Snow Maiden'</i> | Dwarf Indian Hawthorn | 0.75 x 0.5 | 140mm | 13 |
| GRASSES & TUFTING FORMS | | | | | |
| DIA blu | <i>Dianella revoluta 'Blue Stream'</i> | Blue Flax Lily | 0.7 x 0.5 | 140mm | 9 |
| PHO swe | <i>Phormium tenax 'Sweet Mist'</i> | 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 SET OUT IN CONSIDERATION OF MATURE HEIGHTS & WIDTHS (REFER PLANT SCHEDULE) TO AVOID FUTURE GROWTH PROJECTIONS 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 LAWNS(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".

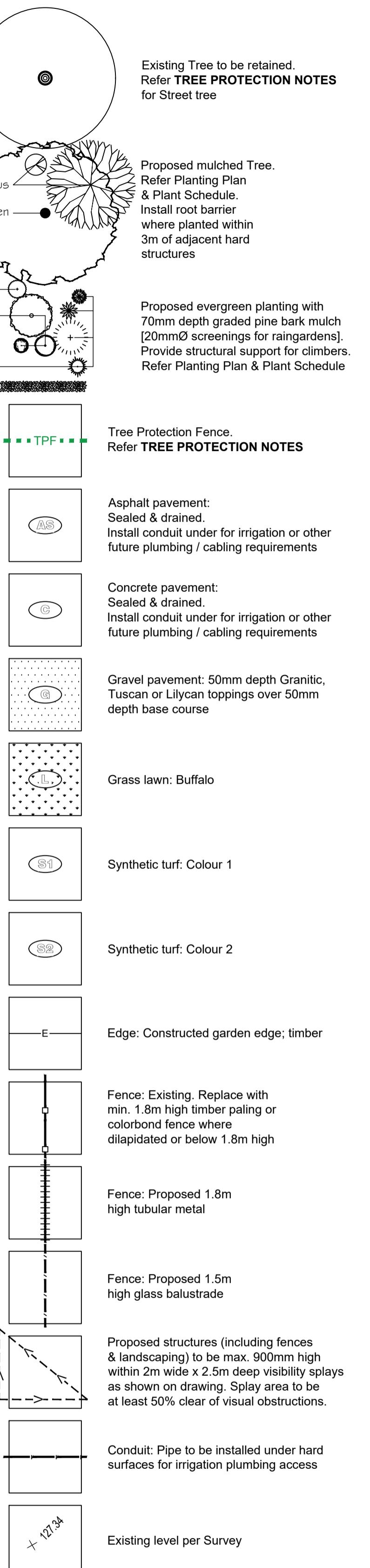
THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT AND EQUIPMENT, MATERIALS, SOIL OR WASTE). TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCUR 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.

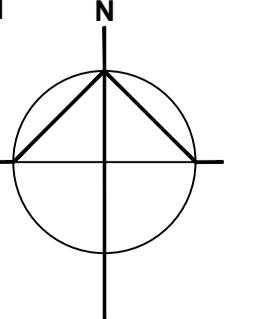
IF ROOTS ARE FOUND OUTSIDE THE TPZ THAT ARE GREATER THAN 40mm, PARKS SERVICES ARE TO BE NOTIFIED SO THAT THEY CAN BE CORRECTLY PRUNED TO AUSTRALIAN STANDARDS. ANY EXCAVATION THAT ENROACHES INTO THE TPZ'S REQUIRES HYDRO-EXCAVATION TO BE CARRIED OUT TO IDENTIFY THE ROOT DISTRIBUTION WITHIN THE EXCAVATION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

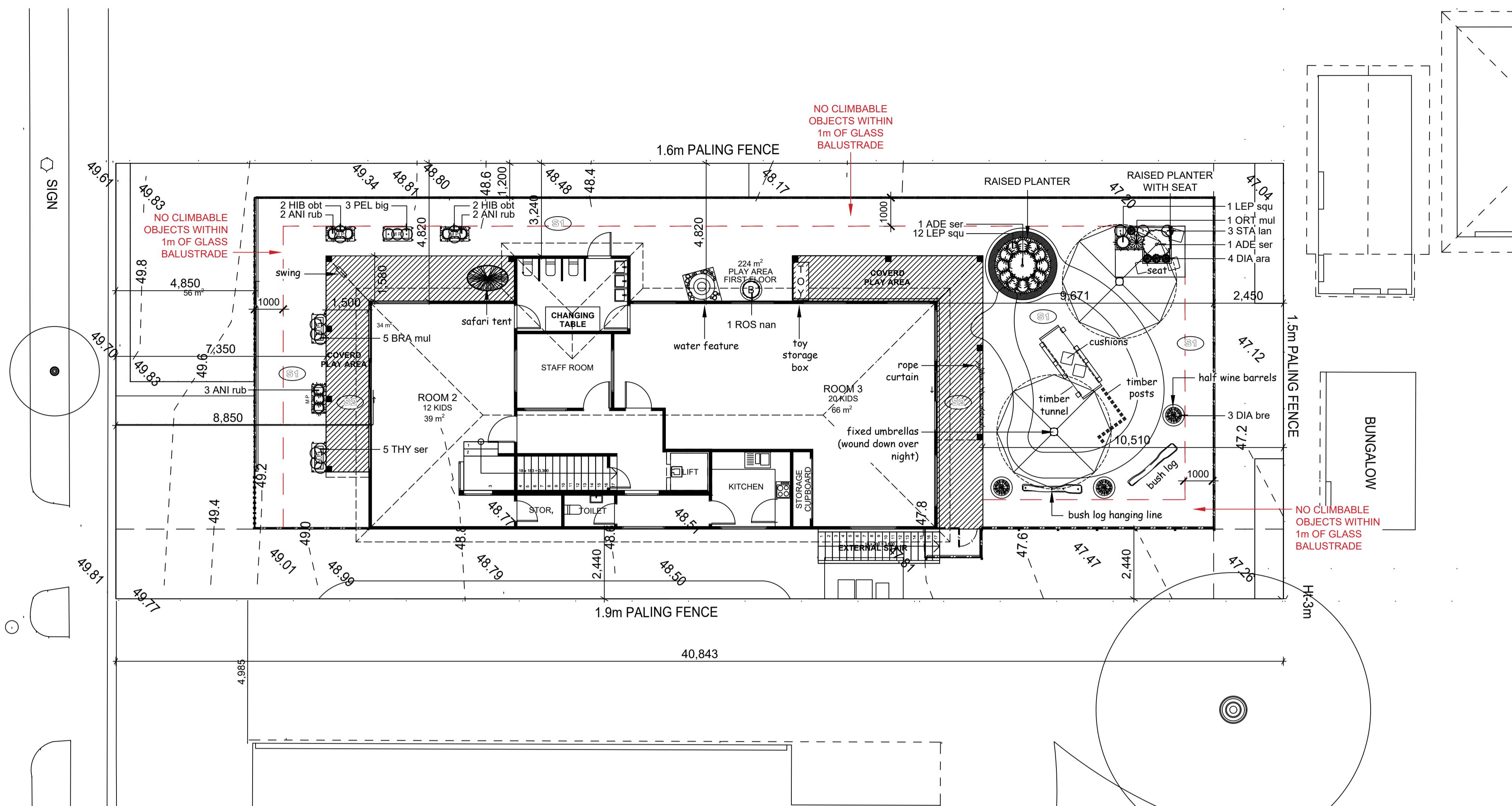
LEGEND



LANDSCAPE PLAN - GROUND FLOOR



LIEGE AVENUE



PROPOSED PLANT SCHEDULE - LEVEL 1

| CODE | BOTANICAL NAME | COMMON NAME | Mature H x W Approx. (m) | SUPPLY SIZE | QTY |
|------------------------------------|---|-----------------------|--------------------------|-------------|-----|
| SHRUBS & GROUNDCOVERS | | | | | |
| ADE ser | <i>Adenantheros sericeus</i> 'Nana' | Dwarf Woolly Bush | 0.7 x 0.7-1 | 140mm | 2 |
| BRA mul | <i>Brachyscome multifida</i> | Swan River Daisy | 0.15 x 0.6 | 140mm | 5 |
| HIB obt | <i>Hibbertia obtusifolia</i> 'Sun Shine' | Hibbertia | 0.25 x 0.5 | 140mm | 4 |
| PEL big | <i>Pelargonium calliope</i> 'Big White' | Big White Pelargonium | 0.4 x 0.5 | 140mm | 3 |
| ROS nan | <i>Rosmarinus officinalis</i> 'Nana' | Dwarf Rosemary | 0.7 x 0.6 | 140mm | 1 |
| STA lan | <i>Stachys lanata</i> syn. <i>byzantina</i> | Lambs Ear | 0.3 x 0.5 | 140mm | 3 |
| THY ser | <i>Thymus serpyllum</i> 'Alba' | Creeping Thyme | 0.15 x 0.6-1 | 140mm | 5 |
| GRASSES & TUFTING FORMS | | | | | |
| ANI rub | <i>Anigozanthos</i> 'Ruby Velvet' | Dwarf Kangaroo Paw | 0.5 x 0.4 | 140mm | 7 |
| DIA ara | <i>Dianella caerulea</i> 'Aranda' | Aranda Flax-lily | 0.3 x 0.35 | 140mm | 4 |
| DIA bre | <i>Dianella caerulea</i> 'Breeze' | Breeze Flax-lily | 0.6 x 0.5 | 140mm | 3 |
| LEP squ | <i>Lepidosperma squam.</i> 'Twilight Green' | Twilight Green | 0.5 x 0.5 | 140mm | 13 |
| ORT mul | <i>Orthosanthus multiflorus</i> | Morning Flag | 0.6 x 0.6 | 140mm | 1 |

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All plants must be planted by an AQP Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.

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LANDSCAPE PLAN - LEVEL 1



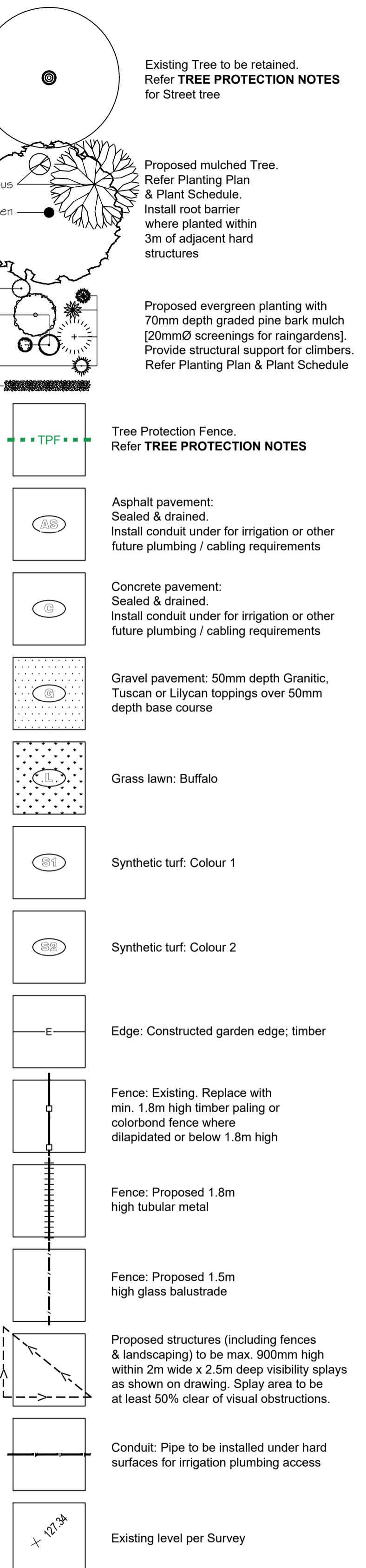
PROPOSED DEVELOPMENT

25 Liege Avenue, Noble Park

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LEGEND



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

| | |
|-------------|-------------------|
| Stage | 22.04.2024 |
| Date | 22.04.2024 |
| Project No. | 020.2024 |
| Drawn | SM |
| Checked | SM |
| Scale | 1:100@A1/1:200@A3 |
| Drawing No. | LO2A |

