



**LEGEND**

- STAGE BOUNDARY
- NON-CREDITABLE OPEN SPACE
- CREDITABLE OPEN SPACE
- DRAINAGE AND WATERWAY
- LOCAL ROAD
- MEDIUM DENSITY
- RESIDENTIAL LOTS

**DEVELOPMENT SUMMARY**

STAGES	Total	Drainage and Waterway	Creditable Open Space	Creditable OS % Against Total Area	Non-Creditable Open Space	Non-Creditable OS % Against Total Area	NDA	MD Site	Residential Lots	Local Roads	Residential Yield	Average Lot Area
	Area (ha)	Area (ha)	Area (ha)	(%)	Area (ha)	(%)	Area (ha)	Area (ha)	Area (ha)	Area (ha)		(m <sup>2</sup> )
<b>17 Smith Street, Daylesford - Lot 5 on LP90304</b>												
1	1.57268		0.07945	0.71	0.00345	0.03	1.48977		0.91974	0.57003	14	657
2	1.78712	0.10696	0.11728	1.05	0.00601	0.05	1.55687	0.14530	1.02593	0.38564	14	733
3	1.51485		0.07860	0.70			1.43625	0.48500	0.73339	0.21786	10	733
<b>Sub-total</b>	<b>4.87465</b>	<b>0.10696</b>	<b>0.27533</b>	<b>2.46</b>	<b>0.00947</b>	<b>0.08</b>	<b>4.48289</b>	<b>0.63030</b>	<b>2.67906</b>	<b>1.17353</b>	<b>38</b>	<b>705</b>
<b>29 Smith Street, Daylesford - Lot 1 (Part) on TP385028 (Not based on survey)</b>												
1	0.57235	0.06811	0.08544	0.76					0.30268	0.11612	4	757
<b>1 Raglan Street, Daylesford - Vol. 104448 Fol. 287</b>												
1	2.01729		0.24853	2.22	0.04901	0.44	1.71975		1.43863	0.28112	6	2398
2	1.72256	0.07851	0.29686	2.65	0.08407	0.75	1.26312	1.00549		0.25763		
<b>Sub-total</b>	<b>3.73985</b>	<b>0.07851</b>	<b>0.54539</b>	<b>4.87</b>	<b>0.13308</b>	<b>1.19</b>	<b>2.98287</b>	<b>1.00549</b>	<b>1.43863</b>	<b>0.53875</b>	<b>6</b>	<b>2398</b>
<b>9 Raglan Street, Daylesford</b>												
1	1.18679						1.18679		0.99747	0.18932	10	997
2	0.83536	0.01761	0.00589	0.05	0.00336	0.03	0.80850		0.59298	0.21552	8	741
<b>Sub-total</b>	<b>2.02215</b>	<b>0.01761</b>	<b>0.00589</b>	<b>0.05</b>	<b>0.00336</b>	<b>0.03</b>	<b>1.99529</b>		<b>1.59045</b>	<b>0.40484</b>	<b>18</b>	<b>884</b>
<b>TOTAL</b>	<b>11.20900</b>	<b>0.27119</b>	<b>0.91205</b>	<b>8.14</b>	<b>0.14591</b>	<b>1.30</b>	<b>9.87985</b>	<b>1.63579</b>	<b>6.01082</b>	<b>2.23324</b>	<b>66</b>	<b>911</b>

Notes: Lineworks and derived areas are approximate only and not based on survey.  
Residential Yield shown above does not include MD Site.

Rev.	Description	Drawn	Date	Checked
G	Re-calculate area to match the latest ODP	KGM	26/05/23	DWA
F	Adjust St.8 MD site southern boundary, include widths along the drainage	KGM	20/01/23	DWA
E	Adjust waterway alignment, rename reserves into creditable & non-creditable	KGM	18/01/23	DWA
D	Recalculate non-creditable and creditable reserves	KGM	08/12/22	DWA
C	Local road area included in stage 8 MD Site	KGM	18/11/22	DWA
B	Amendments on table shown above	KGM	14/11/22	DWA
A	Initial release	KGM	11/11/22	DWA

SCALE 1:1000 @ A1

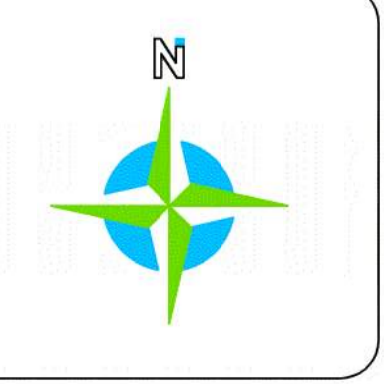
ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor: -  
Survey Date: -  
Precal/Cad: -

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LOT: PLAN/DIA: C/T: VOLUME - FOL

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**MIDDLETON FIELD**

MIDDLETON FIELD  
LAND BUDGET PLAN  
17 Smith Street - Daylesford

CLIENT: **hygge property**

Project Mngr: DWA Datum MGA2020

80304 - MP - 011 - G  
Number Type Plan Number Revision