



**STAGE 2**

SUPERLOT  
10061 Sqm.

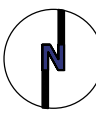
**STAGE 1**

- LEGEND**
- Site Boundary
  - ▭ Superlots 1 Ha
  - ▭ Large Lots
  - ▭ Roads
  - ▭ Public Pedestrian Path
  - ▭ Verge
  - ▭ Open Space
  - Existing Trees
  - Existing Tree to be Removed
  - Tree Protection Zone
  - Structural Root Zone
  - ▭ Building envelope (area in which house can be built)
  - ▭ Proposed Building Exclusion Zone

Note: Building envelopes will be provided that are sized and located to protect the Tree Protection Zones of the cedar trees along Midland Highway and the Eucalyptus viminalis (Tree 4 per Xylem arboricultural report) located on 4723 Midland Highway to the immediate north of the site.

**CONCEPT LOT LAYOUT PLAN**  
1 RAGLAN STREET, DAYLESFORD 3460

Aerial supplied by: Nearmap  
Aerial Date Stamp: 17/12/2021  
Survey supplied by: Walsh Mobbs  
Plan Number: NPS943 - 018  
Revision Number: Q  
Drawn By: Nivedita Ravindran  
Client: Hygge Property



0 6 12 18 24 30 36

Scale: 1:600 @A3 Date Issued: 23.05.2023 ©Niche Planning Studio

DISCLAIMER:  
These Planning proposals are subject to approval from the Ballarat City Council and a suitable town planner will need to be appointed.  
All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.  
This Plan is illustrative only and subject to Architectural Design and approval from an ARB qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any property value or yield potential.

