



LEGEND

- Site Boundary
- Standard Lot
- Existing Trees to be Retained
- Existing Trees to be Removed
- Avenue of Honour Trees to be Retained
- Avenue of Honour Tree to be Removed
- Proposed Entrance Layout by OMG
- Footpath
- Crossover
- Verge
- Existing Building to be retained
- Existing Shed to be removed
- Drainage/Sewer Easement
- Drainage and Public Recreation

RESIDENTIAL LOT SUMMARY

Size	No. of Lots	%Total Lots
600 sqm. - 699 sqm.	07	35%
700 sqm. - 799 sqm.	08	40%
800 sqm. - 899 sqm.	02	10%
900 sqm. - 999 sqm.	02	10%
1000 sqm. - 1099 sqm.	01	5%
Total Residential Lots	20	

Minimum Lot Size: 609sqm.
Average Lot Size: 766.65 sqm.
Maximum Lot Size: 1235 sqm.
Total Lot Area: 15333 sqm.

PRELIMINARY SUBDIVISION LAYOUT PLAN
9 RAGLAN ST, DAYLESFORD VIC 3460

Aerial supplied by: Nearmap
Aerial Date Stamp: 14.12.20
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Plan Number: NPS943 - 009
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Drawn By: Nivedita Ravindran
Client: Hygge Property

Scale: 1:1000 @A3 Date Issued: 23.01.2023 ©Niche Planning Studio

DISCLAIMER: This Concept Plan has been prepared based on High Level Planning Advice. Town Planning compliance is 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. Bulk Form is illustrative only and subject to Architectural Design and approval from an RIAA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

