

MIDDLETON FIELD

# Frequently Asked Questions

hygge property

## WHERE IS MIDDLETON FIELD?

Middleton Field is a new neighbourhood in Daylesford located within easy walking distance from the local hospital and schools as well as the township activity along Raglan Street. Situated in Central Victoria, Daylesford has good connections to Melbourne, Ballarat and Bendigo and is well known for its award-winning dining, tourism, and lifestyle experiences.

## WHO IS THE DEVELOPER?

Hygge Property is an award-winning property developer creating sustainable and community-oriented projects.

With current and completed projects in Daylesford, Geelong and Ballarat, purchasers can buy in Middleton Field with confidence of a developer who is inspired by the unique history and responsibility of the places they are creating. You can learn more about Hygge Property at [www.hyggeproperty.com.au](http://www.hyggeproperty.com.au)

## WHO IS THE LANDSCAPE ARCHITECT?

Landscaping at the Middleton Field neighbourhood has been designed by Acre – a well-known sustainability-oriented firm taking a holistic approach to garden design.

Acre environments are designed to evolve across time and seasons and have equal emphasis on architecture and landscaping. You can learn more about Acre at [www.acre.com.au](http://www.acre.com.au)

## WHY MIDDLETON?

The name Middleton has been used to honour the name of the original homestead on the land at 17 Smith Street – ‘Middleton House’. Sitting on the crest of Middleton Field and overlooking the Daylesford landscape, the attractive homestead will be retained and renovated by a local family as part of the development of Middleton Field.

## WHAT CAN I BUY AT MIDDLETON FIELD?

Middleton Field has grown since Hygge started on the journey of creating a new neighbourhood in Daylesford at the original address of 17 Smith Street.

A lengthy and comprehensive master planning process alongside the Hepburn Shire Council has been undertaken by the project team, to deliver a mix of housing choice alongside biodiverse landscaping reflecting Daylesford’s unique character.

A range of homesites (individual land lots) at varying sizes are available for purchasers to design and build a new home in accordance with Middleton Field Design Guidelines, as well as smaller footprint architect-designed townhouses by leading sustainable architect Breathe.

The townhouses, located in an area called The Village at Middleton Field, will be sold as fixed price house and land packages and delivered by a single appointed builder. This approach will ensure a high quality and consistent build outcome at The Village.

For more information about purchasing a home at The Village including sales release information and construction timeframes visit: [www.thevillagedaylesford.com.au](http://www.thevillagedaylesford.com.au)

## WHAT’S ON THE HORIZON AT MIDDLETON FIELD?

Hygge Property has been working with Hepburn Shire Council to finalise planning for Middleton Field, including an overall neighbourhood concept plan extending from Smith Street to the Midland Highway, completing the north-east corner of the existing Daylesford township.

Following on from approval of 31 architect-designed homes at The Village, recent changes include the addition of a limited number of large lifestyle lots (over 2000sqm) with extensive landscaping and open space areas at the eastern gateway to Daylesford.

Existing overland drainage corridors will be retained and enhanced, and a large new reserve set aside to retain and protect the historic cedar trees. Complementing Middleton House, it is planned the historic house located on 9 Raglan Street will also be retained and renovated.

The project team will shortly commence work on a comprehensive landscape masterplan designed by leading landscape architect Acre, ensuring the entire Middleton Field

neighbourhood makes a positive contribution to the local environment.

## IS THERE ANY AFFORDABLE HOUSING AT MIDDLETON FIELD?

Yes, some of the townhouses in The Village will be acquired by Women’s Property Initiative (WPI).

WPI is a not-for-profit community housing provider who have been creating new beginnings for women and children at risk of homelessness for the past 25 years.

Approaching the task of providing housing first, WPI prides itself on managing a portfolio of well located, well designed and sustainable homes including a mixture of apartments, townhouses and homes to cater for the diverse needs of the women and children housed by WPI.

In 2020, Hygge entered a Memorandum of Understanding with WPI in to work towards the future delivery of these essential new homes in regional centres.

## CAN I VISIT MIDDLETON FIELD?

Yes, stage 1 of Middleton Field is complete and visitors are welcome to walk this finished section of the neighbourhood accessible from 17 Smith Street. Street trees have recently been planted and landscaping of the first of several open space areas at Middleton Field is underway.

A sales space made by local Melbourne company Bare is now on-site at Middleton Field and available for appointments with our local Sales Agent, Belle Property, Daylesford.

Hygge decided to partner with Bare for the sale space – inspired by their mission to create sustainable, alternative housing solutions and other small footprint prefabricated buildings.

Named ‘Hygge House’, the sales space is self-sufficient with sustainable features to minimise its impact on the environment, including off-grid solar power, composting toilet system, insulation and double glazed windows.

Find out more about these efficient tiny spaces at [www.madebybare.com.au](http://www.madebybare.com.au)

## CAN I DESIGN AND BUILD MY OWN HOME?

Yes, you can craft and build your home with your preferred designer and builder on your chosen homesite. All homes must accord with the Middleton Field Design Guidelines, the section 173 agreement and any Building Envelope restrictions.

These documents work together to ensure harmonious and exemplary standards of design, energy efficiency, built form and landscaping on all land in Middleton Field. Specifically:

- the Design Guidelines are a set of required and recommended design standards including that all homes be delivered to a minimum 7\* NatHERs energy efficiency rating;
- the section 173 agreement is registered on the Title to a homesite with requirements that must be adhered to by purchasers and future purchasers of that homesite; and
- Building Envelope(s) are restrictions on where you can build a dwelling on a homesite to ensure appropriate space between homes.

## WHAT DO THE DESIGN GUIDELINES SAY ABOUT HOME DESIGN?

The Design Guidelines encourage innovative design solutions and contemporary homes embracing the natural and earthy tones of the surrounding Daylesford landscape. Modern homes with skillion, flat or pitched roofs are encouraged.

Some conventional design and architectural features more typical in a suburban subdivision are discouraged by the Design Guidelines, including homes dominated by conventional brick veneer, Victorian, Colonial, Georgian, Federation and Art Deco homes.

**What are the benefits for me?** Setting a clear benchmark for the delivery of high-quality modern homes in Middleton Field, the Design Guidelines play an important role in shaping the character of Middleton Field to provide all purchasers with the confidence that their neighbouring homes will be as well thought out as their own.

## HOW CAN I ACCESS THE PRE-DESIGNED HOMES FOR MIDDLETON FIELD?

In addition to house and land packages in The Village, Hygge Property has worked with a select group of highly regarded architects and builders to give residents the ability to own an authentic, high-quality home in Middleton Field.

Talk to our Sales Agent at Belle Property, Daylesford to discuss the homes available for Middleton Field purchasers. It is a good idea to start this process early to ensure the homesite you have chosen is suitable for your ideal home. The contact details of our all design and build partners will be available from our Sales Agent.

**What are the benefits for me?** Sometimes the process for designing a new home from scratch can be confusing and frustrating. There is often an element of guesswork as the ultimate design and price may both be unknown. This pathway offers a transparency and certainty to the design process for a pre-designed home, enabling you to commit to a new home in Middleton Field with greater peace of mind.

This pathway also removes some of the layers associated with engaging a builder and provides an opportunity to work with a highly respected builder who is committed to building in Middleton Field.

## CAN YOU TELL ME MORE ABOUT THE VILLAGE?

Recognising the need for a diverse range of housing, The Village in Middleton Field will provide accessible modern homes with a smaller environmental footprint. Homes in The Village will be made available through fixed price house and land packages.

The Village has been designed by leading sustainable architect Breathe with landscaping by Acre. Homes will be designed and constructed using progressive and best practice environmental outcomes, including a minimum 7.5\* NatHERs rating.

Further information about The Village will be available at [www.thevillagedaylesford.com.au](http://www.thevillagedaylesford.com.au)

**What are the benefits for me?** Strong communities are just as important as strong design. The Village at the heart of Middleton Field, will become an attractive thriving space with people who value a connected and sustainable lifestyle.

## WHAT WILL THE HOMES AT THE VILLAGE LOOK LIKE?

The Village vision seeks to bring to life a series of homes sitting in a natural landscape rather than a conventional 'house with a garden'. Breathe have also kept the building form at The Village simple creating a contextual linkage to the low-scale architectural vernacular of Daylesford.

Inspired by the natural surrounding landscape, the façade materials comprise a mix of timber and aluminium cladding and a light carbon-neutral brick with feature timber pergolas and balustrades.

## WILL HOMES AT MIDDLETON FIELD HAVE ACCESS TO HIGHSPEED BROADBAND?

Yes, homesites in Middleton Field will be directly connected to a fibre optic network that complies with Communications Alliance standards and requirements, allowing for consistent and high-speed internet and home offices. For further information please contact the Sales Agent for Middleton Field.

## WHAT SUSTAINABLE MEASURES ARE BEING IMPLEMENTED AT MIDDLETON FIELD?

The current approach of the housing industry to sustainability is to measure the efficiency of the home fabric – it is called Nationwide House Energy Rating (NatHER) and it is a star rating up to 10. Homes in Middleton Field have minimum sustainability benchmarks of 7\* NatHERs energy rating.

Other measures include optimising solar access to individual lots, minimising reliance on non-renewable energy, encouraging sustainable use of water and promoting bio-diverse restoration of vegetation on the land. Retention of existing mature trees and treatment of water runoff to best practice standards have also become a focus of the wider neighbourhood plan for Middleton Field.

With a focus on carbon-neutral living, electricity will be the only available energy source at Middleton Field, with favourable clean energy plans offered from Hepburn Energy.

**What are the benefits for me?** A higher star-rated home is more naturally comfortable in winter and summer, cheaper to heat and cool, has less reliance on grid resources, and in turn can significantly reduce the environmental impact of a house over its lifespan. As well as saving money on energy bills, being part of a gas-free, energy-efficient community means residents move towards a carbon-neutral lifestyle.

## WHERE CAN I FIND OUT MORE ABOUT HEPBURN ENERGY?

Alongside retailer Flow Power, locally produced wind energy from Hepburn Energy can be linked directly to home energy usage in Middleton Field. Hepburn Energy has been powering change in energy and renewables for over a decade. Find out more at [www.hepburnenergy.coop](http://www.hepburnenergy.coop)

## WHAT CAN YOU TELL ME ABOUT THE LANDSCAPING AT MIDDLETON FIELD?

Retention of existing mature trees and treatment of water runoff to best practice standards have become a focus of the wider neighbourhood plan at Middleton Field. This will be complemented by extensive tree planting designed to fit with the biodiverse surrounds of Daylesford.

Selected nature strips and verges at Middleton Field and The Village will host seeded wildflower meadows. The approach to landscaping is a deliberate step towards breaking the norms of high maintenance, water demanding lawns. The mix of grasses and annual and perennial wildflowers will provide biodiversity, create habitat and food for pollinating insects and promote soil health and carbon sequestration.

The project team will shortly commence work on a comprehensive landscape masterplan designed by leading landscape architect Acre, ensuring the entire Middleton Field neighbourhood makes a positive contribution to the local environment.

## WHAT ABOUT LANDSCAPING AT THE VILLAGE?

Landscaping at The Village will include a wide variety of exotic perennials, shrubs, grasses and vines have been incorporated into the plant palette, bringing colour, contrast and textures which link to the distinguishable character of Daylesford.

At the heart of The Village is a generously sized communal garden with veggie beds, perennial herbs and edible shrubs, along with an orchard featuring a selection of approximately 40 edible fruit bearing trees.

The internal landscaped space also includes a pedestrian prioritised street designed as a habitat corridor known as the 'green walk'. This central piece of landscape enables incidental opportunities to meet with neighbours and provides children with an open area for active play.

## WHAT ABOUT THE LARGE OAK TREE AT THE ENTRANCE TO MIDDLETON FIELD?

The preservation of the significant English Oak, Latin name Quercus Robur at the entrance to Middleton Field formed part of the early stages of project planning.

Design decisions, including road placement to minimise impact and drainage bringing water to the root system to support its longevity, responded to the need to preserve the tree. All civil construction works conducted within the tree's vicinity during construction of the entrance were under the supervision of the project arborist.

The English Oak forms an important link between the new neighbourhood and the surrounding streetscapes in broader Daylesford, which are characterised by exotic deciduous species.



# MIDDLETON FIELD

17 SMITH STREET  
DAYLESFORD

[MIDDLETONFIELD.COM](https://middletonfield.com)

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