



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN CROSSING

CONCRETE KERB

SEP

BITUMEN CROSSING

fire plug

BITUMEN

FOOTPATH

CONCRETE DRIVEWAY

NOT FENCED

PRIVATE OPEN SPACE

UNIT DEVELOPMENT

GARAGE

HRW

COLORBOND

COLORBOND GARAGE

PRIVATE OPEN SPACE

GALVANISED IRON

PRIVATE OPEN SPACE

all neighbouring residences greater than 9.0m from boundary

PROPOSED SITE DEVELOPMENT PLAN

project name: PROPOSED UNIT DEVELOPMENT
client: LOYLAND PTY LTD
address: LOT 2, UNIT 11, 274A HUMFFRAY STREET
BROWN HILL

scale: 1:200
printed: 05/08/2025
sheet no: WD 01 OF 18
drg no: 17153

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Amendments:
10/03/2023; REV A
FINISHED FLOOR LEVELS AMENDED.
05/08/2025; REV B
AMENDMENTS REQUIRED FOR BUILDING PERMIT.

SITE	AREA	%
BLOCK	5314.0m2	100
PAVING AS SHOWN (CONCRETE)	1180.5m2	22.2
PAVING AS SHOWN (BRICKWORK)	70.5m2	1.3
BUILDINGS (INCL. GAR./PORCH/STORE)	1889.4m2	35.6
GARDEN LAWN ETC	2173.6m2	40.9

PLEASE NOTE:
TO AVOID CUTTER ON THIS DRAWING, SETBACK DIMENSIONS ARE SHOWN ON EACH
INDIVIDUAL SITE PLAN DIAGRAM AS FOUND WITH FLOOR PLANS
ONLY NECESSARY DIMENSIONS ARE SHOWN ON THIS PLAN

BUSHFIRE ATTACK LEVEL - N/A
SITE OUTSIDE AREA PRONE
TO ATTACK BY BUSHFIRE

- REPRESENTS CONCRETE PAVED AREAS
- REPRESENTS BRICK PAVED AREAS (PERMEABLE)
- REPRESENTS GREENSPACE AREAS IN OPEN VIEW
- REPRESENTS REAR YARD GREENSPACE AREAS
- REPRESENTS GRAVEL PAVING AREAS
- REPRESENTS TREE TO REMAIN

all neighbouring residences greater than 9.0m from boundary

REFER SHEET WD 05 FOR PROPOSED RETAINING WALL LOCATION

No. 270 existing single storey weatherboard/sheet roof residence

existing residence

No. 274 existing single storey brick/tile roof residence

CARPORT

existing single storey brick/tile roof residence

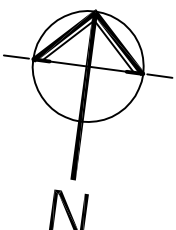
existing single storey brick/tile roof residence

EXISTING HOME TO BE DEMOLISHED PRIOR TO WORKS BEING SOLD AS SEPARATE LOT

No.278 SINGLE STOREY WEATHERBOARD HOUSE

WEATHERBOARD EXTENSION

LANE STREET



GALVANISED IRON

GALV. IRON GARAGE

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

SECL. P.O.S.

NEW DOUBLE STOREY RESIDENCE

GARAGE

PRIVATE OPEN SPACE

REPRESENTS TREE TO REMAIN

AREAS:

total living = 146.63m2. 15.78sq
carport = 40.35m2. 4.34sq
porch = 2.24m2.

note:
Dwelling is to be provided with a 2000Ltr minimum
rainwater tank connected to sanitary flushing system
Refer to engineer's drawings for location

CONSTRUCTION ISSUE

note:
1. All porch framing and pad footings to engineer's design.



floor plan - unit 11

scale 1:100

smoke detector to A.S. 3786
hard wired and interconnected where
there is more than 1 detector

dp ● 100 x 50 downpipes
Ⓐ brick control joint

denotes vinyl plank flooring

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date: 05/08/2025

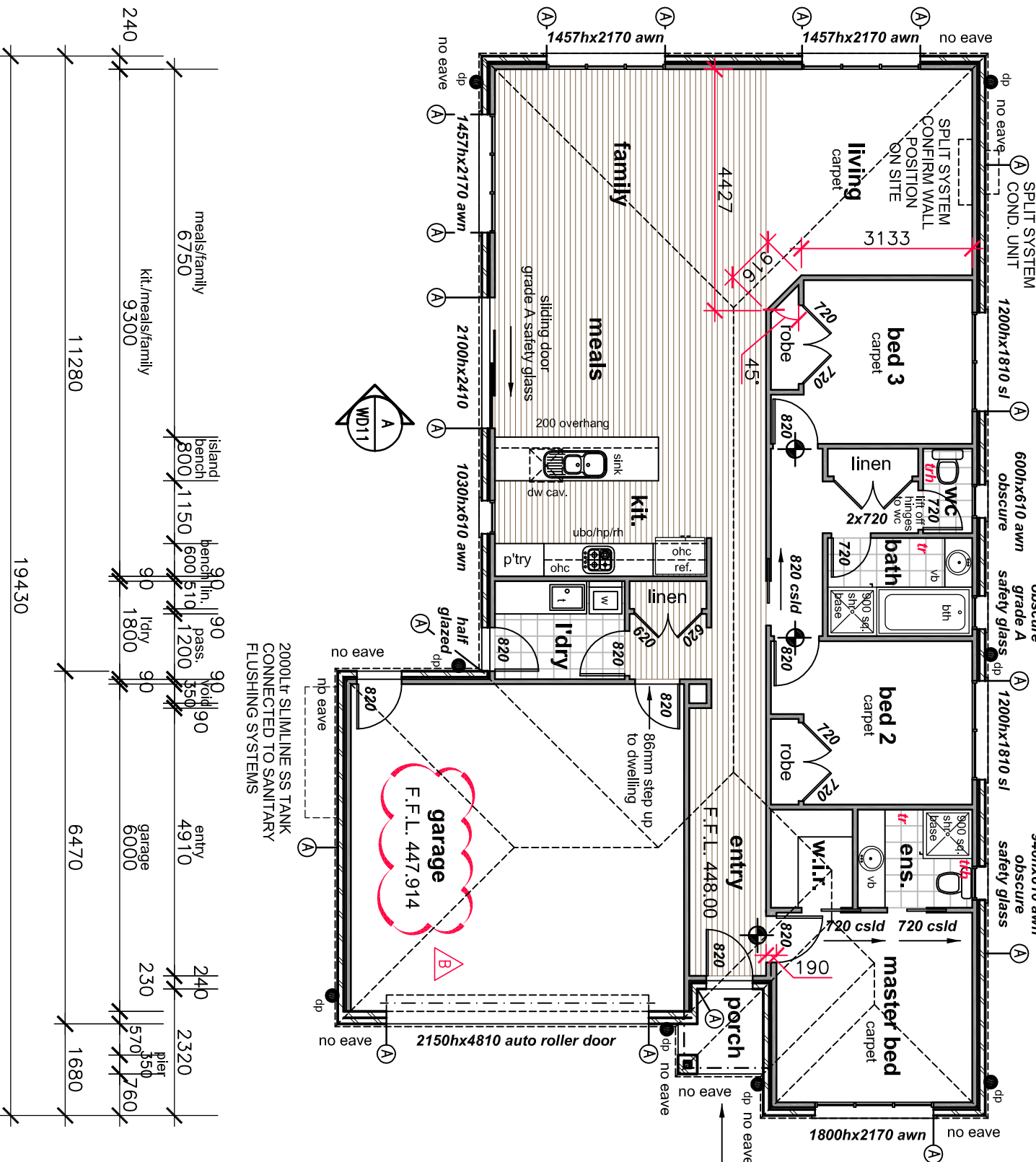
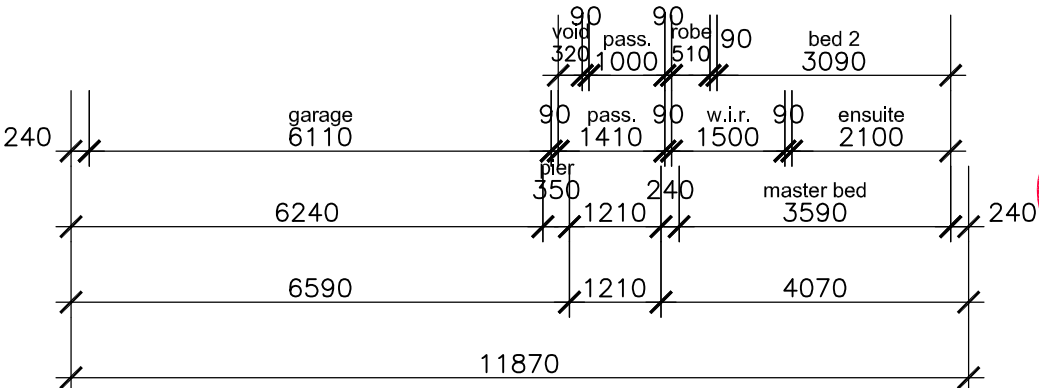
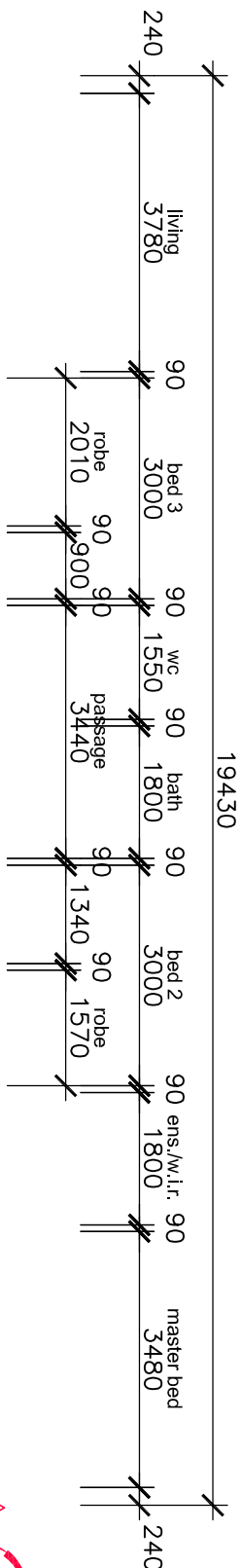
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BUSHFIRE ATTACK LEVEL - N/A
SITE OUTSIDE AREA PRONE
TO ATTACK BY BUSHFIRE

nog. details

NOG FOR TOWEL RAIL (tr) AT 950
NOG FOR TOILET ROLL HOLDER (trh) AT 800







HUMFFRAY STREET NORTH

UNIT 1

UNIT 11

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 12

UNIT 13

UNIT 14

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendourie

Sale

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14



11/274a Humffray Street North, Brown Hill

3  2  2 

Estimated Rental Return

\$455.00 - \$480.00 Per Week

We have inspected the property in order to assess and ascertain a potential rental return.
This estimation of value is based on factors including but not limited to the following:



The Current State
of the market



Unique qualities
of the property



Location and
local amenities



Recently leased
comparable properties



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Jwalhouse

Solving problems and finding the best solutions for his clients are priorities in his vocation and representation of Buxton Real Estate.

Josh Walhouse is an accomplished estate agent who holds a full license and specializes in Business Development. Demonstrating an unwavering commitment to his clients' objectives, with a successful background in property management and leasing Josh utilizes these skills to help clients achieve their property goals.

This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way