



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN CROSSING

CONCRETE KERB

SEP

BITUMEN CROSSING

fire plug

15.24m 82°05'

PP

8.455m 82°05'

FOOTPATH

LANE STREET

VERANDAH

No. 270
existing
single storey
weatherboard/
sheet roof
residence

existing residence

POR

SPOS

No. 274
existing
single storey
brick/tile roof
residence

CARPORT

PALS

R/D

BK.
GAR.

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

CONCRETE DRIVEWAY

VERANDAH

No.278
SINGLE STOREY
WEATHERBOARD
HOUSE

WEATHERBOARD
EXTENSION

NOT FENCED

PRIVATE
OPEN SPACE

UNIT DEVELOPMENT

GARAGE

HRW

COLORBOND

C/BOND
GARAGE

PRIVATE
OPEN SPACE

GALVANISED
IRON

PRIVATE
OPEN SPACE

all neighbouring residences
greater than 9.0m from boundary

GALVANISED
IRON

truck turning
zone

6m3
store

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PROPOSED SITE DEVELOPMENT PLAN

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

Tony De Jong Drafting P/L

D.P. AD 244

A.B.N: 38 233 853 783

Phone: 0419 538 580

Email: dejongdrafting66@gmail.com

project name: PROPOSED UNIT DEVELOPMENT
LOYLAND PTY LTD
client: LOT 2, UNIT 13, 274A HUMFFRAY STREET
address: BROWN HILL

scale: 1:200
printed: 05/08/2025
sheet no: WD 01 OF 25
drg no: 17153

SITE	AREA	%
BLOCK	531.4.0m2	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

all neighbouring residences
greater than 9.0m from boundary

PRIVATE
OPEN SPACE

HRW

NEW
DOUBLE STOREY
RESIDENCE

GARAGE

HRW

2.9m HIGH WALL ON BOUNDARY

39.71m 261°22'

3.5m WIDE CONCRETE DRIVEWAY

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

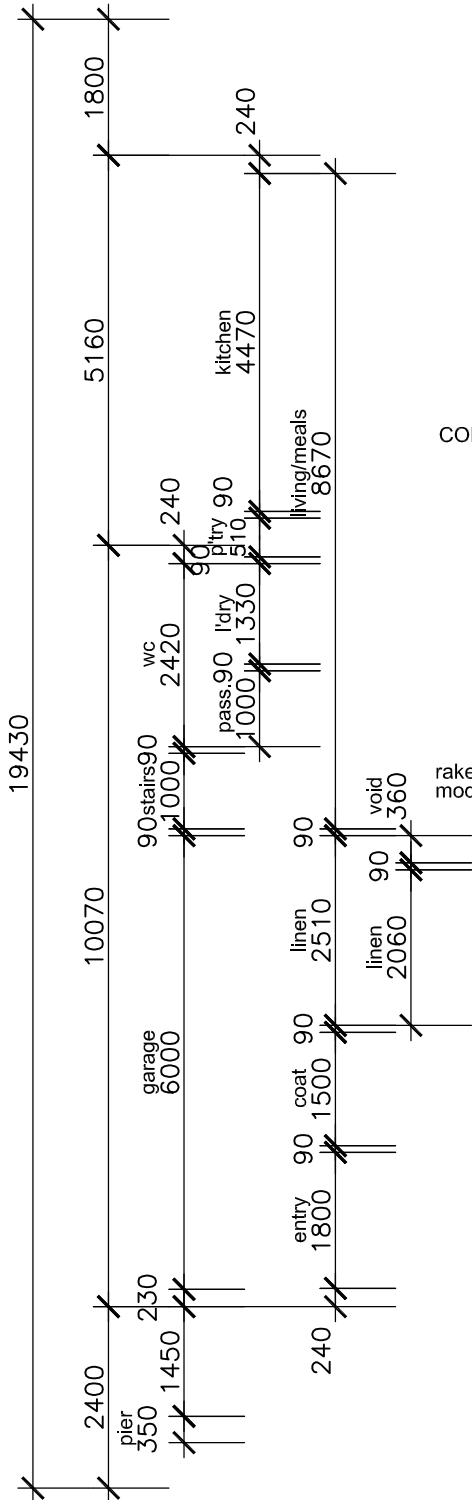
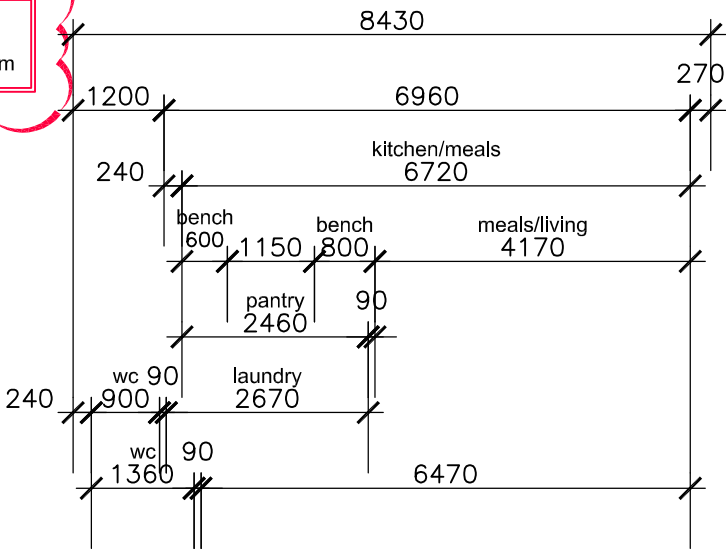
note:
Dwelling is to be provided with a 2000Ltr minimum
rainwater tank connected to sanitary flushing system

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

CONSTRUCTION ISSUE

AREAS: UNIT 13

gr. floor living = 84.51m2. 9.10sq
1st floor living = 116.02m2. 12.49sq
total living = 200.53m2. 12.59sq.
garage = 36.20m2. 3.90sq
porch = 14.68m2.
balcony = 9.57m2.



2000Ltr SLIMLINE TANK
CONNECTED TO SANITARY
FLUSHING SYSTEMS
SPLIT SYSTEM
COND. UNIT



raked ceiling under stairs
modify wc door to suit



WD16

WD16

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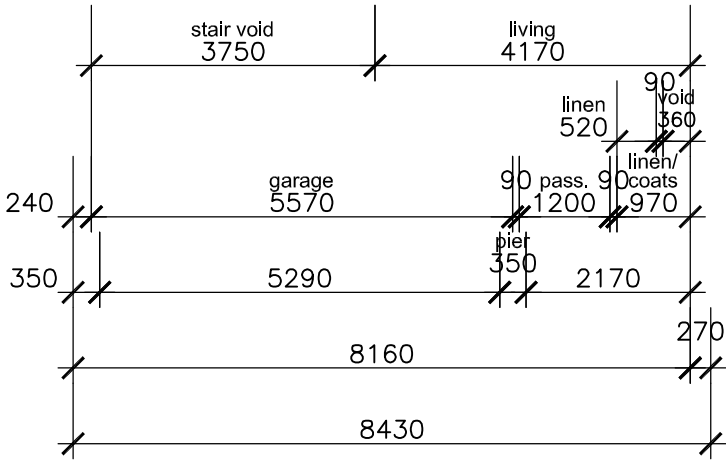
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note:
1. All porch framing and pad footings to engineer's design.



nog. details

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

ground floor plan - unit 13



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

Tony De Jong Drafting P/L

D.P. AD 244

A.B.N: 38 233 853 783

Phones: 0419 538 580

Email: dejongdrafting66@gmail.com

project name: PROPOSED UNIT DEVELOPMENT
client: LOYLAND PTY LTD
address: LOT 2, UNIT 13, 274A HUMFFRAY STREET
BROWN HILL

scale: 1:100/A3

date: 05/08/2025

sheet no: WD 12 OF 25

drg no: 17153

AMENDMENTS:
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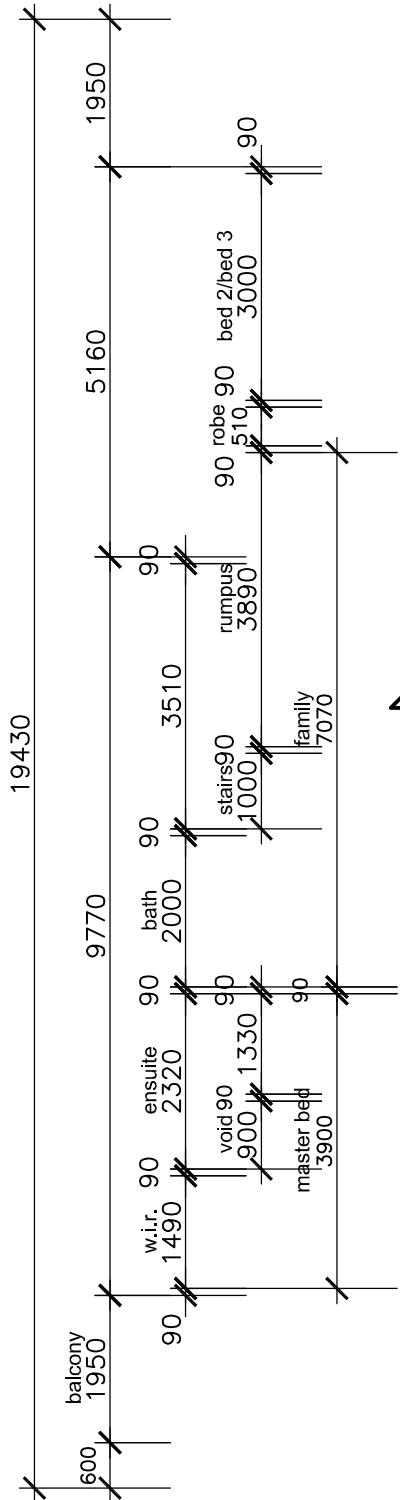
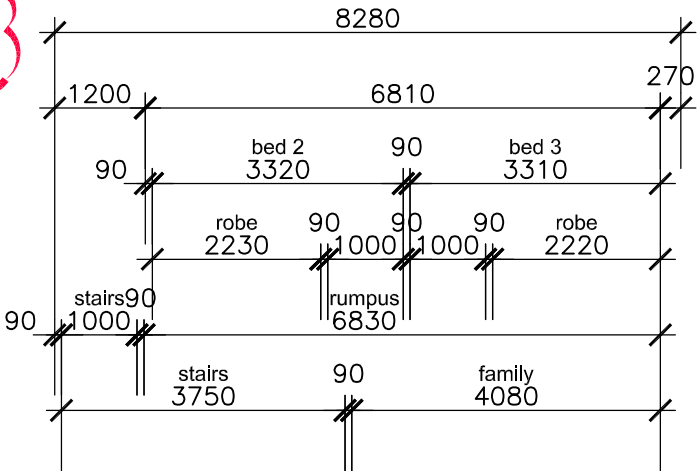


note:
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rainwater tank connected to sanitary flushing system

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SITE OUTSIDE AREA PRONE
TO ATTACK BY BUSHFIRE

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nog. details

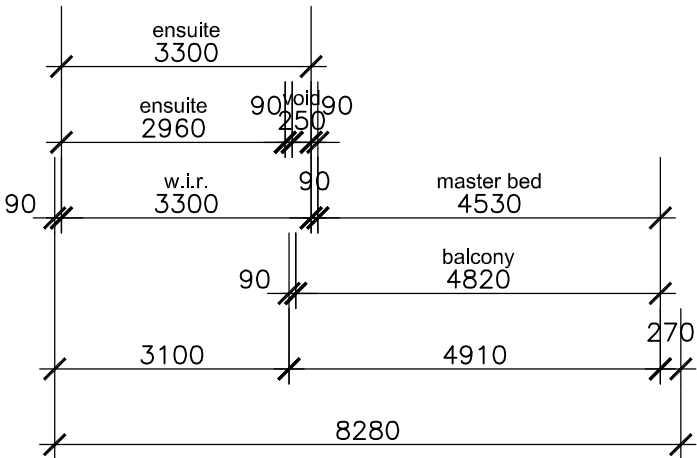
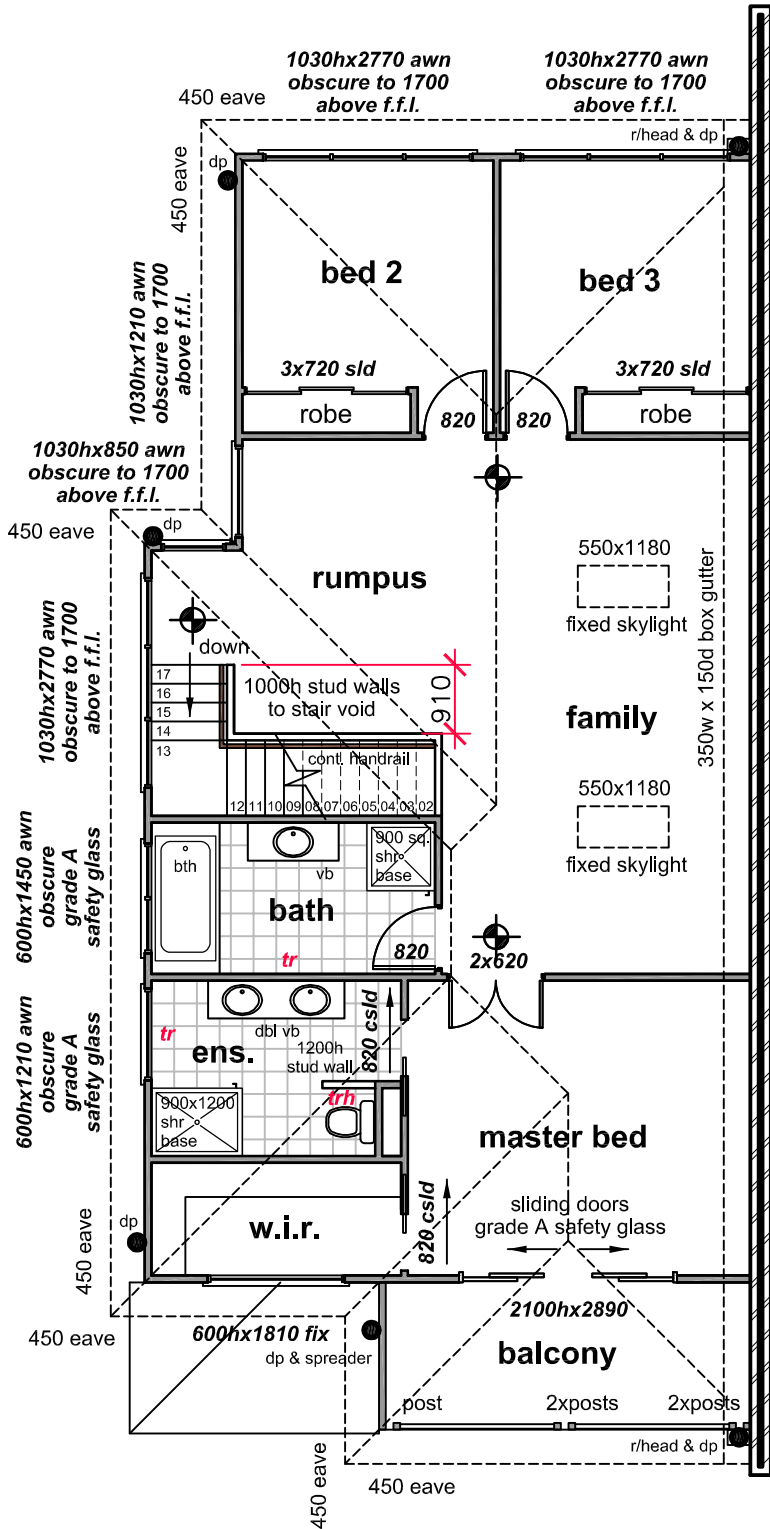
NOG FOR TOWEL RAIL (*tr*) AT 950
NOG FOR TOILET ROLL HOLDER (*trh*) AT 800

balcony construction:
selected tile flooring over mortar bed graded 1:100 min.
0.2 thick vapour barrier, 6mm thick F'c sheet, 19mm thick marine ply base
provide handrails @ 1000mm high & balusters in accordance with NCC2019 3.9.2.3.
waterproofing of balcony to comply with AS 4654 Parts 1 and 2
builder to provide compliance certification for waterproofing
all framing to engineer's design



first floor plan - unit 13

- 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



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client: **LOYLAND PTY LTD**

address: **LOT 2, UNIT 13, 274A HUMFFRAY STREET
BROWN HILL**

scale: 1:100/A3

date: 05/08/2025

sheet no: WD 13 OF 25

drg no: **17153**



UNIT 13



HUMFFRAY STREET NORTH



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



13/274a Humffray Street North, Brown Hill

3 2 2

Estimated Rental Return

\$455.00 - \$485.00 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



Josh Walhouse

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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