



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN

CONCRETE KERB

BITUMEN

fire plug

LANE STREET

VERANDAH

No. 270
existing
single stor
weatherbo
sheet roof
residence

existing residence

1

SPOS

1650h timber paling fence

PP

5m WIDE CONCRETE DRIVEWAY

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

CONCRETE DRIVEWAY

No.278
SINGLE STORY
WEATHERBOARD
HOUSE

WEATHERBOARD EXTENSION

PRIVATE
PEN SPACE

UNIT DEVELOPMENT

GARAGE

COLORBOND

COLORBOND

PRIVATE

GALVANISED

PRIVATE
OPEN SPACE

all neighbouring residences
greater than 9.0m from boundary

Tony De Jong Drafting P/L

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project name:
client:
address:

PROPOSED UNIT DEVELOPMENT
LOYLAND PTY LTD
LOT 2, UNIT 12, 274A HUMFFRAY STREET
BROWN HILL

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

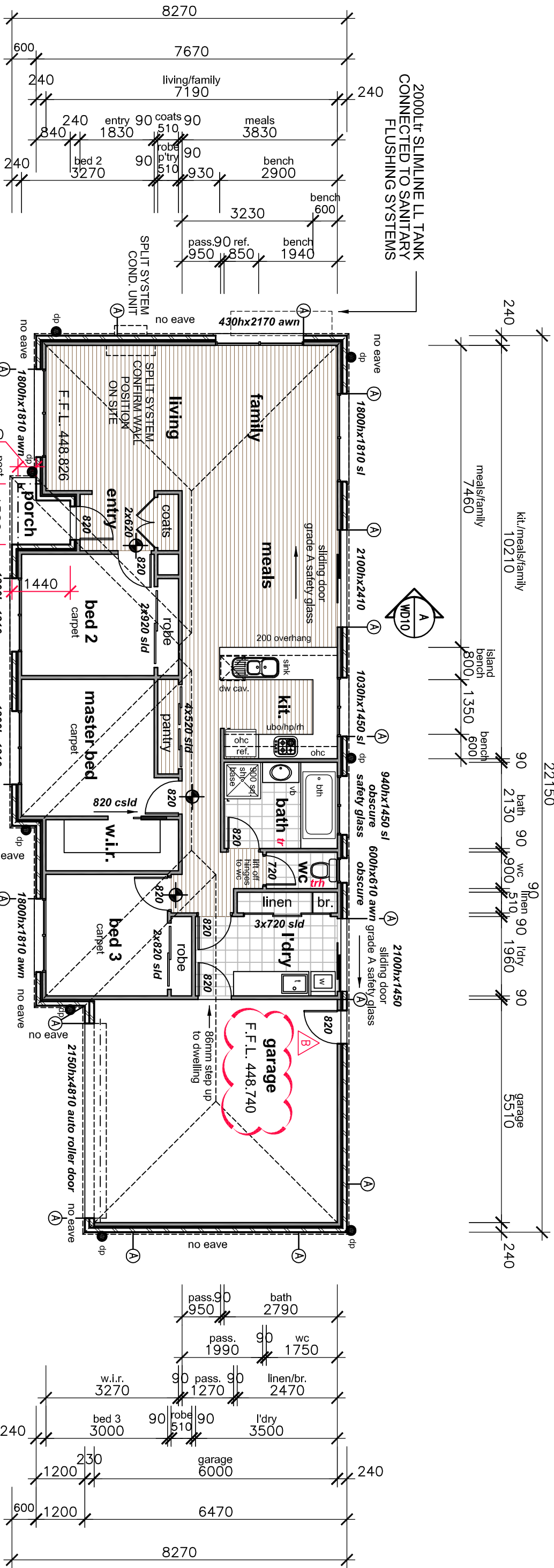
Amendments:
10/03/2023: REV A
FINISHED FLOOR LEVELS AMENDED.
05/08/2025: REV B
AMENDMENTS REQUIRED FOR BUILDING PERMIT.

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

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

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

CONSTRUCTION ISSUE



floor plan - unit 12

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

AREAS:

total living = 129.3m². 13.9sq
garage = 37.2m². 4.0sq
porch = 1.90m².

nog. details

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



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



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

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address: LOT 2, UNIT 12, 274A HUMFFRAY STREET

BROWN HILL

scale:

1:100/A3

date:

05/08/2025

sheet no.: WD 08 OF 17

drg no:

17153



Shed

(not in position)

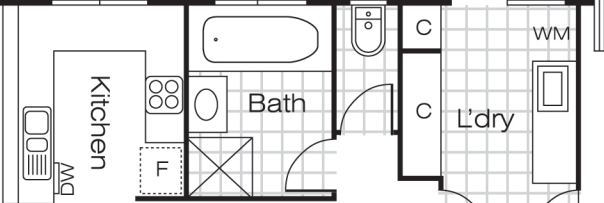


Alfresco



RWT

Family/Meals
3.8 x 7.4



Garage
5.9 x 5.4

Living
3.3 x 3.5

Entry

Porch

Bedroom
3.2 x 3.3

Bedroom
3.2 x 3.3

Bedroom
2.9 x 2.9

WIR





















UNIT 12



HUMFFRAY STREET NORTH



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendouree

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



12/274a Humffray Street North, Brown Hill

3  1  2 

Estimated Rental Return

\$445.00 - \$475.00 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

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