



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN CROSSING

CONCRETE KERB

SEP

BITUMEN CROSSING

fire plug

15.24m 82°05'

8.455m 82°05'

FOOTPATH

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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PALS

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

CONCRETE DRIVEWAY

No.278
SINGLE STOREY
WEATHERBOARD
HOUSE

WEATHERBOARD
EXTENSION

NOT FENCED

PRIVATE
OPEN SPACE

UNIT DEVELOPMENT

GARAGE

HRW

C/BOND
GARAGE

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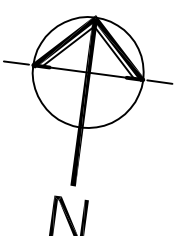
COLORBOND

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LANE STREET



GALVANISED IRON

GALV. IRON
GARAGE

PRIVATE
OPEN SPACE

all neighbouring residences
greater than 9.0m from boundary

PRIVATE
OPEN SPACE

SECL. P.O.S.

2.9m HIGH WALL ON BOUNDARY

GARAGE

NEW
DOUBLE STOREY
RESIDENCE

PRIVATE
OPEN SPACE

REPRESENTS
GRAVEL PAVING AREAS

REPRESENTS
REAR YARD GREENSPACE AREAS

REPRESENTS
GREENSPACE AREAS IN OPEN VIEW

REPRESENTS
BRICK PAVED AREAS
(PERMEABLE)

REPRESENTS
CONCRETE PAVED AREAS

REPRESENTS TREE TO REMAIN

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

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
client: LOYLAND PTY LTD
address: LOT 2, UNIT 5, 274A HUMFFRAY STREET
BROWN HILL

scale: 1:200
printed: 05/08/2025
sheet no: WD 01 OF 17
drg no: 17153



floor plan - unit 5

scale 1:100

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

- 100 x 50 upvc downpipes
- brick control joint

denotes vinyl plank flooring

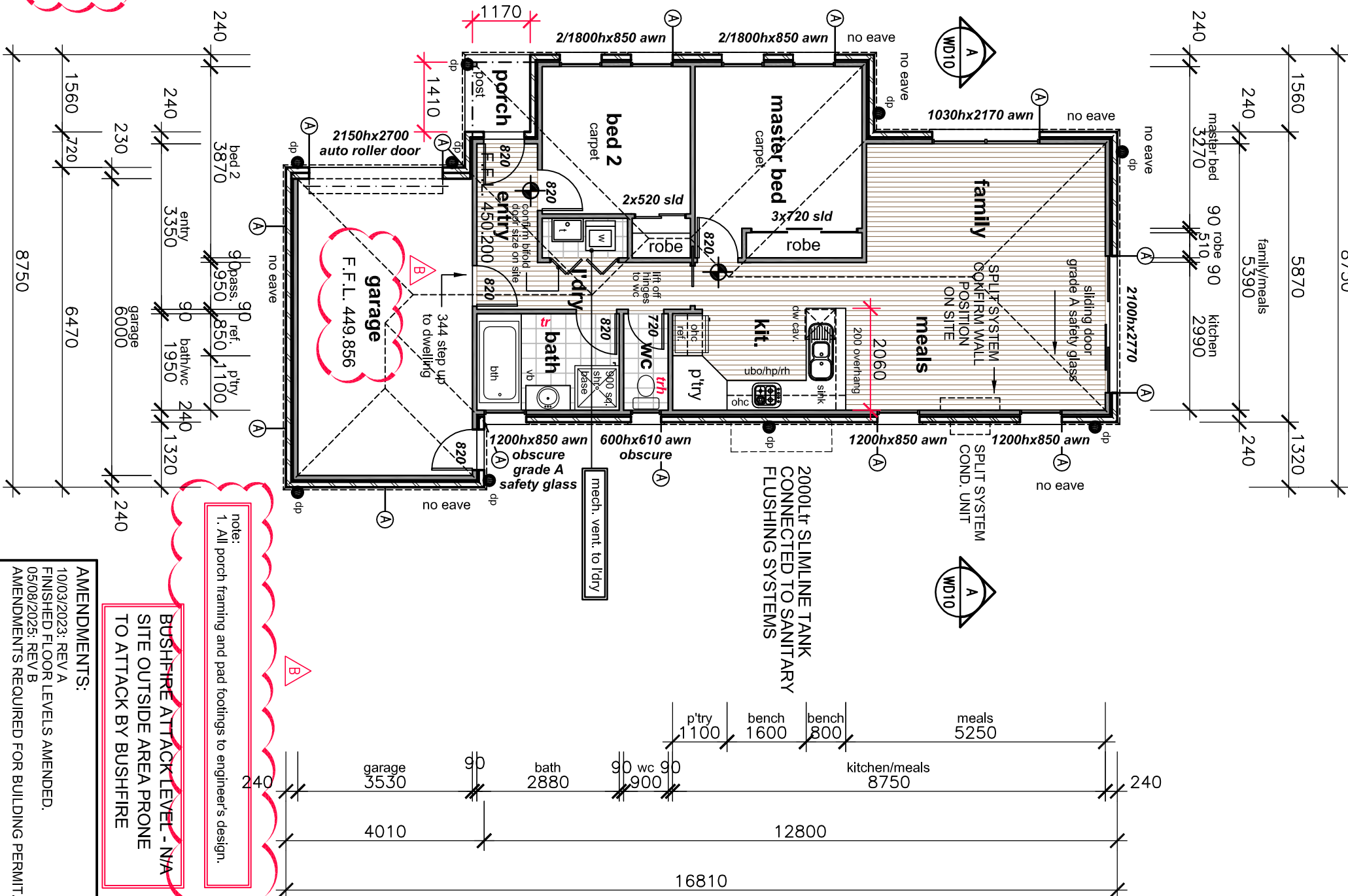
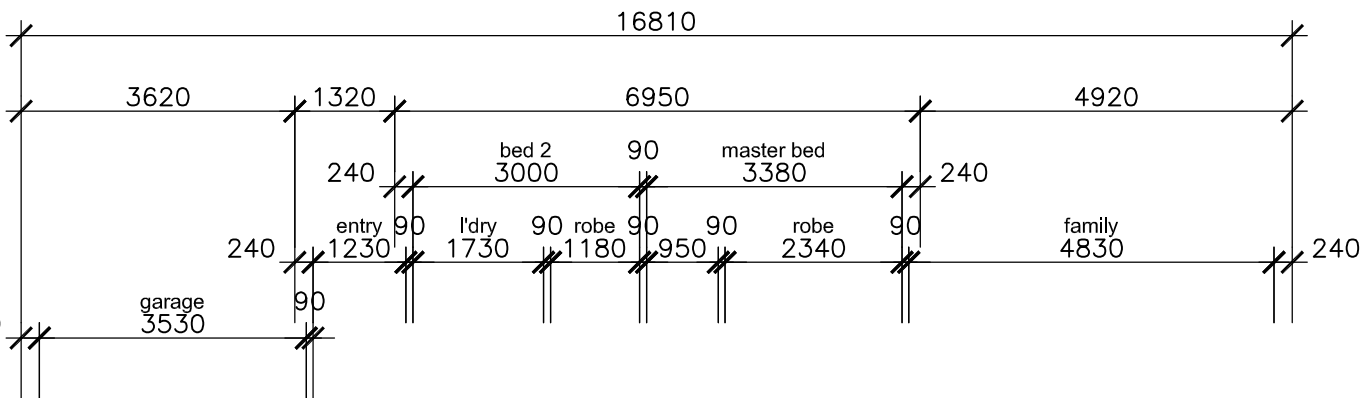
AREAS:

total living = 87.5m². 9.4sq
garage = 24.7m². 2.7sq
porch = 2.1m².

nog. details

NOG FOR TOWEL RAIL (tr) AT 960
NOG FOR TOILET ROLL HOLDER (trh) AT 800

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



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

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SITE OUTSIDE AREA PRONE
TO ATTACK BY BUSHFIRE

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UNIT 5



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



5/274a Humffray Street North, Brown Hill

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Estimated Rental Return

\$390.00 - \$410.00 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