



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN CROSSING

CONCRETE KERB

BITUMEN CROSSING

fire plug

BITUMEN

FOOTPATH

CONCRETE DRIVEWAY

NOT FENCED

VERANDAH
No.278
SINGLE STOREY
WEATHERBOARD
HOUSE

WEATHERBOARD
EXTENSION

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 1, 274A HUMFFRAY STREET
BROWN HILL

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

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

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

REPRESENTS
CONCRETE PAVED AREAS

REPRESENTS
BRICK PAVED AREAS
(PERMEABLE)

REPRESENTS
GREENSPACE AREAS IN OPEN VIEW

REPRESENTS
REAR YARD GREENSPACE AREAS

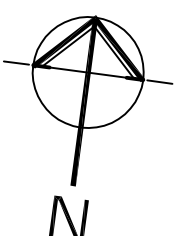
REPRESENTS
GRAVEL PAVING AREAS

REPRESENTS TREE TO REMAIN

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

all neighbouring residences
greater than 9.0m from boundary

LANE STREET



VERANDAH
No. 270
existing
single storey
weatherboard/
sheet roof
residence

PRIVATE
OPEN SPACE

GALV. IRON
GARAGE

PRIVATE
OPEN SPACE

PRIVATE
OPEN SPACE

NEW
DOUBLE STOREY
RESIDENCE

REPRESENTS
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REPRESENTS
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(PERMEABLE)

REPRESENTS
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REPRESENTS TREE TO REMAIN

GALVANISED IRON

50.75m 352°27'

PRIVATE
OPEN SPACE

SECL. P.O.S.

15.15m 82°22'

50.55m 352°23'

ex. 1650h timber paling fence

SPOS

secl. p.o.s.
secl. 78.6m2

UNIT 11
3 bed

R/D

EXT.
CLAD

POR.

existing residence

50.60m 172°23'

ex. 1650h timber paling fence

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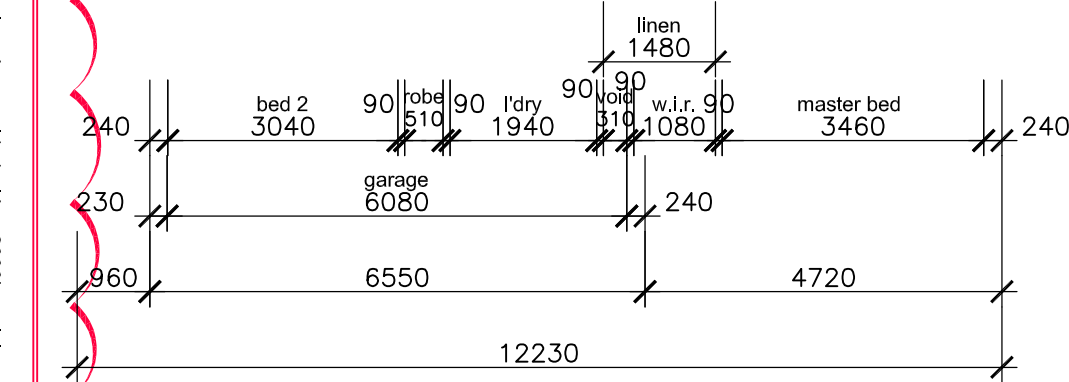
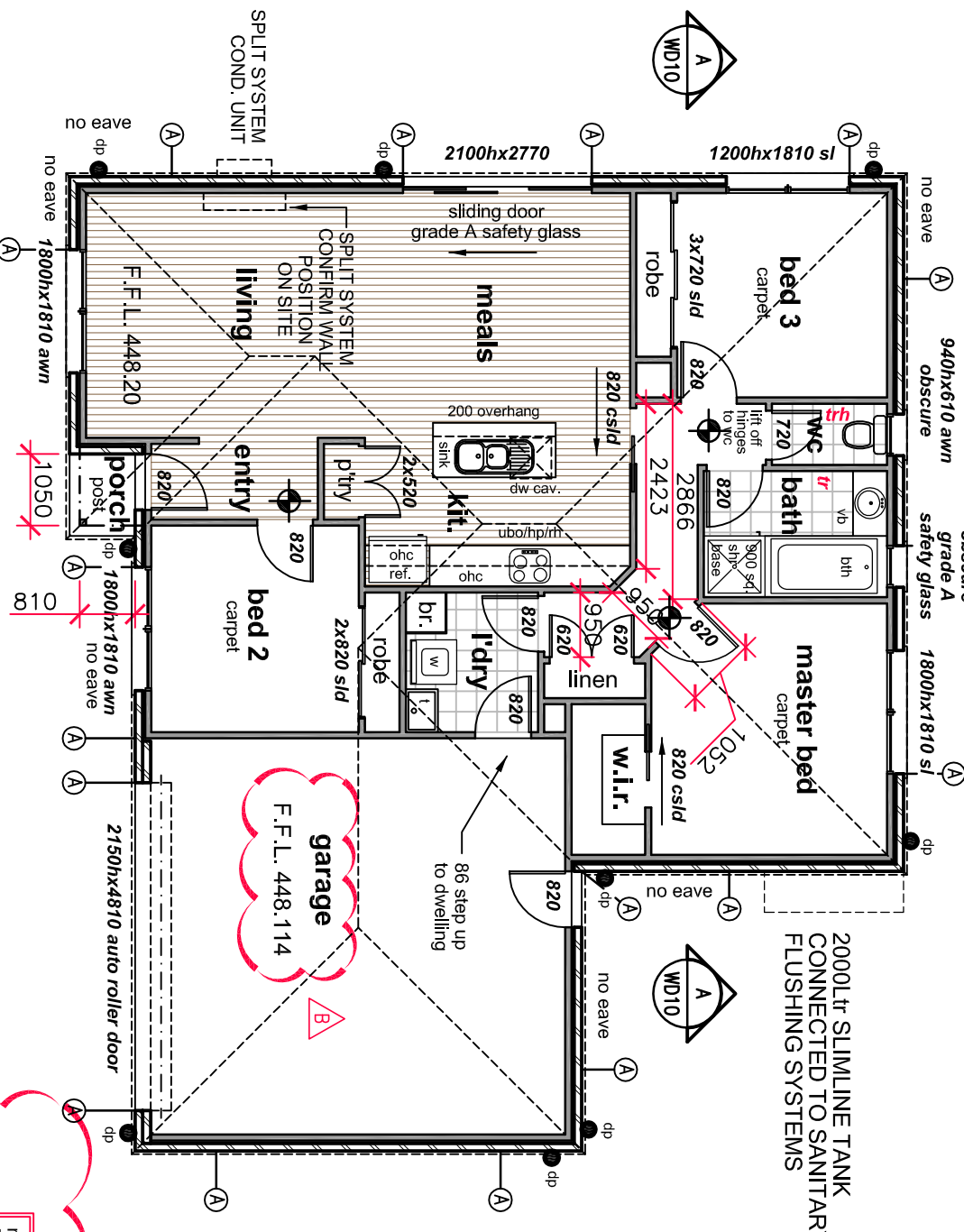
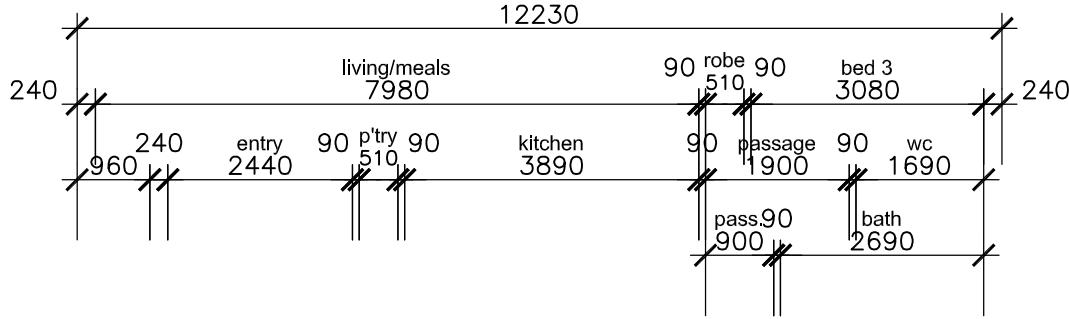
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secl. p.o.s.
secl.

CONSTRUCTION ISSUE



floor plan - unit 1

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 = 106.4m².
garage = 39.2m².
porch = 1.2m².

nog. details

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

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BROWN HILL

scale: 1:100/A3

date: 05/08/2025

sheet no: WD 08 OF 17

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

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



UNIT 1



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



1/274a Humffray St Nth Brown Hill

3  1  2 

Estimated Rental Return

\$435.00 - \$450.00 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

jwalhouse@buxton.com.au

0407 460 554

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

Buxton Ballarat | Ballarat@buxton.com.au | 5331 4544

Buxton (Ballarat) Pty Ltd
Licensed Estate Agent
Licence Number 077897L
ACN 608 235 285
ABN 75 963 149 422

