



HUMFFRAY STREET

Lane street 100m approx.

BACK OF KERB

BITUMEN

CONCRETE KERB

BITUMEN

fire plug

LANE STREET

VERANDAH

No. 270
existing
single storey
weatherboard/
sheet roof
residence

existing residence

PP

NOTPATH

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

NOT FENCED

No.278

SINGLE STOREY
WEATHERBOARD
HOUSE

WEATHERBOARD EXTENSION

PRIVATE
PEN SPACE

UNIT DEVELOPMENT

GARAGE

HRW

COLORBOND

COLORBOND

PRIVATE

GALVANISED

PRIVATE
OPEN SPACE

all neighbouring residences
greater than 9.0m from boundary

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

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project name:	PROPOSED UNIT DEVELOPMENT
client:	LOYLAND PTY LTD
address:	LOT 2, UNIT 7, 274A HUMFFRAY STREET BROWN HILL

scale:	1:200
printed:	05/08/2025
sheet no:	WD 01 OF 19
drg no:	17153

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	531.0m ²	100
PAVING AS SHOWN (CONCRETE)	1180.5m ²	22.2
PAVING AS SHOWN (BRICKWORK)	70.5m ²	1.3
BUILDINGS (INCL. GAR./PORCH/STORE)	1889.4m ²	35.6
GARDEN LAWN ETC	2173.6m ²	40.9

REPRESENTS TREE TO REMAIN

GRAVEL PAVING AREAS

REAR YARD GREENSPACE AREAS

GREENSPACE AREAS IN OPEN VIEW

(PERMEABLE)

REPRESENTS

CONCRETE PAVED AREAS

CONSTRUCTION ISSUE

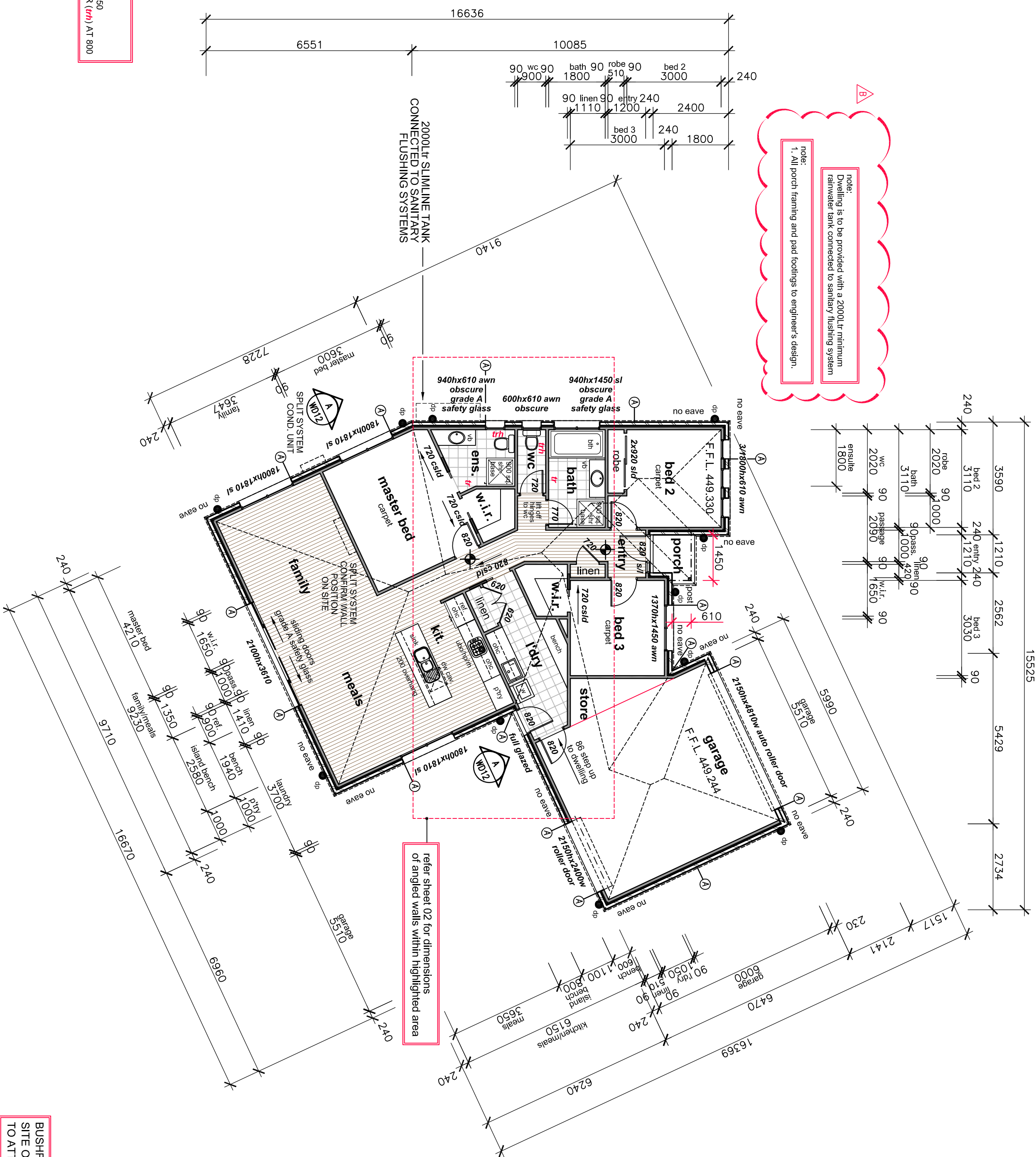
note:
Dwelling is to be provided with a 2000Ltr minimum
rainwater tank connected to sanitary flushing system

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

floor plan - unit 7
scale 1:100

- smoke detector to A.S. 3786
hard wired and interconnected where
there is more than 1 detector
 - 100 x 50 downpipes
 - brick control joint
 - denotes vinyl plank flooring
- AREAS:
total living = 130.61m². 14.06sq
garage = 40.05m². 4.31sq
porch = 1.85m².

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



refer sheet 02 for dimensions
of angled walls within highlighted area

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

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03/06/2023: REV B
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client: **LOYLAND PTY LTD**
address: **LOT 2, UNIT 7, 274A HUMFFRAY STREET**
BROWN HILL

scale: 1:100/A2
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UNIT 7



HUMFFRAY STREET NORTH



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendouree

Sale





7/274a 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

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