

SITE	AREA
LOT 100	1052
TOTAL	1052

DWELLING YIELD SUMMARY

LEVEL	GROUP DWELLING	MULTI DWELLING BUILDING
GF	3	2
L01		3
L02		2
SUB-TOTAL	3	7
TOTAL DWELLING		10

GROUP DWELLING

GROUND FLOOR			STORE AREA	OPEN LIVING AREA
UNITS	DESCRIPTION	GBA		
1/30	1 BED 1 BATH	57M ²	4M ²	29M ²
2/30	1 BED 1 BATH	55M ²	4M ²	29M ²
3/30	1 BED 1 BATH	55M ²	4M ²	29M ²
LEVEL 1			STORE AREA	BALCONY AREA
UNITS	DESCRIPTION	GBA		
1/30	3 BED 3 BATH	95M ²	---	25M ²
2/30	3 BED 3 BATH	101M ²	---	16M ²
3/30	3 BED 3 BATH	101M ²	---	16M ²

MULTI DWELLING YIELD

GROUND FLOOR			STORE AREA	OPEN AREA
UNITS	DESCRIPTION	GBA		
4A/30	2 BED 1 BATH	67.07M ²	4M ²	16M ²
4B/30	2 BED 1 BATH	67.05M ²	4M ²	16M ²
LEVEL 1			STORE AREA	BALCONY AREA
UNITS	DESCRIPTION	GBA		
4C/30	2 BED 2 BATH	73.66M ²	4M ²	11M ²
4D/30	2 BED 1 BATH	52M ²	4M ²	-
4E/30	2 BED 2 BATH	77.75M ²	4M ²	10M ²
LEVEL 2				
4D(Loft)/30	2 BED 1 BATH	46.28M ²	-	10M ²
4F/30	2 BED 2 BATH	73.66M ²	4M ²	10M ²
4G/30	2 BED 2 BATH	77.75M ²	4M ²	10M ²

PARKING

TYPE	RATIO	BAYS
GROUP DWELLING		6
MULTI DWELLING	0.75	6
VISITOR'S BAY	-	1
TOTAL BAYS		14

AREA (PLOT RATIO) HABITABLE AREA ONLY

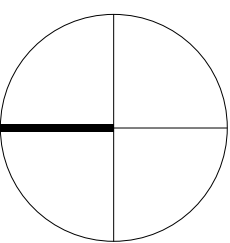
LEVEL	FLOOR RATIO
GF	284M ²
L01	457M ²
L02	147M ²
TOTAL	888M ² 1.18:1

AREA (FECA)

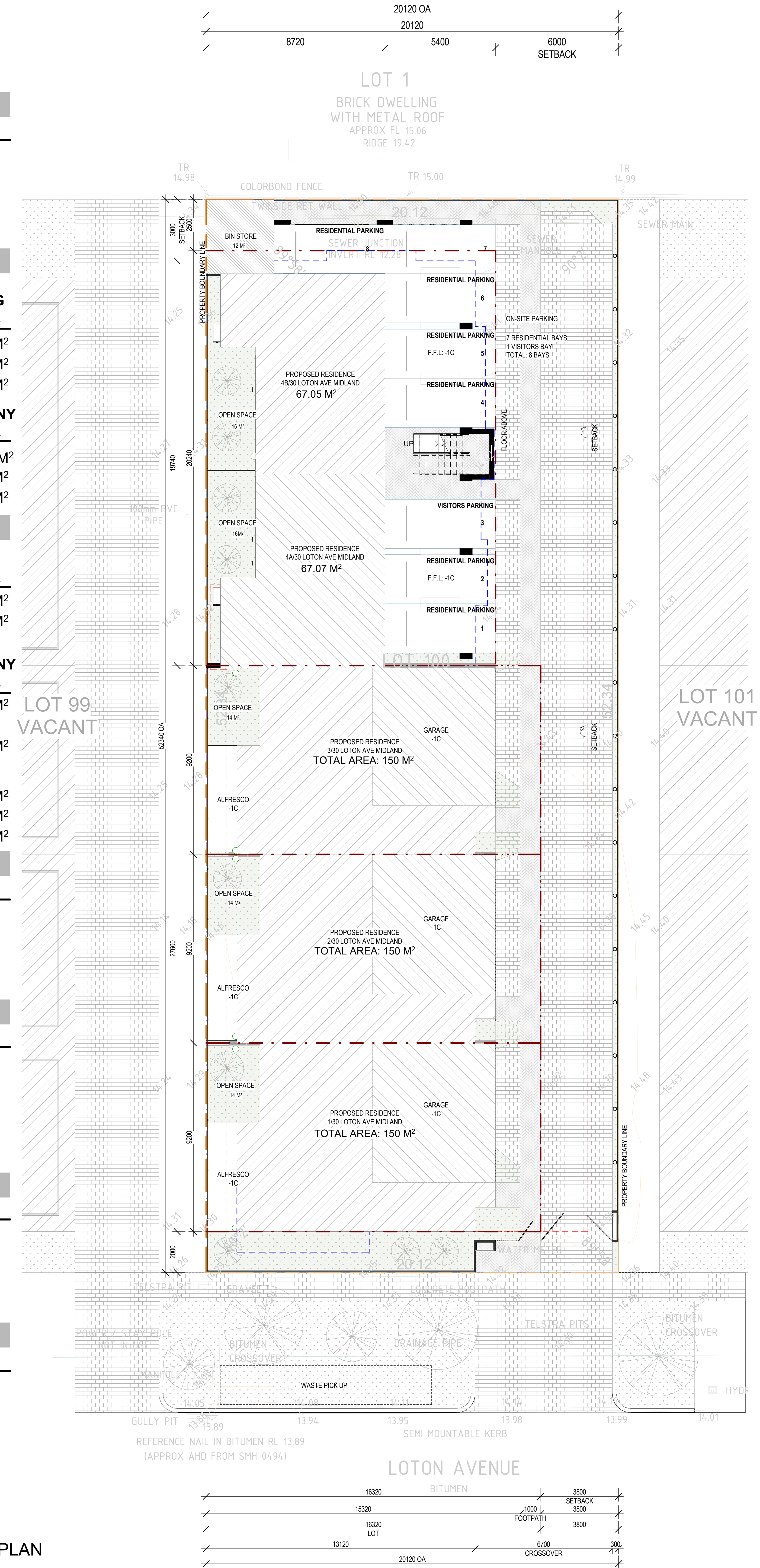
LEVEL	AREA
GF	296M ²
L01	469M ²
L02	155M ²
TOTAL	920M ²

SITE COVERAGE

	AREA	RATIO
SITE AREA	1052M ²	
GF FECA	296M ²	28.13%
UCA	136M ²	12.92%
DEEPSOIL AREA	122M ²	11.59%



30 LOTON AVE - MIDLAND



1 SITE PLAN
1 : 100

Drawing:
Drawing no:
Issue:
Scale @A1:
Date:

Site Plan
A100
DA-03
As indicated
2026/09/14

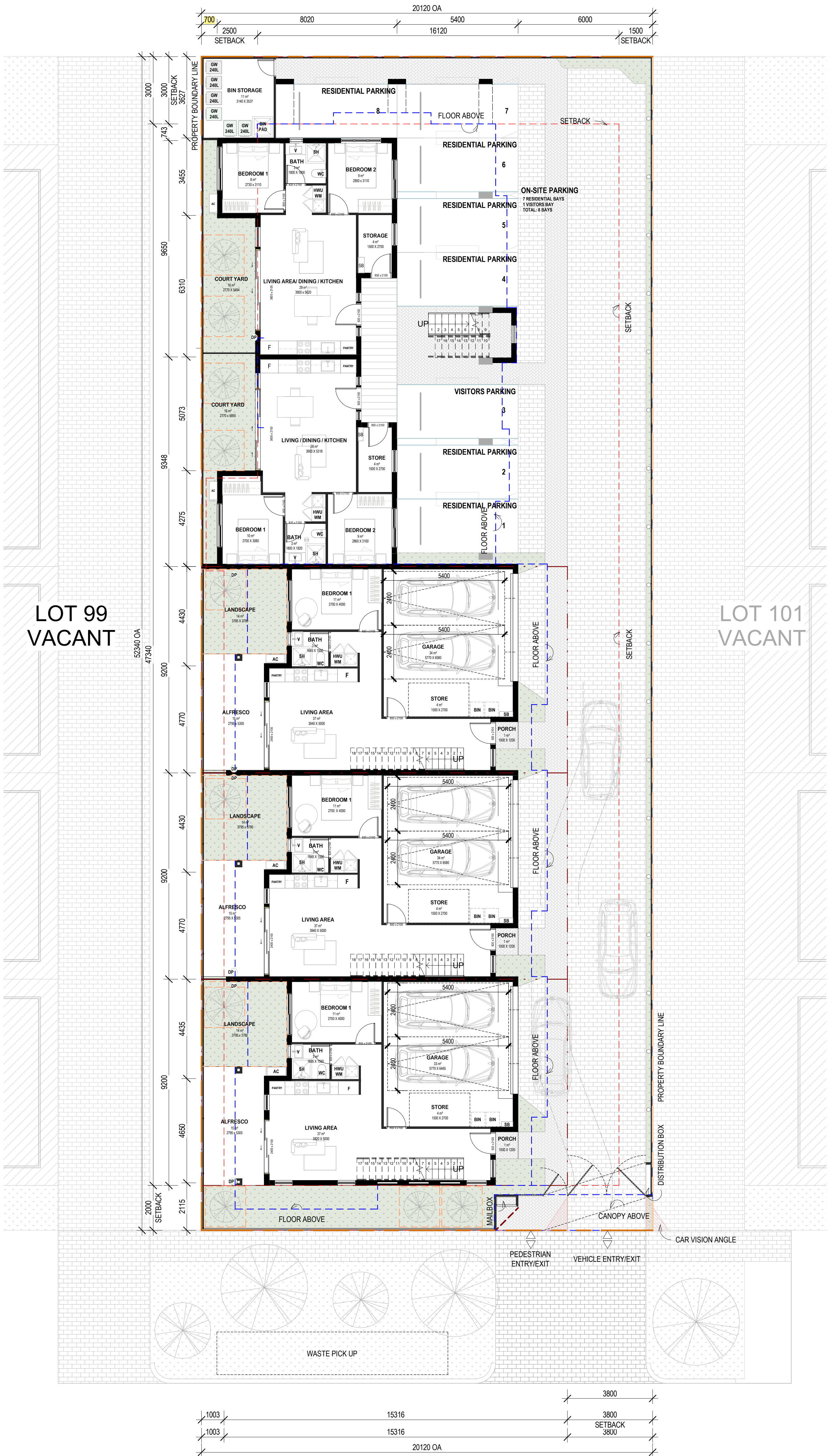
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SLIDING WINDOWS: U=3.77 & SHGC=0.47
AWNING WINDOWS: U=3.72 & SHGC=0.45
FIXED WINDOWS: U=2.58 & SHGC=0.47
SLIDING DOOR: U=3.02 & SHGC=0.45

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 - ROOM SIZES MAY VARY DUE TO BRICK SELECTION / MANUFACTURER REQUIREMENTS.
 - NUMBER AND POSITION OF DOWNPIPES ARE TO PLUMBING DETAILS.
 - CABINET MAKER TO CONFIRM EXACT SIZES OF APPLIANCES CUPBOARDS WITH OWNER PRIOR TO CONSTRUCTION.
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 - GUTTERS AND DOWNPIPES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
A. AS / NZS 3500.3
B. SECTION 5 OF AS / NZS 3500.5.
 - SMOKE DETECTION SYSTEM MUST COMPLY WITH AS 3786:2014. SMOKE ALARM USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONISATION-INTERCONNECTED AND HARDWIRED. POSITION OF SMOKE DETECTORS AS SHOWN.
 - R4.0 BATT INSULATION IN CEILING SPACE AS PER AUSTRALIAN STANDARD.
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 - PROVIDE SUITABLE FLASHING AROUND ALL EXTERNAL OPENINGS IN ACCORDANCE WITH BCA REQUIREMENTS.
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 - STORMWATER AND SURFACE WATER DRAINAGE WILL COMPLY WITH NCC PART 3.1.2 AND LOCAL GOVERNMENT REQUIREMENTS.

ROOF NOTE:

R1.3 ANTICON BLANKET TO THE ROOF THROUGHOUT..

- CEILING NOTE:**
- HIGH CEILING THROUGHOUT @ 30C FOR GROUND FLOOR UNLESS OTHERWISE SPECIFIED.
- HIGH CEILING THROUGHOUT @ 28C FOR FIRST FLOOR UNLESS OTHERWISE SPECIFIED.
- R6.0 CEILING BATTS (INCLUDING GROUND FLOOR CEILINGS BELOW UPPER FLOOR BALCONIES) UNDER; AND
 - CAVITY INSULATION TO ALL MASONRY EXTERNAL WALLS.
 - R2.5 BATTS + R0.2 THERMAL BREAK TO ALL STEEL FRAMED EXTERNAL WALLS.
 - R2.0 BATTS TO ALL INTERNAL FRAMED WALLS.



1 GROUND FLOOR GENERAL ARRANGEMENT PLAN
1 : 100

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1 LEVEL 1 GENERAL ARRANGEMENT PLAN
1 : 100

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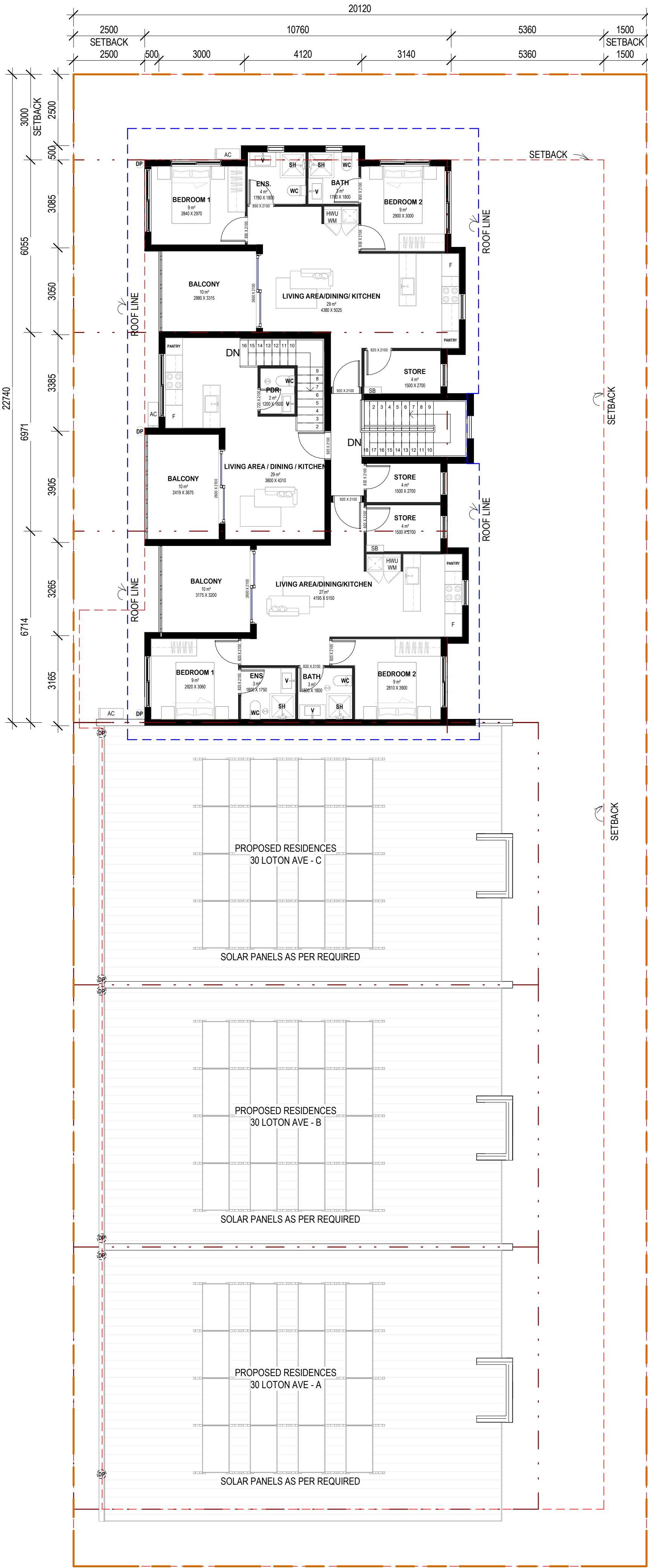
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LOT 99
VACANT

LOT 101
VACANT



1 LEVEL 2 GENERAL ARRANGEMENT PLAN
1 : 100

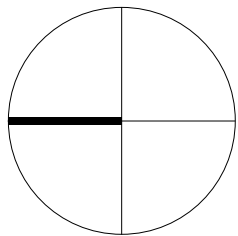
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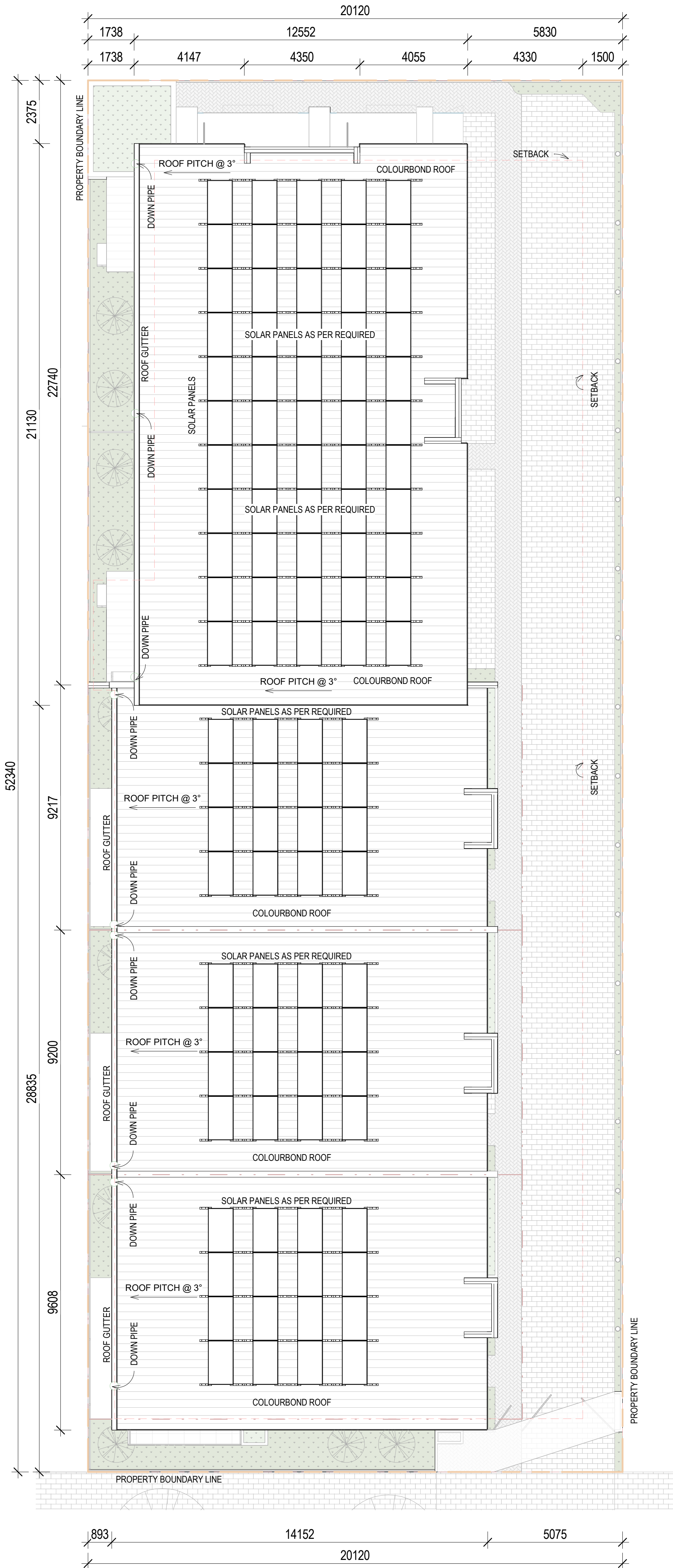
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30 LOTON AVE - MIDLAND

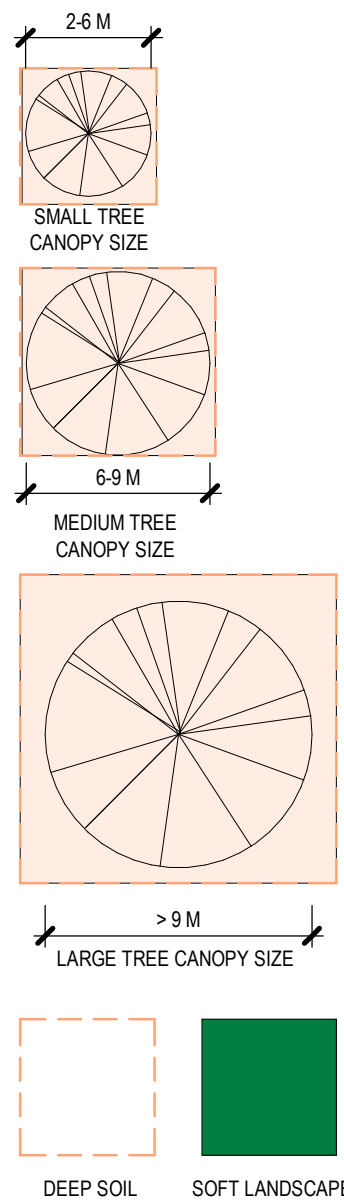
Drawing:
Drawing no:
Issue:
Scale @A1:
Date:

Roof Plan
A104
DA-03
1 : 100
2026/09/14



1 ROOF PLAN
1 : 100

LEGEND:



SITE	AREA
LOT 100	1052
TOTAL	1052

PARKING

TYPE	RATIO	BAYS
GROUP DWELLING		6
MULTI DWELLING	0.75	6
VISITOR'S BAY	-	1
TOTAL BAY	-	14

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AREA (FECA)

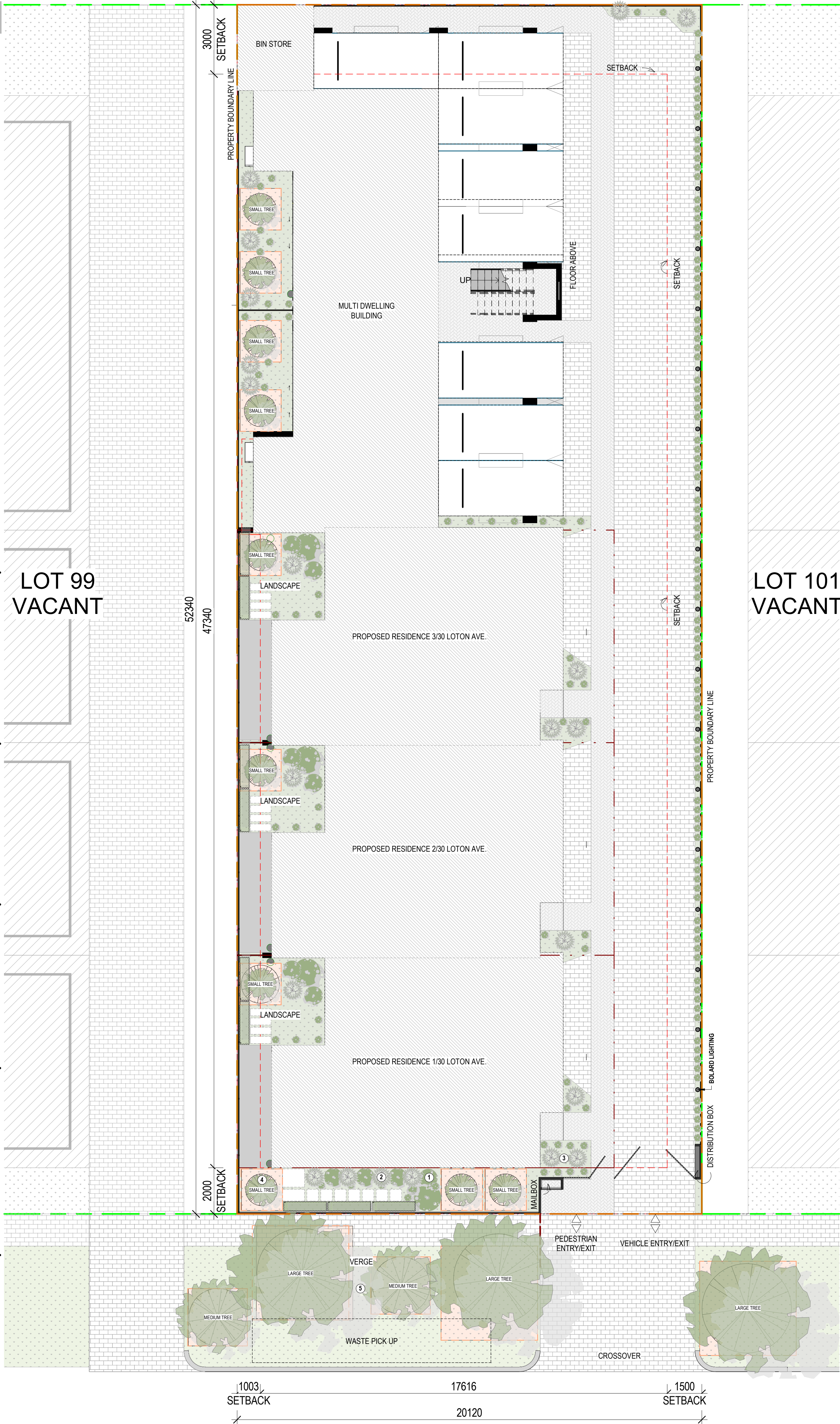
LEVEL	AREA
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TOTAL	920M ²

SITE COVERAGE

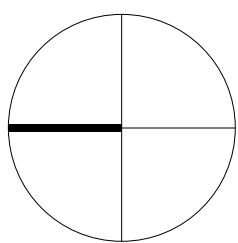
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SITE AREA	1052M ²	
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UCA	136M ²	12.92%
DEEPSOIL AREA	122M ²	11.59%
PLANTERS	24M ²	2.3%

TREE SITE ALLOCATION

	NO. OF TREE	TYPE OF TREE
GROUP DWELLING	3	SMALL TREE
MULTI DWELLING	4	SMALL TREE
SITE LANDSCAPE	3	SMALL TREE
VERGE	2	SMALL TREE
	3	LARGE TREE
Total Tree	15	



1 SITE LANDSCAPE PLAN
1 : 100



30 LOTON AVE - MIDLAND

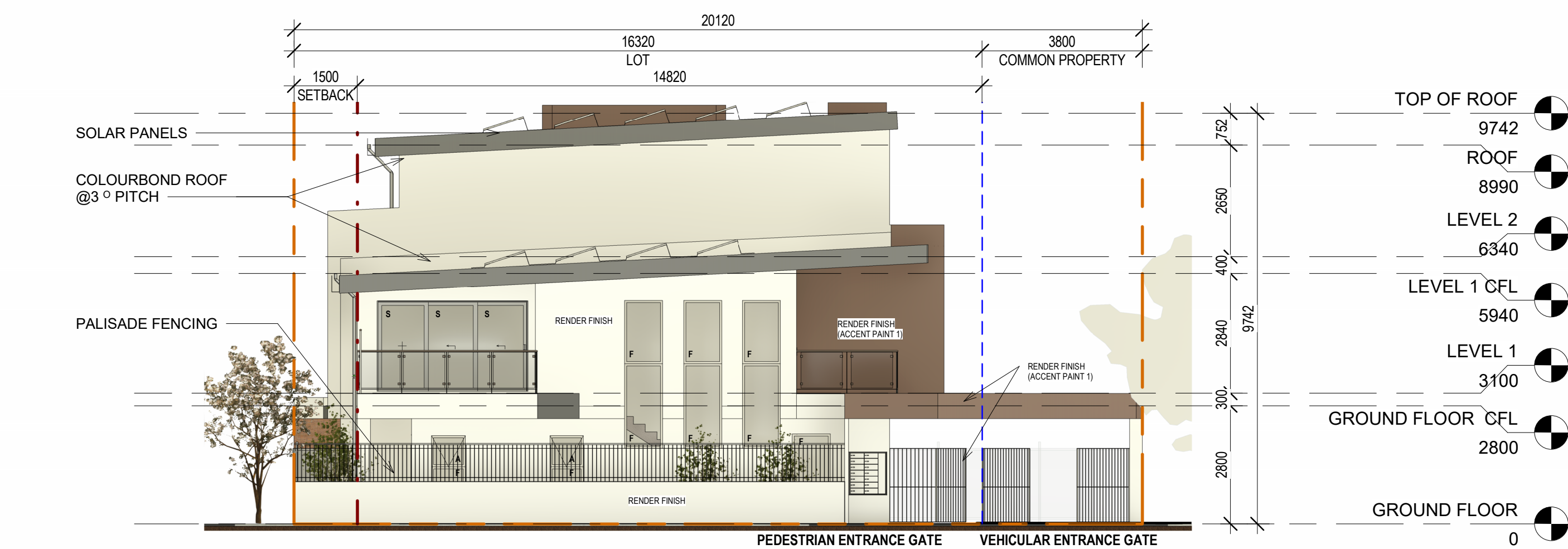
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Issue:
Scale @A1:
Date:

Landscape Plan
A105
DA-03
As indicated
2026/09/14

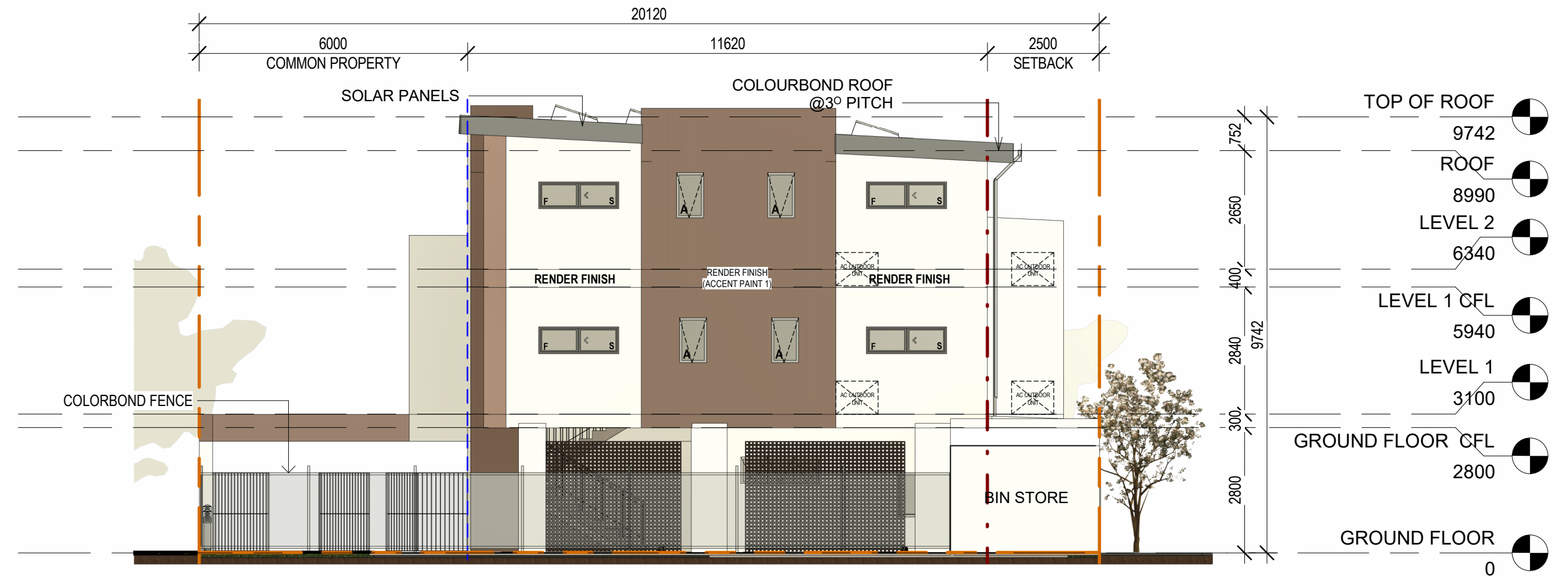


FJ ARCH
Australia
Perth
Sri Lanka
Colombo

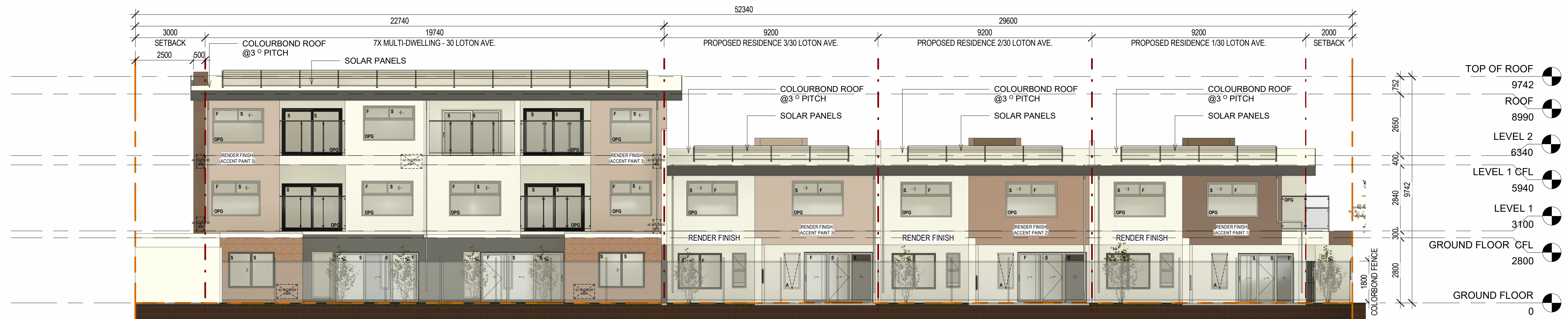
FJ ARCH Perth
Perth WA 6110
T (+61) 0420 478 989
Firoozpoor@hotmail.com
ABN 81 104 507 954



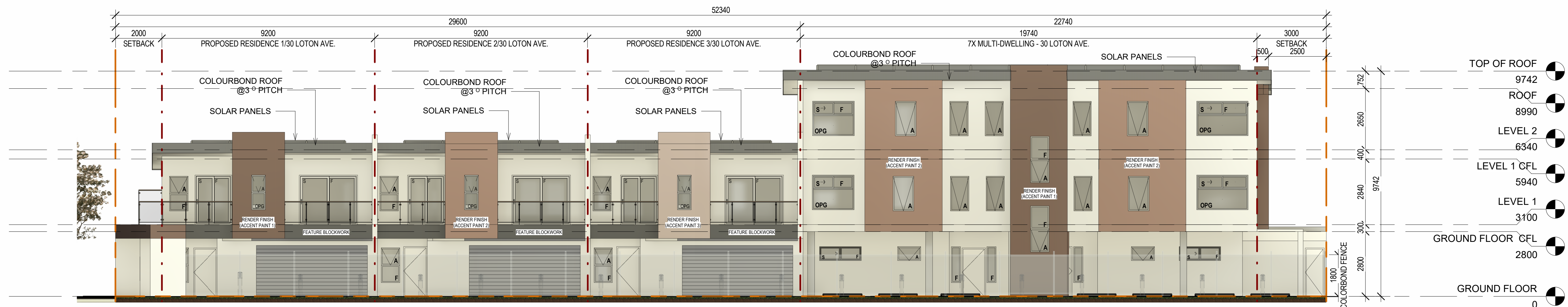
4 WEST ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



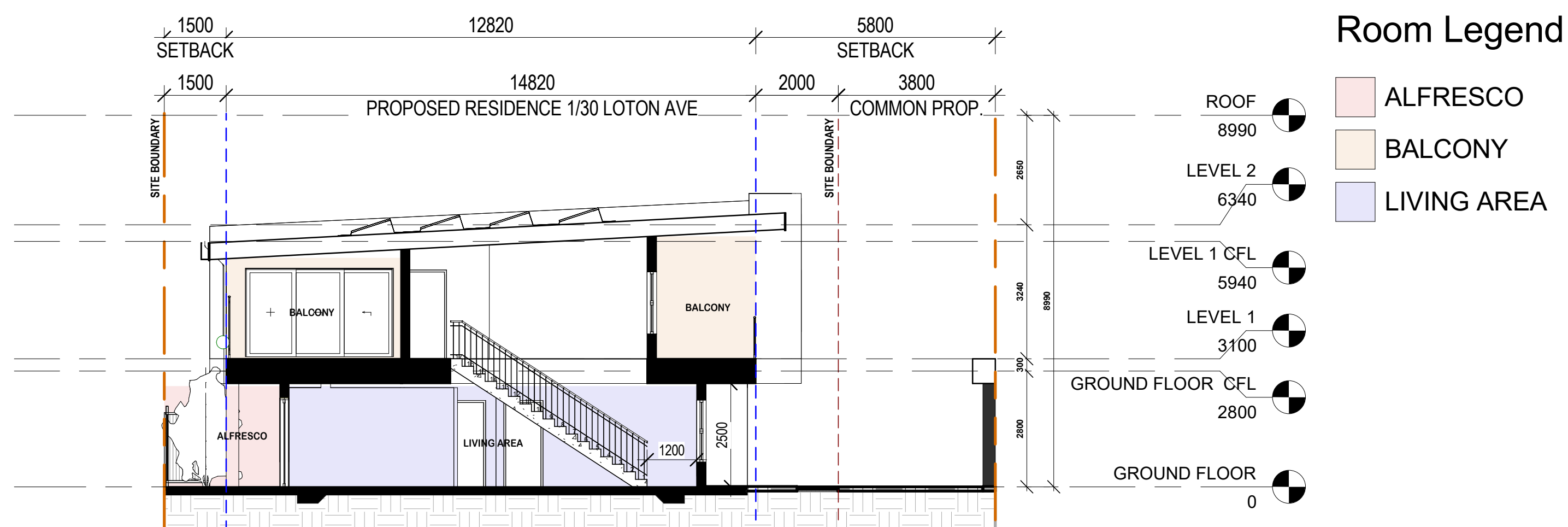
1 NORTH ELEVATION
1 : 100



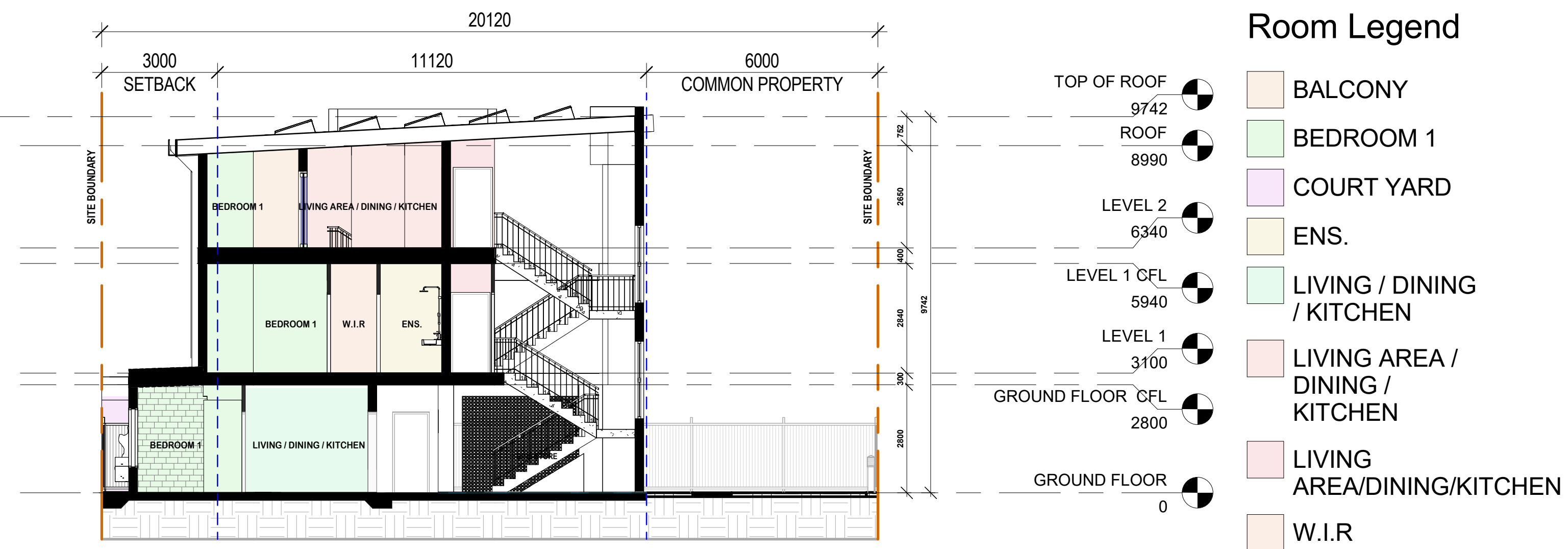
3 SOUTH ELEVATION
1 : 100



1 LONGITUDINAL SECTION
1 : 100



2 GROUP DWELLING CROSS-SECTION
1 : 100



3 MULTI DWELLING CROSS SECTION
1 : 100

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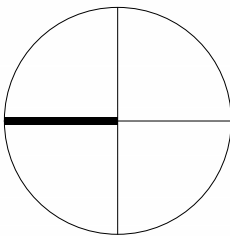
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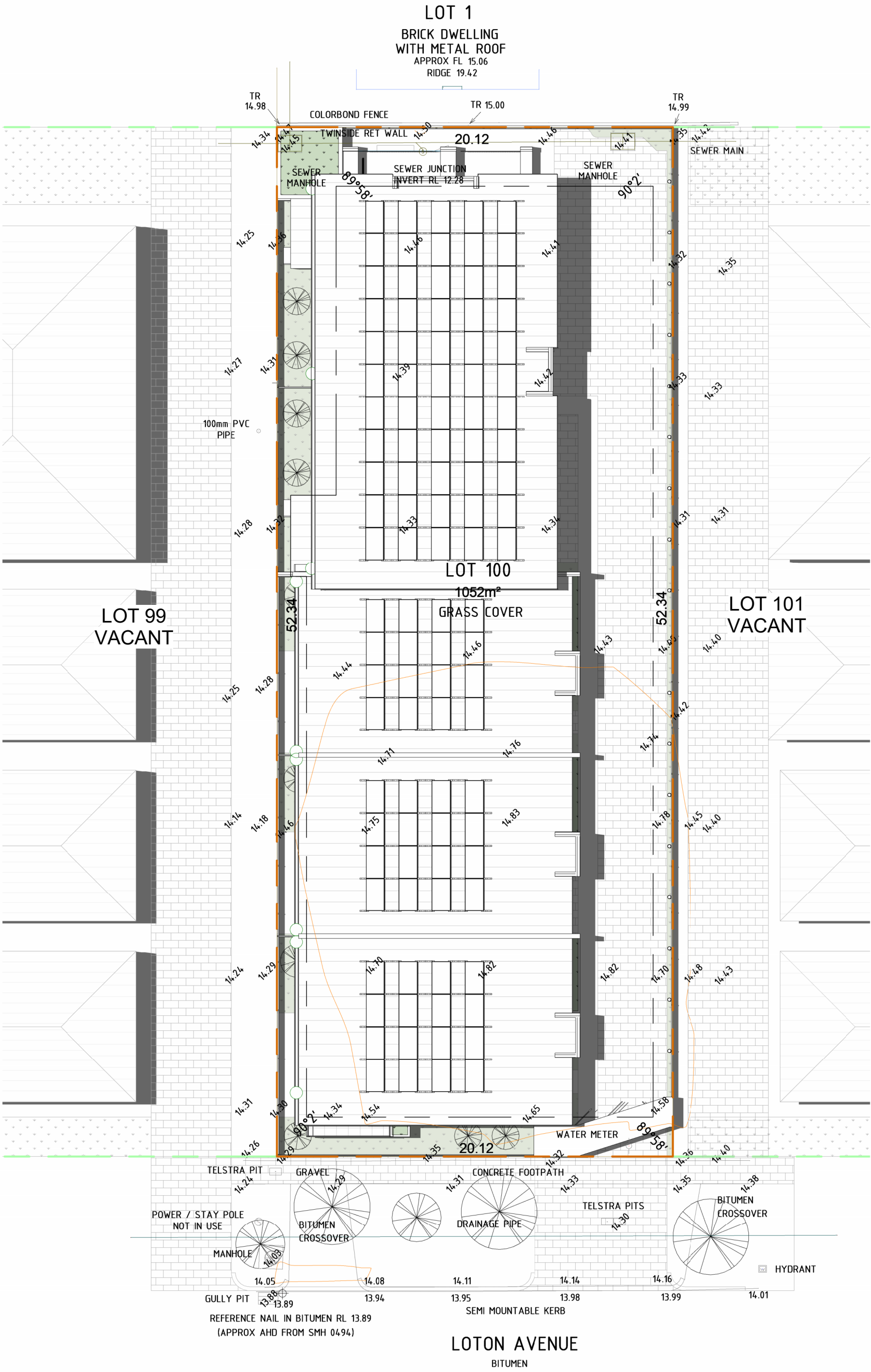
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- R2.0 BATTS TO ALL INTERNAL FRAMED WALLS.



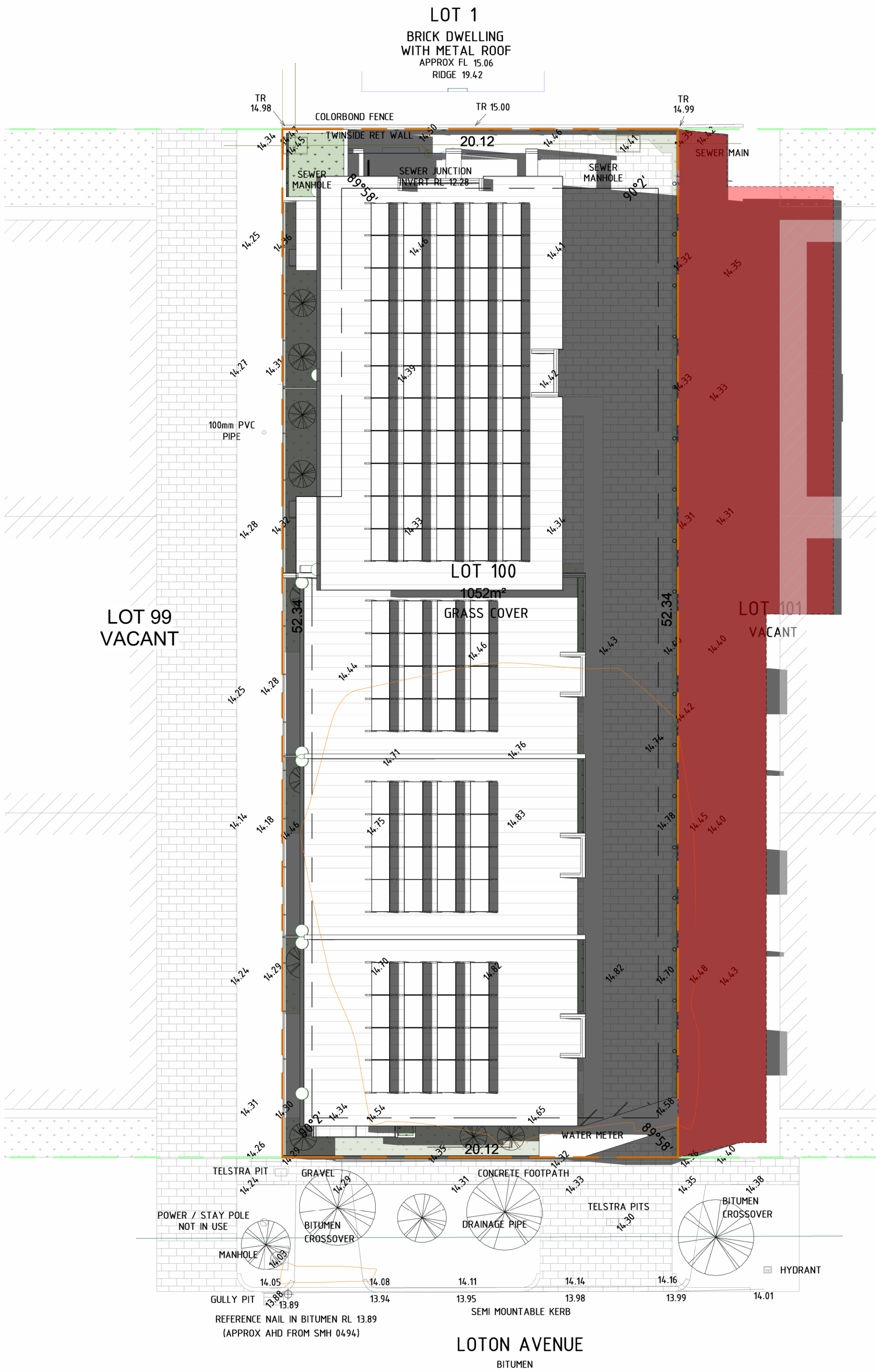
30 LOTON AVE - MIDLAND

Drawing:
Drawing no:
Issue:
Scale @A1:
Date:

Overshadowing Plan
A108
DA-03
As indicated
2026/09/14



1 1200DEC SHADOW DIAGRAM
1 : 200



2 1200JUNE SHADOW DIAGRAM
1 : 200