

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT

18 MASON ST, WARRAGUL

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Total NSA by Level		
Level	Zone Category	Measured Area
B1		
	BOH	88.56
	Basement	1,610.22
	Car Space	493.60
	Circulation	14.16
	Landscape	26.40
	Pervious Surfaces	196.74
	SITE AREA	1,993.03
	Services	8.22
	Site Coverage	1,630.50
G		
	COS	357.39
	Circulation	111.26
	Commercial	209.81
	Internal Storage	77.50
	Landscape	15.01
	NSA	629.56
	POS	145.27
	Services	41.14
L1		
	Circulation	158.22
	Internal Storage	117.79
	NSA	942.77
	POS	131.94
	Services	8.22
L2		
	Circulation	139.44
	Internal Storage	117.79
	NSA	942.77
	POS	131.94
	Services	8.22
L3		
	Circulation	139.44
	Internal Storage	117.79
	NSA	942.77
	POS	131.94
	Services	8.22

Total Areas		
Zone Category	Measured Area	
BOH	88.56	
Basement	1,610.22	
COS	357.39	
Car Space	493.60	
Circulation	562.52	
Commercial	209.81	
Internal Storage	430.87	
Landscape	41.41	
NSA	3,457.87	
POS	541.09	(11%)
Pervious Surfaces	196.74	18 Mason St Parcel - 1,661m ² Paper Road Parcel - 166m ²
SITE AREA	1,993.03	
Services	74.02	(89%)
Site Coverage	1,630.50	
Storage	20.10	

Mix	
Apt Type	Quantity
1B	25
2B	19
3B	7

Car Space (min. ration 0.6)	
	Quantity
Car Space	38

Bike Spaces	Quantity
Basement	21
Ground Floor	35
Total	56 bike spaces

Freadman White

81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
office@freadmanwhite.com www.freadmanwhite.com
ABn: 81 751 505 936 ACn: 147 872 348

REVISION		
SD1	For Consultation	Work in Progress

CLIENT
Housing Choices Australia
18 Mason Street ,Warragul,
VIC, 3820

18 Mason Street,
Warragul

DWG No
TP.0.1

TITLE
SUMMARY

STATUS
Town Planning

ISSUE DATE
4/5/2023

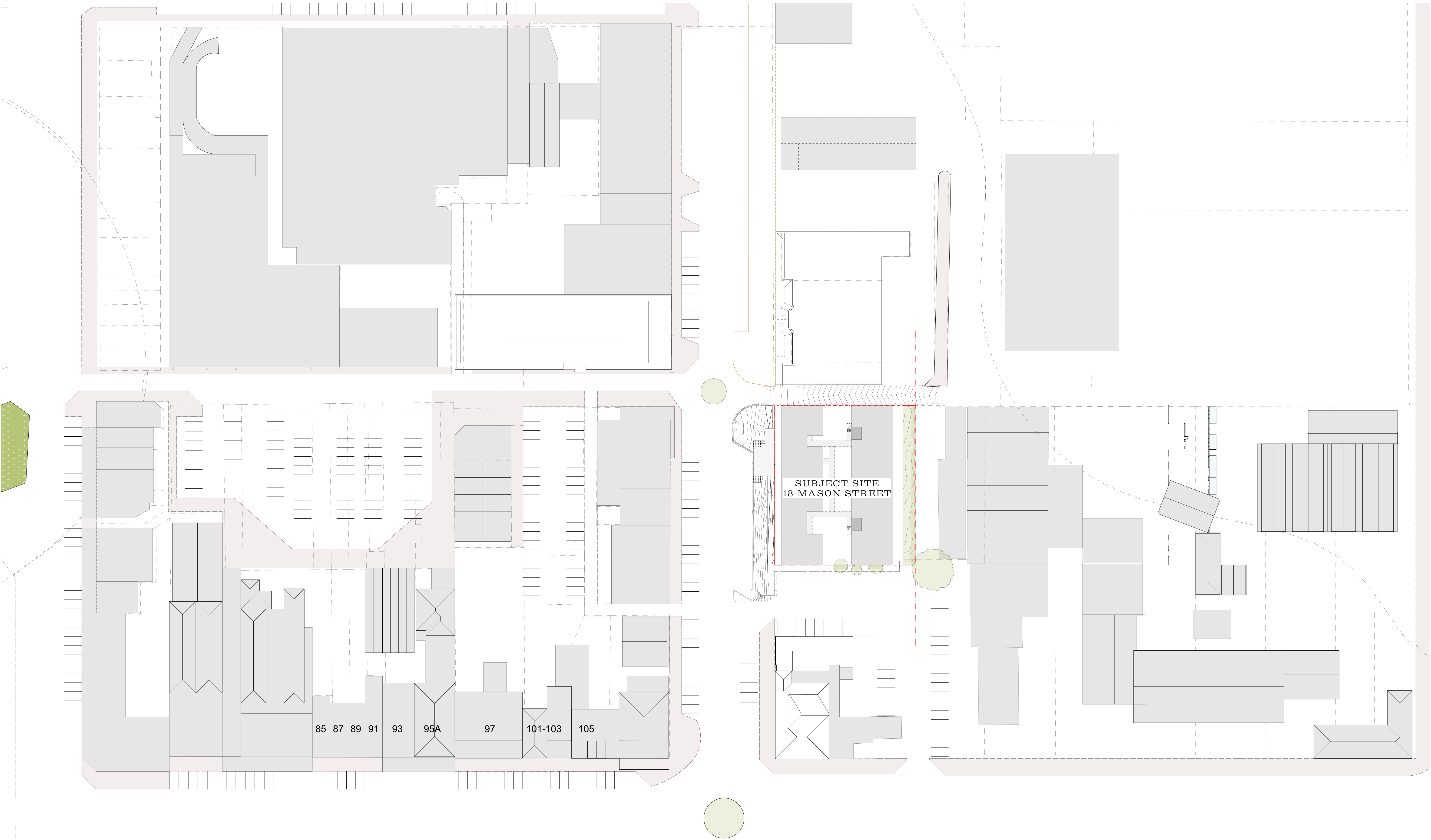
SCALE
1:1 @ A1

GENERAL NOTES

- Builder and or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate item to be forwarded to Client's Representative.
- Do not scale from this drawing - use figured dimensions
- A signed original of this drawing is retained in Freadman White Architects Offices for verification purposes.
- Information detailed in drawing revisions is for information only and may not be indicative of all changes made.
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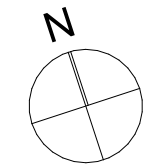
DWG No
TP.0.2

TITLE
LOCATION PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:500, 1:250 @ A1

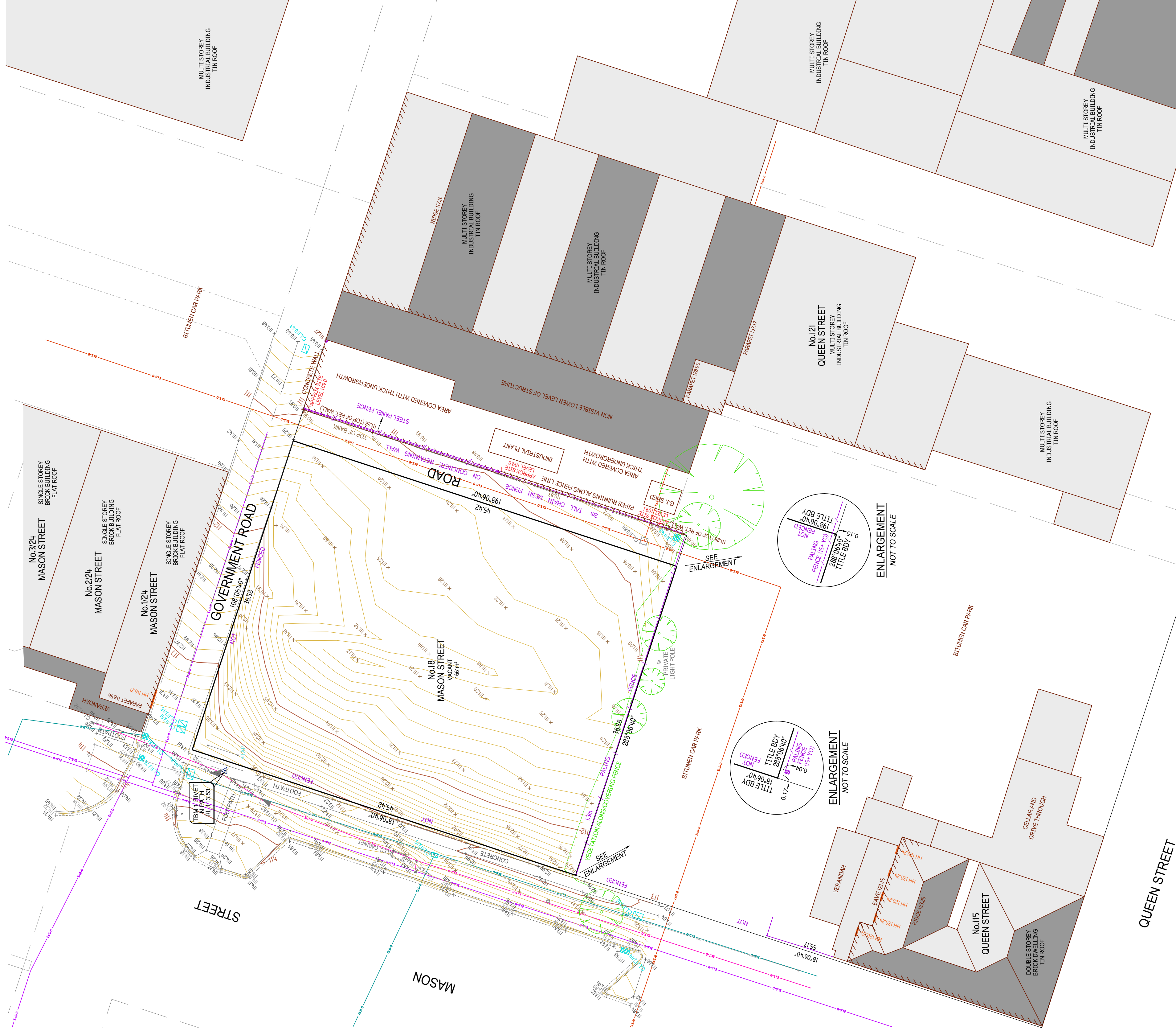
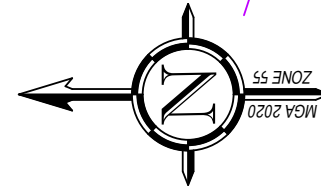


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- LEGEND
- SIGN
 - TELECOMMUNICATION PIT
 - TELECOMMUNICATION PILLAR
 - POWER POLE
 - TREE
 - POLE & LIGHT
 - BACK OF KERB
 - INVERT OF KERB
 - LIP OF KERB
 - CENTRELINE FORMATION
 - EDGE OF VEGETATION
 - TOE OF BANK
 - TOP OF BANK
 - FENCING
 - EXISTING DRAINAGE Q-L-D
 - EXISTING GAS Q-L-D
 - EXISTING SEWER Q-L-D
 - EXISTING TELECOMMUNICATION Q-L-D

DATE OF SURVEY:
The fieldwork for this survey was completed on 5-12-2022

TITLE:
The Title boundaries shown hereon have been re-established by field survey vide PG316859W.

No registered assessments on Certificate of Title Vol. 11978 Fol. 445

LICENSED SURVEYORS CERTIFICATION:
1. Christopher Powell of Suite 1, Building 2, 3 Ordair Road Dandenong South certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 5-12-2022, that this plan has been prepared in accordance with the Surveying Act 2004 and that the survey accuracy accords with that required by regulation 71(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 13/01/2023

Licensed Surveyor
Surveying Act 2004

DATUM/NOTATION:
HORIZONTAL DATUM
Co-ordinates are plane co-ordinates computed from the following:
Origin of AHD Levels from Drouin East PM 23s with RL 110.312.
Confirmed by Drouin East PM 17s with RL 117.448
Height Difference: 0.004m
Contour Interval is 0.1 metres.

Observed:
The survey was connected to MGA2020 Zone 55 using GNSS observations corrected by the MultiPos Network. MGA2020 Zone 55 orientation has been fixed using observation to traverse stations:

- TBM 1

Add 1°19'20" for True Bearing.

Origin of Co-ordinates:
MEBpos observations have been verified by comparison with the datum of the Surveying Act 2004 and by comparison with EDM Transverse Distances.

Point 1 has been used as the origin for MGA2020 Zone 55 co-ordinates.

HEIGHT DATUM:
Heights are to the Australian Height Datum, derived from the following:
Origin of AHD Levels from Drouin East PM 23s with RL 110.312.
Confirmed by Drouin East PM 17s with RL 117.448
Height Difference: 0.004m
Contour Interval is 0.1 metres.

IMPORTANT NOTE
This platitudinal information is prepared for Housing Choices Australia and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

AGRIAL FEATURES
Buildings shown thus are located by aerial photography and are subject to validation by ground survey.

Information on abutting buildings has only been shown where visible and accessible.

UNDERGROUND SERVICES
Underground utility services shown hereon have been identified in accordance with Australian Standard 5188-2019 and summarised below.

QL-D is very low accuracy with an unspecified horizontal and vertical accuracy. QL-D information does not involve any field verification or direct measurements and as such can only be considered to be a broad indication of the location and type of utility.

The survey date provided in this plan represents the last day a KLM Spatial surveyor was on site to perform field measurements. Any additional servicing works completed after this date cannot be represented on this plan.

In all instances, it is essential that the position of underground services (whether or not shown on this plan) be verified on site and abutting allies prior to any critical design or commencement of works. This should be done in consultation with an relevant service authorities.

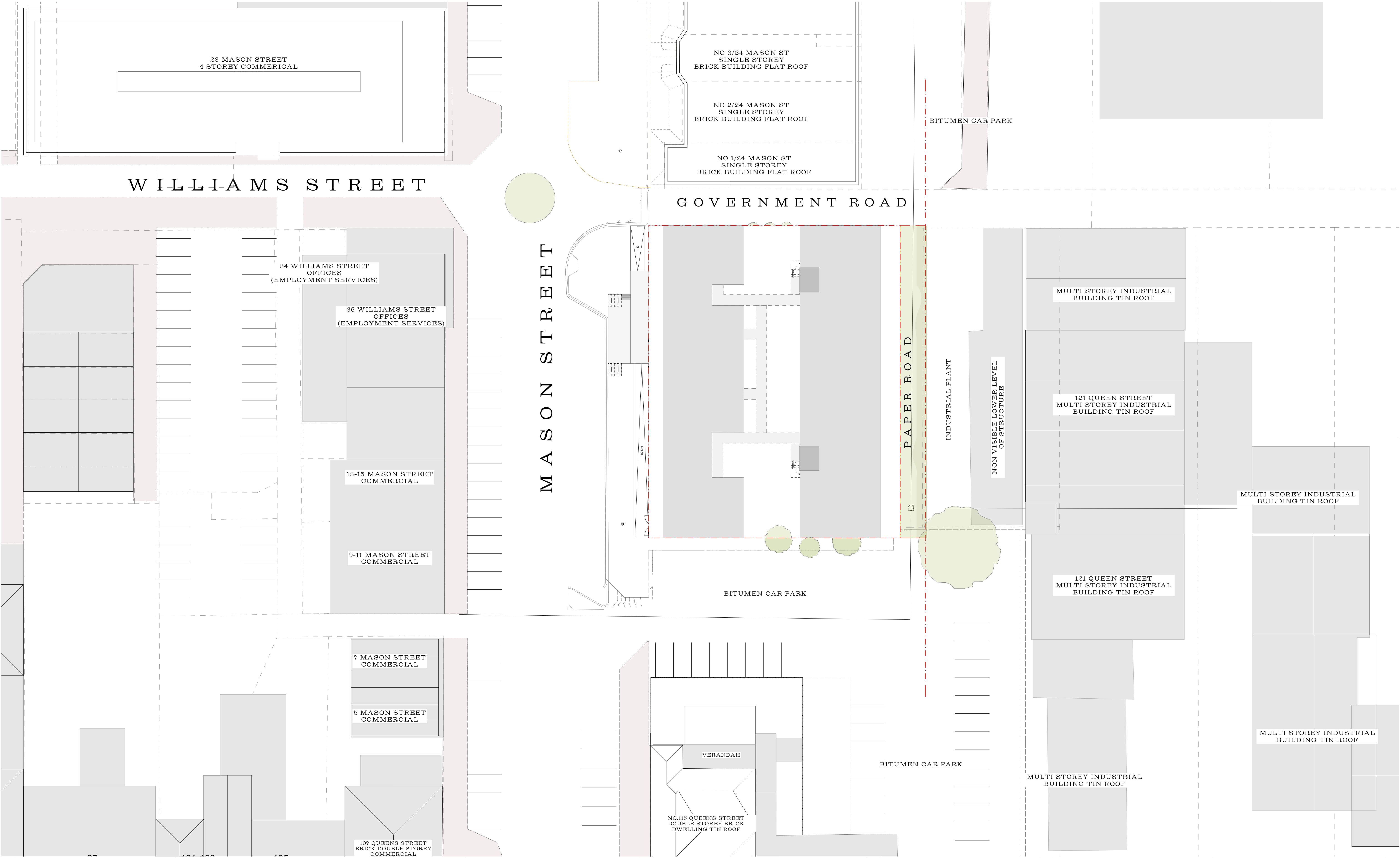
All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction and site works.

Any reproduction of this information in other plans requires the authority of KLM Spatial to be noted on that plan and a statement that the information has not been altered.

This note is an integral part of this plan.

Client:
Housing Choices
Australia Limited
Vol. 11978 Fol. 445
Land in PG377988C
Reference: 11317 DEB1
Project: 3042020
Version: 2
Scale: 1:250
Sheet Size: 1 of 1
A1





Freadman White

81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
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SD1	For Consultation	Work in Progress

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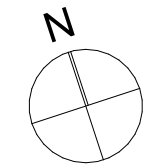
DWG No
TP.0.4

TITLE
SITE PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:250 @ A1



GENERAL NOTES

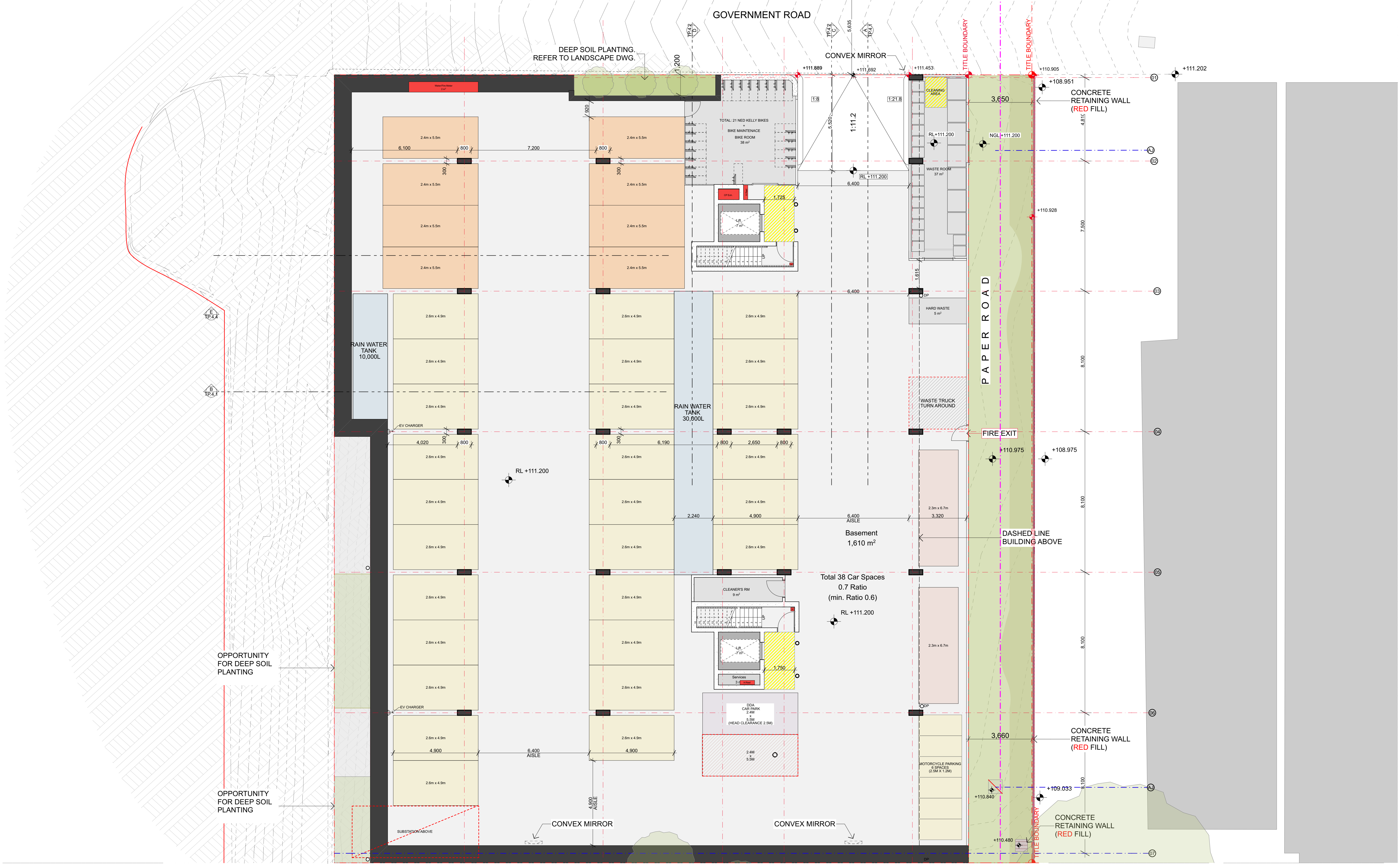
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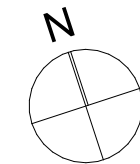
DWG No
TP.2.2

TITLE
BASEMENT PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

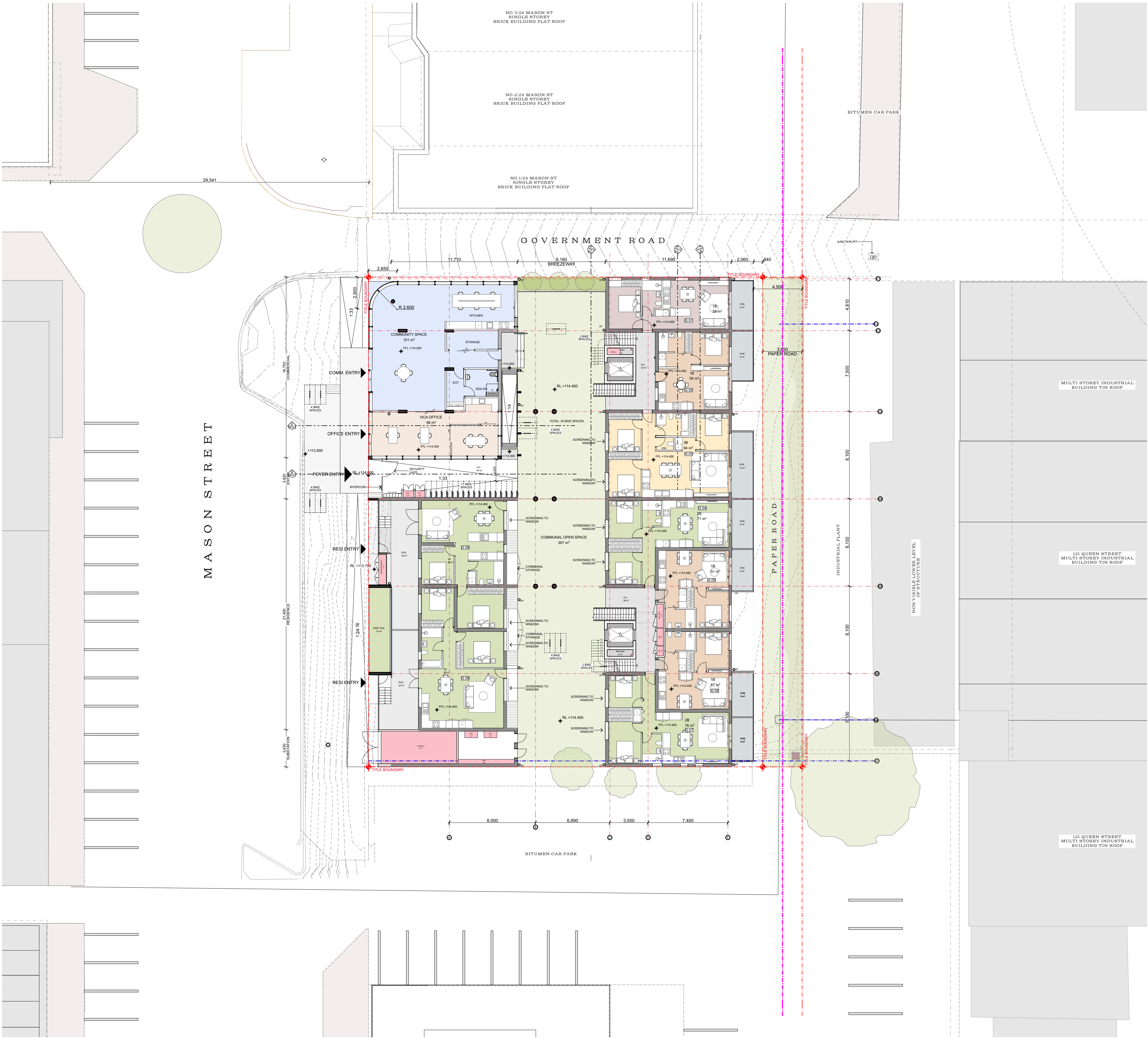
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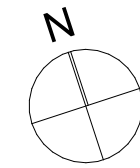
DWG No
TP.2.3

TITLE
GROUND FLOOR PLAN @ 1:200

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:100 @ A1



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FUTURE COMMERCIAL SPACE:
STUDIO / OFFICE SPACE

Freadman White

81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
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ABN: 81 751 505 936 ACN: 147 872 348

REVISION		
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VIC, 3820

18 Mason Street,
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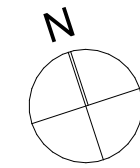
DWG No
TP.2.4

TITLE
GROUND FLOOR PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:100 @ A1



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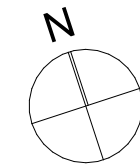
DWG No
TP.2.6

TITLE
LEVEL 02 & 03 FLOOR PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:100 @ A1



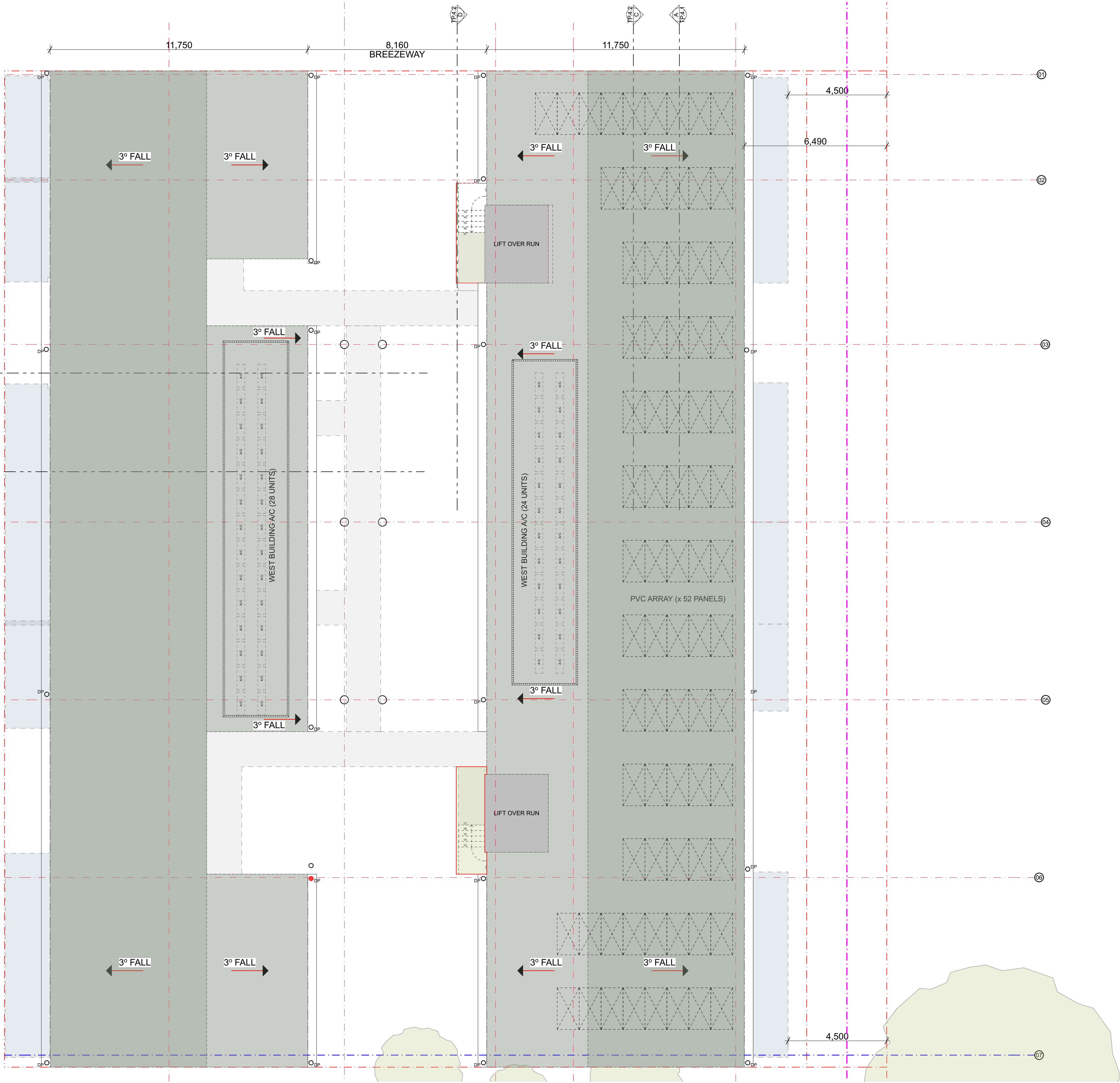
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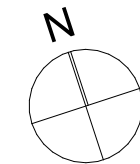
DWG No
TP.2.7

TITLE
ROOF PLAN

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:100 @ A1



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ABn: 81 751 505 936 ACn: 147 872 348

CLIENT Housing Choices Australia 18 Mason Street ,Warragul, VIC, 3820	TITLE EXISTING STREET ELEVATION
18 Mason Street, Warragul	STATUS Town Planning
DWG No TP.3.1	ISSUE DATE 4/5/2023

GENERAL NOTES

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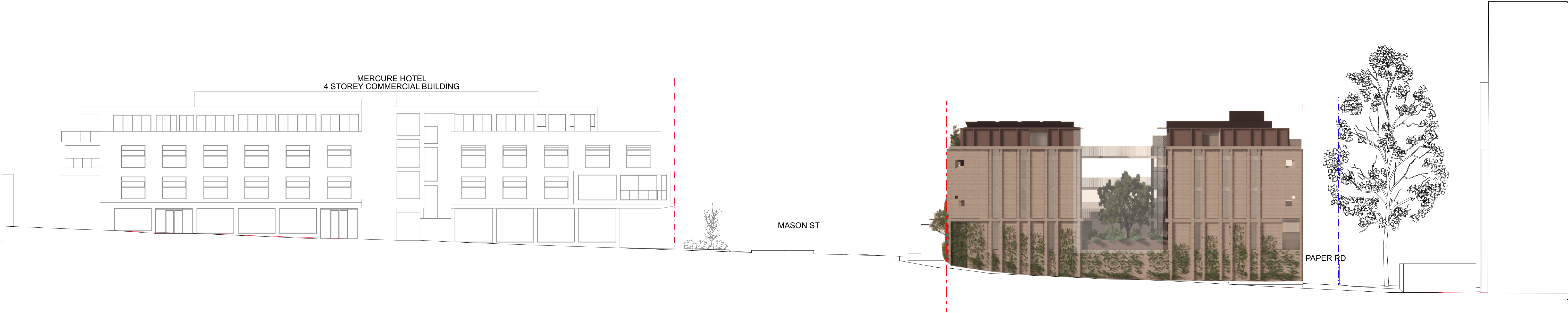
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Street Elevation - Mason Street

1:400



Street Cross Section - William Street

1:200

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REVISION		
SD1	For Consultation	Work in Progress

CLIENT Housing Choices Australia 18 Mason Street, Warragul, VIC, 3820	TITLE PROPOSED STREET ELEVATION
18 Mason Street, Warragul	STATUS Town Planning
DWG No TP.3.2	ISSUE DATE 4/8/2023

SCALE 1:200, 1:500 @ A1

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18 Mason Street,
Warragul

DWG No
TP.4.1

TITLE
SECTION A & B

STATUS
Town Planning

ISSUE DATE
4/8/2023

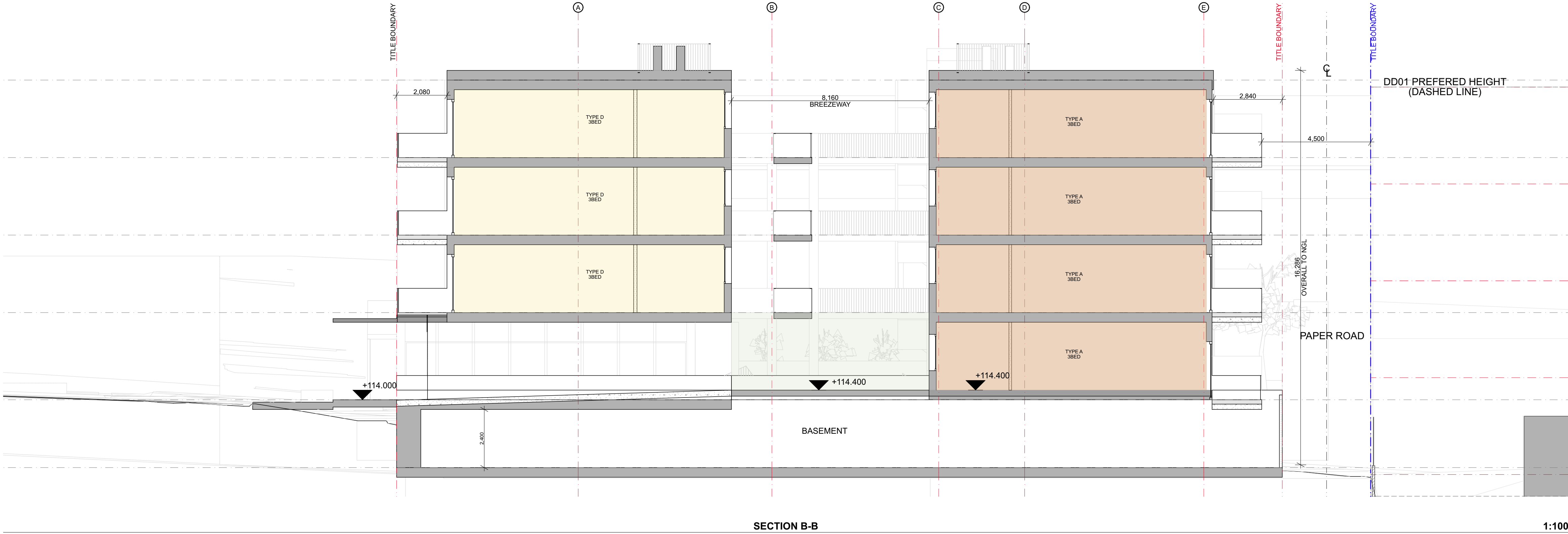
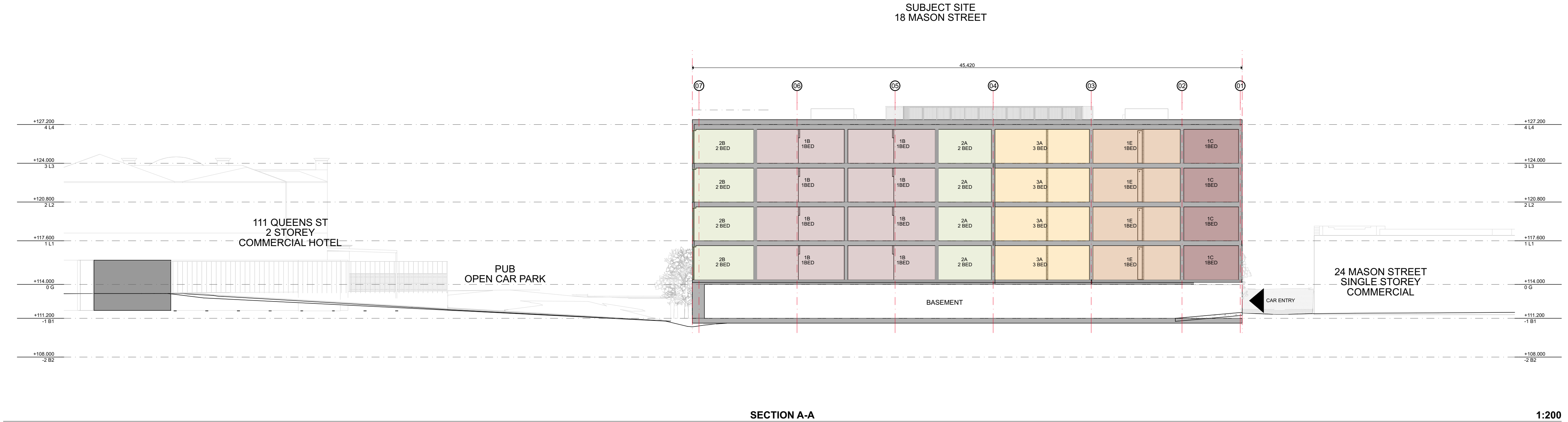
SCALE
1:200, 1:100, 1:500 @ A1

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18 Mason Street,
Warragul

DWG No
TP.4.2

TITLE
SECTION C

STATUS
Town Planning

ISSUE DATE
4/8/2023

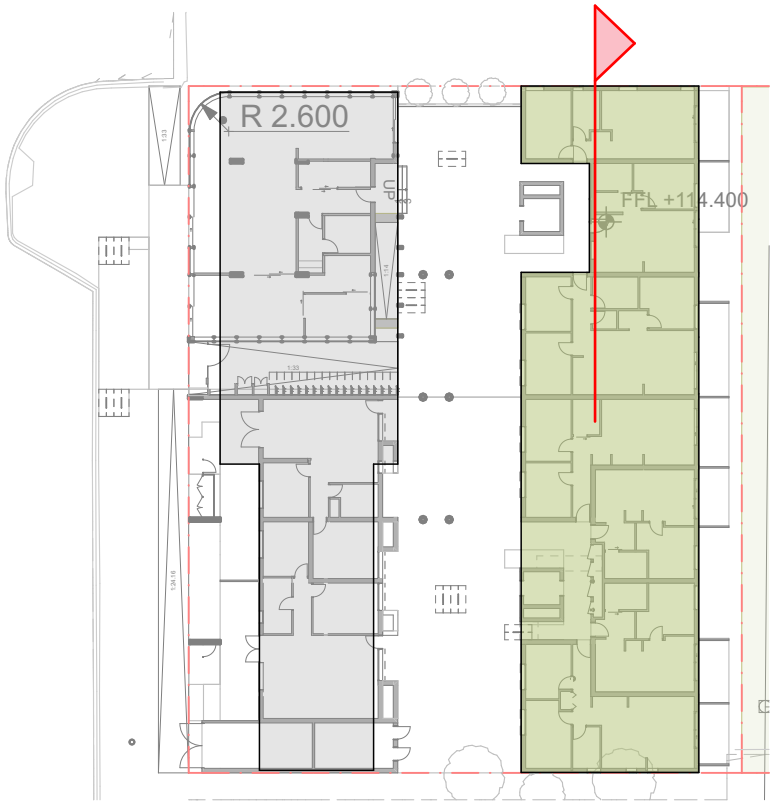
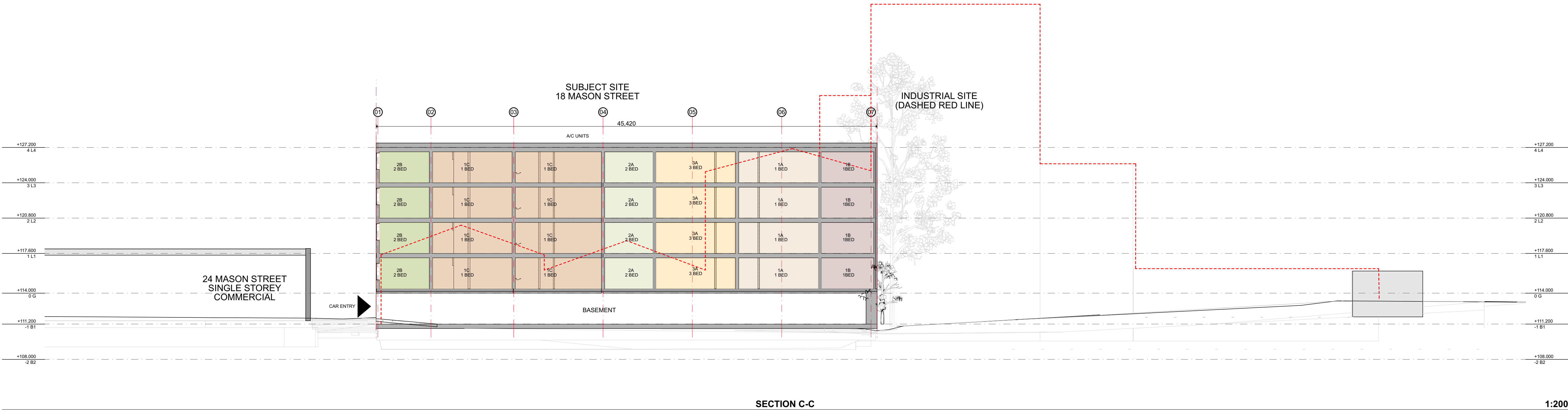
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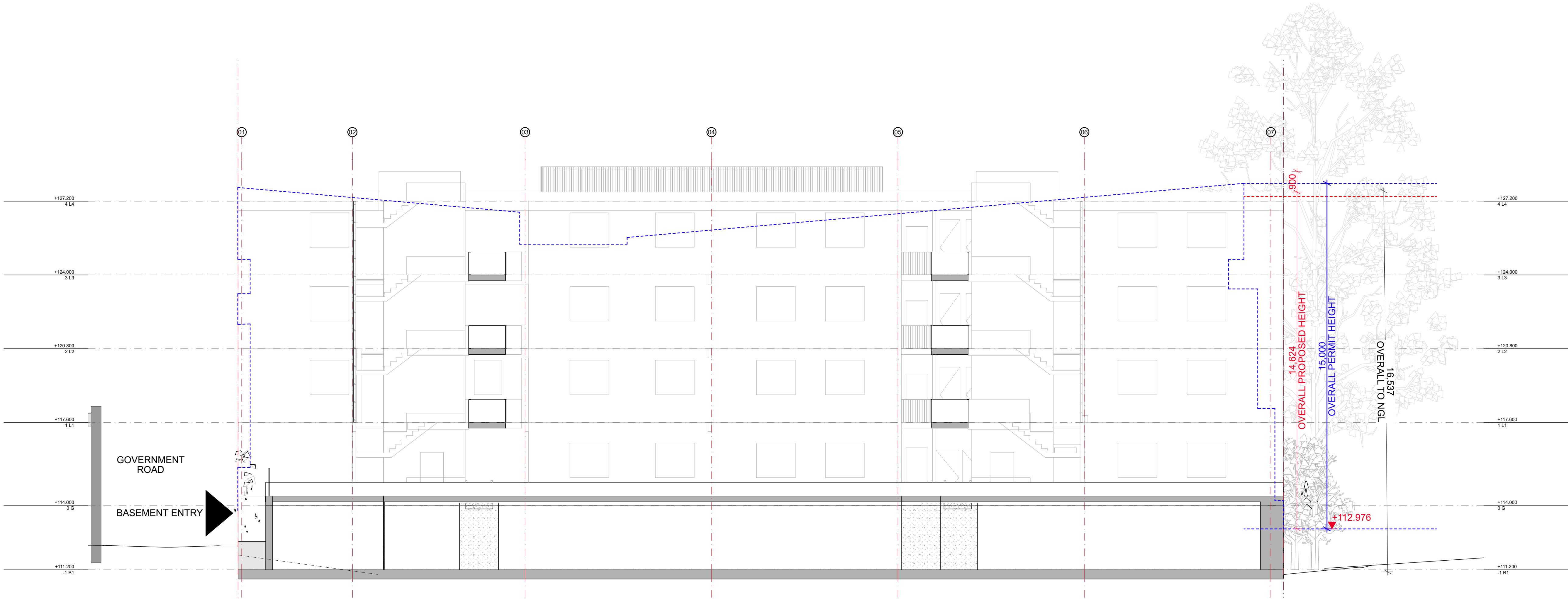
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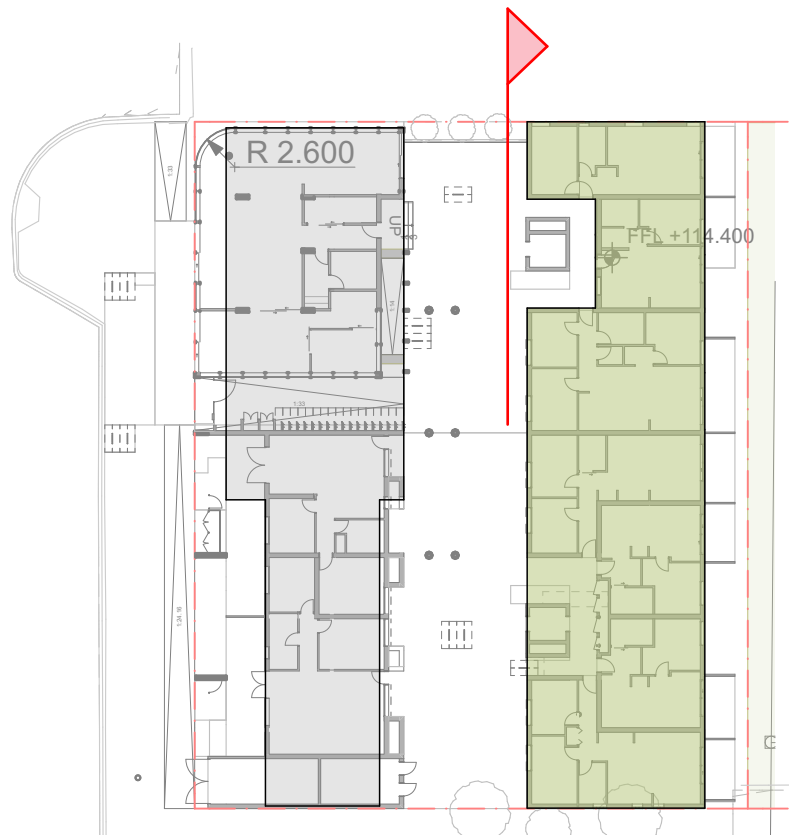
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SECTION D-D

1:100



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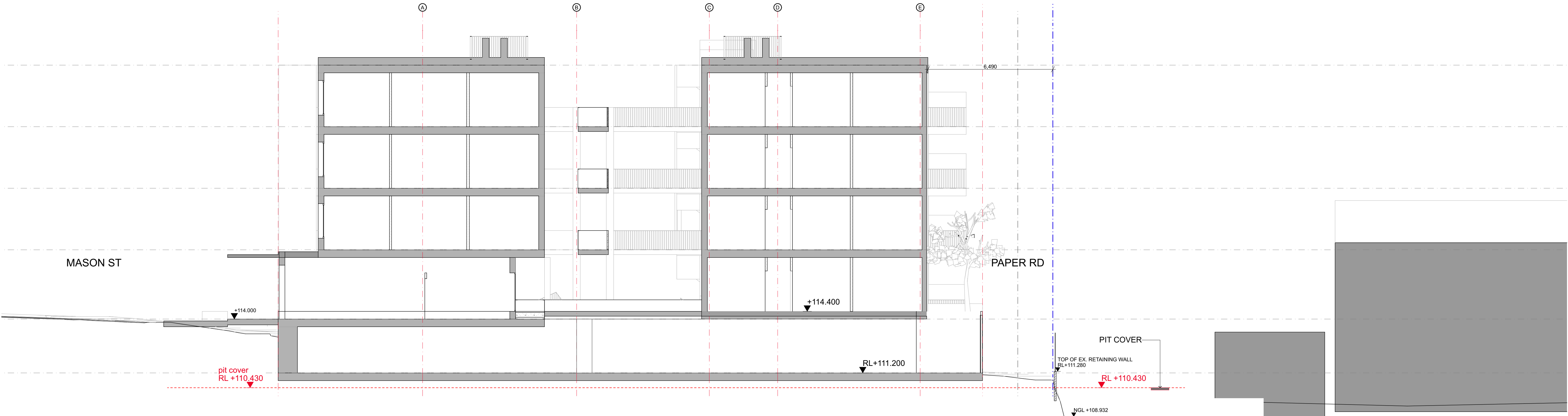
REVISION		
SD1	For Consultation	Work in Progress

CLIENT Housing Choices Australia 18 Mason Street, Warragul, VIC, 3820	TITLE SECTION D
18 Mason Street, Warragul	STATUS Town Planning
DWG No TP.4.3	ISSUE DATE 4/8/2023

SCALE 1:100, 1:500 @ A1

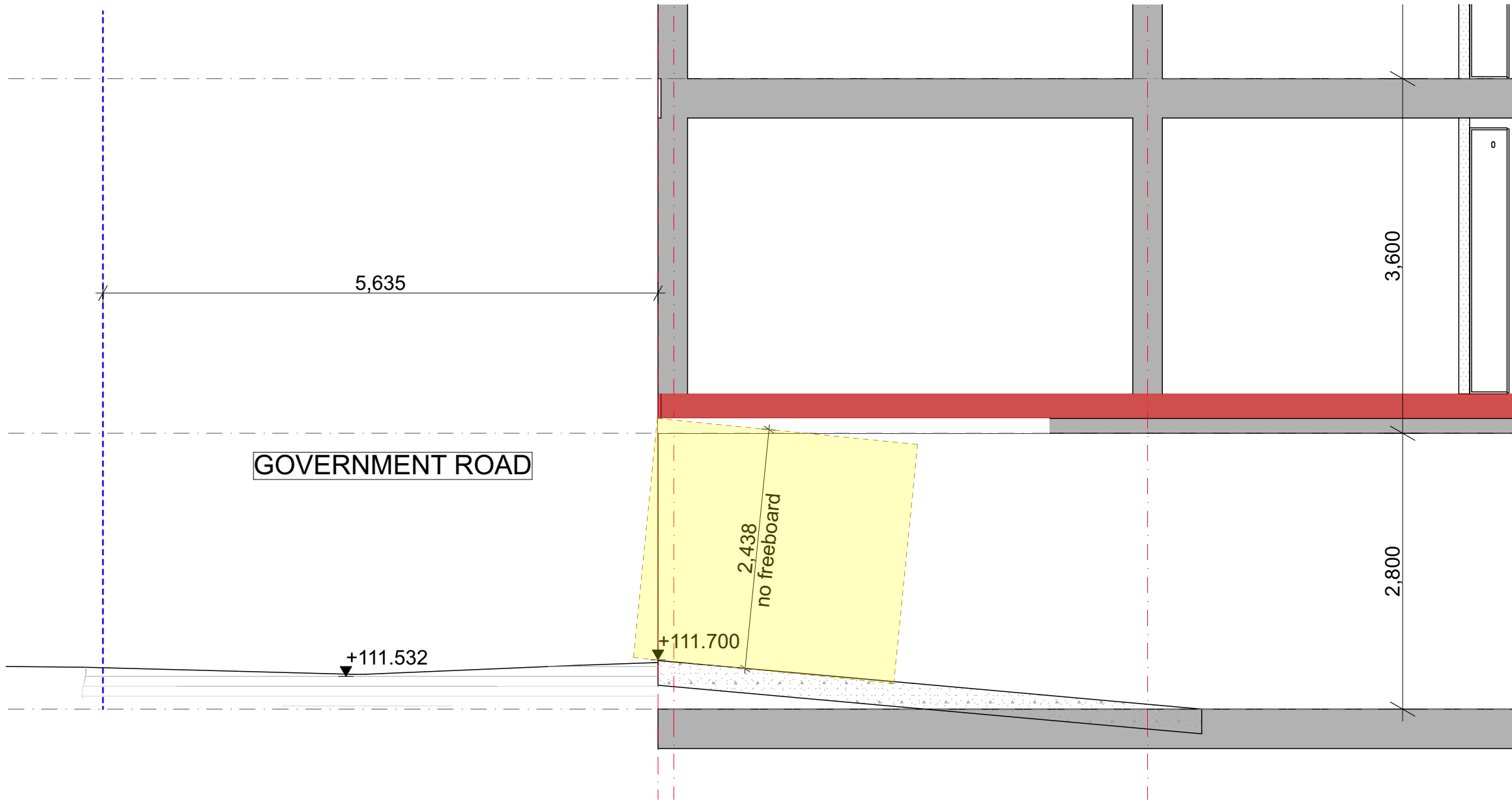
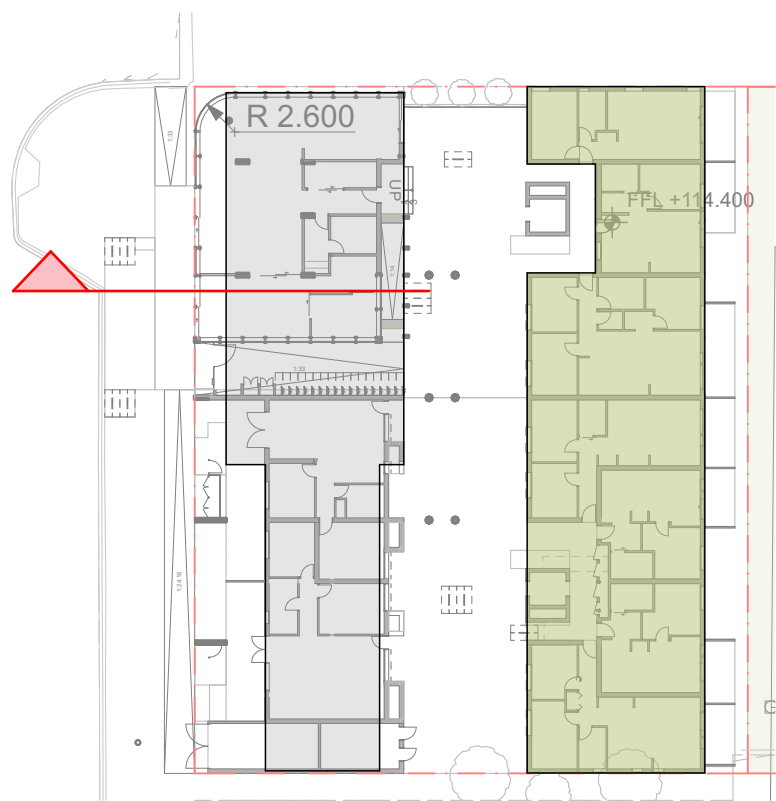
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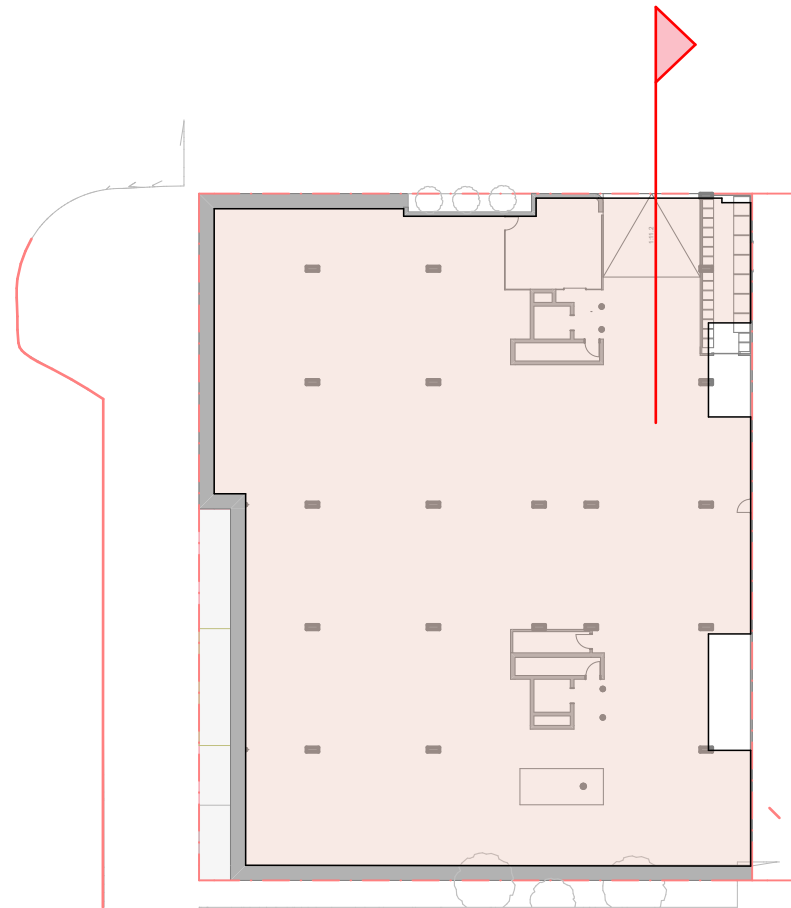
SECTION E-E

1:100



SECTION - CAR PARK RAMP

1:50



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18 Mason Street,
Warragul

DWG No
TP.4.4

TITLE
SECTION E

STATUS
Town Planning

ISSUE DATE
4/8/2023

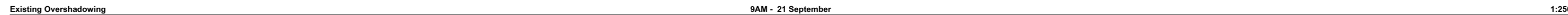
SCALE
1:100, 1:500, 1:50 @ A1

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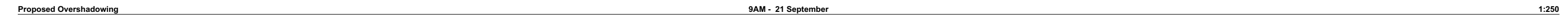
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DWG No
TP.5.1

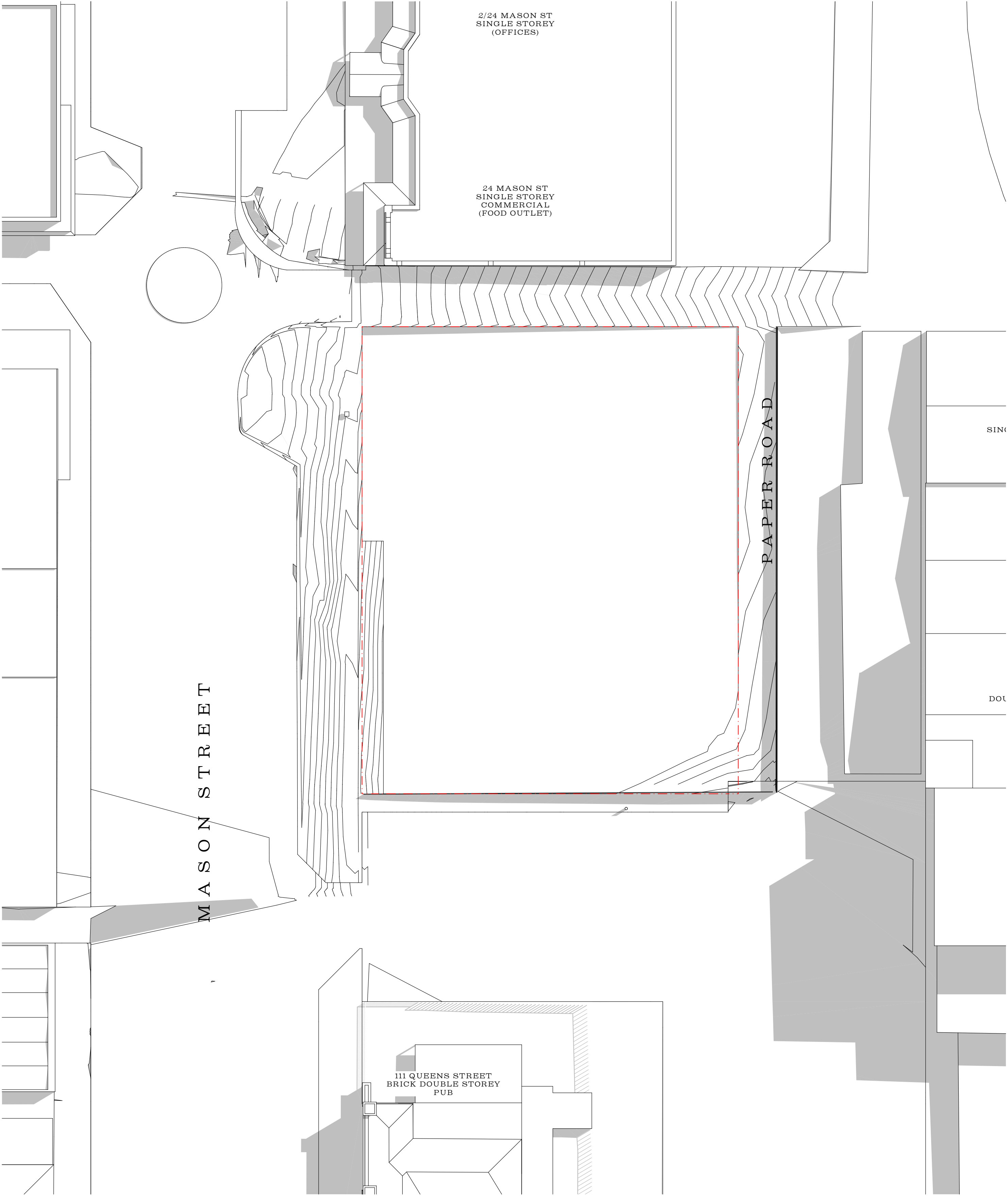
STATUS
Town Planning

ISSUE DATE
4/5/2023

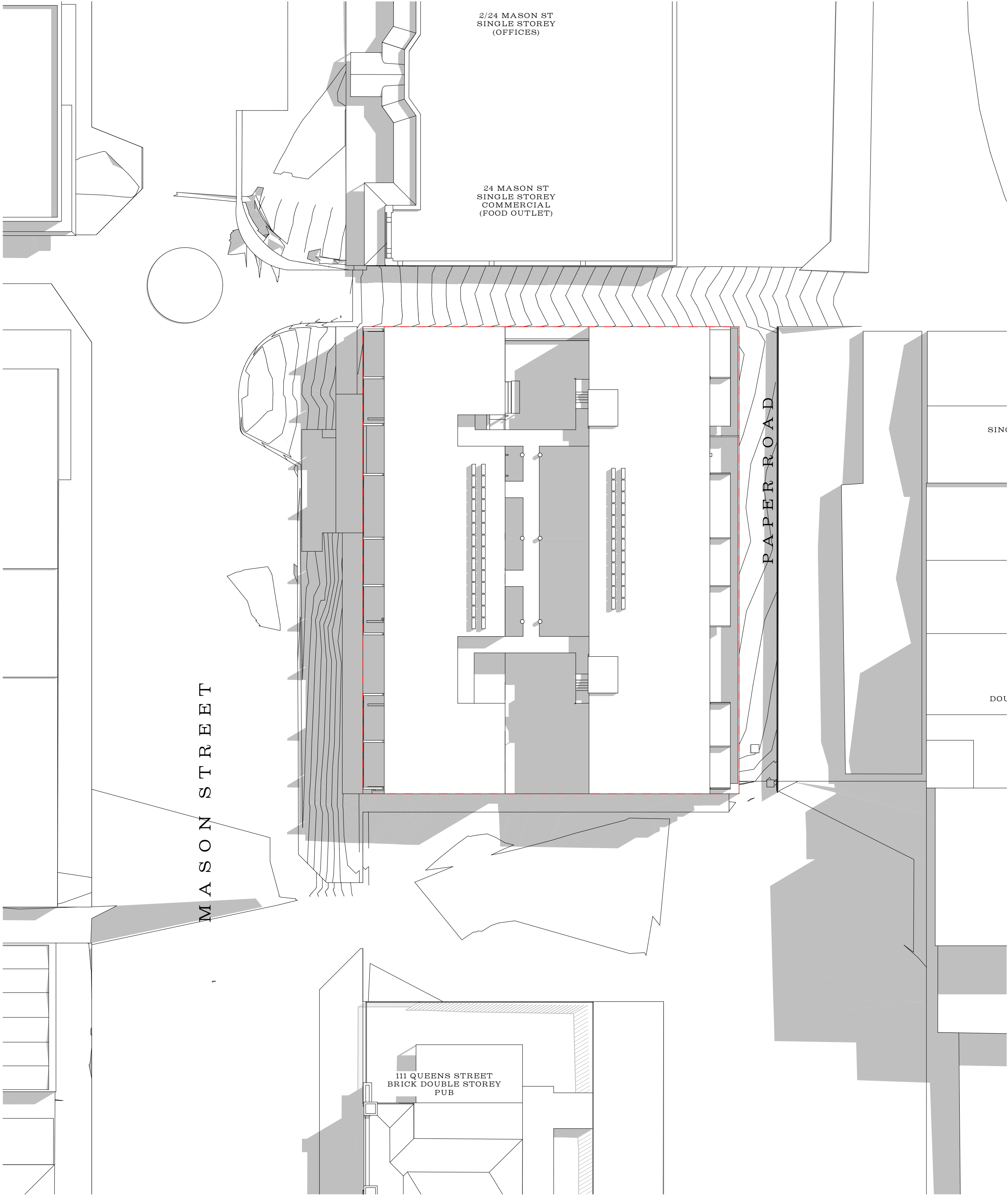


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Existing Overshadowing 10AM - 21 September 1:250



Proposed Overshadowing 10AM - 21 September 1:250

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REVISION		
SD1	For Consultation	Work in Progress

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18 Mason Street,
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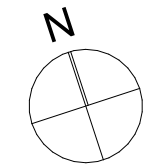
DWG No
TP.5.2

TITLE
OVERSHADOWING - 10AM (21 SEPT)

STATUS
Town Planning

ISSUE DATE
4/8/2023

SCALE
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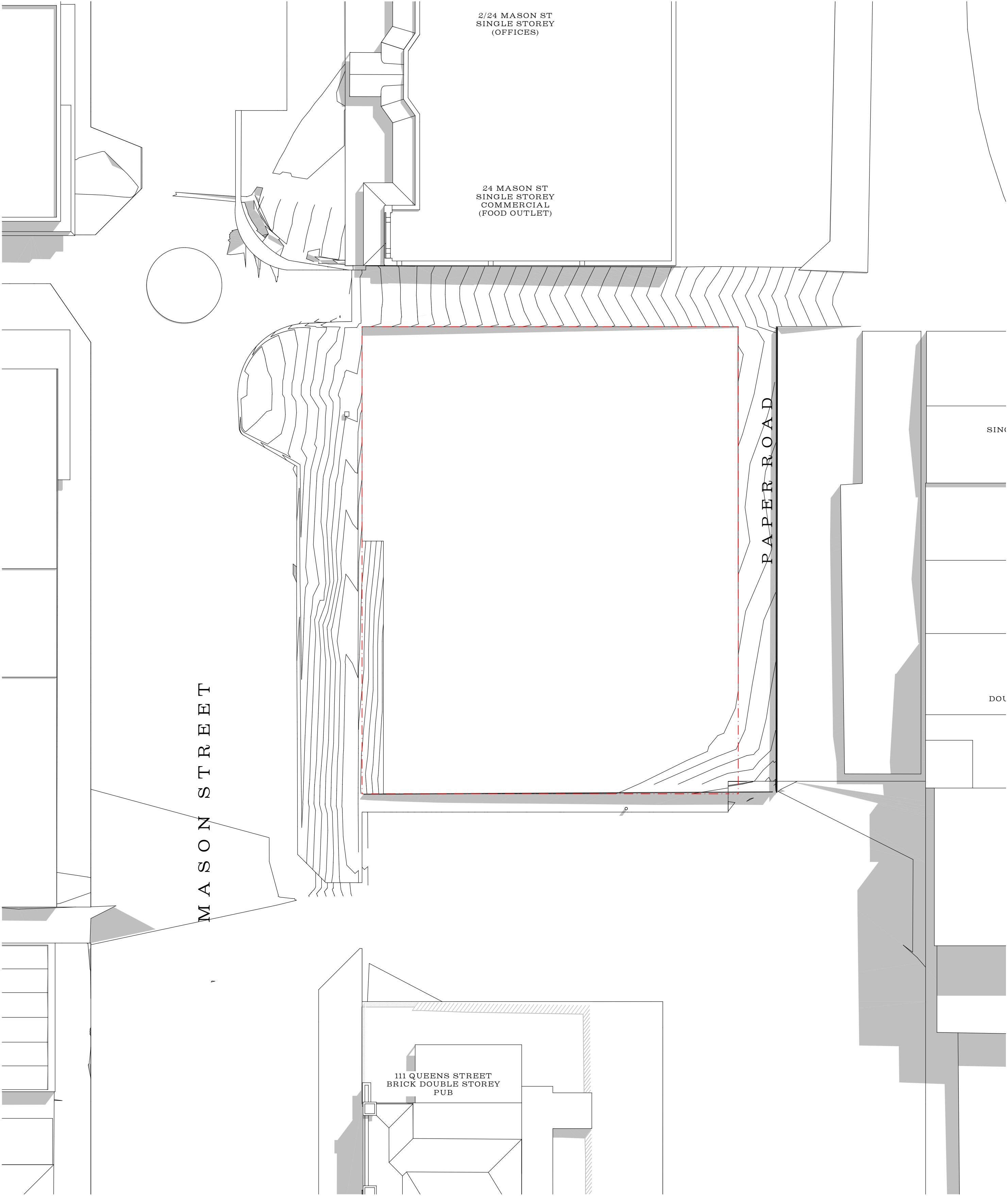


GENERAL NOTES

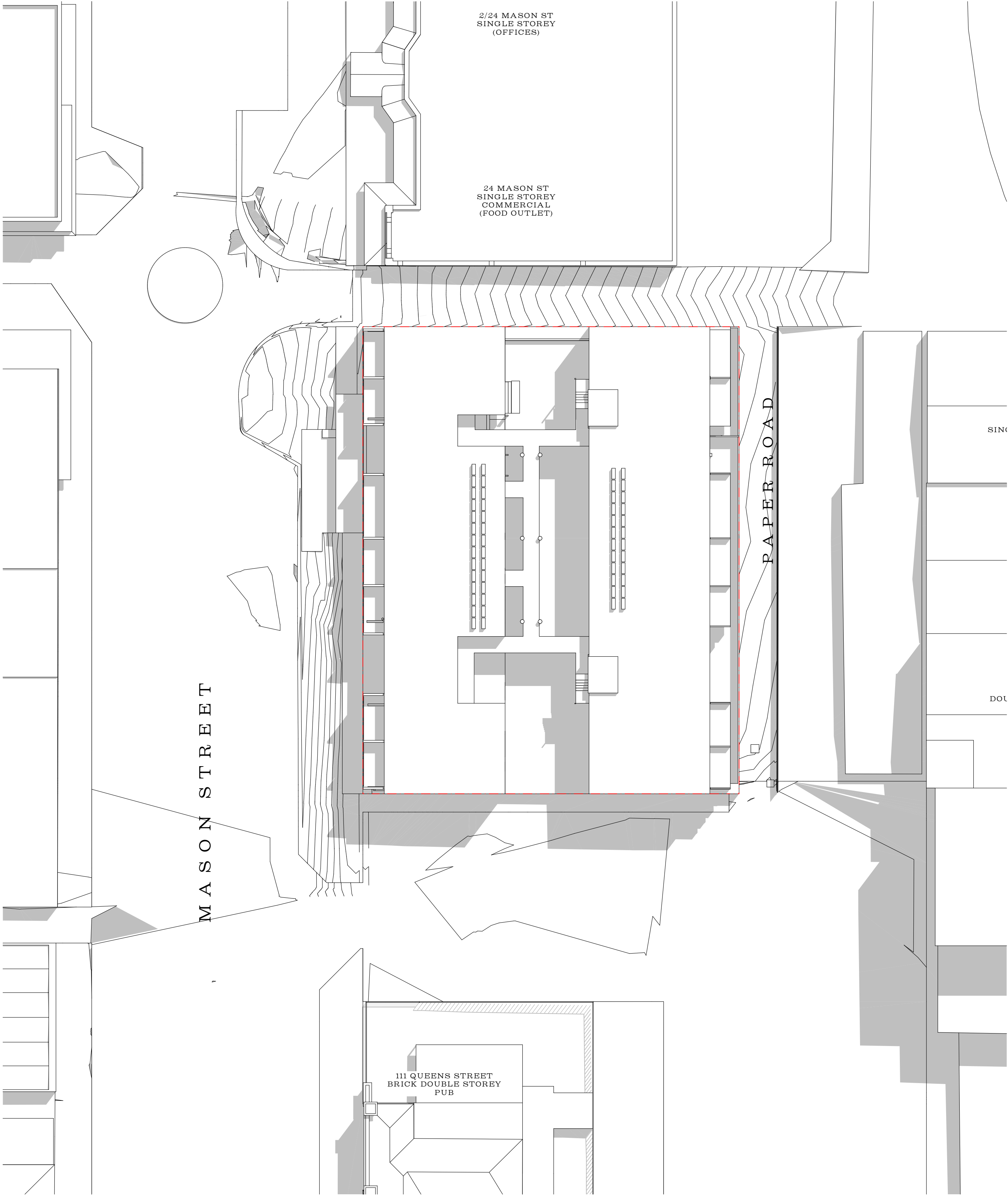
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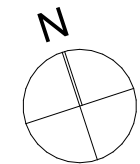
DWG No
TP.5.3

TITLE
OVERSHADOWING - 11AM (21 SEPT)

STATUS
Town Planning

ISSUE DATE
4/8/2023

SCALE
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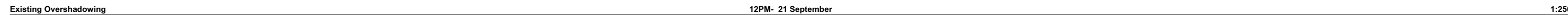


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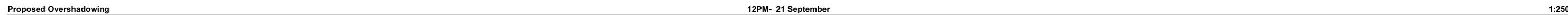
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TITLE
OVERSHADOWING - 12PM (21 SEPT)

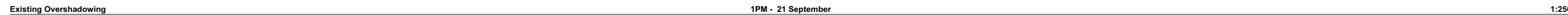
STATUS
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ISSUE DATE
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DWG No
TP.5.5

TITLE
OVERSHADOWING - 1PM (21 SEPT)

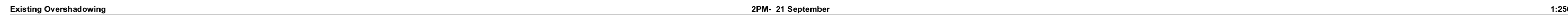
STATUS
Town Planning

ISSUE DATE
4/5/2023



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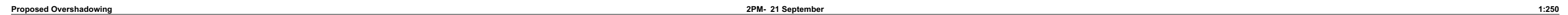
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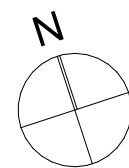
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DWG No
TP.5.6

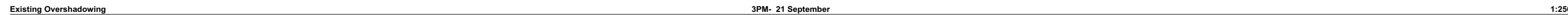


SCALE
1:250 @ A1



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3. A signed original of this drawing is returned in Freedman White Architects Offices for verification purposes.
4. Information detailed in drawing revisions is for information only and may not be indicative of all changes made.
5. Builder and/or Subcontractor to confirm set outs, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to proceeding.

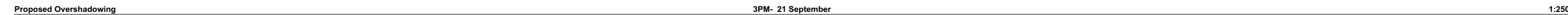
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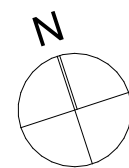
81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
office@freadmanwhite.com www.freadmanwhite.com
ABn: 81 751 505 936 ACn: 147 872 348

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Housing Choices Australia
18 Mason Street ,Warragul,
VIC, 3820

DWG No
TP.5.7

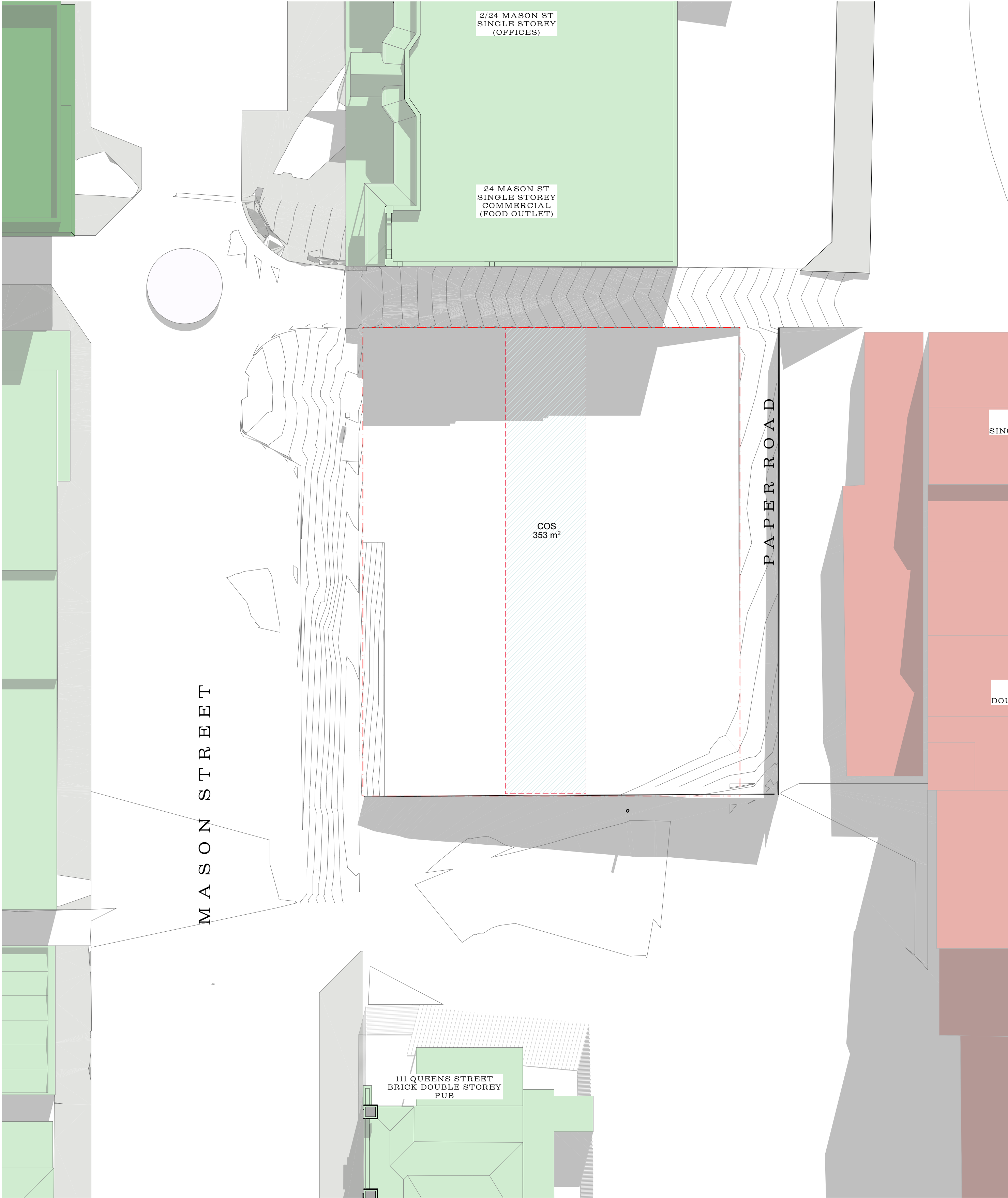


SCALE
1:250 @ A1



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COS 11AM JUNE 21 1:250

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REVISION		
SD1	For Consultation	Work in Progress

CLIENT
Housing Choices Australia
18 Mason Street, Warragul,
VIC, 3820

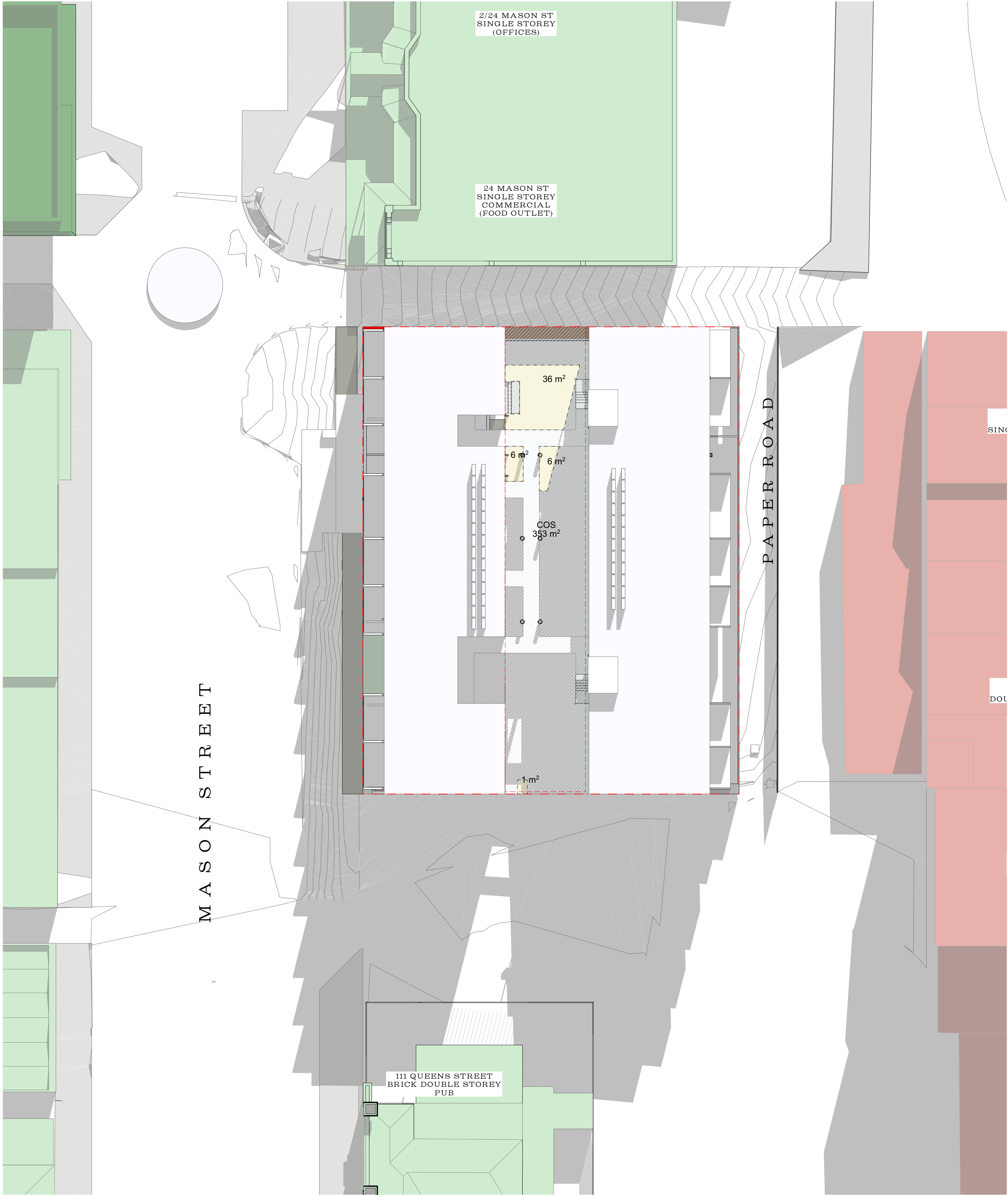
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Warragul

DWG No.
TP.5.8

TITLE
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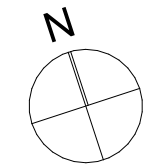
STATUS
Town Planning

ISSUE DATE
4/5/2023



COS 11AM JUNE 21 1:250

SCALE
1:250 @ A1



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**18 Mason Street,
Warragul**

DWG No
TP.5.9

TITLE
COS OVERSHADOWING - 12PM (21 JUNE)

STATUS
Town Planning

ISSUE DATE
4/5/2023

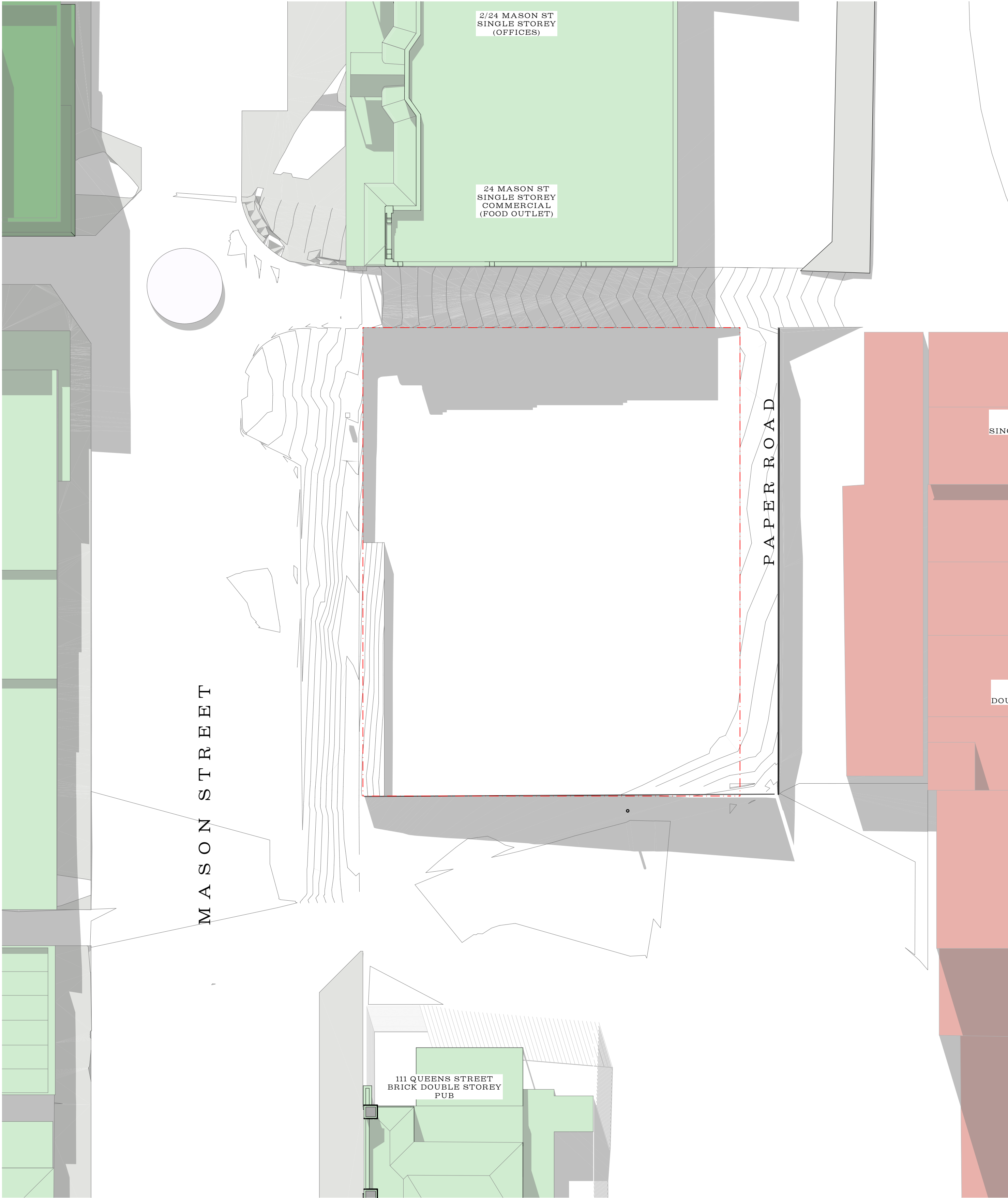


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1:250

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REVISION		
SD1	For Consultation	Work in Progress

CLIENT
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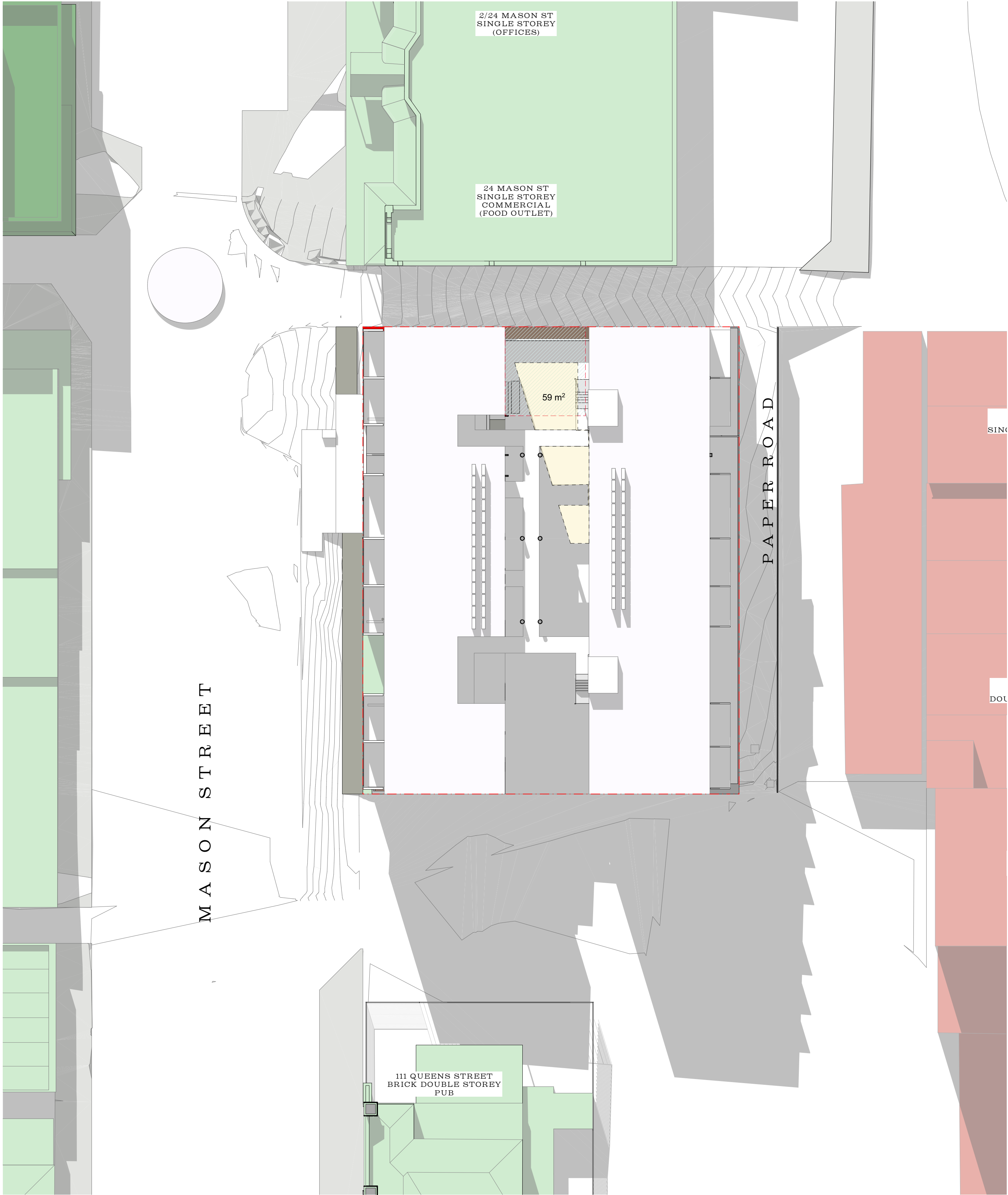
18 Mason Street,
Warragul

DWG No
TP.5.10

TITLE
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STATUS
Town Planning

ISSUE DATE
4/5/2023

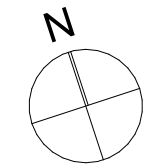


COS

1PM JUNE 21

1:250

SCALE
1:250 @ A1



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APT TYPES	QTY	DDA	DDA % (MIN. 50%)	POS minimum width	POS minimum Area (m2)	Total POS area provided (m2)	Internal Storage (m3)	External Storage (m3)	Total Volume meets requirement	Living Minimum Width	Living Minimum Depth	Main Bedroom Minimum Width 3m	Main Bedroom Minimum Depth 3.4m	Bedroom 01 Minimum Width 3m	Bedroom 01 Minimum Depth 3m	Bedroom 02 Minimum Width 3m	Bedroom 02 Minimum Depth 3m	Bedroom 03 Minimum Width 3m	Bedroom 03 Minimum Depth 3m	Maximum 9m Room Depth		Operable Windows	Cross Ventilation	Cross Vent. % (MIN. 40%)
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total	51		100.0%						100.0%															30
																								59.0%
	1 BEDROOM																							
	2 BEDROOM																							
	3 BEDROOM																							
*G.03, 1.03, 2.03, 3.03	partial compliance, shortfall min. width to POS but achieves total POS area, refer to floor plans																							
*1.12, 2.12, 3.12	partial compliance, shortfall min. width to POS but achieves total POS area, refer to floor plans																							

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81 Crown Street, Richmond VIC 3121
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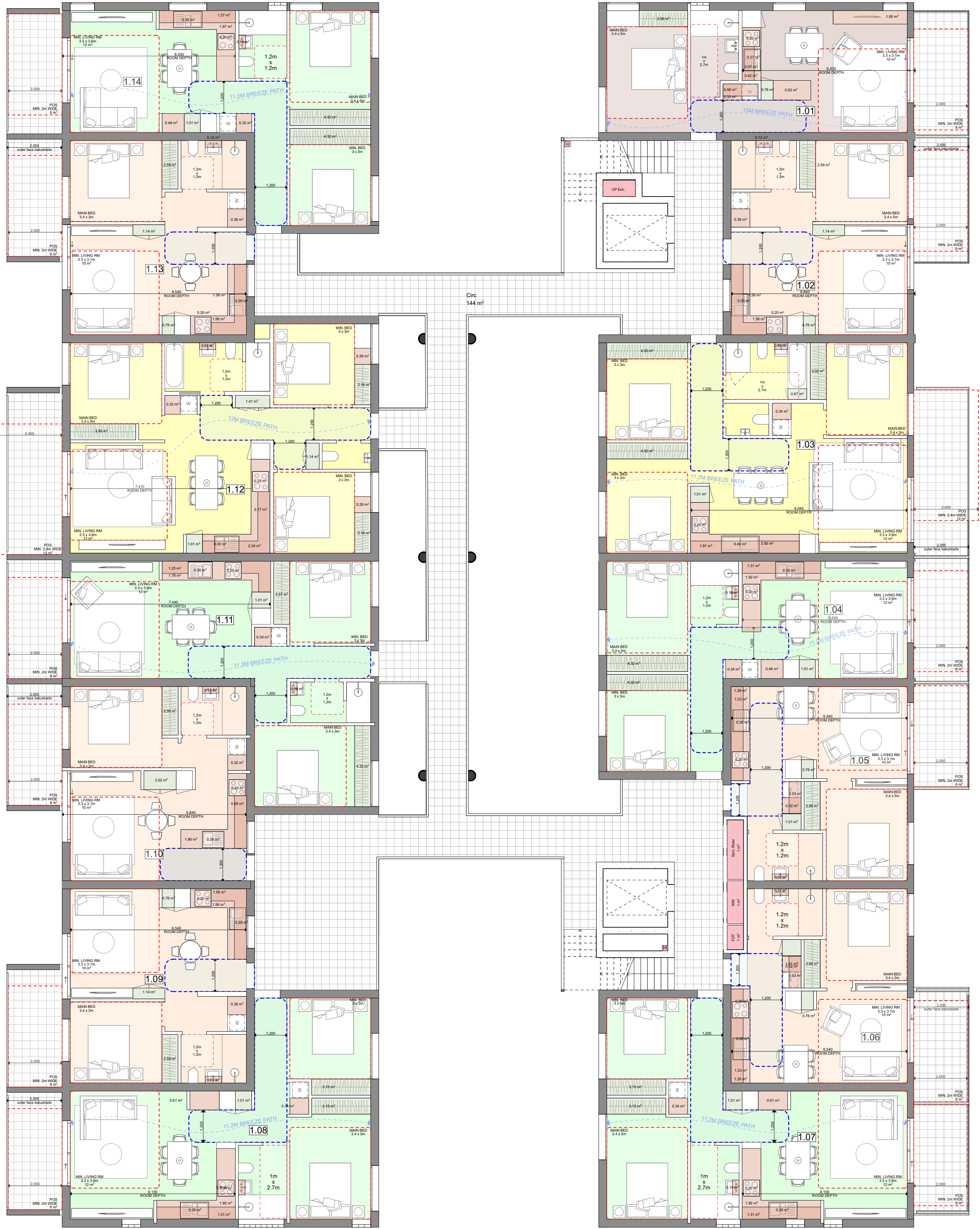
REVISION		
SD1	For Consultation	Work in Progress

CLIENT Housing Choices Australia 18 Mason Street ,Warragul, VIC, 3820	TITLE BADS SUMMARY TABLE
18 Mason Street, Warragul	STATUS Town Planning
DWG No TP.6.1	ISSUE DATE 4/8/2023

SCALE 1:100, 1:1 @ A1

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REVISION		
SD1	For Consultation	Work in Progress

CLIENT
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18 Mason Street, Warragul,
VIC, 3820

18 Mason Street,
Warragul

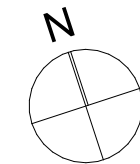
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TP.6.2

TITLE
BADS PLAN

STATUS
Town Planning

ISSUE DATE
4/8/2023

SCALE
1:100 @ A1



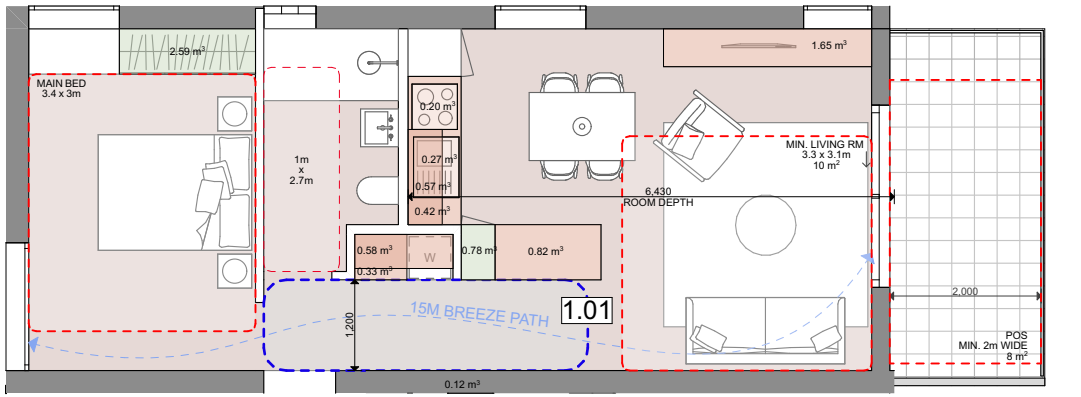
GENERAL NOTES

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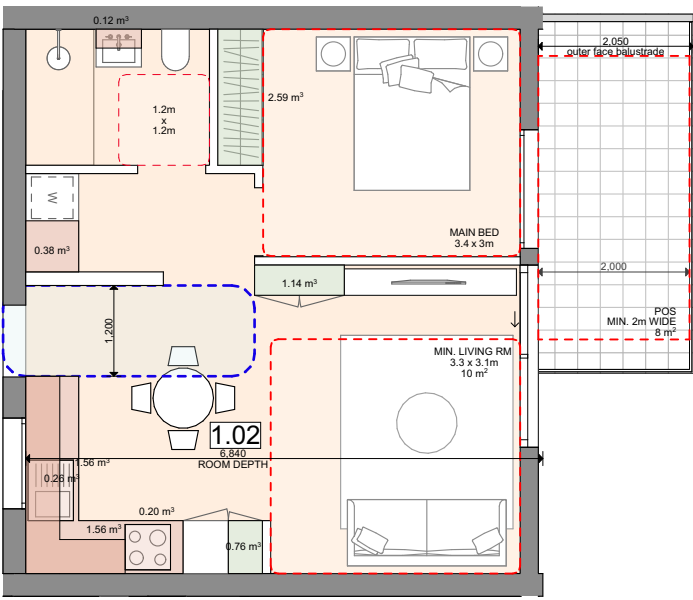
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TYPICAL:
1 BEDROOM APARTMENTS



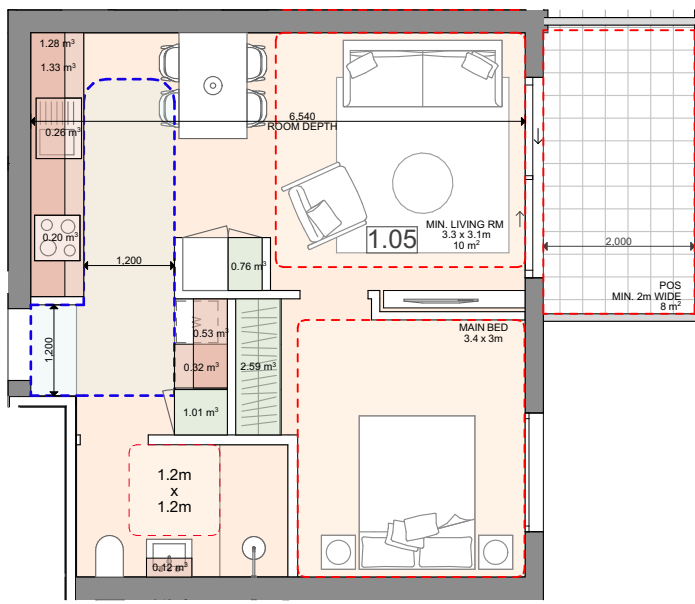
1 BEDROOM APARTMENT 1:100

Internal Area	58 m ²
Balcony	9 m ²



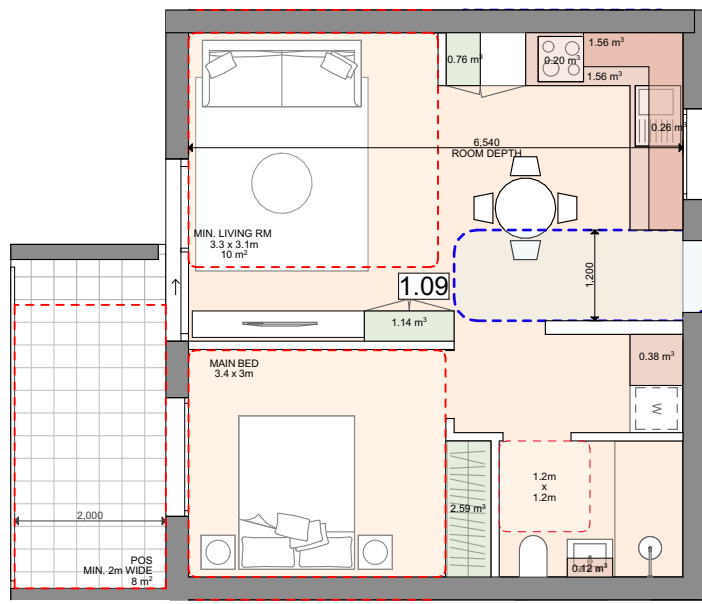
1 BEDROOM APARTMENT 1:100

Internal Area	54 m ²
Balcony	8 m ²



1 BEDROOM APARTMENT 1:100

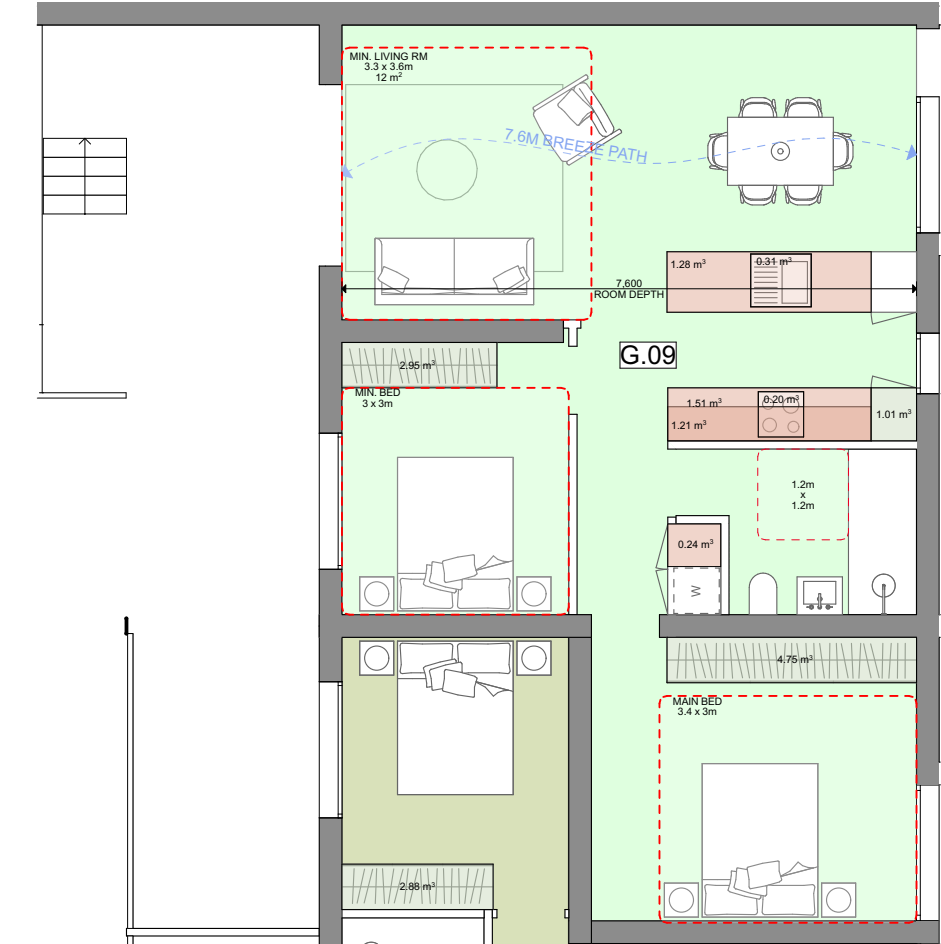
Internal Area	51 m ²
Balcony	8 m ²



1 BEDROOM APARTMENT 1:100

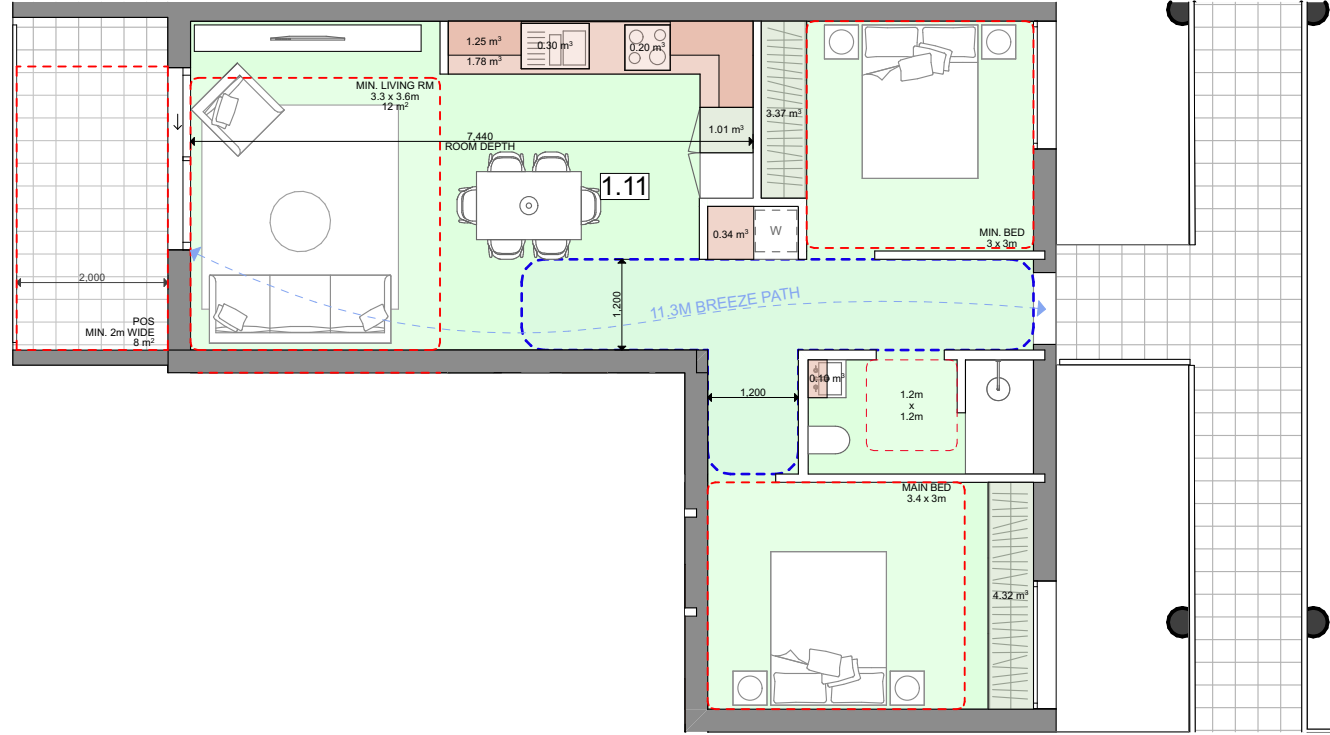
Internal Area	54 m ²
Balcony	8 m ²

TYPICAL:
2 BEDROOM APARTMENTS



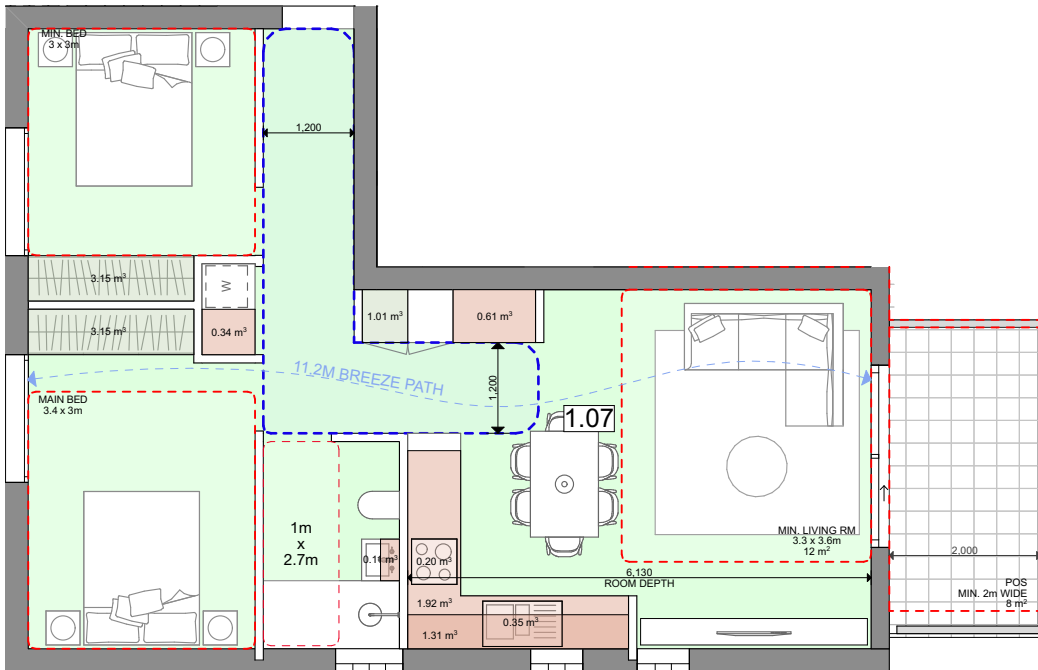
2 BED APARTMENT 1:100

Internal Area	86 m ²
Balcony	36 m ²



2 BED APARTMENT 1:100

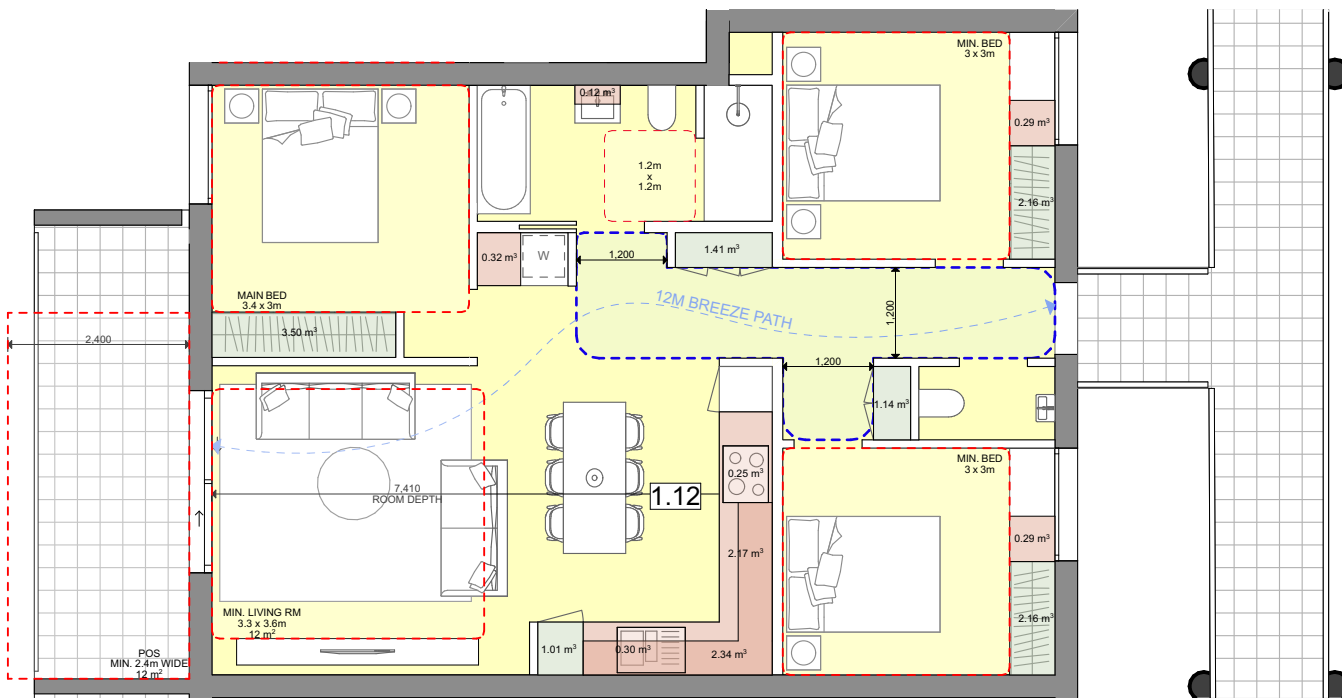
Internal Area	79 m ²
Balcony	9 m ²



2 BED APARTMENT 1:100

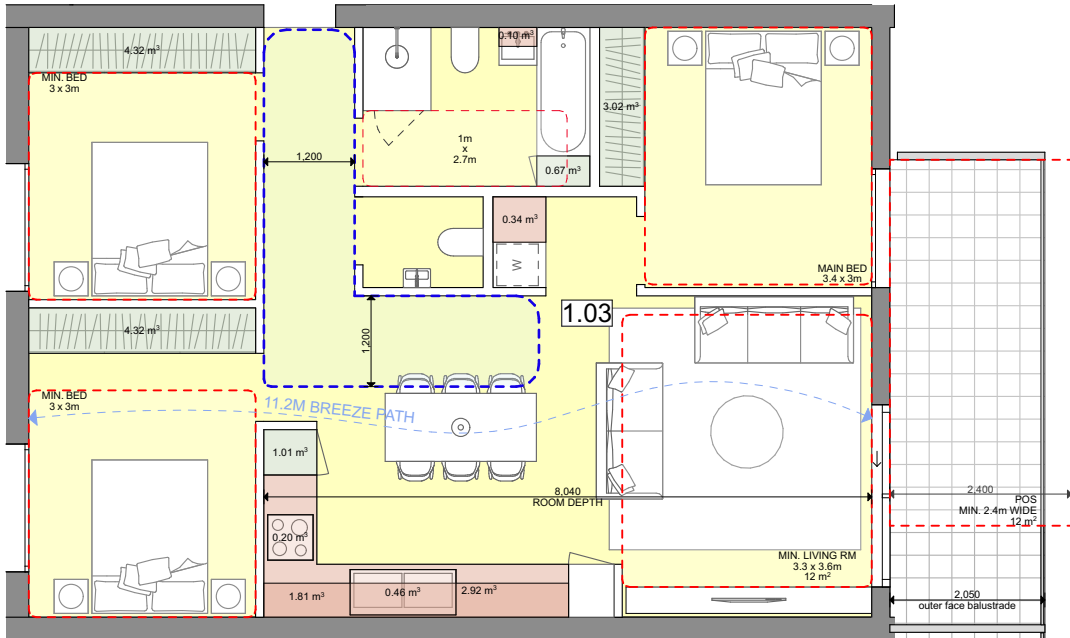
Internal Area	76 m ²
Balcony	9 m ²

TYPICAL:
3 BEDROOM APARTMENTS



3 BED APARTMENT 1:100

Internal Area	98 m ²
Balcony	12 m ²



3 BED APARTMENT 1:100

Internal Area	95 m ²
Balcony	12 m ²

Freadman White

81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
office@freadmanwhite.com www.freadmanwhite.com
ABN: 81 751 505 936 ACN: 147 872 348

REVISION

CLIENT
Housing Choices Australia
18 Mason Street, Warragul,
VIC, 3820

18 Mason Street,
Warragul

DWG No
TP.7.1

TITLE
TYPICAL APARTMENT PLANS 1:100

STATUS
Town Planning

ISSUE DATE
4/5/2023

SCALE
1:100 @ A1

GENERAL NOTES

1. Builder and or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate item to be forwarded to Client's Representative.
2. Do not scale from this drawing - use figured dimensions
3. A signed original of this drawing is retained in Freadman White Architects Offices for verification purposes.
4. Information detailed in drawing revisions is for information only and may not be indicative of all changes made.
5. Builder and or Subcontractor to confirm set outs, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to proceeding

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These drawings are approximate only. Assessments and evaluations must be verified by the relevant authorities. Figured dimensions shall be used in preference to scaled dimensions. The Architect must be notified of any discrepancies. All work shall be carried out in accordance with the relevant Planning and Building authorities, Building code of Australia, local laws and all relevant Australian Standards. Copyright all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any other means (graphic, electronic or mechanical including photocopying) without the written permission of Freadman White Architects. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms and of the agreement or implied agreement between Freadman White Architects and the instructing party. These drawings cannot be used for construction purposes without the written permission of Freadman White Architects.