CC APPROVAL - COUNCIL LODGEMENT

MATT SHUTER

5 November 2013

Pittwater Council
1 Boondah Road
Warriewood NSW 2102

Re: Construction of new multi-storey carport.
Lodgement of Construction Certificate No. MSA0516AC-CC1
4 Bungan Lane Mona Vale NSW 2103

I refer to the abovementioned project and advise that we have issued a Construction Certificate.

In accordance with the requirements the Environmental Planning & Assessment Regulation 2000, I enclose the copies of the following documentation for your records:

1. Construction Certificate Determination and all approved plans
2. Referenced documentation relied upon (on CD)
3. Please also find enclosed the required lodgment fee of $36.00.

If you require any further details please contact our office by phone 02 9387 4441 or email info@msaconsultants.com.au

Regards

Regards,

Matt Shuter
DIRECTOR
for MSA

RECEIVED
15 NOV 2013
PITTWATER COUNCIL

$36 REC: 381774 15/11/13

MATT SHUTER + ASSOCIATES – BUILDING CODE CONSULTANTS + CERTIFIERS
ABN 88 922 618 360 I Suite 6.02, 26-30 Spring Street Bondi Junction NSW 2022
Ph: 02 9387 4441 I info@msaconsultants.com.au I www.msaconsultants.com.au

CONSTRUCTION CERTIFICATE APPROVAL

MATT SHUTER

5 November 2013

Mr Mark Shaw
Manager for Urban Infrastructure
Pittwater Council
1 Boondah Road
Warriewood NSW 2102

Re: Construction of new multi-storey carport.
Approval of Construction Certificate No. MSA0516AC-CC1
4 Bungan Lane Mona Vale NSW 2103

We refer to your application for a Construction Certificate for the abovementioned project and advise that we have determined your application and hereby attach the certification and all documents relied upon to make this determination.

Please now find enclosed copies of the following documentation for your records:

1. Copy of Construction Certificate
2. CC Plans and Specifications endorsed by MSA
3. Referenced attachments listed in the Construction Certificate (on CD)

YOUR NEXT STEPS

- ☐ **ADDRESS DA CONDITIONS** – Review and satisfy any other 'Prior to Commencement of Works" conditions included within the relevant DA. This may involve submission of further information to Council or the PCA before you start works.
- ☐ **PROVIDE CC TO BUILDER –** Ensure the builder is provided with a copy of this Construction Certificate and plans to keep on site.
- ☐ **APPOINTMENT OF PCA** – If you have not already, complete and return the Notice of Commencement / Appointment of PCA Form to MSA. This must also include builders details and Home Owners Warranty or Owner Builders Permit.
- ☐ **SITE SIGN** – Please print and place the attached PCA sign in a plastic sheet and affix to a prominent location on the front of the site
- ☐ **INSPECTIONS**
  - Call 9387 4441 to arrange required inspections with MSA. 48 hours notice is required – see over for mandatory PCA inspections.
  - Both MSA and your Structural Engineer must undertake all structural inspections (footings/slab/frame).
  - Other inspections may be required depending on the project (including but not limited to) geotechnical, civil/stormwater, disabled access, landscaping, energy efficiency.

If you require any further details please contact our office by phone 02 9387 4441 or email info@msaconsultants.com.au.

Regards,

Matt Shuter
DIRECTOR
for MSA

PCA REQUIRED INSPECTIONS

- ☐ Mandatory inspections by the PCA are applicable to this project in accordance with Clause 162A of the Environmental Planning and Assessment Regulation 2000. Failure to have these inspections carried out by the PCA may result in Occupation Certificate not being issued.
- ☐ The following inspections are generally required by the PCA based on building classification, please also refer to the Notice of Commencement / Appointment of PCA Form for specific details.
- ☐ If not nominated below as required by the PCA, inspections may still be required by the engineer or other professionals.
- ☐ Prior to an Occupation Certificate being issued by MSA, certification will also be required from engineers, contractors/consultants as detailed in the MSA OC Letter of Requirements

PCA Inspection Type	**Class 1a/1b** *Eg: Houses, duplexes, townhouses, small boarding houses*	**Class 2** *Residential Units* **Class 4** *Caretakers Flat*	**Class 3** *Eg: Hotels, backpackers and other residential buildings*	**Class 5-9** *Offices, shops, cafes, carparks, industrial, health care & community buildings*	**Class 10a** *Garages, Sheds, Outbuildings*	**Class 10b** *Swimming Pools & Other Structures*
Foundations/footings *After excavations + prior to prior to pouring of concrete, including pool steel.*	✓	✓	✓	✓	✓	✓
Concrete slabs *At time of steel placement + prior to pouring of concrete*	✓				✓	
Frames *Structural elements - prior to sheeting*	✓				✓	✓
Wet area flashing *10% of wet areas, including internal bathrooms etc and external balconies/planters*	✓	✓			✓	
Fire Separation *After all fire rated walls, floor roofs and in and all services have been fire stopped (mechanical, plumbing, electrical etc) - prior to sheeting*		✓	✓			
Stormwater Drainage *Prior to covering any stormwater drainage connections*	✓	✓	✓	✓	✓	
Pool Fencing *After completion of fencing and prior to filling pool*						✓
Final Inspection *Final inspection, prior to occupation.* *A pre-final about 1 month from completion is also beneficial for larger projects.*	✓	✓	✓	✓	✓	✓

MATT SHUTER

CONSTRUCTION CERTIFICATE

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000. Issued under Section 81A(5) and Part 4A, Section 109C and 109F of the Environmental Planning & Assessment Act 1979

Development Description:	*Construction of multi-storey car-park.*
Address:	*4 Bungan Lane Mona Vale 2103*
Construction Certificate No:	*MSA0516AC-CC1*
Date:	*05 November 2013*

1. APPLICANT & THE OWNER DETAILS

Applicant:	Mark Shaw C/- Pittwater Council
Address:	1 Boondah Road Warriewood NSW 2012
Telephone:	9970 1188
Fax:	9970 1200
Email:	Mark_shaw@pittwater.nsw.gov.au
Details of Owner: (if different from above)	Pittwater Council
Date CC Application Received:	30.08.13

2. DEVELOPMENT CONSENT DETAILS

Development Consent:	**Original DA**	**Section 96**	**Section 96**	**Section 96**
Development Consent No:	N0632/01	N0632/01/S96/1	NA	NA
Date of Approval	03.02.03	28.06.12	NA	NA
Approved Use	Car park.			

3. LAND TO BE DEVELOPED DETAILS

Details of the Building or Part	Construction of multi-storey car park.
Address	4 Bungan Lane Mona Vale NSW 2103
Lot No.	2/102/2/1
Section	-
DP/MPS No.	715158/788439/230780/1136849

4. DEVELOPMENT DETAILS

Type of Works Proposed:	Building/~~Subdivision~~
Description of the Works Applied For:	Construction of multi-storey car park.
BCA Version (Year)	2013
BCA Classification/s	Class 7a
Estimated Cost of Works:	$7,000,000

5. ENDORSED PLANS + SPECIFICATIONS

Endorsement of Plans:	This certificate has endorsed the plans and specifications that were lodged and approved under the application as detailed below:
Plans Endorsed:	Architectural Plans prepared by Complete Urban on 19.06.13: -Drawing Schedule and Legend Location Map Dwg No 2020.A.001 -Demolition Plan Dwg No 2020.A.002 -Set-Out Plan Dwg No 2020.A.003 -Ground Floor Plan Dwg No 2020.A.004 -First Floor Plan Dwg No 2020.A.005 -Second Floor Plan Dwg No 2020.A.006 -Third Floor Plan Dwg No 2020.A.007 -Roof Plan Dwg No 2020.A.008 -Northwest and Southwest Elevation Dwg No 2020.A.009 -South East and North East Elevation Dwg No 2020.A.010 -Section AA and BB Dwg No 2020.A.011 -Section CC and DD Dwg No 2020.A.012 -Section EE and FF Dwg No 2020.A.013 - Section GG Dwg No 2020.A.014 -Stairs Floor Plans and Sections Dwg 2020.A.015 and 2020.A.016 -Ramp Details Plan and Section Dwg No 2020.A.017

Specifications Endorsed:	Building Schedule and Architectural Details prepared by Complete Urban including: Demolition, Brick and Block, Concrete, Roofing, Door and Door Hardware, Painting, Waterproofing, Metalwork, Plan Details, Section Details, and Isometric Panel Details.

6. OTHER INFORMATION ATTACHED TO THIS DECISION

Item	Description	Date
1	Application for Construction Certificate to MSA	30.08.13
2	Structural Drawings prepared by Jones Nicholson Consulting Engineers including: S.000 COVER SHEET C S.001 NOTES SHEET B S.010 STANDARD RC WALL DETAILS B S.011 STANDARD STAIR DETAILS B S.012 STANDARD POST TENSIONING DETAILS B S.013 STANDARD COLUMN DETAILS B S.014 STANDARD PRECAST WALL DETAILS D S.015 STANDARD STEELWORK DETAILS C S.050 ELEVATIONS SHEET 1 E S.051 ELEVATIONS SHEET 2 C S.100 FOOTING PLAN C S.101 FOOTING DETAILS B S.110 GROUND FLOOR PLAN C S.115 GROUND FLOOR SECTIONS B S.120 FIRST FLOOR PLAN E S.121 FIRST FLOOR POST TENSIOING PLAN C S.122 FIRST FLOOR REINFORCEMENT PLAN B S.125 SUSPENDED SLAB DETAILS B S.130 SECOND FLOOR PLAN E S.131 SECOND FLOOR POST TENSIONING PLAN C S.132 SECOND FLOOR REINFORCEMENT PLAN B S.140 THIRD FLOOR PLAN E S.141 THIRD FLOOR POST TENSIONING PLAN C S.142 THIRD FLOOR REINFORCEMENT PLAN B	Various.
3	Structural Design Certificate and Document Transmittal prepared by Jones Nicholson Consulting Engineers	Undated
4	Civil and Stormwater Drawing Schedule prepared by Complete Urban including Drawing Schedule Legend and Location Map; Stormwater Drainage Layout Plans Underside of Ground, Level 1, Level 2 and Roof and Level 3; and Civil General Arrangement and Details.	21.10.13
5	Fire and Hydraulic Design Certificate prepared by Jones Nicholson Consulting Engineers, with Accompanying Plans and Document Transmittal	Various
6	Mechanical Design Certificate prepared by Jones Nicholson Consulting Engineers, with Accompanying Plans and Document Transmittal	Various
7	Electrical Design Certificate prepared by Jones Nicholson Consulting Engineers, with Accompanying Plans and Document Transmittal	Various
8	Letter from Complete Urban RE Compliance of Off Street Parking	30.08.13
9	Letter from Complete Urban RE Compliance of Traffic and Driveways	30.08.13
10	Site Survey Layout 1 and Model 1 prepared by Steve Davey & Associates	Various
11	Section J Assessment for Energy Efficiency prepared by Jones Nicholson and Associates	20.09.13
12	Disability Access Report prepared by Access Design Solutions	03.08.13

13	Notice to Commence Works and of a PCA to MSA	30.08.13
14	Report on Geo-Technical Investigation prepared by Douglas Partners	February 2003
15	Council Approved Landscaping Drawings prepared by Complete Urban	Undated
16	Line-marking Specifications and Plans prepared by Complete Urban	31.07.13
17	Approval by Council for Civil Drawings for Driveway Approval	19.09.13
18	Mandatory Inspection Site Inspection Report for existing building prepared by MSA	08.08.13
19	S73 Certificate/Council Letter	04.11.13

7. DECISION OF THE CERTIFYING AUTHORITY + DETERMINATION

Determination	☒ **APPROVED** ☐ **REFUSED (if refused provide reason/s)**
Development Works Approved:	Construction of multi-storey car-park.
Conditions:	This certificate is issued: ☒ without any conditions ☐ subject to conditions of the kind referred to in clauses 144, 187 or 188 of the Environmental Planning and Assessment Regulation 2000 Conditions have been placed on the certificate for the following reasons: *NA*
Certification	*I, Matt Shuter for MSA* - certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as referred to in s.81A(5) of the *Environmental Planning & Assessment Act 1979.*
Certifier Details	**Name:** Matt Shuter **Accreditation Body:** Building Professionals Board **Accreditation No:** BPB0809 **Address:** Suite 6.02, 26-30 Spring Street, Bondi Junction NSW 2022 **Telephone:** (02) 9387 4441 **Email:** matt@ msaconsultants.com.au
Endorsement	**Signature of Certifier:** ---------- **Matt Shuter for MSA** **Date of this Certificate:** **05.11.13**

8. ADVISORY NOTES

1. *The Appointment of PCA form must be completed and returned to MSA as soon as possible and at least 2 days before commencement of construction.*
2. *All relevant conditions of consent required 'prior to commencement of works' must also be satisfied as relevant*
3. *All development works must comply with the relevant development consent and the BCA – should any matter require clarification, please contact MSA*

ATTACHMENT A - FIRE SAFETY SCHEDULE

Details of the Building or Part	Construction of multi-storey car-park.
Address	4 Bungan Lane Mona Vale NSW 2103
Alternative Solution:	**YES** ☐ **NO** ☒
Relevant BCA Volume	2013

FIRE SAFETY MEASURE	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	Existing	Proposed
		Tick as appropriate	
Fire Resistance			
Fire Seals protecting openings in Fire-resisting components of the building (including Fire Collars & Fire-stopping/Mastic)	BCA Clause C3.15, BCA Specification C3.15, AS1530.4-2005	☐	☒
Fire-rated Doors	BCA Part C3, BCA Specification C3.4 (Clause 2), AS 1905.1-2005	☐	☒
Egress			
Exit Doors & Paths of Travel to Exits	BCA Clause 186 EP&A Regulation 2000, BCA Section D	☐	☒
Services + Equipment			
Portable Fire Extinguishers	BCA Clause E1.6, AS2444-2001	☐	☒
Air-conditioning & Mechanical Ventilation/Air Handling Systems	BCA Clause E2.2, BCA Table E2.2a, BCA NSW Table E2.2b, AS 1668.1-1998	☐	☒
Automatic Shutdown of Air Handling Systems	BCA NSW Table E2.2b, BCA Specification E2.2a (Clause 5), AS1668.1-1998	☐	☒
Fire/Smoke Dampers	AS 1682.2-1991	☐	☒
Emergency Lighting & Exit Signs	BCA Part E4, AS 2293.1-2005	☐	☒
Fire Hydrants & Mains	BCA Clause E1.3, AS 2419.1-2005	☐	☒
Automatic Fire Suppression Systems (Sprinklers) (including Brigade Connection)	BCA Clause E1.5, BCA Specification E1.5, AS2118.1-1999	☐	☒
Wall-wetting Sprinkler & Drencher Systems	BCA Clause C3.4, AS 2118.2-1995	☐	☒
Fire Hose Reel Systems	BCA Clause E1.4, AS 2441-2005	☐	☒

Note: For existing buildings, in preparing the above Fire Safety Schedule MSA has relied upon the submitted Fire Safety Statement for the subject building to detail all existing fire safety measures. The installation standards and performance of such existing measures are limited to those standards contained within the submitted Fire Safety Statement (attached). MSA has made no assessment of such measures and accepts no responsibility for the accuracy of the information relied upon.

MULTI STOREY CAR PARK,
Bungan Lane, Mona Vale
for
Pittwater Council

Building Schedule and Architectural Details

Revision	Date	Approved by
A – Tender	21.6.13	
B- Revised for Tender	4.7.13	
C- Issued for Construction	24.9.13	

APPROVED CONSTRUCTION CERTIFICATE PLAN
I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979. 05 NOV 2013
This forms part of the Construction Certificate issued on:
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0309 Signature:

COMPLETE

GOLD COAST
COMPLETE Urban Pty. Ltd.

ABN: 64 100 037 812

Suite 106,
Lakeside Bermuda Point
20 Lake Orr Drive
Varsity Lakes
QLD 4227

P: +61 (0)7 5553 5555
F: +61 (0)7 5580 8088
E: admin@completeurban.com.au
W: www.completeurban.com.au

SYDNEY
GOLD COAST
LONDON

ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT

DO NOT SCALE

MULTI STOREY CARPARK

BUNGAN LANE

ARCHITECTURAL DRAWING SCHEDULE

SHEET No.	TITLE	DWG No.
01	COVER SHEET	2020.A.001
02	DEMOLITION PLAN	2020.A.002
03	SITE & SETOUT PLAN	2020.A.003
04	GROUND FLOOR PLAN	2020.A.004
05	FIRST FLOOR PLAN	2020.A.005
06	SECOND FLOOR PLAN	2020.A.006
07	THIRD FLOOR PLAN	2020.A.007
08	ROOF PLAN	2020.A.008
09	NORTHWEST & SOUTHWEST ELEVATION	2020.A.009
10	SOUTHEAST & NORTHEAST ELEVATION	2020.A.010
11	SECTIONS A-A , B-B	2020.A.011
12	SECTIONS C-C , D-D	2020.A.012
13	SECTIONS E-E , F-F	2020.A.013
14	SECTIONS G-G	2020.A.014
15	TYPICAL STAIRS (1 & 2) PLANS AND SECTION	2020.A.015
16	TYPICAL STAIRS (3 & 4, 5 & 6, 7 & 8, 9 & 10) PLANS AND SECTION	2020.A.016
17	RAMP DETAILS (PLAN AND SECTION)	2020.A.017

GENERAL ABBREVIATIONS:

DEMOLITION SCHEDULE

DM:01 REMOVE TREE
DM:02 REMOVE BITUMEN
DM:03 REMOVE CONCRETE KERBS
DM:04 REMOVE CONCRETE PATH
DM:05 REMOVE CONCRETE PAVING
DM:06 REMOVE CONCRETE WALL
DM:07 REMOVE WALL MOUNTED SIGNS
DM:08 REMOVE WALL MOUNTED LIGHT
DM:09 REMOVE TIMBER FENCE
DM:10 REMOVE STEEL GATES
DM:11 REMOVE MIRROR
DM:12 REMOVE CONTROLS
DM:13 REMOVE CONTROLS
DM:14 REMOVE CHAINWIRE FENCE

BRICK AND BLOCK SCHEDULE

BK:01 200MM BLOCKWORK

CONCRETE SCHEDULE

CO:01 CONCRETE WALL PANELS
CO:02 OFF FORM CONCRETE WALL
CO:03 CONCRETE WHEEL STOP
CO:04 NOT USED
CO:05 OFF FORM CONCRETE ROOF SLAB
CO:06 OFF FORM CONCRETE SHEAR WALL

ROOFING SCHEDULE

RF:01 METAL DECK SHEET
RF:02 GUTTER

DOOR AND DOOR HARDWARE SCHEDULE

DR:01 SHUTTER
DR:02 SHUTTER
DR:03 STAIR DOOR TO BUNGAN LANE
DR:04 CARPARK DOOR
DR: 05 PUMP ROOM DOOR
DR:06 STAIR DOOR TO BUNGAN LANE
DR:07 SHUTTER
DR:08 SHUTTER
DR:09 SHUTTER
DR:10 SHUTTER
DR:11 SWITCHBOARD CUPBOARD DOOR
DR:12 INTERNAL STAIR DOOR
DR:13 INTERNAL STAIR DOOR
DR:14 SWITCHBOARD CUPBOARD DOOR
DR:15 INTERNAL STAIR DOOR
DR:16 INTERNAL STAIR DOOR
DR:17 SWITCHBOARD CUPBOARD DOOR
DR:18 INTERNAL STAIR DOOR
DR:19 INTERNAL STAIR DOOR
DR:20 SWITCHBOARD CUPBOARD DOOR
DR:21 PLANT ROOM DOOR
DR:22 PLANT ROOM DOOR
DR:23 MAIN SWITCHBOARD DOORS

PAINTING SCHEDULE

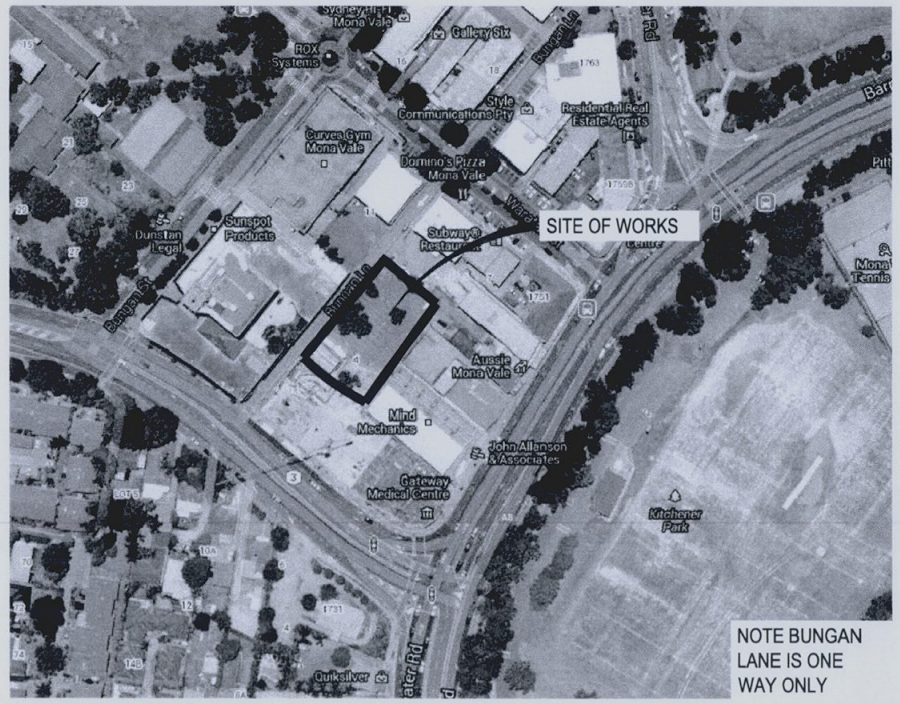
PA:01 CONCRETE BLOCK
PA:02 CLEAR COAT FOR CONCRETE
PA:03 EXTERNAL DOOR AND DOOR FRAME COLOUR
PA:04 FLOOR FINISH
PA:05 CONCRETE COLUMNS

WATERPROOFING SCHEDULE

WP:01 WATERPROOFING TO STAIR SHAFT ROOF
WP:02 WATERPROOFING TO RETAINING WALL

METALWORK SCHEDULE

MW:01 CRASH RAIL SYSTEM
MW:02 BIKE RACK
MW:03 METAL FACADE SCREEN
MW:04 BOLLARD
MW:05 SIGN BOX
MW:06 VEHICULAR RAMP BALUSTRADE
MW:07 ACCESS RAMP BALUSTRADE
MW:08 CORNER (TO MATCH MW:03 CORNER
MW:09 METAL FACADE SCREEN REAR PANEL
MW:10 STAIR BALUSTRADE
MW:11 TACTILE GROUND SURFACE INDICATORS
MW:12 STAIR NOSINGS
MW:13 STAIR BALUSTRADE ACCESSIBLE
MW:14 CARPARK BALUSTRADE
MW:15 HEIGHT LIMITER
MW:16 STAIR HANDRAIL



COURTESY GOOGLE MAPS 2013

LOCALITY PLAN
NOT TO SCALE

N

GENERAL NOTES:

1. THE BUILDING CODE OF AUSTRALIA (BCA) AND ALL RELEVENT AMENDMENTS AND UPDATES INCLUDING THE STANDARDS ASSOCIATION OF AUSTRALIA (AS) SHALL BE THE MINIMUM STANDARD FOR COMPLIANCE.
2. CHECK ALL DIMENSIONS ON SITE AND BUILDING SET OUT PLANS AND CHECK AGAINST SURVEYORS SITE SET OUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO THE CONSTRUCTION OF ANY WORK. ENSURE THAT SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPILED VIDE TITLE.
3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN MILLIMETRES
4. CHECK AND CROSS REFER ARCHITECTURAL SETOUTS WITH STRUCTURAL, HYDRAULIC, ELECTRICAL & MECHANICAL DOCUMENTATION WHERE APPLICABLE FOR SET OUT AND SIZING OF SERVICES DUCTS AND EXPOSED ITEMS.
5. CO-ORDINATE WORKS SHOWN ON ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION TO THE SUPERINTENDENT PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
6. CHECK ON SITE ALL OPENINGS PRIOR TO FABRICATION INCLUDING DOORS, WINDOWS AND ANY OTHER FIXTURES OR MANUFACTURED ITEMS. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE PRIOR TO MANUFACTURE.
7. CHECK THAT THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE SUPERINTENDENT.
8. REFER TO CONDITIONS OF BUILDING OR DEVELOPMENT APPROVAL AND COMPLY WITH ANY ADDITIONAL REQUIREMENTS.
9. HEIGHTS INDICATED ARE CLEAR HEIGHTS ABOVE FLOOR FINISHES.
10. CONTROL JOINTS: PROVIDE CONTROL JOINTS IN ALL SURFACES AS REQUIRED BY ENGINEER AND AS SPECIFIED. PROVIDE EVENLY SPACED CONTROL JOINTS IN ALL FLUSH JOINTED WORK IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. SET OUT CONTROL JOINTS AS INDICATED AND OBTAIN APPROVAL OF SET OUT PRIOR TO PROCEEDING.
11. ALL LINEMARKING IS TO BE INSTALLED IN ACCORDANCE WITH RTA "DELINEATION" GUIDELINES, AS1742 AND AS1743

APPROVED CONSTRUCTION CERTIFICATE PLAN
I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979. 0 5 NOV 2013
This forms part of the Construction Certificate issued on:
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809 Signature:

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

STATUS ISSUE FOR CONSTRUCTION

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NSW 2103 f 02 9970 1200
www.pittwater.nsw.gov.au

COMPLETE
10 Regent Street p 02 9282 9900
Chippendale f 02 9282 9277
NSW 2008 ABN 64 100 037 812
www.completeurban.com.au

COMPLETE

NTS
Drawn 19/06/13 Designed –
Drafting Check JO Design Check DS
Approved DS
This Drawing must not be used for Construction unless signed as Approved

Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: DRAWING SCHEDULE & LEGEND
LOCATION MAP
Drg. No. 2020.A.001
Size A1
Rev 1

DO NOT SCALE

LEGEND:
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE RETAINED

BUNGAN LANE

N

DM:01
DM:02
DM:03
DM:04
DM:05
DM:06
DM:07
DM:08
DM:09
DM:10
DM:11
DM:12
DM:13
DM:14

EXISTING CANOPY TO ADJOINING BUILDING TO BE RETAINED

EXISTING RENDERED DWARF WALL ON ADJOINING PROPERTY LINE TO BE RETAINED

EXISTING BITUMEN CARPARK

EXISTING DRIVEWAY TO UNDERGROUND GARAGES

EXISTING ENTRANCE AT GROUND

WIRE FCE

ISLAND

CAP OF EXISTING STORMWATER IN ACCORDANCE WITH CIVIL DOCUMENTATION

CAP OF EXISTING STORMWATER IN ACCORDANCE WITH CIVIL DOCUMENTATION

EXISTING CONCRETE RETAINING WALL ON ADJOINING PROPERTY TO BE RETAINED

CONCRETE CROSSING

CONCRETE RAMP

APPROVED CONSTRUCTION CERTIFICATE PLAN
I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979
This forms part of the Construction Certificate issued on: 0 5 NOV 2013
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0309 Signature:

1/A/2 DEMOLITION PLAN
SCALE: 1:100

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

STATUS: ISSUE FOR CONSTRUCTION

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COMPLETE
10 Regent Street Chippendale NSW 2008
p 02 9282 9900
f 02 9282 9277
ABN 64 100 037 812
www.completeurban.com.au

COMPLETE

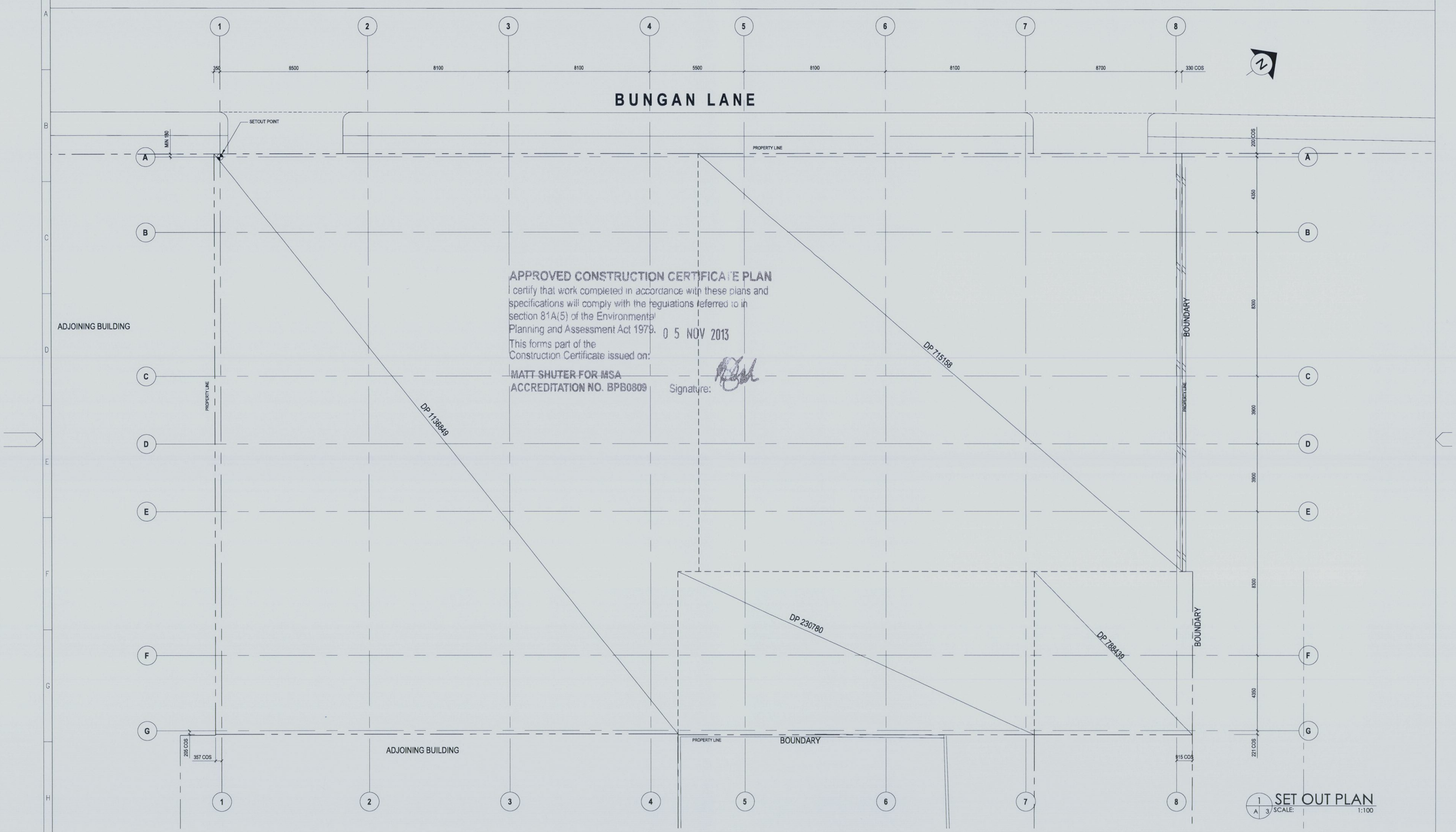
1:100 MTS
Drawn 19/06/13 Designed –
Drafting Check JO Design Check DS
Approved DS
This Drawing must not be used for Construction unless signed as Approved

Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: DEMOLITION PLAN

Drg. No. 2020.A.002 Size A1 Rev 1

DO NOT SCALE



APPROVED CONSTRUCTION CERTIFICATE PLAN
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MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809 Signature:

1 SET OUT PLAN
A 3 SCALE: 1:100

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

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1:100 MTS

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Drafting Check	JO	Design Check	DS
Approved	DS		

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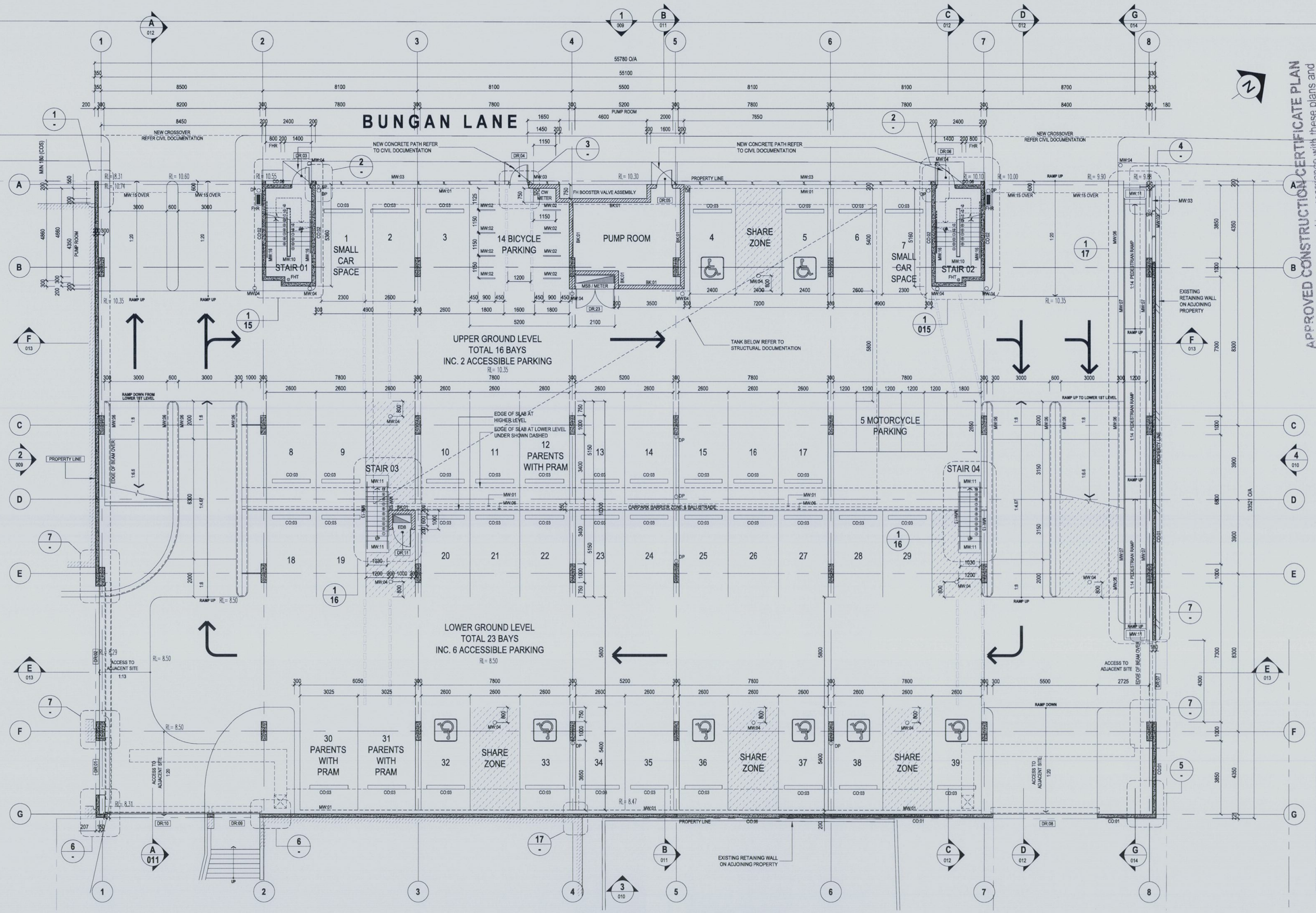
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: SET OUT PLAN

Drg. No. 2020.A.003

Size A1 | Rev 1

DO NOT SCALE



GROUND FLOOR PLAN

1 / A 04 SCALE: 1:100

NOTE 01:
ALL VEHICULAR RAMPS TO BE GROOVED WITH 20mm GROOVES @ 100mm C/C

NOTE 02:
FOR SECTION AND PLAN DETAILS REFER TO SPECIFICATION

NOTE 03:
PA;95 TO ALL COLUMNS. PROVIDE FLOOR DESIGNATION LETTER TO BOTH SIDES OF COLUMNS ON GRID 2C, 2E, 7C, 7E & TO SIDE WALLS OF PLANT ROOMS & STAIRS ON LEVEL 3

NOTE 04:
PA;94 TO ALL CONCRETE FLOORS, RAMP AND STAIRS

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MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0309
Signature:

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
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A	ISSUE FOR TENDER	JO	DS	21/06/13	–

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Drafting Check JO Design Check DS
Approved DS

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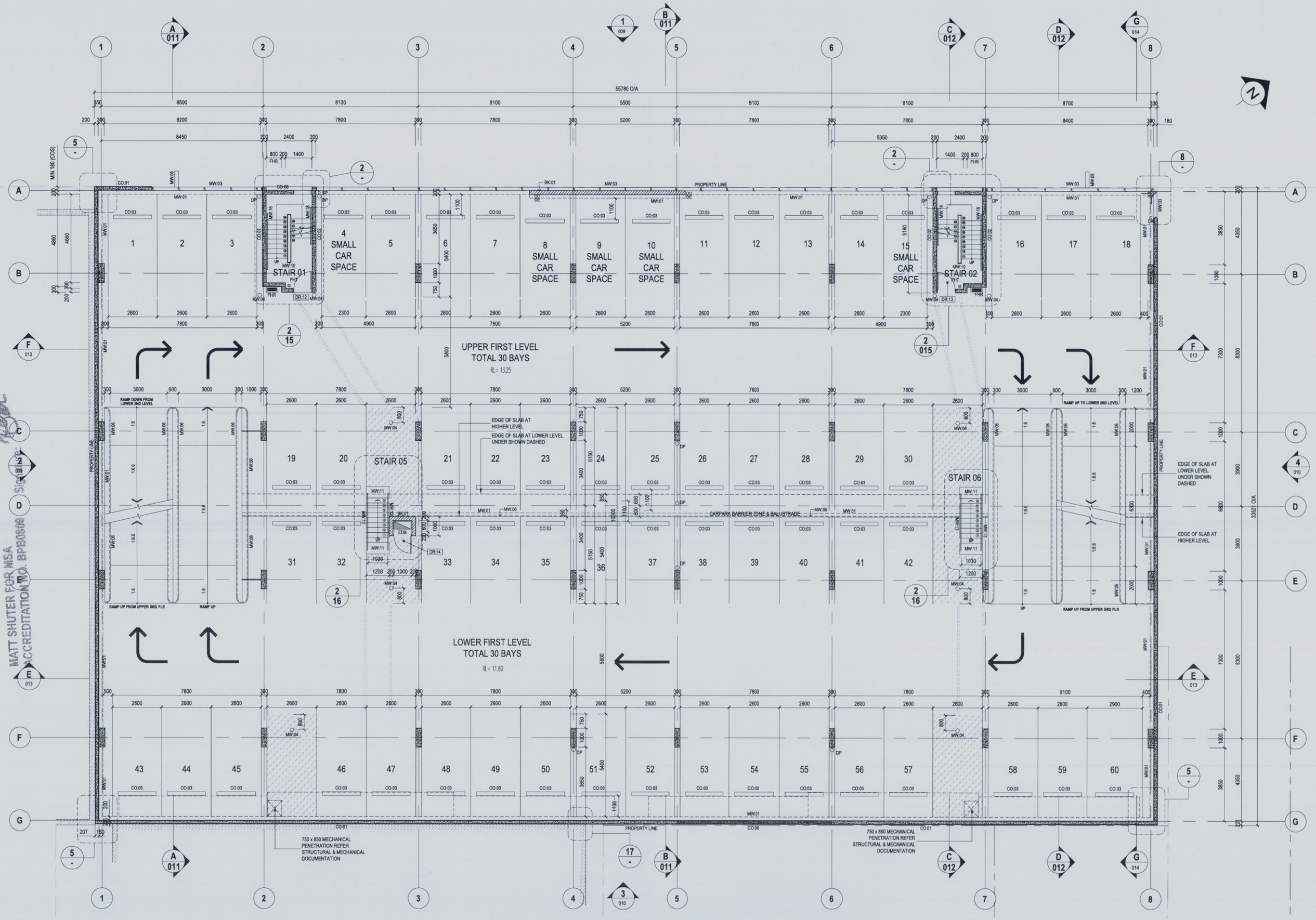
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: GROUND FLOOR PLAN

Drg. No. 2020.A.004 Size A1 Rev 1

DO NOT SCALE



NOTE 01:
ALL VEHICULAR RAMPS TO BE GROOVED WITH 20mm GROOVES @ 100mm C/C

NOTE 02:
FOR SECTION AND PLAN DETAILS REFER TO SPECIFICATION

NOTE 03:
PA06 TO ALL COLUMNS.
PROVIDE FLOOR DESIGNATION LETTER TO BOTH SIDES OF COLUMNS ON GRID 2C, 2E, 7C, 7E & TO SIDE WALLS OF PLANT ROOMS & STAIRS ON LEVEL 3

NOTE 04:
PA04 TO ALL CONCRETE FLOORS, RAMP AND STAIRS

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ACCREDITATION NO. BPB0600 STAGE 2

1 FIRST FLOOR PLAN
A 05 SCALE: 1:100

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1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

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Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: FIRST FLOOR PLAN
Drg. No. 2020.A.005
Size A1
Rev 1

DO NOT SCALE

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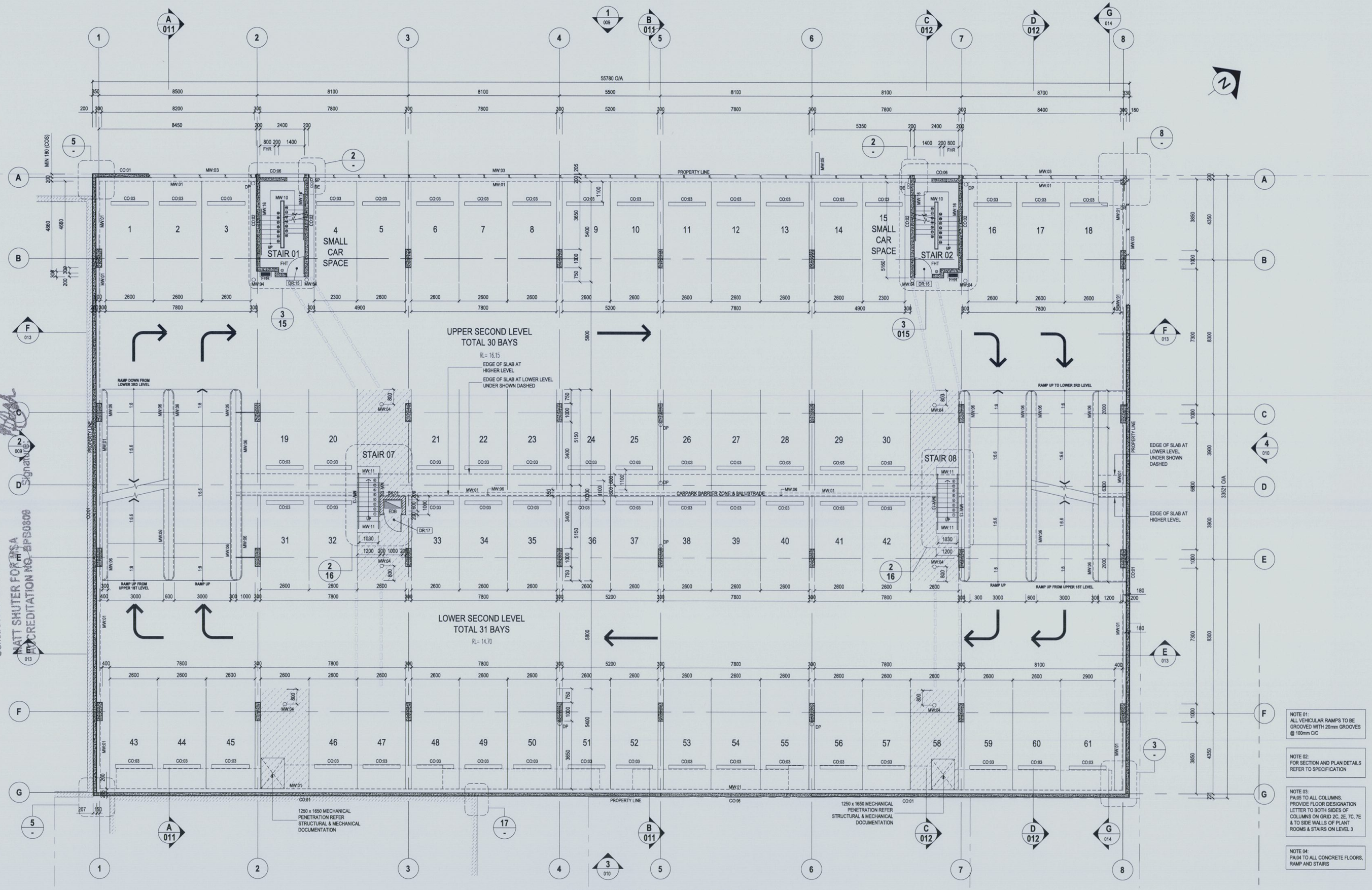
This forms part of the Construction Certificate issued on: 05 NOV 2013
MATT SHUTER FOR BSA
ACCREDITATION NO. BPB0809
Signature



NOTE 01:
ALL VEHICULAR RAMPS TO BE GROOVED WITH 20mm GROOVES @ 100mm C/C

NOTE 02:
FOR SECTION AND PLAN DETAILS REFER TO SPECIFICATION

NOTE 03:
PA06 TO ALL COLUMNS.
PROVIDE FLOOR DESIGNATION LETTER TO BOTH SIDES OF COLUMNS ON GRID 2C, 2E, 7C, 7E & TO SIDE WALLS OF PLANT ROOMS & STAIRS ON LEVEL 3

NOTE 04:
PA04 TO ALL CONCRETE FLOORS, RAMP AND STAIRS

SECOND FLOOR PLAN

1 / A 06 SCALE: 1:100

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1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
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Drafting Check JO Design Check DS
Approved DS
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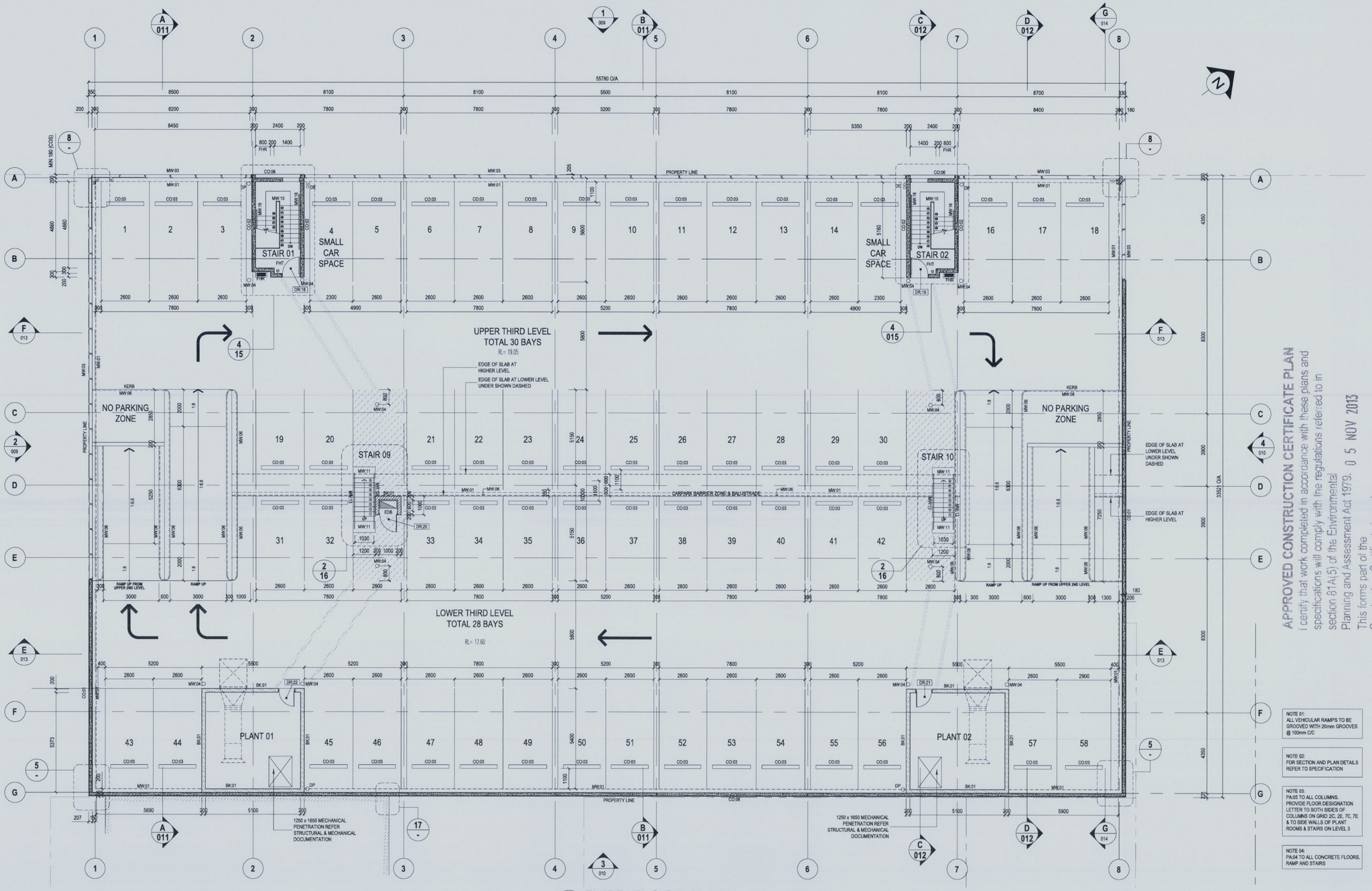
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: SECOND FLOOR PLAN
Drg. No. 2020.A.006
Size A1
Rev 1

DO NOT SCALE



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MATT SHLITER FOR MSA
ACCREDITATION NO. BPB0039
Signature:

NOTE 01:
ALL VEHICULAR RAMPS TO BE GROOVED WITH 20mm GROOVES @ 100mm C/C

NOTE 02:
FOR SECTION AND PLAN DETAILS REFER TO SPECIFICATION

NOTE 03:
PA06 TO ALL COLUMNS. PROVIDE FLOOR DESIGNATION LETTER TO BOTH SIDES OF COLUMNS ON GRID 2C, 2E, 7C, 7E & TO SIDE WALLS OF PLANT ROOMS & STAIRS ON LEVEL 3

NOTE 04:
PA04 TO ALL CONCRETE FLOORS, RAMP AND STAIRS

THIRD FLOOR PLAN

1 / A 07 SCALE: 1:100

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1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

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Drawn 19/06/13 Designed
Drafting Check JO Design Check DS
Approved DS
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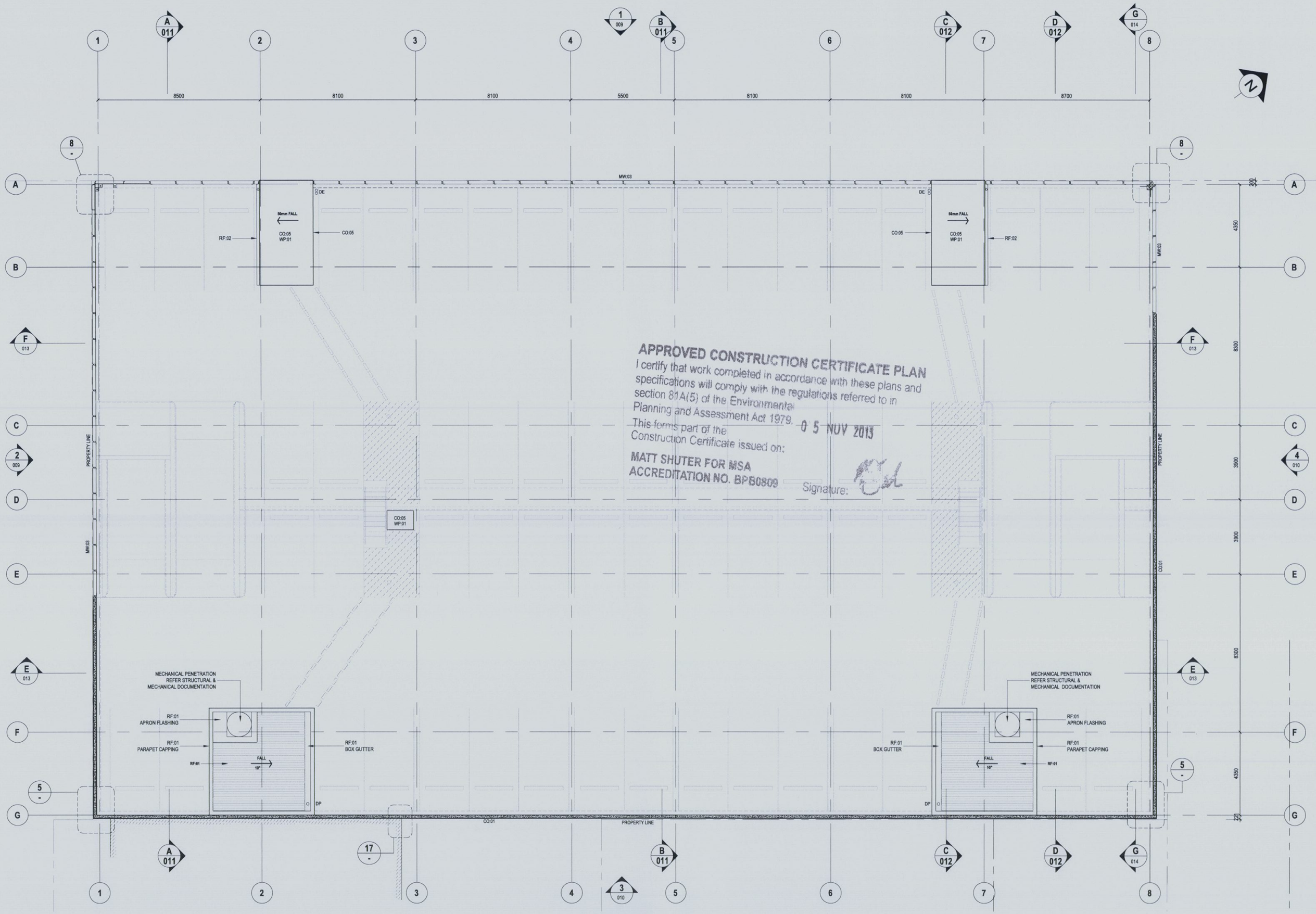
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: THIRD FLOOR PLAN
Drg. No. 2020.A.007
Size A1
Rev 1

DO NOT SCALE



APPROVED CONSTRUCTION CERTIFICATE PLAN
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This forms part of the Construction Certificate issued on: 05 NOV 2013
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809
Signature:

NOTE 01:
FOR SECTION AND PLAN DETAILS REFER TO SPECIFICATION

NOTE 02:
PA:05 TO ALL COLUMNS.
PROVIDE FLOOR DESIGNATION LETTER TO BOTH SIDES OF COLUMNS ON GRID 2C, 2E, 7C, 7E & TO SIDE WALLS OF PLANT ROOMS & STAIRS ON LEVEL 3

NOTE 03:
PA:04 TO ALL CONCRETE FLOORS, RAMP AND STAIRS

1 / A 08 ROOF PLAN
SCALE: 1:100

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

Plot Date:
CAD File Name:

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Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: ROOF PLAN

Drg. No. 2020.A.008 | Size A1 | Rev 1

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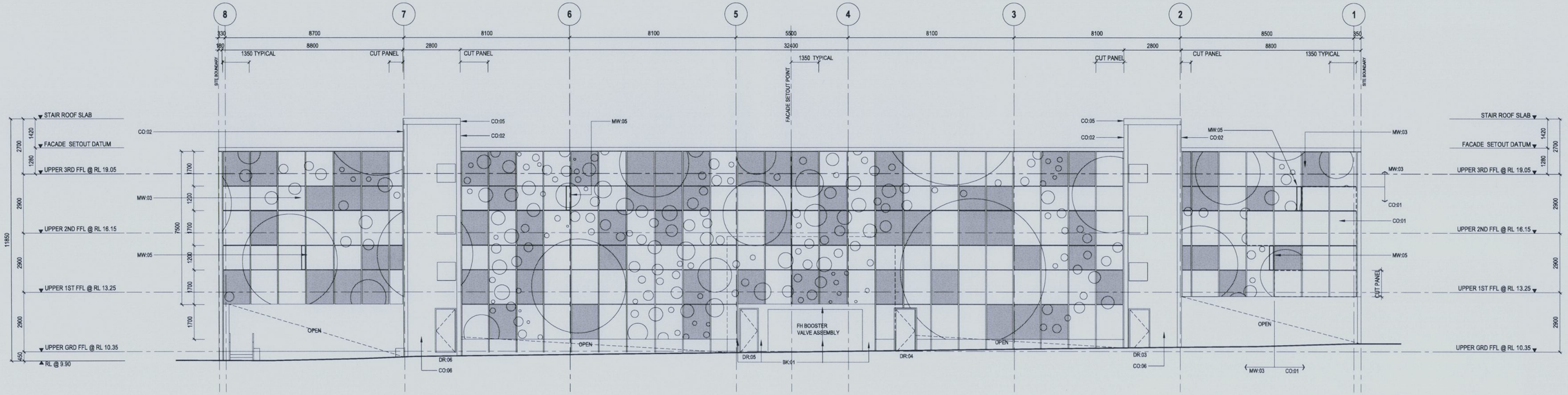
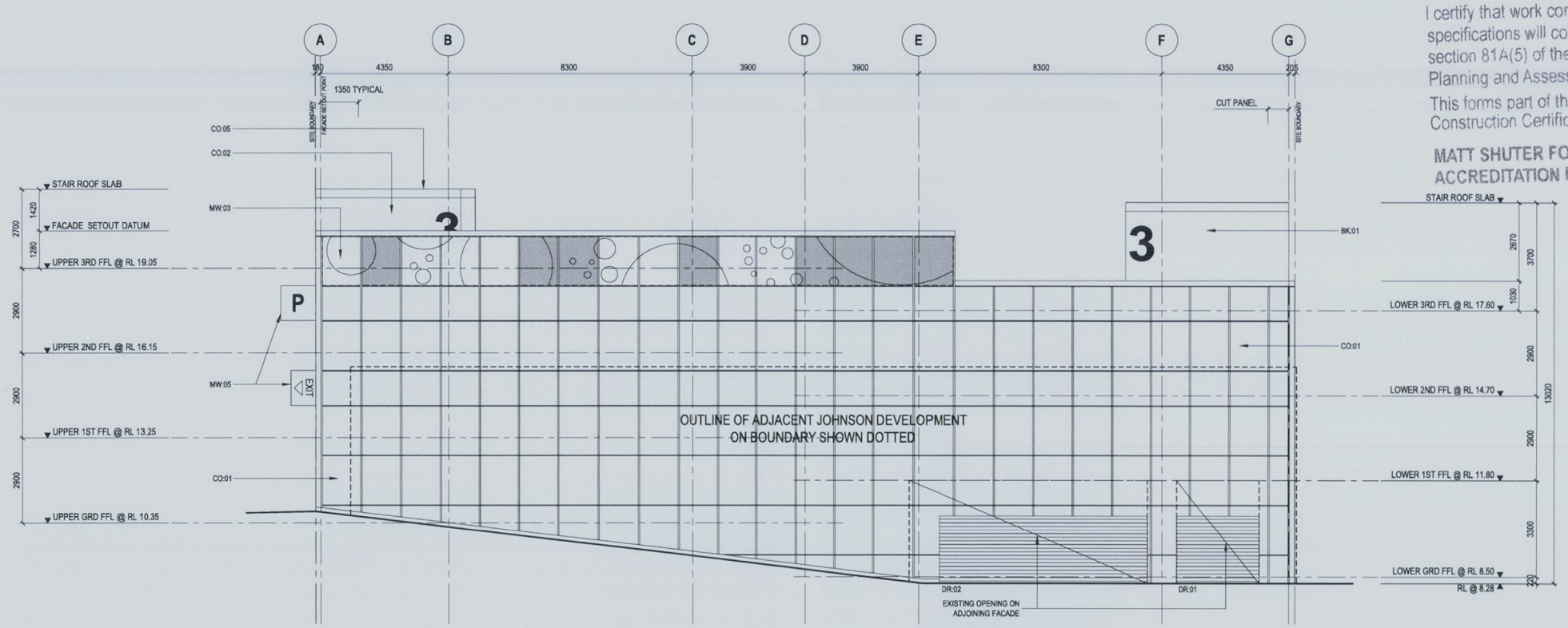


1 A 09 NORTHWEST ELEVATION
SCALE: 1:100



2 A 09 SOUTHWEST ELEVATION
SCALE: 1:100

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ACCREDITATION NO. BPB0809 Signature:

NOTE:
FOR SECTION AND PLAN DETAILS REFER TO SCHEDULE

NOTE:
MW:03 COLOUR 1 -
MW:03 COLOUR 2 - ALL OTHER PANELS
REFER TO SCHEDULE FOR DETAILS

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1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
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A	ISSUE FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

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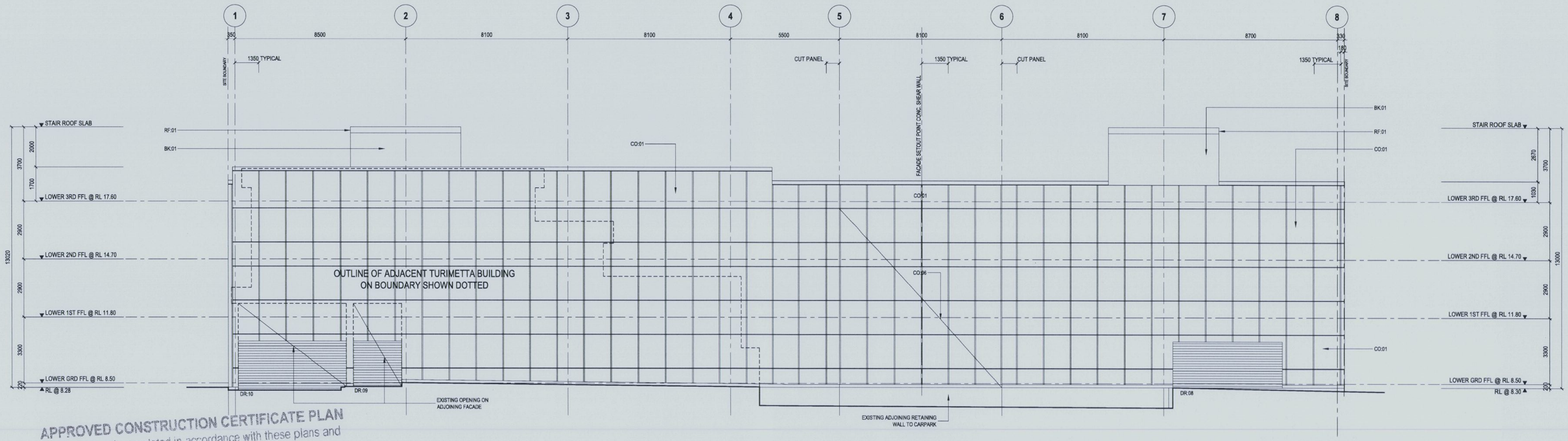
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: NORTHWEST ELEVATION
SOUTHWEST ELEVATION

Drg. No. 2020.A.009 Size A1 Rev 1

DO NOT SCALE



3 A 10 SOUTHEAST ELEVATION
SCALE: 1:100

APPROVED CONSTRUCTION CERTIFICATE PLAN
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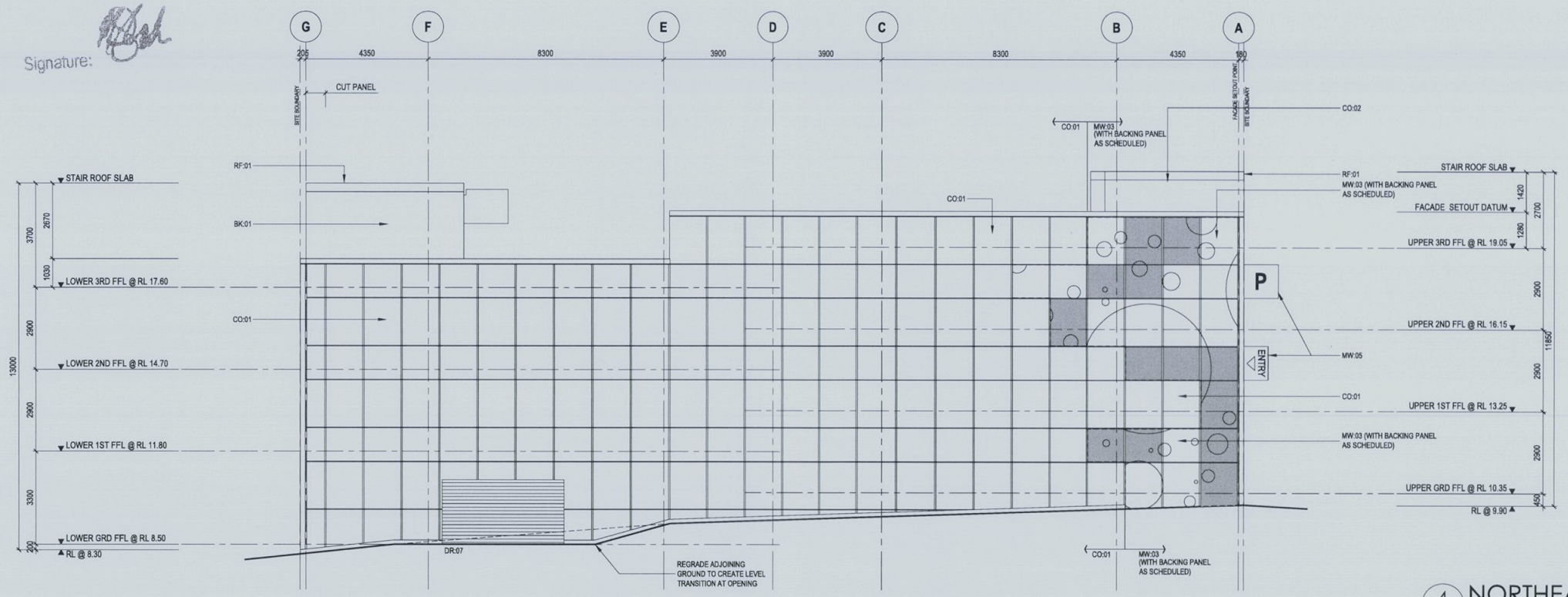
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809
Signature:



4 A 10 NORTHEAST ELEVATION
SCALE: 1:100

NOTE:
FOR SECTION AND PLAN DETAILS REFER TO SCHEDULE

NOTE:
MW:03 COLOUR 1 -
MW:03 COLOUR 2 - ALL OTHER PANELS
REFER TO SCHEDULE FOR DETAILS

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

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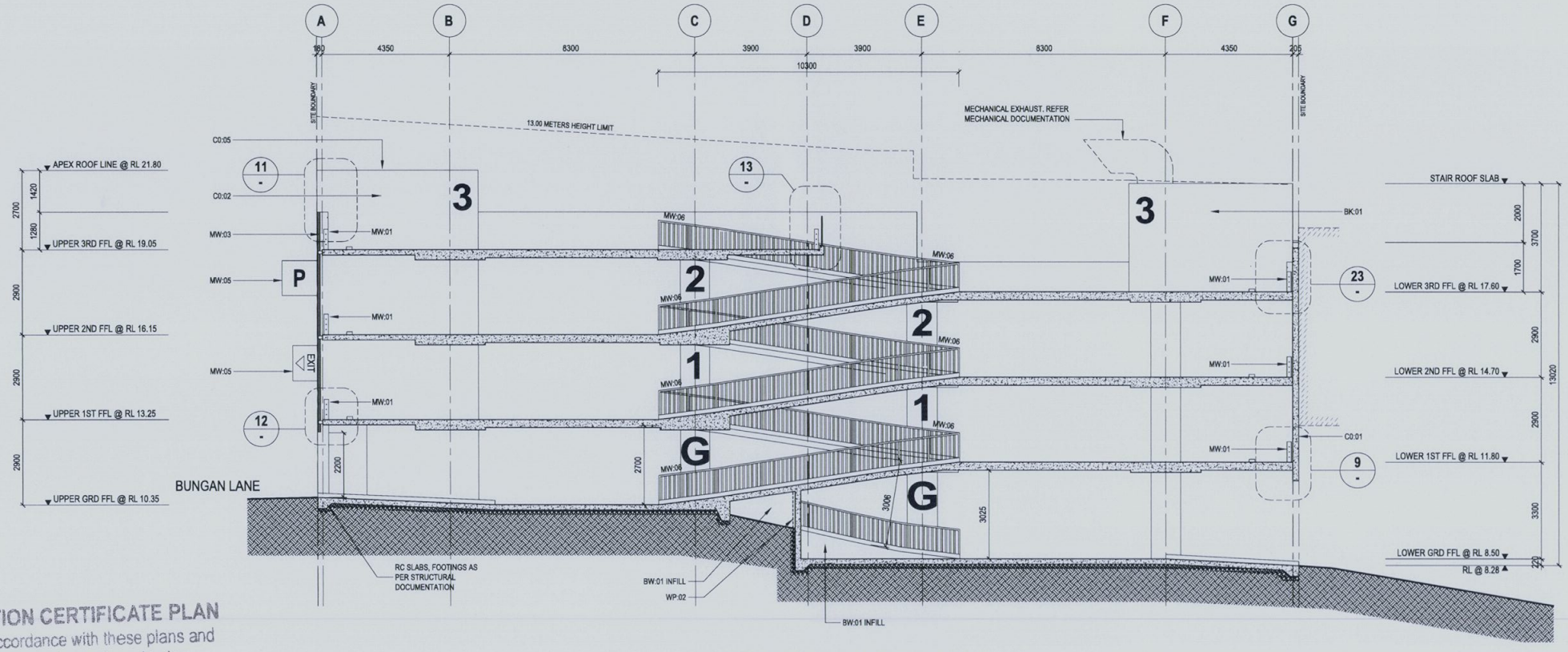
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: SOUTHEAST ELEVATION
NORTHEAST ELEVATION

Drg. No. 2020.A.010 | Size A1 | Rev 1

DO NOT SCALE



1 A 11 SECTION THRU A-A
SCALE: 1:100

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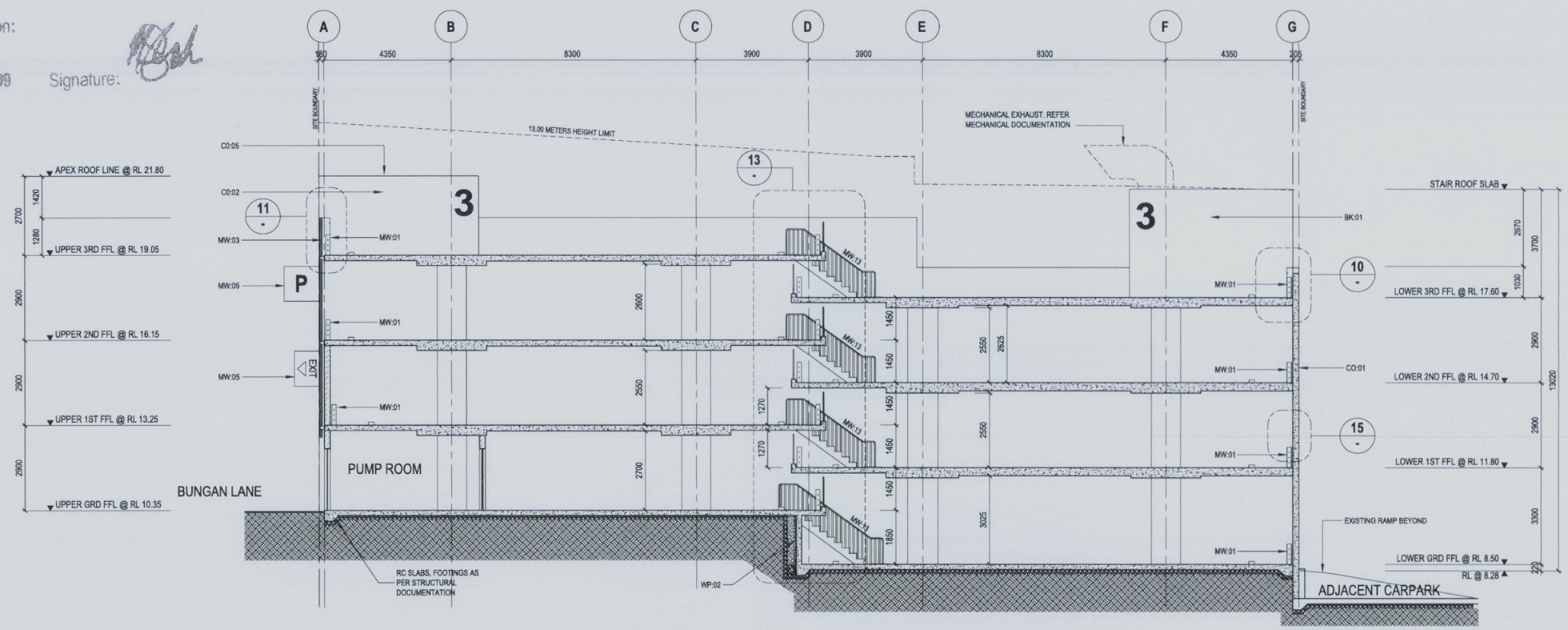
ACCREDITATION NO. BPB0809
Signature:



2 A 11 SECTION THRU B-B
SCALE: 1:100

NOTE:
FOR SECTION & PLAN DETAILS REFER TO SCHEDULE

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1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUE FOR TENDER	JO	DS	21/06/13	–

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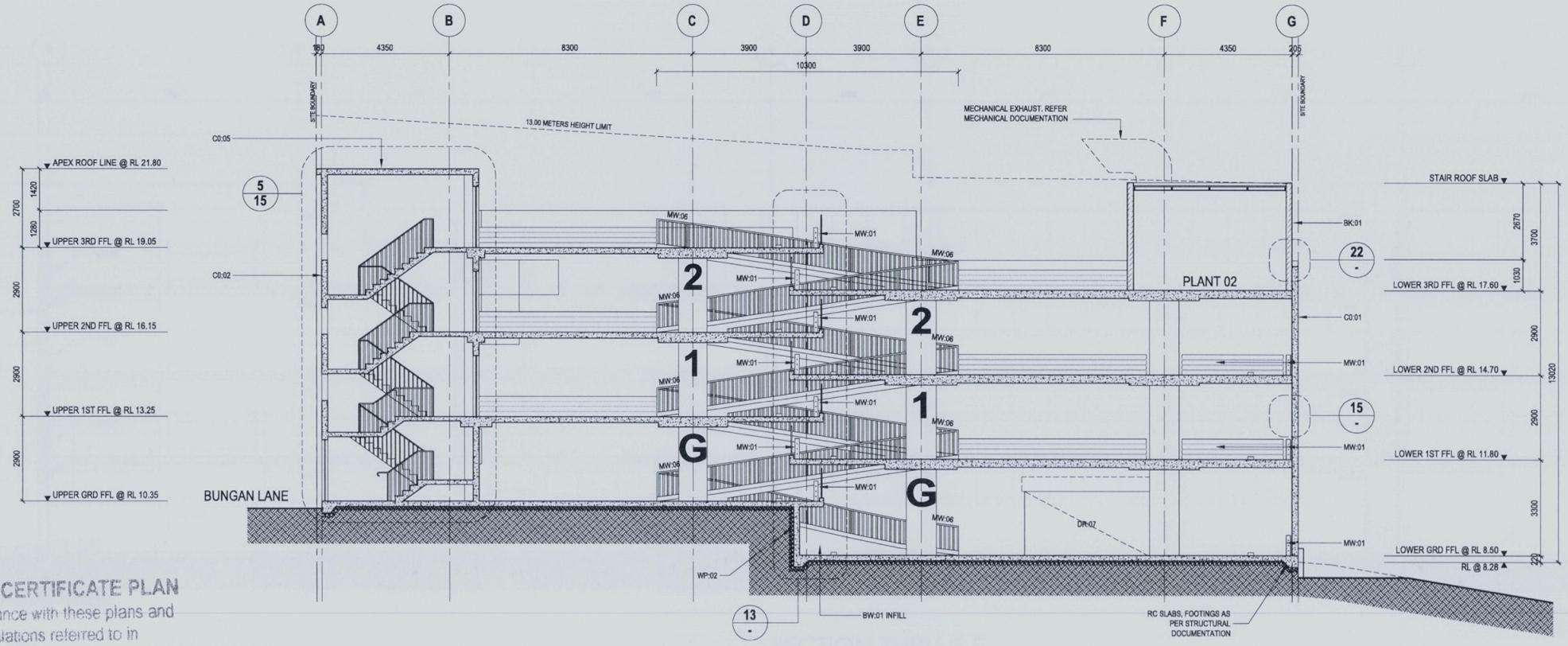
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

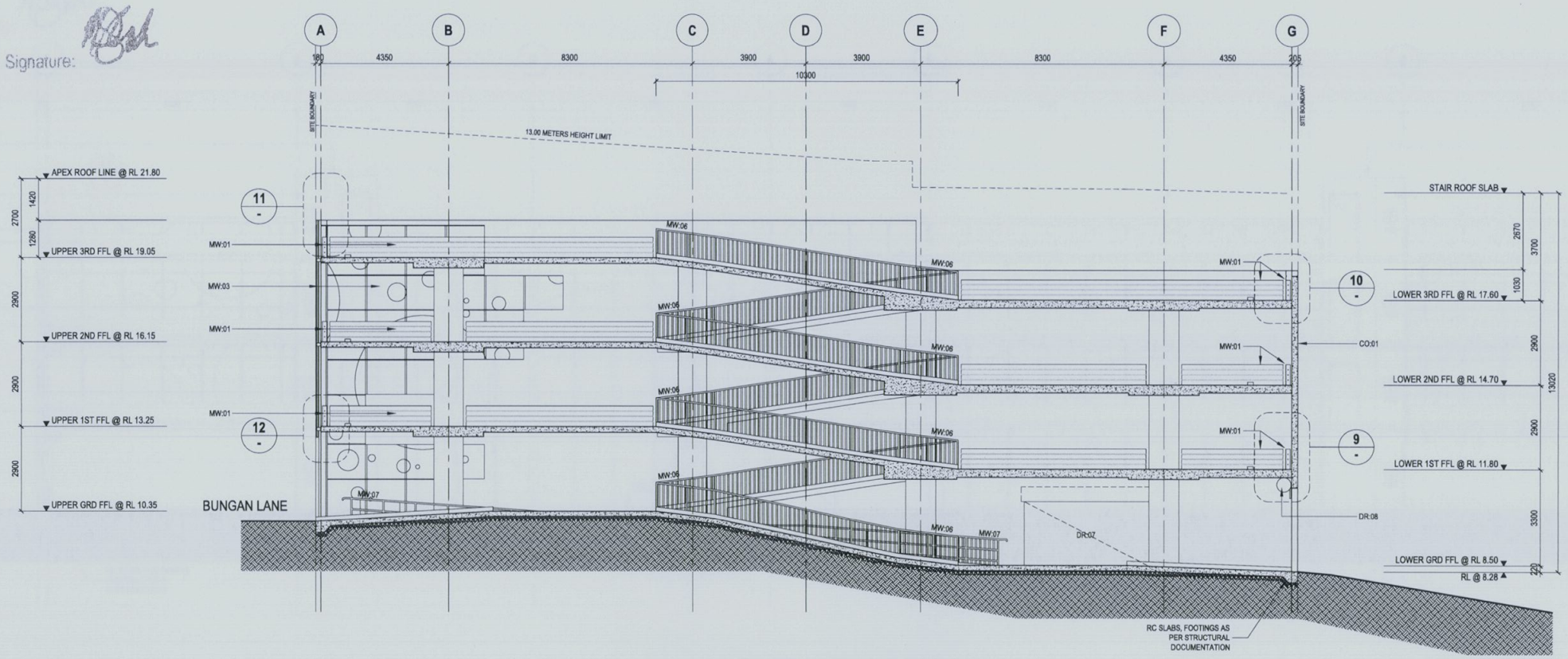
Title: SECTION A–A
SECTION B–B

Drg. No. 2020.A.011 Size A1 Rev 1

DO NOT SCALE



1 A 12 SECTION THRU C-C
SCALE: 1:100



2 A 12 SECTION THRU D-D
SCALE: 1:100

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MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809
Signature:

NOTE:
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Approved DS
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Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: SECTION C–C
SECTION D–D
Drg. No. 2020.A.012
Size A1
Rev 1

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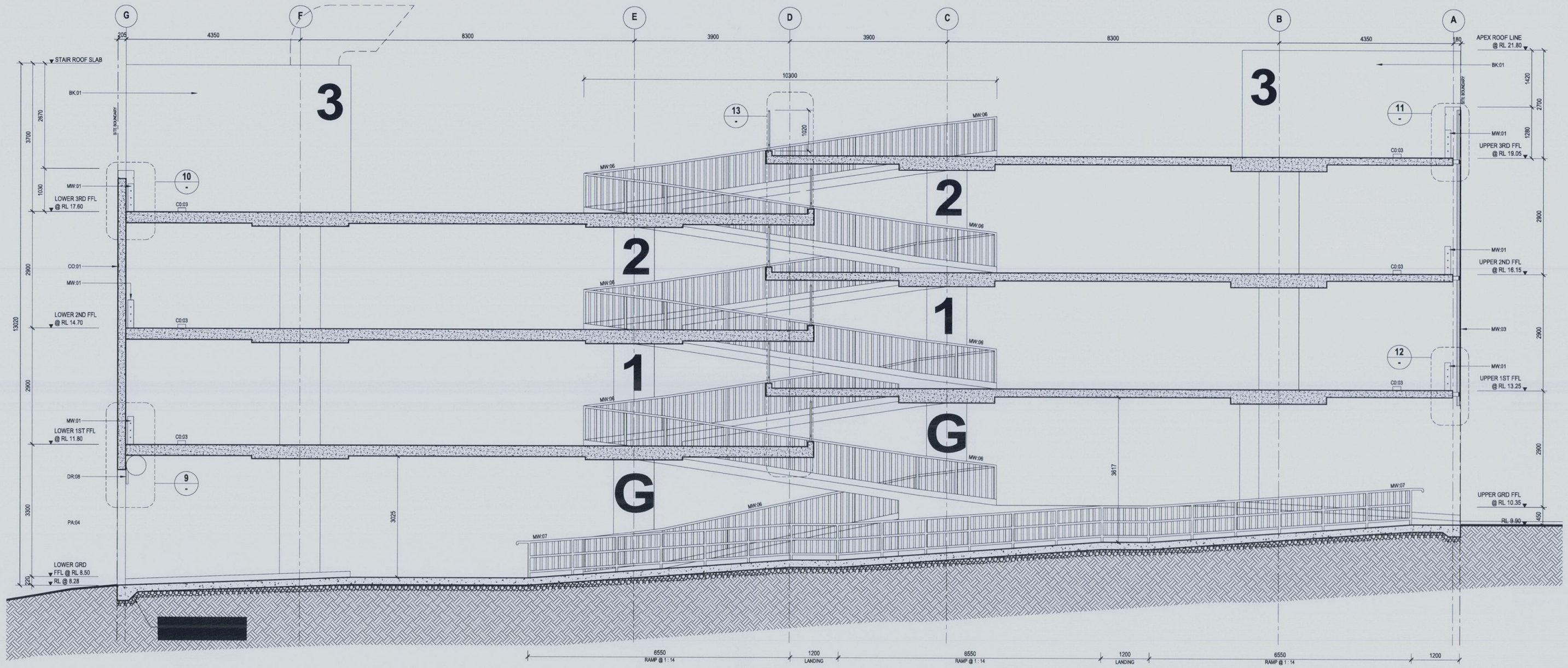
This forms part of the Construction Certificate issued on: 0 5 NOV 2013
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809 Signature:



1 / A 14 SECTION THRU G-G
SCALE: 1:50

NOTE:
FOR SECTION & PLAN DETAILS REFER TO SCHEDULE

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUED FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

STATUS ISSUE FOR CONSTRUCTION

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Drafting Check JO Design Check DS
Approved DS
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Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: SECTION G–G
Drg. No. 2020.A.014
Size A1
Rev 1

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APPROVED CONSTRUCTION CERTIFICATE PLAN
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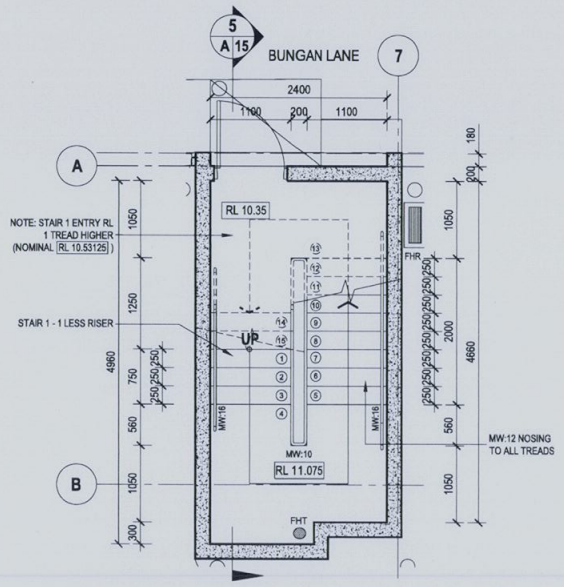
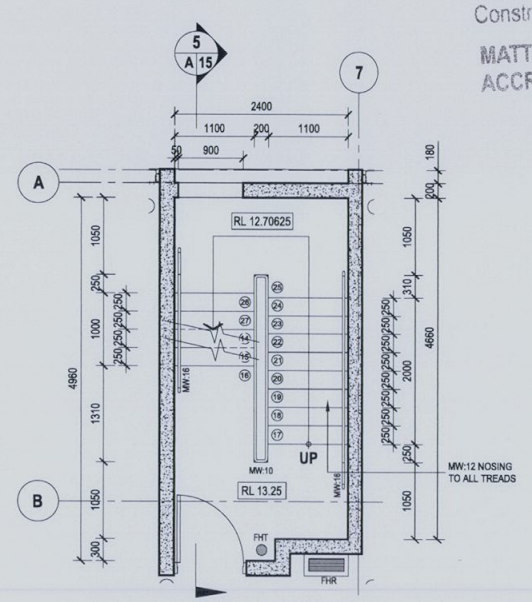
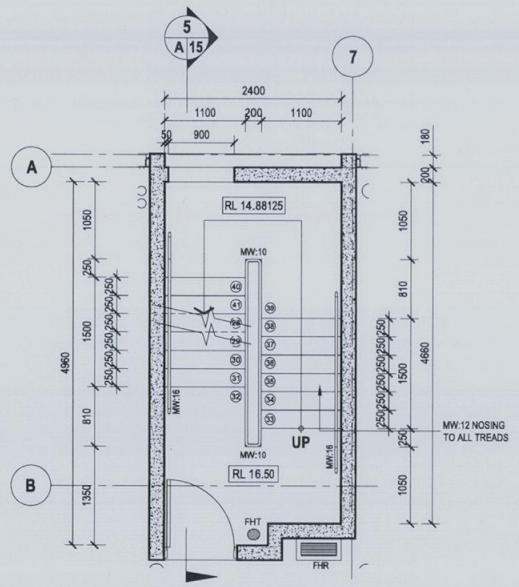
This forms part of the Construction Certificate issued on:
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809 Signature:



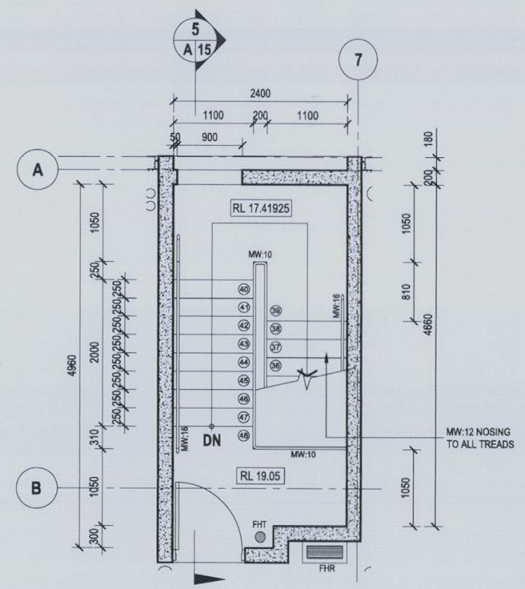
1 A 15 TYPICAL STAIR 1 & 2 @ GROUND FLOOR
SCALE: 1:50
(STAIR 1 MIRRORED)



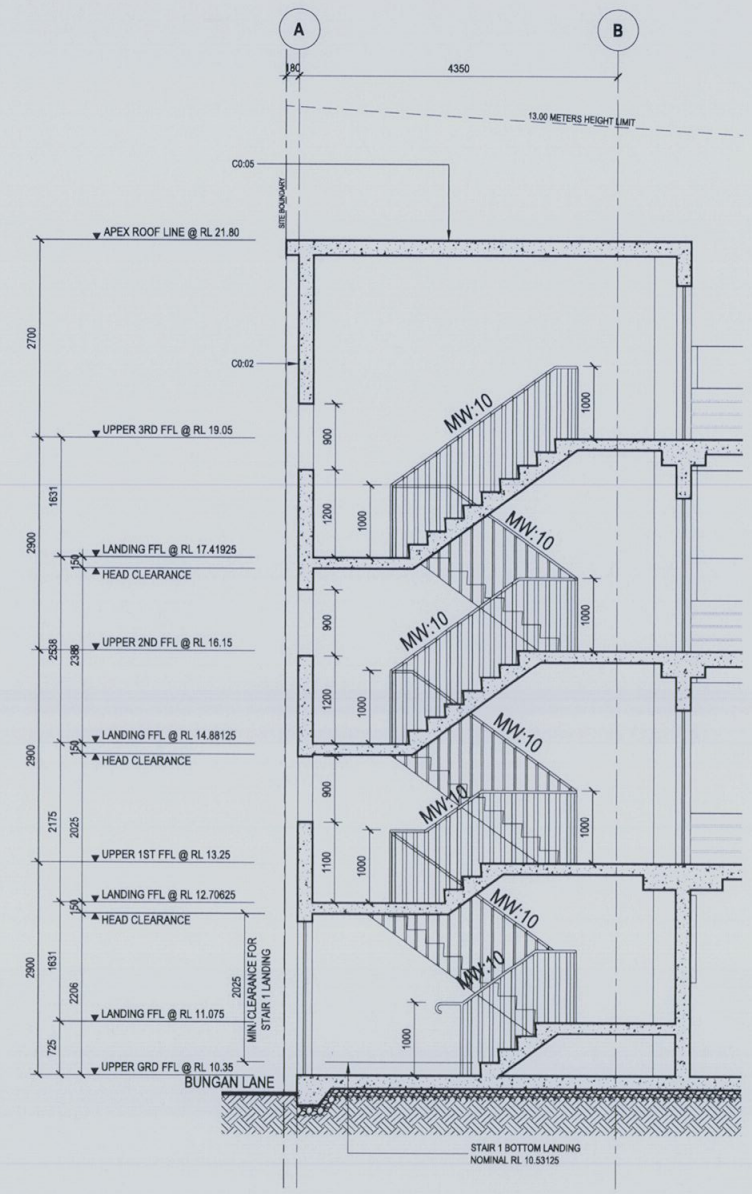
2 A 15 TYPICAL STAIR 1 & 2 @ FIRST FLOOR
SCALE: 1:50
(STAIR 1 MIRRORED)



3 A 15 TYPICAL STAIR 1 & 2 @ SECOND FLOOR
SCALE: 1:50
(STAIR 1 MIRRORED)



4 A 15 TYPICAL STAIR 1 & 2 @ THIRD FLOOR
SCALE: 1:50
(STAIR 1 MIRRORED)



5 A 15 TYPICAL SECTION @ STAIR 1 & 2
SCALE: 1:50

NOTE:
FOR SECTION & PLAN DETAILS REFER TO SCHEDULE

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
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B	AMENDED ISSUE FOR TENDER	JO	DS	05/07/13	–
A	ISSUED FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

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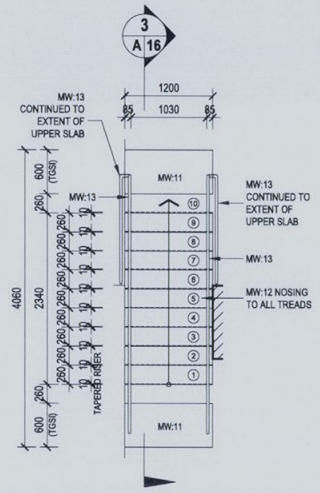
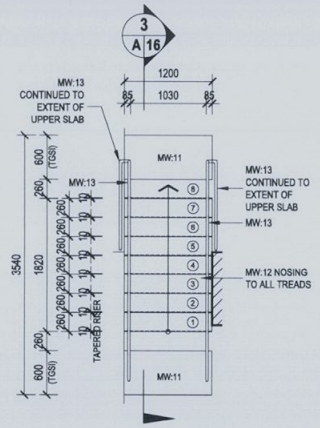
Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK
Title: STAIRS FLOOR PLANS AND SECTION
Drg. No. 2020.A.015
Size A1
Rev 1

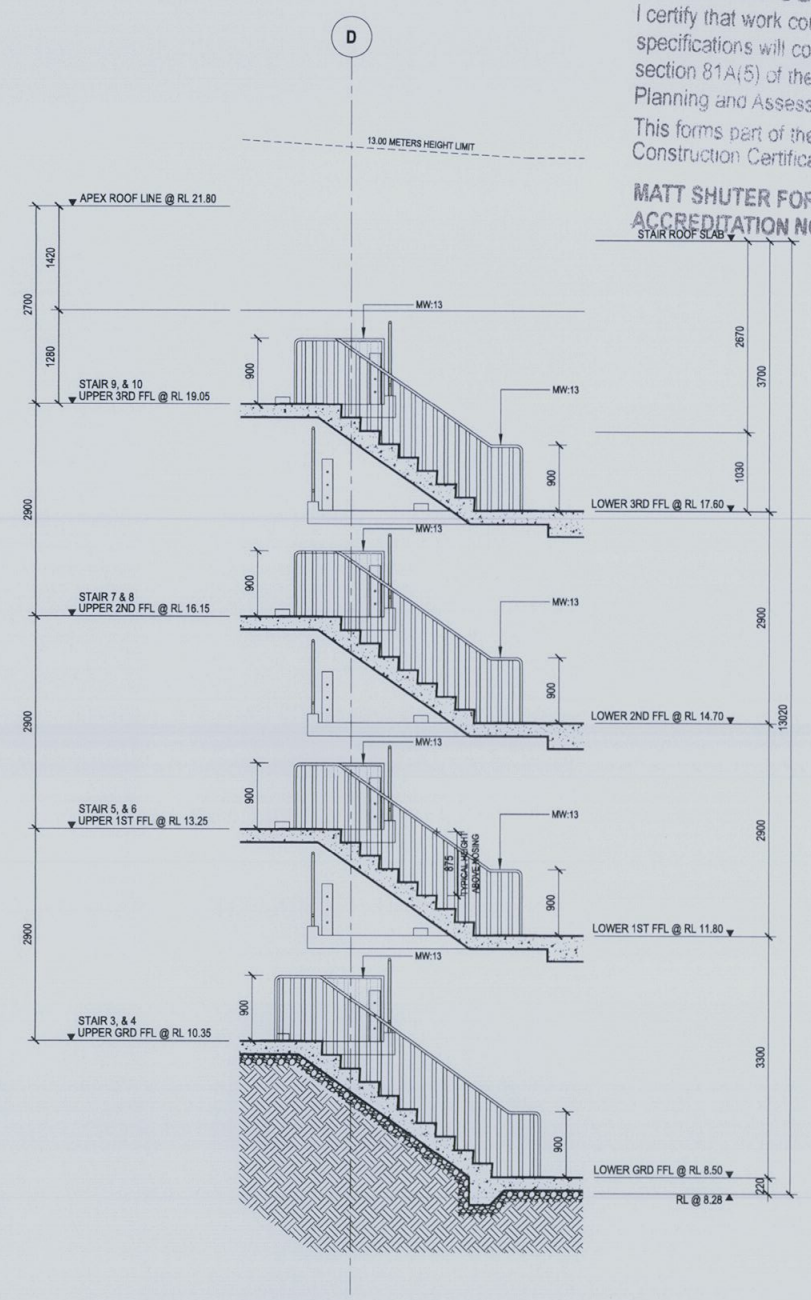
DO NOT SCALE



1 A 16 TYPICAL STAIR 3 & 4 @ GROUND FLOOR
SCALE: 1:50



2 A 16 TYPICAL STAIR @ FIRST (STAIR 5 & 6),
SECOND (STAIR 7 & 8) & THIRD FLOOR (STAIRS 9 & 10)
SCALE: 1:50



3 A 16 TYPICAL SECTION @ STAIR 3 - 10
SCALE: 1:50

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MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0800
Signature:

NOTE:
FOR SECTION & PLAN DETAILS
REFER TO SCHEDULE

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
A	ISSUED FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

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Client and Job: PITTWATER COUNCIL
BUNGAN LANE – MULTI STOREY CARPARK

Title: STAIRS FLOOR PLANS AND SECTION

Drg. No. 2020.A.016
Size A1
Rev 1

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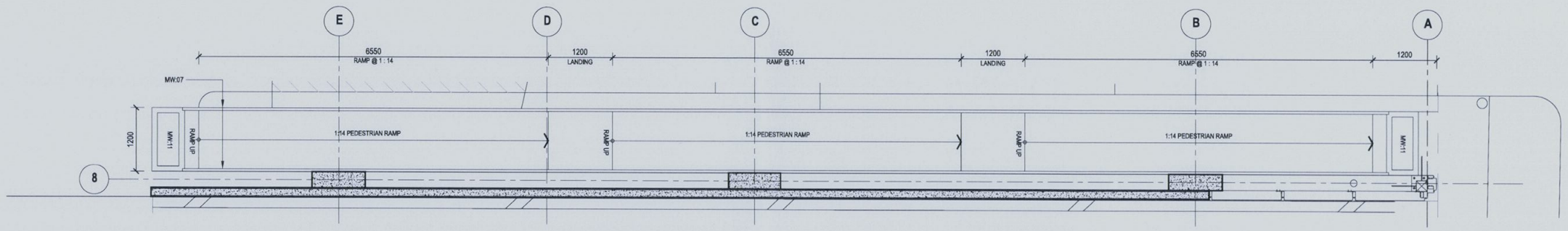
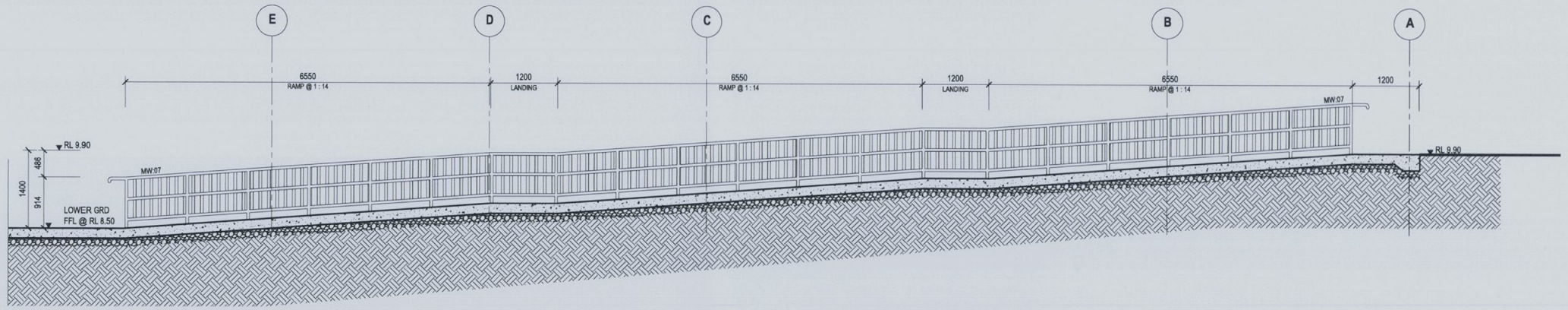
MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0809
Signature:



1 / A 17 PEDESTRIAN RAMP PLAN @ GROUND FLOOR
SCALE: 1:50



1 / A 17 PEDESTRIAN RAMP SECTION DETAILS
SCALE: 1:50

NOTE:
FOR SECTION & PLAN DETAILS
REFER TO SCHEDULE

No.	Revision – Revise on CAD do not amend by hand	Checked	Approved	Date	M/Film
1	ISSUE FOR CONSTRUCTION	JO	DS	19/09/13	–
A	ISSUED FOR TENDER	JO	DS	21/06/13	–

Plot Date: CAD File Name:

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BUNGAN LANE – MULTI STOREY CARPARK
Title: RAMP DETAILS PLAN & SECTION
Drg. No. 2020.A.017
Size A1
Rev 1

MULTI STOREY CAR PARK,
Bungan Lane, Mona Vale
for
Pittwater Council

Building Schedule and Architectural Details

Revision	Date	Approved by
A – Tender	21.6.13	
B- Revised for Tender	4.7.13	
C- Issued for Construction	24.9.13	

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This forms part of the Construction Certificate issued on: 0 5 NOV 2013

MATT SHUTER FOR MSA
ACCREDITATION NO. BPB0309 Signature:

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GOLD COAST
COMPLETE Urban Pty. Ltd.

ABN: 64 100 037 812

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LANDSCAPE
ENGINEERING
MANAGEMENT

MATT SHUTER
+associates

PRINCIPAL CERTIFYING AUTHORITY

PCA: Matt Shuter ☐ Paul O'Shannassy ☐

ADDRESS: Suite 602, 26-30 Spring Street
Bondi Junction NSW 2022

PHONE: (02) 9387 4441

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