

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159

Mr G Facer
Facer Holdings
25 Hill Street
WARRIEWOOD NSW 2102

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: Lot 4, 51-55 Bassett Street Mona Vale
Plan Numbers Approved: 0546-01A dated June 2005; ML1 dated June 2005 & Survey Plan unnumbered & undated

Information attached to this decision:



A Fire Safety Schedule



The Conditions of the Certificate

Construction Certificate No: 0815CC1
Date of this Decision and Certificate: 1st July 2005

Certifying Authority: John J Briggs Associates Pty Ltd

Signature:

Name of accredited Certifier:


John Briggs

Accreditation Body: Dept Infrastructure, Planning & Natural Resources
Accreditation No: 3825

Proposal: Fitout of Unit as a Micro-Brewery

Development Consent No: NO157/05

Date of Determination: 18/5/2005

Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

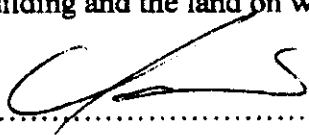
SCHEDULE OF PROPOSED ESSENTIAL FIRE SAFETY MEASURES

PROPERTY ADDRESS: *Lot 4, 51-55 Bassett Street, Mona Vale*

Item	Measure	Yes/No	Reference
1.	Access panels, doors and hoppers to fire resisting shafts	No	BCA Clause C3.13 (BCA 05)
2.	Automatic fail safe devices	No	Manufacturer's Specification
3.	Automatic fire detection and alarm system	No	BCA Clause E2.2a (BCA 05), AS1670.1-2004
4.	Automatic fire suppression system (sprinkler system)	No	BCA Clause E1.5 (BCA 05), AS2118.1-1999
5.	Emergency lighting	Yes	BCA Clauses E4.2 & E4.4 (BCA 05), AS/NZS2293.1-1998
6.	Emergency lifts	No	BCA Clause E3.4 (BCA 05), AS1735.2-2001
7.	Emergency warning and intercommunication system	No	BCA Clause E4.9, (BCA 05), AS2220 Parts 1 and 2 – 1989
8.	Exit signs	Yes	BCA Clauses E4.5, E4.6 & E4.8 (BCA 05), AS/NZS2293.1-1998
9.	Fire control Centres and rooms	No	BCA Clause E1.8 (BCA 05),
10.	Fire dampers	No	AS/NZS1668.1-1998
11.	Fire doors	No	BCA Spec C3.4 (BCA 05), AS/NZS1905.1-1997
12.	Fire hydrant system	No	BCA Clause E1.3 (BCA 05), AS2419.1-1994
13.	Fire seals protecting openings in fire resisting components of the building	No	BCA Clause C3.15 (BCA 05), Manufacturer's Specification
14.	Fire shutters	No	BCA Spec C3.4 (BCA 05), AS1905.2-1989
15.	Fire windows	No	BCA Spec C3.4, (BCA 05),
16.	Fire hose reel system	No	BCA Clause E1.4 (BCA 05), AS2441-1988
17.	Lightweight construction (fire rated)	No	Manufacturer's Specification
18.	Mechanical air handling systems	No	AS/NZS1668.1-1998
19.	Paths of travel, stairways, passageways or ramps	Yes	BCA Section D, (BCA 05)
20.	Perimeter vehicle access for emergency vehicles	No	BCA Clause C2.4, (BCA 05)
21.	Portable fire extinguishers	Yes	BCA Clause E1.6 (BCA 05), AS2444-2001
22.	Pressurisation system	No	AS/NZS1668.1-1998
23.	Required (automatic) exit doors	No	BCA Clause D2.19 (BCA 04), AS1670.1-2004
24.	Safety curtains in proscenium openings	No	BCA NSW Clause H101.10, (BCA 04),
25.	Sliding fire doors	No	BCA Clause C3.6, (BCA 05),
26.	Smoke and heat vents	No	BCA Spec E2.2c (BCA 05), AS2665-2001
27.	Smoke control system	No	BCA Spec E2.2a & Spec E2.2b (BCA 05) AS/NZS1668.1-1998
28.	Smoke dampers	No	AS/NZS1668.1-1998
29.	Smoke detectors and heat detectors	No	BCA Clause E2.2a, (BCA 05),
30.	Smoke doors	No	BCA Spec C3.4, (BCA 05),
31.	Solid core doors	No	BCA Clause C3.11, (BCA 05),

ITEM NO.	MEASURE	YES/NO	REFERENCE
32.	Standby power system	No	BCA Spec G3.8 - Clause 6, (BCA 05),
33.	Wall wetting sprinkler and drencher system	No	AS2118.1-1999
34.	Warning and operational signs	No	BCA Clause D2.23 (BCA 05), EP&A Reg. 2000 Clause 183
35.	OTHERS (specify)	No	-

This is an accurate statement of all essential fire safety measures proposed to be implemented in the whole building and the land on which it is situated.

SIGNED.....  Name..... GREG FALSER
(OWNER/AGENT) Date..... 14-6-05

SCHEDULE OF CURRENT ESSENTIAL FIRE SAFETY MEASURES
(for the whole building and the land on which it is situated)

PROPERTY ADDRESS: *Lot 4, 51-55 Bassett Street, Mona Vale*

Sl. No.	Measure	Yes/No	Remarks
1.	Access panels, doors and hoppers to fire resisting shafts	No	
2.	Automatic fail safe devices	No	
3.	Automatic fire detection and alarm system	No	
4.	Automatic fire suppression system (sprinkler system)	No	
5.	Emergency lighting	No	
6.	Emergency lifts	No	
7.	Emergency warning and intercommunication system	No	
8.	Exit signs	No	
9.	Fire control centres and rooms	No	
10.	Fire dampers	No	
11.	Fire doors	No	
12.	Fire hydrant system	No	(Not within Lot 4)
13.	Fire seals protecting openings in fire resisting components of the building	No	
14.	Fire shutters	No	
15.	Fire windows	No	
16.	Fire hose reel system	No	(Not within Lot 4)
17.	Lightweight construction	No	
18.	Mechanical air handling systems	No	
19.	Paths of travel, stairways, passageways or ramps	Yes	BCA 2005, Section D
20.	Perimeter vehicle access for emergency vehicles	No	
21.	Portable fire extinguishers	No	
22.	Pressurisation system	No	
23.	Required (automatic) exit doors	No	
24.	Safety curtains in protrusion openings	No	
25.	Sliding fire doors	No	
26.	Smoke and heat vents	No	
27.	Smoke control system	No	
28.	Smoke dampers	No	
29.	Smoke detectors and heat detectors	No	
30.	Smoke doors	No	
31.	Solid core doors	No	
32.	Standby power system	No	
33.	Wall wetting sprinkler and drencher system	No	
34.	Warning and operational signs	No	
35.	OTHERS (specify)	No	

This is an accurate statement of all essential fire safety measures implemented in the whole building and the land on which it is situated.

SIGNED.....

(OWNER/AGENT)

Name GREG FALCH

Date 2/6/05



GROUND FLOOR & CAR SPACES

**APPLICATION FOR DEVELOPMENT CONSENT
FOR PROPOSED USE OF PREMISES (UNIT 4) AS
'BREW ON PREMISES' MICRO BREWERY**

UNIT 4, 51 - 55 BASSETT STREET, MONA VALE

SECOND FLOOR

FIRST FLOOR & CAR SPACES

**JJ BRIGGS
ASSOCIATES**
PO BOX 800 BROOKVALE 2100

Construction Certificate No. 0815CC1 dated 11/7/05
Includes 0546-01A dated June 2005; mui dated June 05 + Survey Plan
Plans to be read in conjunction with Consent NO157/05
dated 18/5/02

NOTES: C.P. denotes Common Property;
Areas are approximate only.

Reduction Ratio 1:500

Lengths are in metres



Application for a construction certificate

John J Briggs Associates P/L
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
jjbasoc@btgpond.com

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

1 Details of the applicant

Mr ☒	Ms ☐	Mrs ☐	Dr ☐	Other ☐
First name Mr. G		Family name Facer, c/- Facer Holdings		
Flat/street no. 25		Street name Hill St		
Suburb or town WARRIEWOOD		State NSW	Postcode 2102	
Daytime telephone 0411 146 627		Fax 9999 6039	Mobile 	
Email the facers @optusnet.com.au				

2 Identify the land

Flat/street no. 51-55		Street name Bassett St	
Suburb or town MONA VALE		Postcode 2103	
Lot no. 19, 20	Section 		
DP/MP's no. 5497	Volume/folio 		

You can find the lot no., section, DP/MP's no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3 Estimated cost of the development

\$ 32000 .00 including GST

4 Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

LAYING OF TILES, PLUMBING, COOKROOMS.

For building work, what is the class of the building under the Building Code of Australia?

2 ?

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no.?

N0157/05

What date was development consent granted?

18/05/05

5 Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐.

1. If you are going to carry out building work:

- ☐ a copy of any compliance certificates on which you rely
☒ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

- ☐ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

- ☒ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5 continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
- a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely

- ☐ evidence of any accredited component, process or design on which you seek to rely
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

- ☒ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, well or swimming pool). These details are to include:
- a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

- ☐ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services

You may also need to pay a long service levy under section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
- ☐ copies of any compliance certificates on which you rely
- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5 continued

3. If you are going to change the use of a building or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☒ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

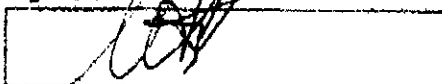
6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Signature



Name

MICHAEL FRONZEK

Date

7 JUNE 05

Signature



Name



Date

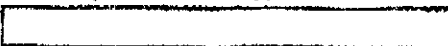


The applicant, or the applicant's agent, must sign the application.

Signature



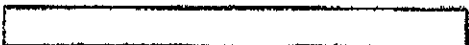
Name, if you are not the applicant



Date

7-6-05

In what capacity are you signing if you are not the applicant?


7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Wall	Code	Floor	Code	Roof	Code	Frame	Code
Brick (double)	☐ 11	Timber	☐ 10	Concrete or steel	☐ 20	Timber	☐ 40
Brick (single)	☐ 12	Concrete or steel	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or stone	☐ 20	Flint cement	☐ 30	Other	☐ 50	Aluminium	☐ 70
Flint cement	☐ 30	Steel	☐ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

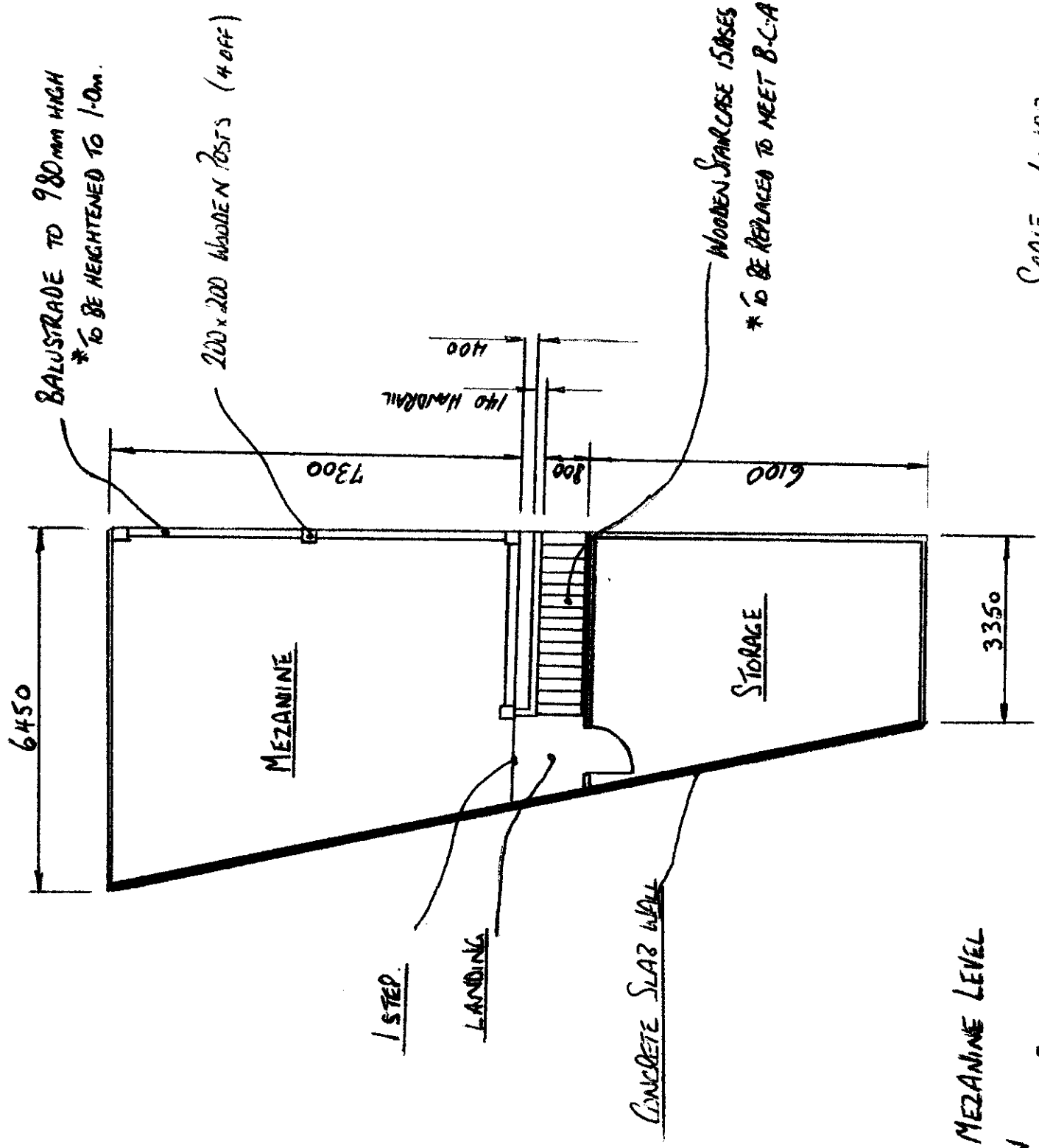
**JJ BRIGGS
ASSOCIATES**

PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with

CONSTRUCTION CERTIFICATE

APPROVAL NO 0815661



FLOOR LAYOUT FOR MEZANINE LEVEL
THE BREWERS' DEN
UNIT 4 51-55 BASSETT ST MONA VALE.

SCALE 1:100

Dwg: m21 June 2005

NOTES

All construction work is to comply with the requirements of the Building Code of Australia

Construction, fit-out and finishing of food handling areas is to comply with:

The Food Safety Standard 3.2.3 (as part of the Food Standards Code), and of the Australian Standard 4674 'Design, Construction and Fit-out of Food Premises'

Access to sanitary facilities via Car Parking Area

Hand Wash Basin to have hot water at least at 40 C, via hands-free mixer tap; liquid soap dispenser wall-mounted; single use hand towel or air dryer, also wall mounted.

JJ BRIGGS

ASSOCIATES

PO BOX 800 BROOKVALE 2100

**FLOOR PLAN
BREWER'S DEN
51 - 55 BASSETT ST
MONA VALE**

Michael Stuart Architects

Pty Ltd

Studio 8,

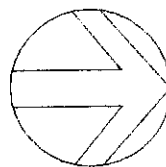
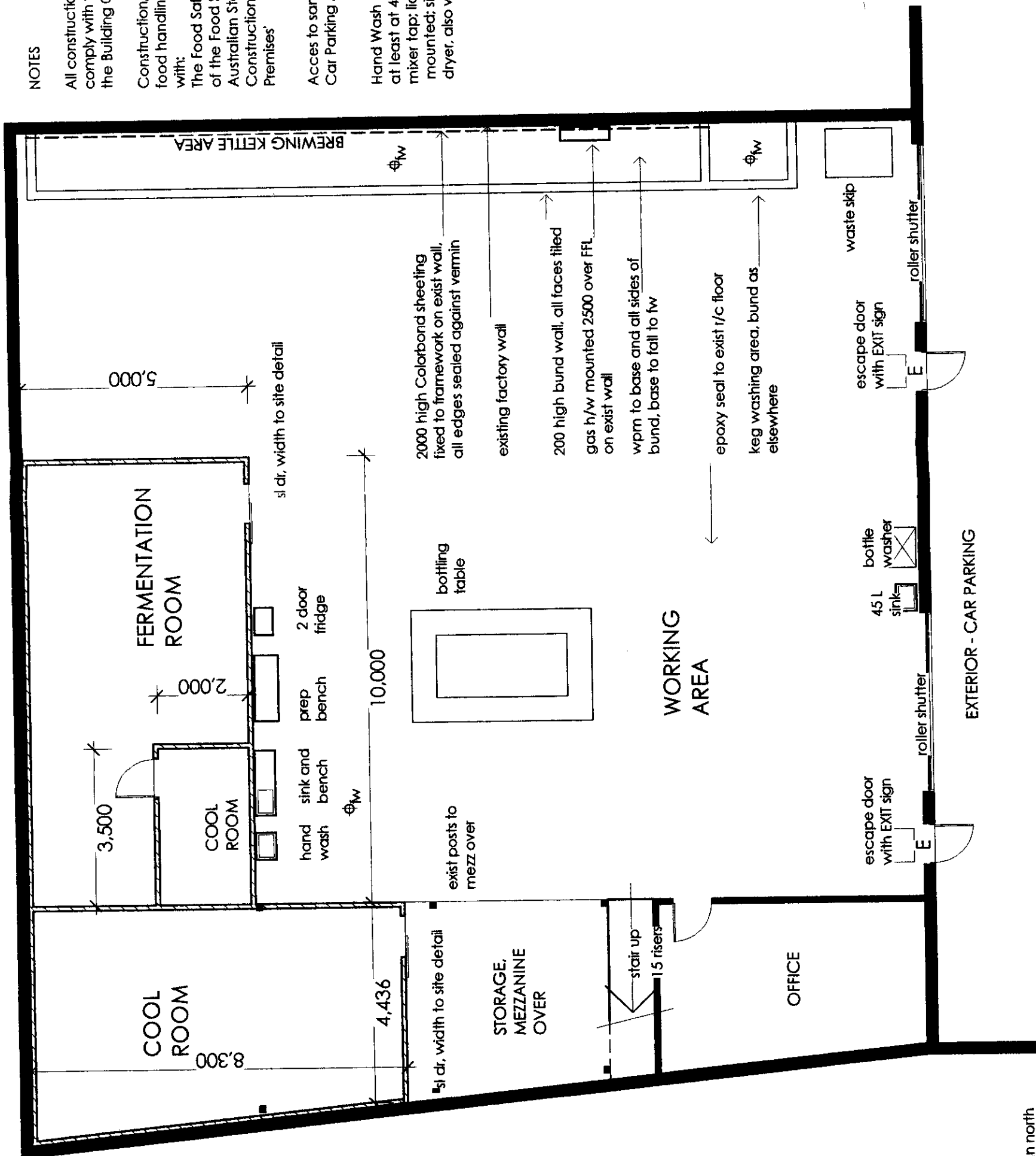
156-158 Parramatta Rd

Camperdown

1:100

June 2005

dwg no 0546 - 01A



plan north

