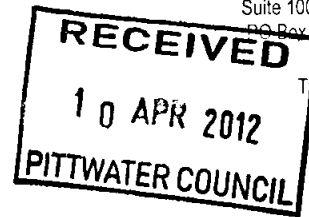


4 April 2012

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Attention: Customer Services

Dear Sir/Madam

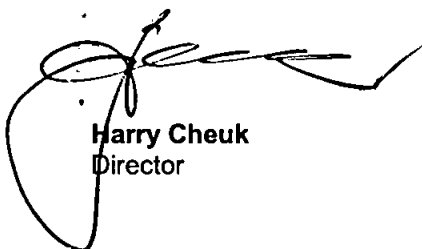
**307 BARRENJOEY ROAD, NEWPORT
INTERNAL SHOP FITOUT FOR "7 ELEVEN"
COMPLYING DEVELOPMENT CERTIFICATE**

Please find enclosed the following documents for the above project:

1. Copy of Occupation Certificate No. CF11265OC01 issued by Advance Building Approvals in accordance with Part 4A of the Environmental Planning and Assessment Act 1979;
2. Copy of Fire Safety Certificate;
3. Copy of Fire Safety Schedule;
4. Cheque for \$36.00 being certificate registration fee;
5. Copy of Mandatory Critical Stage Inspection Report;
6. Copy of other supporting documents and certificates.

Please contact the undersigned for any enquiries.

Yours sincerely,
FOR ADVANCE BUILDING APPROVALS PTY LTD



Harry Cheuk
Director

\$36 REC1320189 10/4/12.

CF11265-LT-040412-Botany Bay-OC-HC

Suite 1004, 370 Pitt Street
Sydney NSW 2000
Tel: 9283 6299 Fax 9283 6252

CDC no: CF11265CD01

This certificate is issued by a certifying authority (a council or a private certifier) and allows the applicant to occupy or use the building or part of the building as set out in the certificate.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ Company

Name of Applicant (company or individual) Checkpoint Name of contact person (if Applicant is a company) Lucas Mills

Flat/Level Street number, street name 29 Nott Street

Suburb or town Port Melbourne State VIC Postcode 3207

Daytime telephone 03 9673 000 Fax 03 9673 0099 Mobile

Email lucasm@check-point.com.au

2. Details of the building

Flat/Level Street number, street name 307 Barrenjoey Road

Suburb or town Newport Postcode NSW 2106

Description of the building work
Internal shop fitout for "7 Eleven" excluding:
- The promo sign located adjacent to the eastern side of the building;
- The works which were marked in red on the approved plans.

Lot no. Section

DP/MPS no. Volume/folio

Development application or complying development certificate no.
CF11265CD01

3. Decision of the certifying authority

Type of certificate issued:
☒ an interim occupation certificate
☐ a final occupation certificate

Date of this decision 4 April 2012

4. Information attached to this decision

- ☒ A schedule of fire safety measures
☒ The fire safety certificate for new/modified essential fire safety measures

5. Occupation certificate

Harry Cheuk (For Advance Building Approvals Pty Ltd)

certifies that:

- ☒ the health and safety of the occupants of the building have been taken into consideration
- ☐ a current development consent has been granted for the development
- ☒ a current complying development certificate has been issued for the development
- ☐ a current construction certificate has been issued with respect to the plans and specifications for the building
- ☒ the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a class **6** building
- ☒ a final fire safety certificate has been issued for the building
- ☐ a report from the Commissioner of Fire Brigades has been considered.

NOTE: In preparation of this Occupation Certificate we have relied upon design, installation and inspection certificates from relevant consultants/contractors, as appropriate.

Occupation certificate no.

CF11265OC01

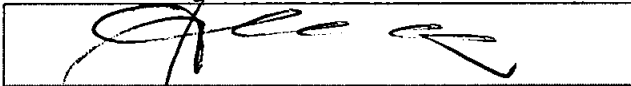
Date of the certificate

4 April 2012

6. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Harry Cheuk (For Advance Building Approvals Pty Ltd)

Flat/Level

Suite 1004, Level 10

Street number, street name

370 Pitt Street

Suburb or town

Sydney

State

NSW

Postcode

2000

Telephone

(02) 9283 6299

Fax

(02) 9283 6252

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0060

Mandatory Critical Stage Inspection Report

Type of Critical Stage Inspection		Please indicate Class of building and circle below the type of CSI carried out for this Report. (Class: 6)		
		Class 1, 10	Class 2, 3, 4	Class 5, 6, 7, 8 & 9
1	After excavation for, and prior to the placement of any footings	✓	X	X
2	After the commencement of the excavation for, and before the placement of the first footing	X	✓	✓
3	Prior to pouring any in-situ reinforced concrete building element	✓	X	X
4	Prior to covering of the framework for any floor, wall, roof or other building element	✓	X	X
5	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)	✓	✓	X
6	Prior to covering any stormwater drainage connections	✓	✓	✓
7	After the barrier to a swimming pool has been erected	✓	✓	✓
8	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	✓	✓	Ⓢ

Site Details

Address:	307 Burrenjoy Rd, Newport
Location of wet areas:	
DA/CQC/CDE No:	CF 11265001

Record of Inspection

Date of Inspection:	21/2/2012	
Inspection by PCA:	Name of PCA:	Harry Cheuk
	Accreditation No:	BPB0060 (Building Professionals Board)
Inspection by other Accredited Certifier:	Name of Accredited Certifier:	
	Accreditation No:	
Has Report by Accredited Certifier been attached? (Yes / No)		
Was work carried out satisfactorily?	(Yes) No	
Notes:		

Missed Inspection

Was Inspection missed due to "unavoidable circumstances"?	(Yes / No)	If yes, what are the unavoidable circumstances?
Principal Contractor	Name:	
	Address:	
	Tel:	
Was the work carried out satisfactorily?	(Yes / No)	
Evidence of compliance received:		
Notes:		

Signature of PCA:

Date:

21/2/2012

Occupation Certificate

Application Form

Date received: 12/12/2012 DA/CD no: CF 11265001

If you want to occupy or use a new building or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation 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 the principal certifying authority you have appointed for the development if you want to occupy or use a new building.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ **Company** ☒

Applicant's name (company or individual)

Name of contact person (if applicant is a company)

Checkpoint

LUKAS 19145

Unit / Level

Street number, street name

29

Nott Street

Suburb or town

State

Postcode

Port Melbourne

Vic

3207

Daytime telephone

Fax

Mobile

03 9673 0000

03 9673 0099

0419 739 330

Email

scottd@check-point.com.au

2. Identify the land

Flat/Level

Street number, street name

307

BARRENDOEN RD

Suburb or town

Postcode

NSW

NEWPORT

2106

Lot no.

Section

DP/MPS no.

Volume/folio

Volume/folio

You can find the lot no., section, DP/MPS 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. Details of the development approvals granted

Is development consent required for the development?

No ☒

Yes ☒

Has development consent been granted after a development application was made?

Yes ☒

What is the development application no.?

What date was development consent granted?

No ☒

Has a complying development certificate been issued?

No ☐

Yes ☒

What is the complying development certificate no.?

What date was the certificate issued?

Has a construction certificate been issued for the building? *A construction certificate is not needed if a complying development certificate has been issued.*

No ☒

Yes ☒

What is the construction certificate no.?

What date was the certificate issued?

4. Identify what you want to do

If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an interim occupation certificate. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a final occupation certificate.

Are you going to occupy or use a new building?

No ☒

Yes ☒

Is the building:

☒ partially completed?

☒ completed?

Are you going to change the use of an existing building?

No ☐

Yes ☒

Do you want to change:

☒ the use of part of the building?

☒ the whole use of the building?

5. Describe the building

If you are applying for an occupation certificate for part of a building, describe the part of the building:

SHOP / SIGNAGE

For what purpose do you propose to use the building or part of the building?

SHOP / SIGNAGE

For a new building:

What is the class of the building under the Building Code of Australia?

6 & 106

This can be found in the development consent or complying development certificate

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

What is the new class of the building under the Building Code of Australia?

This can be found in the development consent or complying development certificate

6. Information to be attached to the application

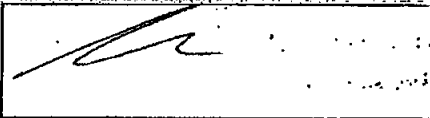
Please indicate the documents you have attached by placing a cross in the appropriate boxes ☐

- ☒ a copy of the development consent or the complying development certificate
- ☒ a copy of the construction certificate, where relevant
- ☒ a copy of the final fire safety certificate, where relevant
- ☒ a copy of the interim fire safety certificate, where relevant
- ☒ any other certificate or document on which you rely, eg a compliance certificate

7. Signature

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

Signature



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

Name, if you are not the applicant:

Louis Miles

Applicant

Date

01/02/12

8. 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.

Fire Safety Certificate

issued under Environmental Planning and Assessment
Regulation 2000

Date received: 1/2/2012

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position. To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate.

1. Details of the building being certified

Name of the owner of the building or part of the building:

First name

Family name (or Name of company)

CONVENIENCE PROPERTIES

Address of the building:

Flat/Level

Street number, street name

307 BARNESLEY ROAD

Suburb or town

Postcode

NEWPORT

2106

Nearest cross street

This certificate is for:

☒ part of the building

☐ the whole of the building

Description of the building or part of the building:

SHOP / SIGNAGE

2. Assessment of fire safety measures

List of each essential fire safety measure specified in the Fire Safety Schedule for the building.

Measure

Standard of performance required by the fire
safety schedule

Date of assessment

Refer to page 3

If you need more space, please attach additional pages.

3. Type of certificate

This is:

- ☐ an interim fire safety certificate
☒ a final fire safety certificate

Date of this certificate

01/02/12

4. Certification

I LUKE MILES of CHECKPOINT

being the owner of the building described above, or the agent of the owner, certify that:

- ☒ each of the essential fire safety measures listed above:
- has been assessed by a properly qualified person, and
 - was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building;
- ☒ the information contained in this statement is true and accurate to the best of my knowledge and belief.

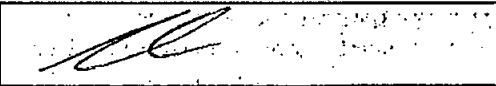
5. Information attached to this certificate

- ☐ The current fire safety schedule for the building

6. Signature

The owner of the building, or the owner's agent, must complete and sign the certificate.

Signature



Name

LUKE MILES

Address

29 NORTH ST
PORT MCDONALD VIC 3207

The capacity in which you are signing if you are not the owner of the building

AGENT

7. Privacy policy

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

Fire Safety Schedule (As listed in Attachment C of the CC/CDC)

The following list of essential fire safety measures are certified in this Fire Safety Certificate.

Item No.	*Date of Assessment	Required New Measures	Typical Standard of Performance
1.	16/11/11	Emergency lighting	BCA Clause E4.2 & 4.4, AS/NZS 2293.1
2.	16/11/11	Exit signs	BCA Clause E4.5, NSW E4.6, E4.7 & E4.8, AS/NZS 2293.1
3.	N/M	Fire seals (protecting openings in fire resisting components of the building)	BCA Clause 3.15, Spec C3.15, AS 1530.4-2005 & AS 4072.1-2005 and installed in acc. with tested prototype and manufacturer's recommendations
4.	09/11/11	Mechanical air handling systems	AS 1668.1 and AS 1668.2
5.	16/11/11	Path of travel (for stairways, passageways & ramps).	BCA Part D
6.	N/M	Portable Fire Extinguishers & fire blankets	AS 2444

* Indicate "Date of Assessment" for items that have been installed or modified, or enter "N/M - Not modified" for items that are not modified as part of the works for this project.

Confirmation of Non-modified Essential Fire Safety Measures

I, the undersigned, confirm that all essential fire safety measures marked as "Not modified" in the above Table are not required to be modified and have not been modified as part of the proposed works completed under the Construction Certificate / Complying Development Certificate Application.

Signature: _____

Full Name: _____

Company Name: _____

Contact Tel. No: _____

Date: _____

INSTALLATION / INSPECTION CERTIFICATE – Emergency Lights and Exit Signs

Site Details	Site address:	307 Barrenjoey Road		
	Building Name:	7 Eleven Newport		
	Description of work:	Emergency Lights and Exit Signs		
Shop Details	Shop no.		Level:	
	Shop Name:			

Certification:

Item No.	Proposed Items of Work or Services Installed, Implemented and/or constructed in the building/development	Enter the intended design standard of performance (eg: BCA E2.2; AS1688.1, or DA Consent Condition No., etc) (Refer to relevant version of Australian Standards and Other standards of performance applicable to this project.)
1.	Emergency lighting	BCA Clause E4.2, E4.4, AS/NZS 2293.1-2005
2.	Exit signs	BCA Clauses E4.5, NSW E4.6 & E4.8, AS/NZS 2293.1-2005,

I, the undersigned, certify that:

- a. The above work / services have been installed in the above building or development in accordance with design documentations and the tested prototypes/systems relevant to their applications complying with relevant BCA requirements and manufacturers' specifications (where appropriate),
- b. These work/services have been inspected, assessed and tested (where appropriate) to perform in accordance with the provisions of the Building Code of Australia, the relevant Australian Standards and other standard of performance as indicated above.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. I am / My company is ~~(delete as appropriate)~~ holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

The following details must be provided in full:

Name:	Michael Abel	Qualification:	Electrical Supervisor
Company Name:	Glns Electrical	ABN No:	49120085261
Company Address:	5-7 Erskine Road Taren Point 2229	Tel:	9525 9100
Signature:		Position Title:	Supervisor
		Date:	16.11.2011

INSTALLATION / INSPECTION CERTIFICATE – Mechanical Services

Site Details:		7ELEVEN – NEWPORT	
Level/Unit/Shop no.	2253	Street no. / Street name:	307 BARRENJOEY ROAD
Suburb:	NEWPORT	State:	NSW
		Postcode:	2106
Description of Work:		Air Conditioning & Mechanical Ventilation	

Certification:

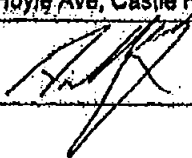
Item No.	Proposed Item of Work or Services installed, implemented and/or constructed in the building/development	Enter the intended design standard of performance (eg: BCA E2.2, AS1668.1, or DA Consent Condition No., etc) (Refer to relevant version of Australian Standards and other standards of performance applicable to this project.)
1.	Mechanical Ventilation (for office, shop or other areas not provided with natural ventilation)	BCA Clauses G2.5, C3.15, E2.2, F4.12, Spec E2.2a & Spec G3.8 and AS 1668

I, the undersigned certify that :

- The above work / services have been installed in the above building or development in accordance with design documentations and the tested prototypes/systems relevant to their applications complying with relevant BCA requirements and manufacturers' specifications (where appropriate),
- These work/services have been inspected, assessed and tested (where appropriate) to perform in accordance with the relevant provisions of the Building Code of Australia, the relevant Australian Standards and other standard of performance as indicated above.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. My company is holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

The following details must be provided in full:

Name:	Anthony Fry	Qualification:	Associate Engineer
Company Name:	ATCAIR PTY LTD	ABN No:	38 141 917 606
Company Address:	7 Hoyle Ave, Castle Hill NSW 2154	Tel:	02 9680 7600
Signature:		Position Title:	Project Manager
		Date:	9 th November 2011



D & N Plumbing Services Pty Ltd

LICENSE # 125981G

PO BOX 1280 CROWS NEST 1585

DARREN :0419 259 117 NATHAN :0414 954 955 FAX :02 9457 9007

ACN 096 574 015 ABN 82 096 574 015

CERTIFICATE OF INSTALLATION COMPLIANCE

(Supporting Document by Installation Contractor for
Preparation of Statutory Compliance Certificate by owner)

BUILDING NAME / OWNER: 7-Eleven / Teralco Constructions Pty Ltd
BUILDING ADDRESS: 307 Barrenjocoy Road Newport NSW 2106

ESSENTIAL SERVICES	STANDARD OF PERFORMANCE	DATE OF COMMISSIONING OR INSPECTION
HOT & COLD WATER INCLUDING HOT WATER SYSTEM	AS/NZS 3500 : 2003	09/11/2011
STORMWATER DRAINAGE	AS/NZS 3500 : 2003	09/11/2011
SEWER DRAINAGE	AS/NZS 3500 : 2003	09/11/2011

'Installation of plumbing works comply with BCA Part J7 and the BASIX certificate'

I, Darren Brownlee of D & N Plumbing Services Pty Ltd certify that the essential service(s) nominated above have been designed, installed and commissioned by this company, and at the date of commissioning /inspection, was found to have been properly implemented and to be capable of performing to the above mentioned standard(s).

The information in this certificate is to the best of my knowledge and belief, true and accurate.

Signed:

Darren Brownlee.

Date: 09/11/2011



D & N Plumbing Services Pty Ltd

LICENSE # 125981C

PO BOX 1280 CROWS NEST 1585
OFFICE NO: 9457 9000 FAX: 02 9457 9007
ACN 096 574 015 ABN 82 096 574 015

23rd November 2011

SITE: 307-311 Barrenjoey Rd, Newport NSW

Tempering Valves were installed to the hot water units at this site as per the Australian Standard AS3500.

Signed:

TERALCO

TERALCO CONSTRUCTIONS PTY LTD

A.C.N. 002 016 711
A.B.N. 33 002 016 711
BUILDERS LICENCE NO. 31262

167 SOUTH CREEK ROAD, DEE WHY 2099
PO BOX 235, DEE WHY 2099

PHONE: (02) 9971 0283
FAX: (02) 9981 2575
teralco@ozemail.com.au

Date:	23rd November 2011
Address:	2253 # 307 Barrenjoey Road, Newport
Project ID:	111341
Client:	7-Eleven

We hereby certify that all joinery was installed in accordance with
DA approved plans provided.

TERALCO CONSTRUCTIONS PTY LTD



Stephen Baselgia
Director

INSTALLATION / INSPECTION CERTIFICATE - Food Premises Construction / Fitout

Site Details	Site address:	307 BARRENJOEY ROAD, NEWPORT		
	Building Name:	7-ELEVEN		
	Description of work:	FIT OUT OF FOOD PREMISES		
Shop Details	Shop no.		Level:	
	Shop Name:			

Certification:

I, the undersigned, certify that:

- The construction and fitout of the following new or alterations to the existing (*delete as appropriate*) food premises at the above development:

Describe proposed work:

has been completed in accordance with the Certified Drawings and Documentations and requirements specified in the Design Certificate for the above works issued by the relevant Design Consultant. The completed works have also been constructed and fitted out in accordance with the approved plans and specifications released under the Construction Certificate for construction and fitout of the subject food premises.

- The premises have been inspected and comply with the following:

- The relevant provisions of the Building Code of Australia relating to:
 - > mechanical ventilation, and
 - > the position of all proposed air intakes and discharge points relative to the amenity of the neighbourhood, and
 - > toilet and other sanitary facilities for patrons and staff;
- AS 4674-2004 Design, Construction and Fitout of Food Premises;
- FSANZ Food Standards Code;
- The Food Act 2003;
- The Food Regulation 2010;
- The minimisation of likely contamination of food and the provision of temperature control as required by the Food Regulations;
- Council's Code for Waste Handling in Buildings;
- All relevant DA Consent Conditions;

- I am an appropriately qualified and competent person practising in the relevant area of food premises construction and fitout, and I have:

- Appropriate current insurance policy (taken up by me or my employer as appropriate) to the satisfaction of the building owner or the principal authorising the installation work being certified; and
- Relevant experience in the area of food premises construction and fitout work being certified.

The following details must be provided in full:

Name:	STEPHEN BASELGIA	Qualification:	BUILDER
Company Name:	TERALCO CONSTRUCTIONS PTY LTD	ABN No:	33 002 016 711
Company Address:	PO BOX 235, DEE WHY NSW 2099	Tel:	02 9971 0283
Signature:		Position Title:	DIRECTOR
		Date:	25/11/2011

TERALCO

TERALCO CONSTRUCTIONS PTY LTD

A.C.N. 002 016 711
A.B.N. 33 002 016 711
BUILDERS LICENCE NO. 31262

167 SOUTH CREEK ROAD, DEE WHY 2099
PO BOX 235, DEE WHY 2099

PHONE: (02) 9971 0283
FAX: (02) 9981 2575
teralco@ozemail.com.au

28th November 2011

Mr David Bennet
Store Planner
7-Eleven Stores Pty Ltd
Private Bag 43
Mt Waverley

I the undersigned certify that all new sinks, cleaners' sinks and basins installed in the developments listed below have been installed, in accordance with design documentation and the relevant provisions of AS 3740.

This covers installation of coved sheet vinyl flooring, tiled splashbacks and waterproof plasterboard etc.

111070	Lindfield	238 – 240 Pacific Highway
111181	Mona Vale	24 Barrenjoey Road
111341	Newport	307 Barrenjoey Road
112008	Parramatta	81 Victoria Road
111618	Berowra	695 – 969 Pacific Highway
112095	Allawah	439 Princes Highway
111680	Pennant Hills	552 – 554 Pennant Hills Rd
111076	Dee Why	940 Pittwater Road
111413	Cronulla	192 – 196 Kingsway
111342	Roseville	2 Boundary Street
110416	Kensington	127 – 135 Anzac Pde
111645	Rozelle	176 – 184 Victoria Road
	Minchinbury	1042 Great Western Highway
111241	Hurstville South	822 King Georges Road
111170	Killara	496 Pacific Highway
110083	Green Valley	187 Wilson Road
110908	Seven Hills	151 Prospect Highway
111946	St Ives	157 Mona Vale Road

Teralco Constructions Pty Ltd



Stephen Baselgia
Director

INSTALLATION / INSPECTION CERTIFICATE -- Electrical works

Site Details	Site address:	307 Barrenjoey Road		
	Building Name:	7 Eleven Newport		
	Description of work:	Electrical Works		
Shop Details	Shop no.		Level:	
	Shop Name:			

Certification:

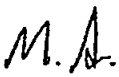
Item No.	Proposed Items of Work or Services to be installed, implemented and/or constructed in the building/development	Enter the intended design standard of performance (eg: BCA E2.2; AS1668.1, or DA Consent Condition No., etc) (Refer to relevant version of Australian Standards and Other standards of performance in the applicable BCA version for this project.)
1.	Electrical installation and wiring	AS/NZS 3000:2007

I, the undersigned, certify that:

- The above work / services have been installed / implemented / constructed / in the above building or development in accordance with:
 - tested prototypes / systems for application complying with relevant BCA requirements and manufacturers' specifications (where appropriate),
 - design documentations as certified in the Design Certificate issued for the above items,
- These work/services have been inspected, assessed and tested (where appropriate) to perform in accordance with:
 - the design criteria and certified drawings as specified in the Design Certificate issued by the relevant Design Consultant for the above items, and/or
 - the provisions of the Building Code of Australia, the relevant Australian Standards and other standard of performance as indicated above.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. I am / My employer is *(delete as appropriate)* holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

The following details must be provided in full:

Name:	Michael Abel	Qualification:	Electrical Supervisor
Company Name:	Ginns Electrical	ABN No:	49120085261
Company Address:	5-7 Erskine Road Taren Point 2229	Tel:	9525 9100
Signature:		Position Title:	Supervisor
		Date:	16.11.2011

INSTALLATION / INSPECTION CERTIFICATE – Energy Efficiency

Site Details	Site address:	307 Barrenjoey Road		
	Building Name:	7 Eleven Newport		
	Description of work:	Energy Efficiency		
Shop Details	Shop no.		Level:	
	Shop Name:			

Certification:

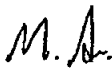
Item No.	Proposed Items of Work or Services Installed, Implemented and/or constructed in the building/development	Enter the intended design standard of performance (eg: BCA E2.2; AS1688.1, or DA Consent Condition No., etc) (Refer to relevant version of Australian Standards and Other standards of performance applicable to this project.)
1.	Energy Efficiency (Artificial lighting and power)	BCA Part J6

I, the undersigned, certify that:

- a. The above work / services have been installed in the above building or development in accordance with design documentations and the relevant provisions of the Building Code of Australia, the relevant Australian Standards and manufacturers' specifications (where appropriate),

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. I am / My company is *(delete as appropriate)* holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

The following details must be provided in full:

Name:	Michael Abel	Qualification:	Electrical Supervisor
Company Name:	Glnns Electrical	ABN No:	49120085261
Company Address:	5-7 Erskine Road Taren Point 2229	Tel:	9525 9100
Signature:		Position Title:	Supervisor
		Date:	25.11.2011



PO Box 3114
Erina NSW 2250
T: (02) 4365 1688
F: (02) 4365 1780
E: info@pcw.net.au
ABN: 90 151 626 475

Teralco Construction Pty Ltd
Attention:- Freda
PO Box 235
DEE WHY NSW 2099

15th November, 2011

PROJECT: 7 ELEVEN - NEWPORT

307 BARRENJOEY RD, NEWPORT

All glazed Windows & Doors fitted by PCW Commercial Windows Pty Ltd for the above project has been installed in accordance with AS1288-2006, AS2047-1999, AS/NZS2208-1996. All Glass installed is in accordance with the requirements of section J2.4 of the Building Code of Australia.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L Spinks', written over a horizontal line.

PCW COMMERCIAL WINDOWS PTY LTD
Leigh Spinks
Director



NSW Food Authority
safer food, clearer choices

FoodNotify

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Food Business Notification

Notification Reference Number: 40757

[New Notification](#) [Edit Notification](#) [Premises](#) [Food Safety Supervisors](#) [Print Confirmation](#)

Proprietor / Company Name: 7-Eleven Stores Pty Ltd

Council: Pittwater Council

Food Business Premises

*** denotes required info**

Trading Name of Business if applicable

7-ELEVEN 2253A-QAMAR PTY LTD

Type of Premises *

Other



Type of Business *

Service Station



Premises Address *

307 Barrenjoey Rd

Suburb / Postcode *

NEWPORT NSW 2106

Premises Contact Details

Surname *

Qamar

First Name *

Asif

Phone Business Hours * Phone After Hours

029979 8381

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E-Mail Address

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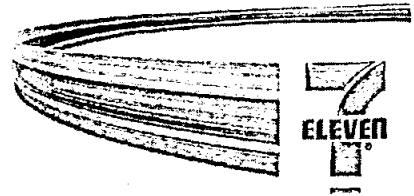
7-Eleven Stores Pty. Ltd.
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March 8, 2012

Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street
Sydney NSW 2000

Dear Sir or Madam,

RE: NSW 7 Elevens Stores

Further to discussions in regards to access for people with disabilities in regards to staff access at the above stores.

The above stores have undergone building works to update the stores under the 7 Eleven brand and fitout requirements.

As part of the works, the retail public areas have undergone a new fitout and the staff areas have new counters and small offices generally off the counter area for staff.

The access to and behind the service counter and the small offices in these areas do not comply in regards to the latchside clearances and door widths and circulation spaces required for access for people with disabilities under the current Building Code of Australia requirements and AS 1428 Part 1 – 2009.

Given the small area behind the counters and general staff area which is typical of most small retail and service station type tenancies, together with the restocking and cleaning duties required, it is inappropriate and unsafe for a wheelchair bound person to carry out the required functions of service to the public in these areas. Furthermore, the inherent operational requirements and risks associated with managing or working in a dangerous goods facility (ie. robbery prevention, fuel spillage management/cleanup etc) result in an environment in which it is unsafe for a wheelchair bound person to work.

Generally under the DDA guidelines, 7 Eleven do have a management plan and policy in that all staff regardless of mobility will be catered for when and if any specific accessibility case presents itself.

For any further information please do not hesitate to contact the undersigned.

Regards,

Terry Lunney

National Construction Manager

New South Wales

Suite 2, Level 4
168 Liverpool Road, Ashfield, NSW 2131 Australia
Telephone (02) 9776 0711
Fax (02) 9716 0766

Queensland

Ground Floor, Smith Tower, John Oxley Centre
539 Coronation Drive, Milton, QLD 4064 Australia
Telephone (07) 3511 7733
Fax (07) 3511 1635

PERFORMANCE CHECK

PERFORMANCE ASSESSMENT

Project Address: 7 Eleven
Various Sites

Client: 7 Eleven Pty Ltd

Date of Assessment: 10 March 2012 **Report No.** PCK 2012-0400

Prepared by: Gavin Casey
Performance Check
29 Nott Street
Port Melbourne, 3207

Scope of the report: To carry out the assessment of an Alternative Solution for existing retail tenancies in accordance with Part A0 of the Building Code of Australia Volume One (BCA) to ensure compliance with the mandatory requirements of the applicable Performance Requirements of the BCA.

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a division of bcg (aust) pty ltd
acn 114 332 017 abn 18 394 329 425

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7 Eleven Stores - Tenancy fitout

1.0 PROJECT PARTICULARS

7 Eleven Pty Ltd (client)

Contact: Shane McGrath

Phone: Business: (03) 9541 0711

Performance Check

Contact: Gavin Casey

Phone: Business: (03) 9673 0000

Facsimile: (03) 9673 0099

Mobile: 0414 913 258

PROJECT ADDRESS

7 Eleven retail tenancies

PROJECT PROPERTY DESCRIPTION

BCA Classification Class 6 retail tenancies on ground floor

Storeys 1

Rise in storeys 1

Floor area Building Footprint – Approximately 200m²

Type of Construction Type C Construction.

Fire safety systems Portable fire extinguishers

Emergency lighting and exit signs

Egress facilities Single exit

2.0 EXECUTIVE SUMMARY

2.1 Scope of Assessment

The scope of the assessment is to evaluate an Alternative Solution for a typical retail tenancy of 7 Eleven stores throughout Australia.

The proposed works include alterations to existing Mobil service stations into a re-branded 7 Eleven retail tenancy. The works vary from refurbishment of complete building to exterior signage and minor internal works.

Generally the works will include a new service counter area.

The buildings are all single storey retail with a small floor areas. They are required to be compliant to Type C Construction. Generally all stores are located on a large site typical of drive through petrol stations and convenience stores

The buildings are compliant to Type C Construction and comply with all the required passive protection.

Egress systems are generally the front entrance and exit door. distance of travel is compliant given the small floor areas.

The fire safety systems within the building include portable fire extinguishers, emergency lighting and exit signs.

The Alternative Solution applicable is the entry door from the retail part of the store of a typical 7 Eleven convenience store to the enclosed service counter which usually encompasses a small service counter and in some cases a small office. The service counter/office area is enclosed for security reasons and the door is a smaller door being not less than 650mm in clear width (in lieu of 750mm).

This performance based assessment will ensure that the Objectives and mandatory Performance Requirements of the BCA are met for the above Alternative Solution.

7 Eleven Stores - Tenancy fitout

2.2 Methodology

The report is set out in accordance with the Fire Safety Engineering Guidelines 2001. A qualitative analysis was carried out to determine acceptance levels of life safety were met for the occupants of the building.

2.3 Findings

It was shown that occupant safety is still maintained to acceptable levels.

2.4 Approved Concept Design

The performance based assessment showed that-

- The building has excellent fire safety systems and the including occupant characteristics of the building.
- Occupants will be awake and generally aware of their surroundings to enable them to notice early intrinsic cues of a fire and respond within safe evacuation times.
- The smaller width of door to the service counter area did not constitute a risk to occupants being exposed to untenable conditions.

2.5 Conditions

The conditions specified in Section 4.1.7.1 apply to the assessment of the Alternative Solutions.

2.6 Limitations of Assessment

This performance based assessment is limited to the scope of the proposed works outlined in the preliminary documentation.

This assessment reviews only the 7 Eleven tenancies and does not review the fire and life safety of any other occupant within the building. These occupants are protected by the Deemed-to-Satisfy Solution of the BCA for their life safety.

7 Eleven Stores - Tenancy fitout

The Alternative Solution is also assessed to the “degree necessary” required by the BCA. The BCA provides for minimum cost effective Building Solutions to meet broader community expectations in regard to life safety and adjoining property protection. This is not an absolute guarantee of zero risk to life safety, fire fighter protection and adjoining property protection.

In many ways the level of risk and compliance is measured to an equivalence to the existing deemed-to-satisfy Building Solution.

In addition, matters such as property protection (other than protection of adjoining property), business interruption, public perception, environmental impacts and broader community issues (such as loss of a major employer, impact on tourism etc.) have not been considered, since they are outside the scope of the BCA.

3.0 FIRE SAFETY ENGINEERING BRIEF (FSEB)

3.1 Scope of Assessment

The scope of the assessment is to evaluate an Alternative Solution for a typical retail tenancy of 7 Eleven stores throughout Australia.

The scope of this performance based assessment is to ensure compliance to the mandatory Performance Requirements of the BCA. The following Table 3.1 outlines the Alternative Solutions applicable to this development that must be assessed against the appropriate Performance Requirements of the BCA.

Table 3.1

Nature of Assessment

Deemed-to-Satisfy Clause:	Performance Requirement	Description
D1.6(f)(iii)	DP4 and DP6	To permit the width of the door to a service counter to a minimum 650mm clear width in lieu of 750mm.

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3.2 Relevant Stakeholders

The relevant stakeholders in the coordination of this assessment are-

Name	Company	Responsibility
Gavin Casey	Performance Check	Performance Assessor
Shane McGrath	7 Eleven	Client
Harry Cheuk	Advance Building Approvals	Building Certifier

3.3 Identify principal building characteristics

Overall Rating of Building Characteristics

The retail tenancies of 7 Eleven stores building is typical single storey Class 6 classification. The building is generally brick veneer construction, metal roof. The building is located on a large site that provides for drive through petrol stations and parking for the convenience store.

The building is setback from all boundaries in that all stores do not require any fire rating to external walls under Type C Construction (all setback 3m or more from the fire-source feature). Note that if external walls are within 3m of the adjoining property boundary (fire-source feature), the external walls are fire rated (masonry) and achieve the required fire resistance level under Specification C1.1.

The store contains main convenience store area, service counter and generally back-of-house areas which include toilet, small office and storage for goods area.

The buildings are generally between 120-350m² in floor area.

Emergency lighting and exit signs are located in the main public areas and the open stair to the first floor.

Overall the building offers excellent active and passive protection and being a small floor area has excellent life safety attributes.

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3.4 Identify dominant occupant characteristics

Overall Rating of Occupant Characteristics

The maximum capacity of retail tenancy is approximately 30 persons. This would include a maximum of two staff.

Occupant characteristics include awake persons aware of their surroundings. The floor area of the store is uncomplicated and thus egress is obvious.

In addition, any possible fire scenario and threat to life from such fire scenario is also obvious

Egress facilities are excellent having a maximum distance of travel to the main entry/exit of less than 30m (DTS requirement for retail tenancies on ground floor with single exit).

Staff within the building will be very familiar with the building as it is their workplace and the fire safety systems and facilities contained within. .

3.5 Assess hazards and preventative and protective measures available

Overall Rating of possible hazards

The high-risk areas are considered to be the back-of-house areas where ignition sources and fuel are combined or where a fire may go unnoticed in the early incubation time.

It is unlikely to be in the main store area or near the exit as such a fire scenario would be notice immediately and evacuation or suppression actions undertaken well before the fire scenario become a egress or life threatening scenario.

As such, the performance based assessment will assess the possible fire hazards to ensure compliant levels of life safety are retained and that the Alternative Solution meets the mandatory Performance Requirements of the BCA.

Generally there is a limited fire hazard in retail tenancies of this sort and this substantiated by statistics.

Human error plays a big factor in the actual fire.

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3.6 Hazard Analysis

3.6.1 Preventative and Protective Measures

Fire Initiation and Development and Control

There is a small back-of-house areas within the stores.

Likely fire sources will be faulty electrical equipment or portable heating units.

Smoke Development and Spread and Control

None.

Fire Spread and Impact and Control

It is assumed that any flaming fire will continue to grow and spread throughout the store without any automatic suppression systems or passive fire separation.

Fire Detection, Warning and Suppression

No detection. Portable fire extinguishers are provided for occupant suppression.

Occupant Evacuation and Control

Occupants will have intrinsic cues via sound, smell or sight. Egress routes very simple.

Excellent early warning intrinsic cues via the openness of the tenancy.

Occupants aware of layout of exit paths and exits. The locations of the exits are indicated by exit signs and the open nature of the tenancy permits ease of travel.

7 Eleven Stores - Tenancy fitout

Fire Service Intervention

A fire station is generally located within 10km radius of the building. Whilst some stores may be outside the 10m radius, Fire brigade intervention is not generally part of this assessment for the applicable Alternative Solution.

The Assessment Method does not require Fire brigade intervention to demonstrate suitability and compliance to the applicable Performance Requirements.

3.6.2 Fire Hazards within the Building

The main fire hazard is regarded to be within the tenancy via a portable heater or faulty electrical equipment.

3.7 Determine Worst Credible Fire Scenario

3.7.1 Design Fire

A qualitative assessment is used for this Alternative Solution due to the nature of the Alternative Solution and non-compliance to the deemed-to-satisfy provisions.

It is generally considered that a fire starting in the building will be noticed at the early stages of development. Due to the safety factors, occupants will have additional time to be aware of a fire emergency, respond accordingly and evacuate if necessary.

3.7.2 Fire growth and smoke spread

For the purposes of this assessment, the fire growth is assumed to be unrestricted and will spread throughout the building. Compliant fire rated construction on the boundary will prevent fire spread to adjoining properties.

3.7.3 Fire service intervention

The intervention by the fire service has not been taken into account for this Alternative Solution. Fire service intervention is regarded as a redundancy measure to the overall assessment.

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3.8 Trial Design

3.8.1 Basis of Assessment

The following methodologies will be used to demonstrate that the Alternative Solution complies with the mandatory Performance Requirement.

1. A qualitative assessment using Expert Judgement and Comparative Analysis.

3.8.2 Assessment Method

Expert Judgement and Comparative Analysis.

3.8.3 Acceptance Criteria

In order to determine whether the results of the analysis of a trial design meet the objectives or performance requirements, acceptance criteria need to be set for the analysis. The criteria need to:

- Be appropriate to the analysis methods used.
- Relate, collectively or individually, to the particular objectives or performance requirements being considered, eg. life safety, property protection, business continuity, etc.
- Be numerical in nature (unless the analysis is qualitative).
- Be realistic, (ie. zero risk is not an appropriate criterion).

For a **comparative evaluation**, the same criteria should be used for both the deemed-to-satisfy (or benchmark) design and the trial design being evaluated and the performance of the trial design should not be less than that of the deemed-to-satisfy design.

For an **absolute evaluation**, the criteria should be sufficiently conservative to take into account any uncertainties in the analysis.

7 Eleven Stores - Tenancy fitout

3.9 Type of Evaluation

An Evaluation Extent 1 (Single Sub Systems) will be used to assess the proposed Alternative Solution qualitatively.

A qualitative assessment will also be used to address particular issues to ensure the intent of both the Deemed-to-Satisfy Provisions and the Performance Requirements are met. A Comparative Analysis will show that the Alternative Solution is equivalent to or better than the Deemed-to-Satisfy Solution.

4.0 ANALYSIS OF ALTERNATIVE SOLUTIONS

4.1 Alternative Solution to BCA Clause D1.6(f)(iii)

To permit the width of the door to a service counter to be not less than 650mm clear width in lieu of 750mm.

4.1.1 Description

The proposed works include alterations to existing Mobil service stations into a re-branded 7 Eleven retail tenancy. The works vary from refurbishment of complete building to exterior signage and minor internal works.

Generally the works will include a new service counter area.

The Alternative Solution applicable is the entry door from the retail part of the store of a typical 7 Eleven convenience store to the enclosed service counter which usually encompasses a small service counter and in some cases a small office.

The service counter/office area is enclosed for security reasons and the door is a smaller door being not less than 650mm in clear width (in lieu of 750mm)

It is the purpose of this assessment to ensure occupant safely evacuate prior to untenable conditions and thus ensure compliance to the mandatory Performance Requirements of the BCA.

7 Eleven Stores - Tenancy fitout

4.1.2 Deemed-to-Satisfy Provisions

Deemed-to-Satisfy Clause

Clause D1.6(f)(iii)

In a required exit or path of travel to an exit-

(f) the unobstructed width of a doorway must not be less than -

(iii) the unobstructed width of each exit provided to comply with (b), (c), (d) or (e) minus 250mm

4.1.2.2 The Guide

For Clause D1.6, The Guide states that-

<i>Intent</i>	
<i>To require exits and paths of travel to an exit to have dimensions to allow all occupants to evacuate within a reasonable time.</i>	

Doorway widths- D1.6(f)

The width of a doorway must be clear of all obstructions. This includes door handles or other attachments or any part of the door leaf and any part of the door frame, including the door stop

4.1.2.3 The Intent of the Deemed-to-Satisfy Provision

The Guide states for Class 6 occupancies is that occupants are generally awake and aware of their surroundings. Thus awareness, response and coping times should be relatively short.

Another key statement in The Guide is that an exit paths must have dimensions that allow all occupants to evacuate within a reasonable time

7 Eleven Stores - Tenancy fitout

The rationale behind this requirement is mainly to allow occupant to evacuate without the danger of exits or paths being blocked or log jammed especially in a larger occupancy building..

In reality, the actual distance travelled and widths for evacuation in small retail tenancies is a minor component of the total evacuation time. Perception of a fire threat, receiving cues, coping, initiation of avoidance activities take up to 80 to 90% of the time taken to evacuate. Therefore in reality, a building through its use, floor area configuration and occupant characteristics, etc may inherently provide safer egress times than in comparison to the prescriptive requirements of the DTS Solution.

4.1.3 Performance Requirements

4.1.3.1 Performance Requirement DP4 and DP6

***DP4** Exits must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to-*

- (a) the travel distance; and*
- (b) the number, mobility and other characteristics of occupants; and*
- (c) the function or use of the building; and*
- (d) the height of the building; and*
- (e) whether the exit is from above or below ground level.*

***DP6** - So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to-*

- (a) the number, mobility and other characteristics of occupants; and*
- (b) The function or use of the building.*

4.1.3.2 The Guide

Performance Requirement DP4 and DP6 is the most applicable Performance Clause. In this particular case the intent of the Performance Requirement is specified in The Guide.

7 Eleven Stores - Tenancy fitout

The Guide states for DP4 the following.

DP4 is the Performance Requirement for the number, dimensions and distribution of exits.

DP4(a) — the travel distance will affect the time taken to evacuate the building. Greater distances will require greater evacuation times.

DP4(b) — the number of occupants can affect the evacuation time. A greater number of people will require a greater evacuation time through a single exit. This time can be reduced by such means as:

- *increasing the number and/or width of the exits, or*
- *reducing the travel distance to the exits by utilising other options for their location.*

DP4(b) — the mobility and other characteristics of occupants will have a direct affect on the evacuation time. Matters to be considered include whether the occupants are likely to have limited mobility or capacity to find their way unassisted, and the type and the extent of that limitation. For example, people may be in beds or have some kind of ambulatory-related disability, or may be asleep or anaesthetised, or may be under the influence of drugs or otherwise confused.

DP4(c) — the function or use of the building will have an effect on the building's fire load.

DP4(d) — the height of the building will affect the distance a person escaping from the building would have to travel. The height therefore has an impact on the evacuation time.

DP6 - Paths of travel to an exit

DP6 is the Performance Requirement for paths of travel to an exit. It is separate from DP4 because the needs for paths of travel are often different from the needs for exits.

Criteria for paths of travel to exits

As set out in DP6, paths of travel to exits must have dimensions appropriate to a number of factors, including:

7 Eleven Stores - Tenancy fitout

DP6(a)—the number of occupants can affect the evacuation time—the greater the number of people the greater the evacuation time required (this time can be reduced by increasing the number and/or width of (exits) and paths of travel to exits);

DP6(a)—the mobility and other characteristics of occupants will have a direct impact on the evacuation time—matters to be considered include whether the occupants are likely to have limited mobility or capacity to find their way unassisted, and the type and the extent of that limitation (for example, people may be in beds or have some kind of ambulatory-related disability, or may be asleep or anaesthetised, or may be under the influence of drugs or otherwise confused); and

DP6(b)—the function or use of the building takes account of any special provisions such as movement of beds in hospitals.

4.1.3.3 The Intent of the Performance Requirement

The key words of DP4 are that “occupants must evacuate safely”. The remainder of the Performance Requirement indicates parameters that should be taken into account in deciding whether occupants evacuate safely. These parameters such as travel distance, time, mobility and characteristics of the occupants will be taken into account in the Performance Assessment.

DP6 is the most applicable R in that it provides the reasoning behind the dimensions applicable to paths of travel. These being

- Number of occupants
- Mobility and characteristics of the occupants
- Any special provisions in regards to use and occupants.

The specific Alternative Solution of reduced door widths involves limited number of occupants (1 or 2 persons), generally mobile and alter without any special needs or provisions for evacuation.

7 Eleven Stores - Tenancy fitout

4.1.4 Qualitative assessment

The report will show that via sound fire engineering principles, that the proposed Alternative Solution will meet the mandatory Performance Requirements of the BCA.

4.1.4.1 Qualitative Analysis using a Comparative Analysis to the Deemed-to-Satisfy Provisions.

It can be reasoned that the Alternative Solution is better than or equal to the prescriptive Deemed-to-Satisfy Requirements of the BCA.

The Deemed-to-satisfy provisions require a clear width of a door to be 750mm. the deemed-to-satisfy provisions also allow that this door can be a door in an exit or in a path of travel to an exit for up to 100 occupants.

Such a door width for 100 occupants would cause a jam and would take some time for these numbers to pass through.

The actual door widths for various 7 Eleven stores varies however is not less than 650mm. The area that such a door serves is a service counter and in some cases includes a small office area. The maximum number of staff in the service counter would be not greater than 2.

Thus the time taken for 2 occupants to pass through the door will not affect the time taken to evacuate the retail tenancy. This is especially in a Comparative Analysis to the deemed-to-satisfy of a 750mm clear width door and the maximum DTS occupancy of 100 persons.

As stated previously, the actual distance travelled and width of egress paths and doors for evacuation can be a minor component of the total evacuation time. Perception of a fire threat, receiving cues, coping, initiation of avoidance activities take up to 80 to 90% of the time taken to evacuate.

Generally it is considered that the building and occupant characteristics provide adequate alarm facilities considering the size, use and number of storeys of the building. Thus improves the likelihood of occupants becoming aware of a fire in a shorter time period.

7 Eleven Stores - Tenancy fitout

Overall, the 700mm clear width door does not affect the egress time of the staff member and thus inherently satisfies the Performance Requirements.

In the overall context of occupant evacuation, this difference is considered only minor when analysing the total evacuation time and the likely time of untenable conditions.

Additional supporting comments

- The floor area is relatively small and uncomplicated. A fire will be noticed at the early stages of development. In this case a fire may be manually extinguished. However in the case the fire grew beyond this point, occupants would commence evacuation.
- A fire in the main public corridor is highly unlikely due to the area being generally sterile to fire load and ignition sources.
- Anthropometric data from Fairweather EAL based on British and American adult male 19-65 years of age and shows that the 95th percentile of the studied population did not exceed a shoulder breadth of 510mm and 515mm respectively. According to the study, the 95th percentile of adult British and American women did both exceed a hip breadth of 435mm and 440mm respectively.

According to Fairweather et al, a 750mm clearance would provide occupants with widths to travel comfortably under various postures. Research conducted by A. Damon indicates that a reasonable design minimum width for public corridors is 530mm, this is adequate for all but the largest 1% of the population.

To allow for arms swinging during travel, an additional 50mm is required for the above figures increasing the design width to 580mm.

Notably the reduced door widths are supported by this report is greater than required by A. Damon's research data.

7 Eleven Stores - Tenancy fitout

4.1.5 Sensitivity Study

The following table ensures that all elements specified in the applicable Performance Requirement (DP4) have been addressed and thus shown to demonstrate compliance. Note that the intent of each element within the Performance Requirement DP4 is clarified in The Guide as specified previously.

Performance Requirement	Performance Requirement element	Compliance
DP4		
Exits must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to-		
DP4(a)	the travel distance	Compliant
DP4(b)	the number, mobility and other characteristics of occupants	The occupant and building characteristics are excellent for life safety and inherently enhance the life and fire safety characteristics of the building. ie. open nature, occupants alert, early cues for fire scenario, low occupancy, etc.
DP4(c)	the function or use of the building	The function and use of the building is generally retail use with customers. The function and use is not considered dangerous in the context to occupants. The actual tenancy is small in floor area, small occupant loading and occupants are awake and it is a working and service environment. All these characteristics provide inherent safety parameters for occupants to evacuate.
DP4(d)	the height of the building	NA.
DP4(e)	whether the exit is from above or below ground level	The exit is on ground floor level. Occupants passing through the main exit doors reach immediate safety.

Performance Assessment

7 Eleven Stores - Tenancy fitout

Perf Rqmt	Performance Requirement element	Compliance
DP6		
So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to-		
DP6(a)	The number, mobility and other characteristics of occupants; and	Limited numbers. Maximum of 1 or 2 person the door width affects. Occupants are awake and alert and aware of their surrounding being their workplace.
DP6(b)	The function or use of the building	The occupant and building characteristics are excellent for life safety and inherently enhance the life and fire safety characteristics of the building. ie. open nature, occupants alert, early cues for fire scenario, low occupancy, etc.

4.1.6 Redundancies

Redundancy and factors of safety are two concepts that should be considered concurrently. Various redundancies may be introduced to the design and/or the analysis in order to achieve high(er) levels of conservatism.

Other areas that have not been analysed yet would also provide a level of redundancy are-

- Manual suppression by occupants.
- The statistical likelihood of a severe fire in a retail tenancy is low.

7 Eleven Stores - Tenancy fitout

4.1.7 Conclusion

From the above assessment it is considered that the door width of not less 650mm to the service counter area/small office area for staff in a typical 7 Eleven retail tenancy would meet the fire and life safety requirements of the applicable and mandatory Performance Requirements and equivalency to the intent of the Deemed-to-Satisfy Provisions of the BCA.

4.1.7.1 Conditions

1. Emergency lighting and exit signs to be installed throughout the building.
2. Exit doors to comply with swing and hardware requirements of the prescriptive provisions of the BCA.
3. 1m wide paths are to be provided throughout egress paths.

5.0 FINAL OUTCOMES

From the Verification Method and Comparative Analysis, it is considered that the occupants of the building are provided with an adequate degree of protection for safe evacuation and safety from fire spread and therefore the proposed Alternative Solution will meet the mandatory Performance Requirements and equivalency to the intent of the Deemed-to-Satisfy Provisions of the BCA subject to the specified conditions.

6.0 MANAGEMENT IN USE

Management are advised of their responsibilities to ensure that the fire engineering analysis contained in this report is not compromised by changes to the use or occupancy of the building including fire safety systems, occupancy numbers and types, fire load characteristics, etc.

7.0 LIMITATIONS

This report and assessment has been based on preliminary documentation and discussions with the design consultants.

This assessment reviews various 7 Eleven retail stores and does not review the fire and life safety of any other occupant within the building. These occupants are protected by the Deemed-to-Satisfy Solution of the BCA for their life safety

The Alternative Solutions are assessed to the "degree necessary" required by the BCA. The BCA provides for minimum cost effective Building Solutions to meet broader community expectations in regard to life safety and adjoining property protection. This is not an absolute guarantee of zero risk to life safety, fire fighter protection and adjoining property protection. In many ways the level of risk and compliance is measured to an equivalence to the existing deemed-to-satisfy Building Solution.

In addition, matters such as property protection (other than protection of adjoining property), business interruption, public perception, environmental impacts and broader community issues (such as loss of a major employer, impact on tourism etc.) have not been considered, since they are outside the scope of the BCA.

The report is based on the building complying with the Deemed-to-Satisfy Provisions of the BCA in all other areas. Non-compliance or other Performance Assessments at a later stage of design may affect the parameters and assessment of this Alternative Solution.

It is recommended that any changes either in the design or construction that may affect the assessment and conclusions of this report would need to be referred to the assessor for confirmation.

8.0. REFERENCES

1. Fire Safety Engineering Guidelines 2001
ABCB Canberra
2. Building Code of Australia 2011
ABCB, Canberra
3. Introduction to Fire Dynamics
Drysdale, London
4. SFPE Handbook of Fire Protection Engineering
2nd Edition SFPE Boston 1995
5. The Guide to the Building Code of Australia 2011
ABCB, Canberra
6. NFPA 101A – Guide on alternative approaches to life safety 1995
7. Fire Engineering Guidelines 1996
FCRC Sydney
8. New Zealand Building Code
Building Industry Association
9. Damon, A. Shoudt, H.W. and McFarland, R.A. The Human Body in Equipment Design. Cambridge, Mass Harvard University Press 1971

Gavin Casey: _____ Date: _____

Director

Performance Check

About the Assessor.

Gavin Casey has completed a Graduate Diploma in Building Fire Safety and Risk Engineering through the Victorian University.

Gavin Casey is a registered Building Surveyor and is suitably qualified in determining Alternative Solutions for Performance Requirements in fire safety in the BCA.