

ITEM NO: 10

SUBJECT: DEVELOPMENT APPLICATION NO. X/65/2008 FOR THE DEMOLITION OF THE EXISTING DWELLING AND OUTBUILDINGS AND THE CONSTRUCTION OF A NEW TWO STOREY DWELLING ON LOT 452 DP 787613, 28 HIGH STREET, GLENBROOK.

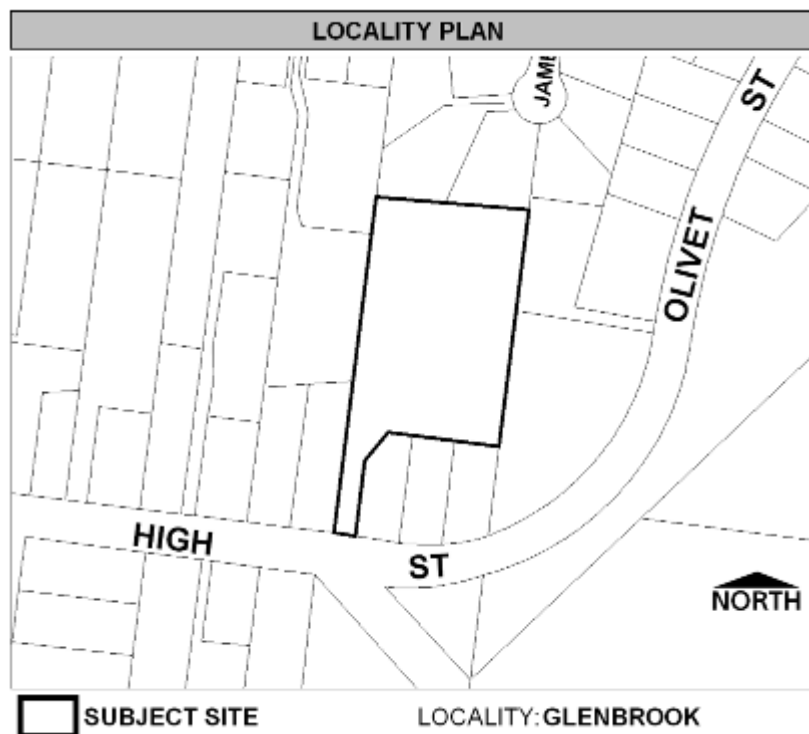
FILE NO: X/65/2008

Recommendation:

That the Development Application No. X/65/2008 for the demolition of the existing dwelling and outbuildings and the construction of a new two storey dwelling on Lot 452 DP 787613, 28 High Street, Glenbrook be determined pursuant to S.80 of the Environmental Planning and Assessment Act 1979 by the granting of consent subject to conditions shown in Attachment 1 to this report.

Report by Group Manager, Environmental and Customer Services:

Reason for report	Application has a value in excess of \$1,000,000.
Applicant	Chateau Constructions (Aust) Ltd
Owner	Mr R S Newland and Ms M Brown
Application lodged	24-January 2008
Property address	28 High Street, Glenbrook



Site description The subject land is located at 28 High Street, Glenbrook and comprises an allotment having a total area of 7519.66m².

Proposal The existing site contains a two storey dwelling, garage, enclosed metal carport/workshop and studio. It is proposed to demolish the existing buildings and construct a two storey dwelling comprising of ground floor with formal lounge and dining rooms, guest room, shower room, library, billiards room, gym, study, family/living room, kitchen, laundry, enclosed swimming pool, shower room, triple garage and store. The first floor will comprise of four bedrooms, gallery, bathroom and water closet. A copy of the plans showing the site area and extent of the development proposed are provided in Attachment 2 to this Report.

Development controls Zones
 Living Bushland Conservation (85.7%)
 Environment Protection – Private (14.3%)

Protected Areas
 Slope Constraint (22.6%)
 Ecological Buffer Area (23.91%)

Notification The application was notified to adjoining property owners on 5 February 2008 for a period of 14 days.

1 submission was received, not objecting to the proposed development but raising issues in relation to:

- + Potential noise from the operation of the automated gate providing access to the premises;
- + The relative height of the entry gates to the adjoining property.

Assessment Issues

- Statutory considerations
- Development of land designated as a Protected Area – Ecological Buffer Area and Protected Area – Slope Constraint Area.
- Resident submissions

1. Local Environmental Plan 2005

Compliance Table

Clause	Standard	Proposed	Compliance
24	Living-Bushland Conservation zone objectives	The proposal complies with the objectives	Yes
30	Environmental Protection-Private zone objectives	The proposal complies with the objectives. Refer to section 2 below for further information.	Yes
32	Permissibility	In the Living-Bushland Conservation zone both a dwelling house and development ancillary to a dwelling house are permissible with Council consent.	Yes
44	Environmental impact	The proposal will have no adverse impact on significant vegetation communities or, the hydrological aspect of the locality.	Yes
45	Protected Area – Slope Constraint	The asset protection zone for the development is partly located on land designated as Protected Area-Slope Constraint Area. Refer to section 2 below for further information.	Yes
47	Protected Area - Ecological Buffer Area	The asset protection zone for the development is partly located on land designated as Protected Area-Ecological Buffer Area. Refer to section 2 below for further information.	Yes
56	Stormwater management	The proposal includes the provision of rainwater tanks to collect stormwater. Overflow from the tanks will be directed to the creek via a dispersion device positioned to ensure piped flow does not contribute to creek bed erosion.	Yes
60	Character and landscape	The proposed development is consistent with the established character of the streetscape.	Yes

Clause	Standard	Proposed	Compliance
		A front fence and entry gates are proposed at the street frontage entry and will have pillars up to 2 metres in height however they are considered to satisfy the provisions of the Clause..	
Sch. 2	Maximum building height of 8m and maximum eave height of 6.5m	The proposal has a maximum building height of 8m and a maximum eave height of 6.5m.	Yes
Sch. 2	Building setback	The front setback is 9 metres from the rear boundary of the lot in front in the case of a “battle axe” lot.	Yes
Sch. 2	Site coverage	The proposed building site coverage is approximately 566.991m ² . The total site coverage permitted is 400m ² except as conceded by subclauses 3 and 4. The concessions allow increased site cover where the stormwater is managed to have a beneficial effect on quantity and quality flow characteristics. Refer to section 5 for further information	Yes
Sh.2	Width across site	The proposed width across the site is 58.9 percent. The width permitted is 80 per cent.	Yes
78	Bushfire protection	The NSW Rural Fire Service was consulted in relation to the development. Refer to section 4 below for further information.	Yes

2. Environmental Impacts

The application seeks development consent for the demolition of an existing two storey dwelling, enclosed metal carport/workshop and corrugated fibro garage with corrugated roof and for the erection of a two storey dwelling.

The proposed development has been entirely located on those portions of the land not identified as bushland, environment protection or buffer zones and will take place on areas formerly modified by the existing dwelling and improvements located on the site. Adequate bushfire protection measures can be undertaken within the site with minimal impact on the protected areas.

The removal of 10 trees of minor significance within the building platform is required for the proposed development. These trees are located within in the Inner Protection Zone (IPZ) to be established for the protection of the building against bushfire attack. The remainder of the site is populated by open native woodland which will remain untouched under this development proposal. Where the trees are to be removed they can be replaced by indigenous species characteristic of the topography and soil type in more suitable locations.

Various portions of the property are designated as Protected Area – Slope Constraint Area and Protected Area – Ecological Buffer Area. No building works are proposed within these areas. However, the Rural Fire Service (RFS) have recommended that the asset protection zones (APZ's) for the development extend by up to approximately 10m into the slope constraint area at the rear of the site and an outer APZ extend by an average of 12 metres into the ecological buffer area at the front of the building.

These areas are essentially already utilised as asset protection zones and will not require removal of vegetation, other than for maintenance. Furthermore measures to mitigate any potential impacts onto protected and sensitive areas have been identified and addressed within the statement of environmental effects submitted with the application.

The stormwater from the development will be directed to water tanks with a capacity of up to 10.7 kilolitres and will be reintroduced into the internal uses of the residence and to landscaping sustenance. Overflow from the water tanks will be redirected, via controlled flow to the watercourse, through a dispersion device positioned to ensure the piped discharge does not contribute to creek bed erosion.

3. Character and landscape

The considerations for character and landscaping are found under clause 60 of LEP 2005 and are determined as follows:

“(1) Consent shall not be granted to development involving a building unless the consent authority has considered the extent to which the development is consistent with or enhances the established character and streetscape of the surrounding area with regard to:

- (a) the scale and massing of any proposed building;*
- (b) the use of building materials, including colours and finishes;*
- (c) the building form, including roof pitch and proportions of windows, and*
- (d) the location of buildings on an allotment and the relationship of the building to the public street.”*

The proposed dwelling and ancillary structures have been assessed and it is considered that due to the configuration of the site, the setback from the roadway and the presence of protected vegetation in front of the dwelling it is unlikely that the proposal will be in any way visible from the roadway.

It is also noted that the development proposed comprises of a formal design in keeping with several larger homes in the near vicinity and contains proportions, roof pitch and wing shapes in keeping with other development in the locality.

Furthermore, given the presence of extensive mature vegetation on the subject and adjoining properties, the surrounding lot pattern, the size of other dwellings in the immediate locality and the existence of large landscaped setbacks, the proposed development will not be out of character or out of scale with the surrounding area.

“(2) For the purpose of providing an open streetscape appearance for residential development, the following restrictions on solid fences and walls apply:

- (a) *a fence or wall located along the street frontage of a lot and any part of the side fence or wall which is located within the front building setback shall not exceed a height of 1 metre, except where in the opinion of the consent authority:*
- (i) *as a noise attenuation measure and other measures are not available; or*
 - (ii) *along one street frontage in the case only of a lot with frontage to more than one street to adequately screen private open space.*
- (b) *Noise attenuation fences or walls are to be designed to minimise any adverse impact on the character and streetscape of the surrounding area as viewed from a road or Regional Transport Corridor.”*

The proposed front gate and fencing is not a solid front fence or wall due to the proportion of open space compared to solid construction. The structure principally is solid to a height of approximately 750mm with open iron work to a height of 2 metres. The fence also contains substantial pillars as end and intermediate support. The entry tapers away from the front boundary in a splayed fashion from an overall width of 9.525 metres narrowing to the gate entry point of 3 metres. Automated gates are provided at the entry.

The applicant has stated in the submission to the Council that the length of the access handle, the topography and the intervening protected bushland will entirely screen the proposed dwelling from the street. There is limited opportunity to provide any street presence or indication of the property. The gates will serve to define the access to the property. The applicant also contends that the structure is required to provide security to the property in conjunction with boundary fencing and to assist with the prevention of illicit activities in the bushland near the creek area.

It is considered that whilst the entry structure is substantial, that given the scale and proportion within the streetscape it still allows for the objective of providing an open streetscape appearance for residential development.

4. Development on bushfire-prone land

The subject property is designated as bushfire-prone land on the Council's bushfire-prone land maps. Accordingly, the application was referred to the New South Wales Rural Fire Service (RFS) for their comments as required by section 79BA of the Environmental Planning and Assessment Act.

The RFS advised of their conditional support of the proposal subject to a number of conditions, including bush fire resistant construction and the provision of Asset Protection Zones (APZ's) for the dwelling on the property. The APZ's can be provided entirely within the property and without affecting the integrity of the environmentally constrained and protected areas.

The creation of the Asset Protection Zone will require the removal of a 10 trees within the inner protection area outside the Protected Areas. This level of vegetation removal/retention will provide adequate canopy separation and fuel reduction while not adversely impacting on the ecological values in a significant way.

5. Site coverage

Site coverage is limited pursuant to the provisions of Schedule 2 of Local Environment Plan 2005. The relevant provisions affecting site cover for the subject site are as follows:

- “(2) For any allotment having an area of 1,000 square meters or greater, the maximum site cover for buildings and buildings ancillary to the main building (excluding water tanks, unenclosed areas of spaced decking and swimming pools) is:
- (a) 300 square metres; and
 - (b) an additional amount equivalent to 10 per cent of the amount by which the site area exceeds 1000 square metres, but not exceeding 100 square metres.
- (3) Consent may be granted for development that does not comply with the maximum site cover in subclauses (1) and (2), but only where development includes measures designed by a suitably qualified person to improve stormwater management, such as infiltration measures and detention systems that demonstrate that the development has a beneficial effect on stormwater quality, quantity flow characteristics.
- (4) The minimum area to be retained as soft, pervious or landscaped areas (excluding hard surfaces except for water tanks, unenclosed areas of spaced decking and swimming pools) is 60 percent of the total allotment area.”

The applicant has submitted an objection pursuant to State Environmental Planning Policy No 1 in regard to the limitation of subclause (2) in respect of site cover. This objection is considered unnecessary as the provisions of subclause (3) allow for site cover greater than 400m² providing that there are adequate provisions for the management of stormwater and that the total area of soft pervious areas is not less than 60 percent.

The development proposes the utilisation of water storage tanks with a capacity of up to 10.7 kilolitres. The stormwater detained in the storage tanks will be reintroduced into the internal uses of the residence and for landscaping sustenance. Overflow from the water tanks will be redirected via controlled flow to the watercourse through a dispersion device positioned to ensure piped flow does not contribute to creek bed erosion.

The pervious areas of the site will remain at 86 per cent and as such, is well in excess of the minimum soft pervious area required.

Another reason to limit site cover would in consideration of the bulk, scale and appearance of the development in the context of its setting and the impact on the environment and amenity of the locality. These issues have been addressed in item 3 – *Character and landscape* and are considered to be in compliance with the relevant heads of consideration.

It is therefore considered that the development proposal complies with both the site cover limitations and the character and landscape requirements and may be approved without the need to be assessed as a SEPP 1 objection.

6. Impacts on adjoining properties

The application was notified to adjoining property owners in accordance with the requirements of Development Control Plan No 35 for a period of 14 days from 5 February 2008. As a result of the notification process one adjoining property owner submitted comments. The issues raised can be summarised as follows:

- + There is potential noise from the operation of the automated gate providing access to the premises;
- + The relative height of the entry gates in respect of the adjoining property

In response to the issues raised it is advised as follows:

- + The proposed vehicular gate has been modified from the original submission to be a dual swing operation similar to, but 50 per cent less powerful than the motors used to operate garage doors. The operation and noise generated from the revised entry gate would be minimal;
- + The design of the gates has been modified to be less intrusive than the original submission commented upon by the adjoining neighbour. The proposed structure is considered to be in keeping with the streetscape and adjoining properties. This matter was discussed in further detail in a preceding section of this report.

Conclusion

The proposed dwelling is to be located entirely on land zoned Residential Bushland Conservation, under Local Environment Plan 2005. The application and supporting documentation demonstrates that the proposed development complies with the relevant objectives of LEP 2005 and is consistent with development in the locality.

The building and the associated stormwater dispersal area will be located to minimise environmental impacts.

It is recommended the development application be approved subject to the conditions shown in Attachment 1.

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Attachment 1 - Conditions of development consent

Confirmation of relevant plans

1. To confirm and clarify the terms of consent, the development shall be carried out in accordance with the plans prepared by Chateau Constructions sheets numbered 1, dated 23 August 2007, 3 & 4, dated 20 August 2007, and 5 & 6, dated 6 March 2008, and the Sediment and Erosion Control Plan and Stormwater Drainage Plan and details prepared by Healey Castle & Associates, Drawing Nos. C01-A & C02-A, dated 11 December 2007 and accompanying supportive documentation, except as otherwise provided or modified by the conditions of this consent.

Period of development consent

2. Physical commencement of construction is required within a two year period from the date of this consent. Should this not occur, the development consent will lapse.

Sydney Water Stamping of plans

3. The approved plans must be submitted to a Sydney Water Quick Check agent or Water Servicing Coordinator to determine whether the development will affect any Sydney Water Asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agent details – see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building Developing and Plumbing then Building and Renovating

or telephone 13 20 92.

A copy of the stamped plans or other documentary evidence from Sydney Water's accredited agent demonstrating that the plans have been stamped by them is to be submitted to the Principal Certifying Authority prior to construction commencing.

Construction certificate (building)

4. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

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| Building Code of Australia | 5. All building work must be carried out in accordance with the provisions of the Building Code of Australia. |
| Home owners warranty insurance | 6. It is the responsibility of property owners to ensure that Home Owners Warranty insurance has been obtained in accordance with the Home Building Act 1989. Prior to any works commencing on the site, a copy of the Home Warranty Insurance Certificate for the property is to be submitted to the Principal Certifying Authority. Information on this insurance scheme can be obtained from the Department of Fair Trading. |
| Builders details | 7. Prior to any works commencing on the site, written advice as to the <ul style="list-style-type: none"> a) builder's details (name, address and licence number); or b) owner / builder permit is required for Council records. |
| Stormwater management design | 8. The stormwater management design is to be certified in accordance with <i>Australian Rainfall and Runoff 1987 (AR&R)</i> , prepared by the Institution of Engineers, Australia, as being capable of managing stormwater flows so that maximum post development flow into the watercourse does not exceed pre development flows for a 1 in 100 year return period. |
| Erosion & sediment controls | 9. To preserve the unique environment of the Blue Mountains and to contain soil and sediment on the property, controls in accordance with Council's <i>Better Living</i> Development Control Plan are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include: <ul style="list-style-type: none"> a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment. b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres. |

Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

Signage

10. To ensure that the site is easily identifiable for deliveries and provides information on the person responsible for the site, a sign displaying the following information is to be erected:
 - + The statement “*Unauthorised access to the site is not permitted*”.
 - + The names of the builder or another person responsible for the site along with an out of hours contact number.
 - + Lot or Street number.

Site management

11. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - a) Site and building works (including the delivery of materials to and from the property) shall be carried out Monday to Friday between 7am-6pm and on Saturdays between 8am-3pm. Alteration to these hours may be possible for safety reasons but only on the approval of Council.
 - b) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - c) Building operations such as brickcutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
 - d) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.

Workers amenities

12. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

- Plans on site** 13. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.
- Stormwater drainage** 14. To control rainwater runoff, roof water shall be connected to a stormwater drainage system conforming with the Stormwater Drainage Plan & Details prepared by Healey Castle and Associates, Drawing No. C02-A dated 11 December 2007
- It is recommended that the drainage system be installed at the same time as the footings/slab. It must, however, be operational as soon as the roof is clad.
- External finishes** 15. To ensure that the development is compatible with the surrounding environment colours and finishes are to be muted bushland tones.
- Any outbuildings or other ancillary structures are to be finished in colours and materials of natural earthy tones and low reflective quality to blend with the surroundings. The driveway is to be finished in dark earth tones.
- Demolition of Buildings generally** 16. The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of the NSW WorkCover Authority;
- Such work is to be carried out in accordance with the Occupational Health & Safety Regulations, 2001, and Australian Standard 2601 – 1991.
- Demolition of Buildings containing asbestos cement** 17. The applicant is to notify Council and adjoining residents, in writing, at least ten (10) working days prior to demolition commencing, of their intention to commence demolition works. In the case of adjoining residents, such notification is to be a clearly written note, on at least note pad size paper, giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately to the rear of the demolition site.
- Disposal of Asbestos** 18. All asbestos material, including asbestos cement, is to be disposed of to an approved waste management facility licensed to receive asbestos.
- Display of signage** 19. The developer will display appropriate asbestos/demolition signage prior to and during

demolition works.

Demolition management

20. The work is to be executed by a competent person, with due regard for safe working practices and in accordance with the requirements of the WorkCover Authority and Australian Standard 2601-1991.

At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:

- a) The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, guys, shoring or any combination of these, shall be added for stability where necessary.
- b) Precautions are taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes. Severe weather changes refer primarily to the localised high winds. In these circumstances loose debris can become airborne, particularly if it is in sheet form.
- c) The site shall be secured at all times against the unauthorised entry of persons or vehicles.
- d) Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed off before any stripping or demolition commences.

Removal of material

21. All demolished material and excess spoil from the site shall be disposed of at a location and in a manner approved of by Council. No material is to be burnt on site.

Asset Protection Zone

22. At the commencement of building works and in perpetuity the property around the asset is to be managed as an Asset Protection Zone as outlined in Section 4.1.3 and Appendix 2 in Planning for Bushfire Protection 2006 as well as the RFS Standards for Asset Protection Zones (available electronically at www.rfs.nsw.gov.au) as follows:

North, West and East Aspects

Manage as an Inner protection Zone from the dwelling to the property boundary.

South Aspect

Manage as an Asset Protection Zone for a distance of 25m from the dwelling including an Inner Protection Area of 15m and an Outer Protection Area of 10m

The Inner Protection Area (IPA) shall comprise the following:

- minimal fine fuel at ground level;
- vegetation that does not provide a continuous path to the building for the transfer of fire;
- shrubs and trees that do not form a continuous canopy;
- vegetation that is cleared into clumps rather than continuous rows;
- species that retain dead material or deposit excessive quantities of ground fuel area to be avoided;
- shrubs and trees are pruned or removed so they do not touch or overhang the building; and
- vegetation is located far away enough from the building so that plants will not ignite the building by direct flame contact or radiant heat emission.

The **Outer Protection Area (OPA)** shall comprise the following:

- vegetation that does not provide a continuous path for the transfer of fire;

AND

- fuel loadings are maintained below 8 tonnes per hectare by mowing, slashing or other approved hazard reduction methods.

NOTE: Total clearance of all vegetation is not acceptable. Vegetation management undertaken to establish the required Asset Protection zone shall be the absolute minimum level of pruning and/or thinning required to comply with PBP guidelines.

This work is to be completed prior to the issue of an Occupation Certificate.

The Asset Protection Zone is to be maintained on a permanent basis.

- Water, electricity and gas** 23. Maintain water, electricity and gas supply to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.
- Static water supply** 24. In recognition of the potentially unreliable reticulated water supply in the locality a 10, 000 litre dedicated water supply tank shall be provided. The tank shall be provided with a minimum 3kW (5hp) petrol or diesel powered pump and associated fittings including a 38mm storz fitting and ball or gate valve.
NOTE: The proposed 107,000 litre rainwater storage tank can be utilised to provide this supply provided it is designed and constructed to provide a minimum 10,000 litres dedicated for bush fire fighting purposes.
- Static Water Supply marker** 25. Obtain a Static Water Supply (SWS) marker from the Blue Mountains NSW Rural Fire Service as part of the District's Static Water Supply Program once the dedicated tank water supply has been installed. The marker once issued is to be:
- fixed in a suitable location so as to be highly visible;
 - positioned adjacent to most appropriate access for the static water supply;
 - fixed facing the roadway on a gatepost, fence or dedicated post, at the right hand side of the entranceway to the Static Water Supply;
 - markers not to be fixed less than 600mm from the ground surface to the base of the sign and not higher than 1200mm from the ground surface to the base of the sign; and
 - should be fixed with suitable screws or nails.
- RFS personnel access** 26. Unrestricted access for fire fighting personnel shall be provided around the property.
- Level of construction** 27. The building shall be of minimum Level 3 Construction in accordance with AS3959-1999 'Construction of Buildings in Bushfire Prone Areas' with the exception that on the east and south aspects shall be that entirely non-combustible materials are utilised (eg. Steel, masonry based building materials) and no exposed timber is permitted.
- Roofing and guttering** 28. Roofing shall be gutterless or have leafless guttering and valleys which are screened to prevent the build up of

flammable material. Screening to be installed in such a manner that permits the removal of fine fuel accumulation within roof gutters and valleys. Any materials used shall have a flammability Index not greater than 5 when tested in accordance with AS1530.2. “Methods for Fire Tests on Building materials, components and Structures – Test for Flammability of Materials.”

Windows and doors

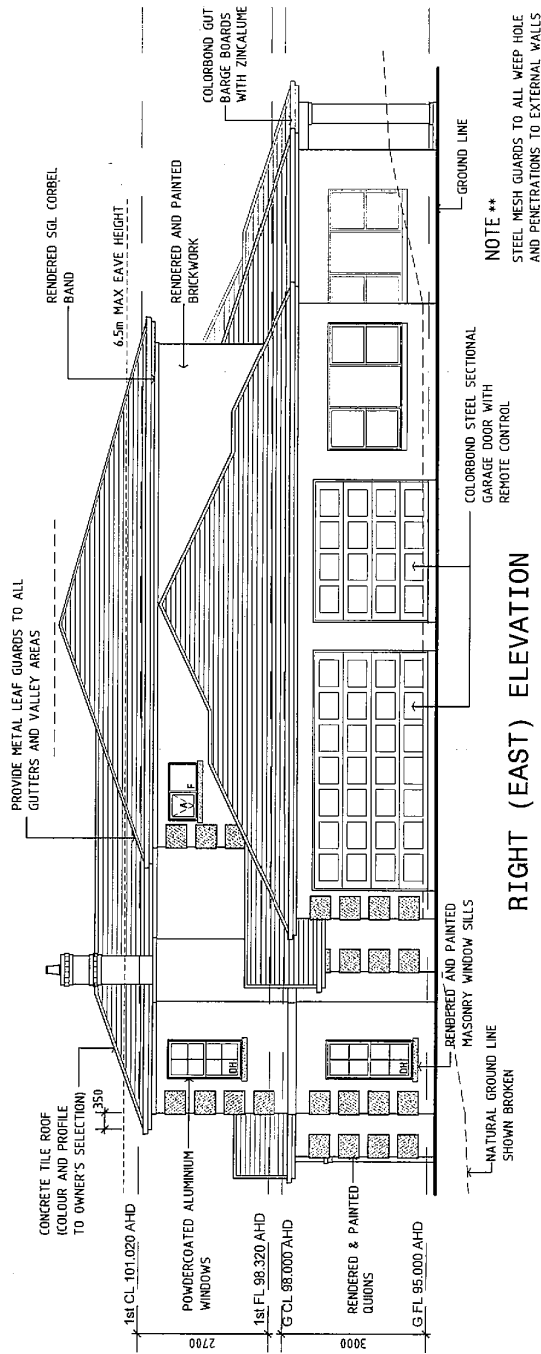
29. All window and door units on the east and south aspects are to have both the framework and glazing (being toughened glass or equivalent) to be entirely enclosed with a non-combustible shutter OR All window units on the south and east aspects to have both the framework and glazing (being fire rated glass) to perform to a radiant heat flux of 40kW/m².
Roller Doors, tilt doors and the like shall be sealed to prevent the entry of embers into the structure.

Landscaping and fencing

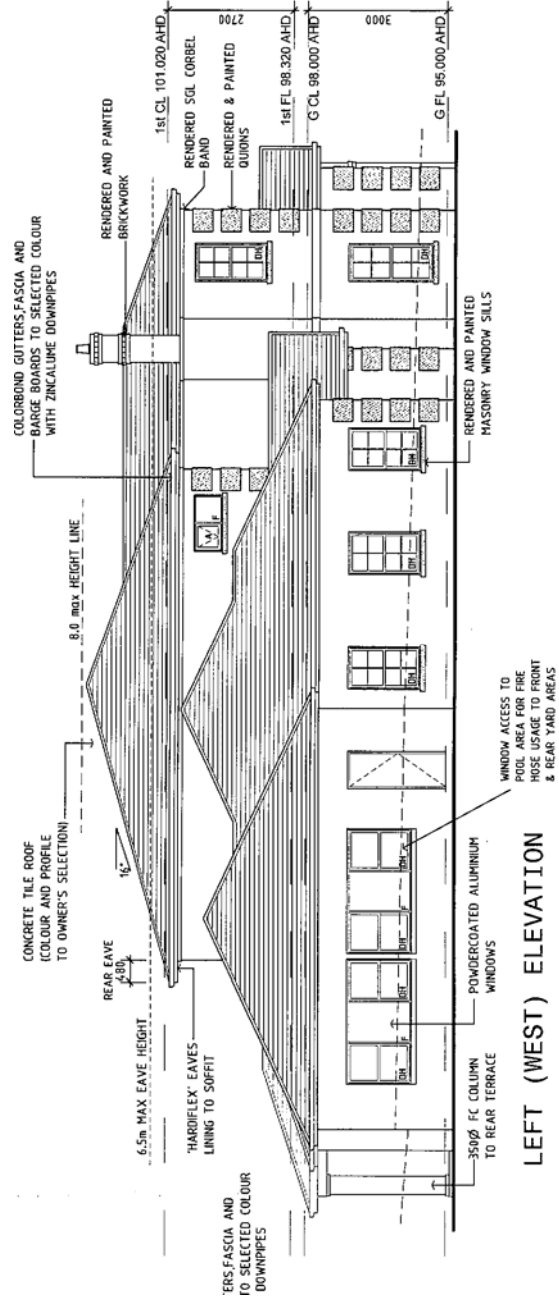
- 30 Any new landscaping to the site is to comply with Appendix 5 in Planning for Bushfire Protection 2006.

Structure and shade material

- 31 Structure and shade material shall be non combustible or have a flammability index of not greater than 5 when tested in accordance with AS1530.2. “Methods for Fire Tests on Building materials, components and Structures – Test for Flammability of Materials.”



RIGHT (EAST) ELEVATION



LEFT (WEST) ELEVATION

