DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063761

PROPOSAL: Secondary Residence, Outbuilding & Extension (Single Dwelling)

LOCATION: 33 International Close, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 25/11/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 25/11/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 25/11/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Extension, Secondary Dwelling, Shed, Shed Extension

Location: 33 International Close, Acton Park

Personal Information Removed

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City of Clarence

exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Uvika Sahni

Current use of site: Residential Lot

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☐

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application

Personal Information Removed

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Planning Application checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.

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- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

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Version: 1, Version Date: 07/09/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
152675	4
EDITION	DATE OF ISSUE
4	19-May-2022

SEARCH DATE : 02-Apr-2026
SEARCH TIME : 02.27 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 4 on Sealed Plan 152675
Derivation : Part of 1200 Acres Located to Anthony Williams & Part of 1000 Acres Located to William Rumney
Prior CTs 149118/67 and 149118/68

SCHEDULE 1

C846302 TRANSFER to ALLANA HELEN JAMES and LUKE DAVID JAMES Registered 28-Apr-2008 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP152675 COVENANTS in Schedule of Easements
SP152675 FENCING PROVISION in Schedule of Easements
SP140647, SP144604 & SPSP149118 COVENANTS in Schedule of Easements
SP140647, SP144604 & SP149118 FENCING PROVISION in Schedule of Easements
SP144604 & SP149118 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
SP140647 SEWERAGE AND/OR DRAINAGE RESTRICTION
E302764 MORTGAGE to National Australia Bank Limited Registered 19-May-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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www.thelist.tas.gov.au
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T.G. & M. CASIMATY

OWNER ~~GREGORY JOHN CASIMATY~~, ~~MICHAEL DOUGLAS JARVIS AND IAN ASHLEY & KATRINA MARIA LAMBERT~~

FOLIO REFERENCE C.T.149118/67 & 68

GRANTEE PART OF LOT 1000 Ac LOCATED TO WILLIAM RUMNEY AND PART OF 1200 Ac LOCATED TO ANTHONY WILLIAMS

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON

ROGERSON & BIRCH SURVEYORS
UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK
PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796

LOCATION

CITY OF CLARENCE

SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER

SP152675

APPROVED 16 JAN 2008
EFFECTIVE FROM

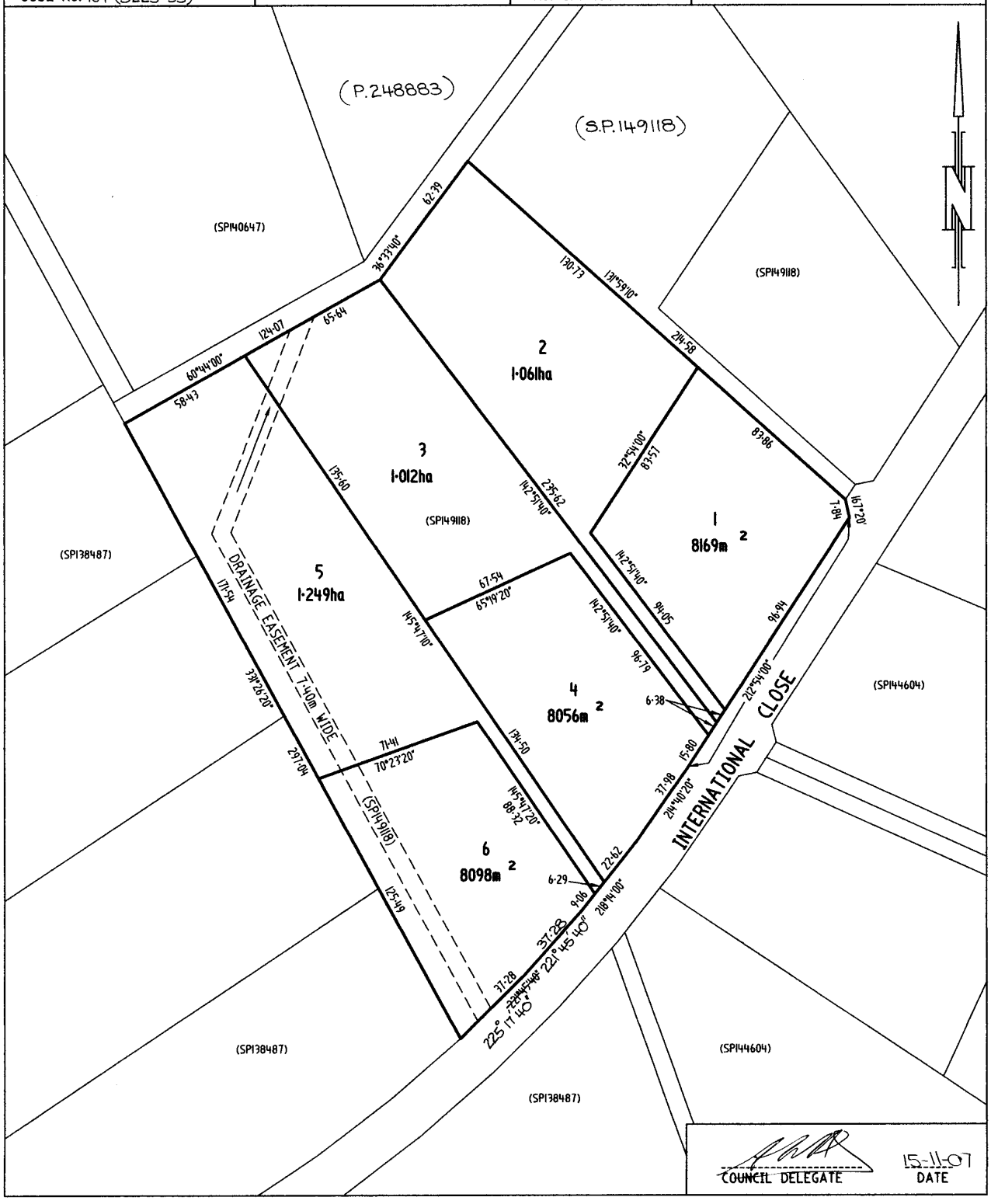
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL (5425-31)
CODE No. 107 (5225-35)

LAST UPI No. FAH02

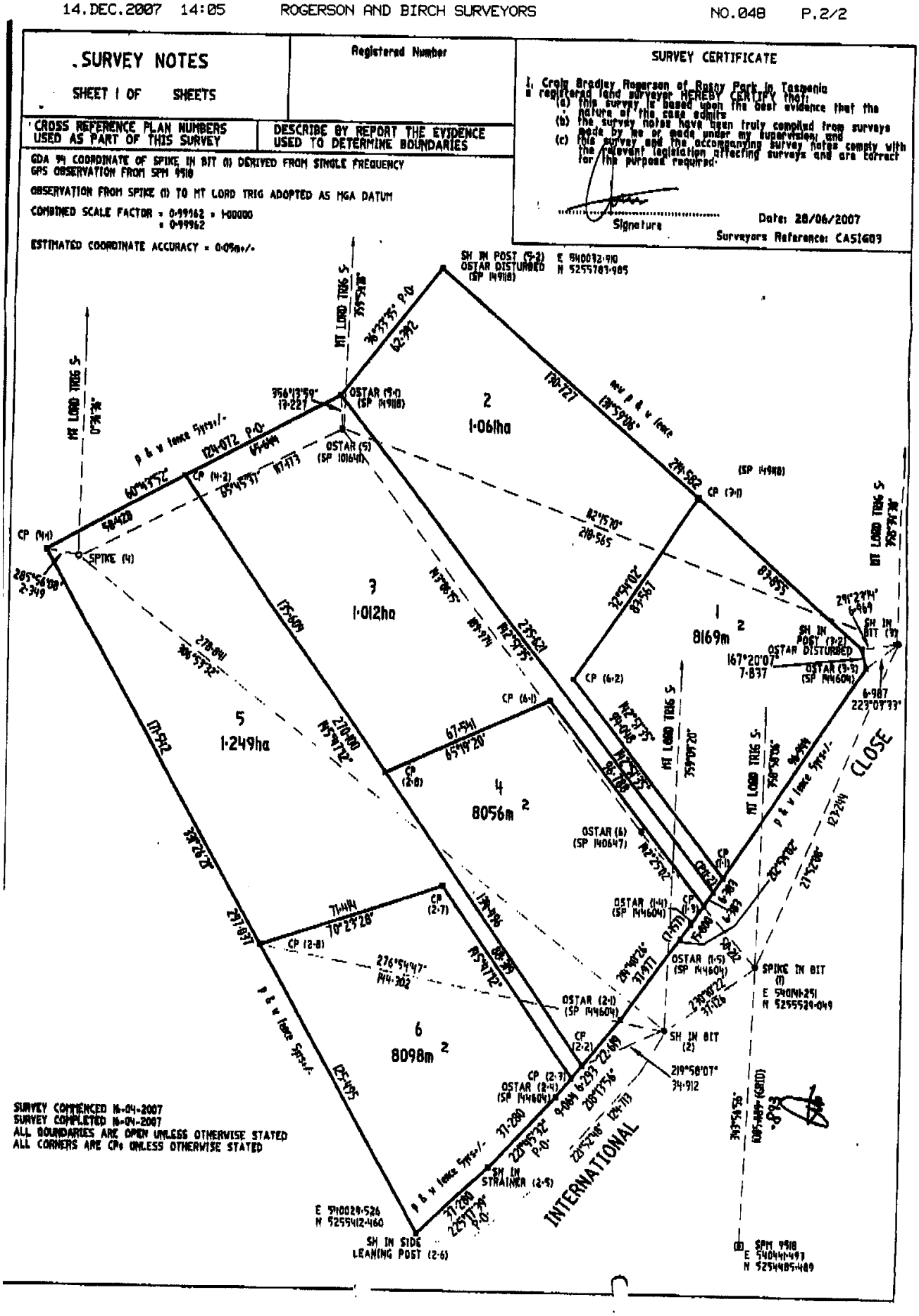
LAST PLAN No. SP.149118

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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14.DEC.2007 14:05 ROGERSON AND BIRCH SURVEYORS NO.048 P.2/2



Document Set ID: 6027929
Version: 1, Version Date: 07/09/2026
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 152675

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 3 is subject to a right of drainage (appurtenant to the Clarence City Council) over the land marked DRAINAGE EASEMENT 7.40 WIDE passing through that lot on the plan

Lot 5 is subject to a right of drainage (appurtenant to the Clarence City Council) over the land marked DRAINAGE EASEMENT 7.40 WIDE passing through that lot on the plan

Lot 6 is subject to a right of drainage (appurtenant to the Clarence City Council) over the land marked DRAINAGE EASEMENT 7.40 WIDE passing through that lot on the plan

Covenants

The owners of the lots on the plan covenant with the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Clarence City Council to observe the following stipulations-

1. Not to construct on such lot any dwelling or building with a minimum floor level below the 3.50 metre Australia Height Datum contour level
2. Not to erect or place on such lot any dwelling, house, building or structure using any exterior building materials that contrast with the rural environment
3. Not to remove any tree or trees from such lot without the prior written consent of the Clarence City Council

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: G J CASIMATY & OTHERS FOLIO REF: 149118/67 & 68 SOLICITOR & REFERENCE: IAN CREESE LAWYERS	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 15-11-07 SD-2007-8 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 152675
SUBDIVIDER: G J CASIMATY & OTHERS FOLIO REFERENCE: 149118/67 & 68	

4. Not to erect or place more than one residential dwelling on such lot
5. Not to further subdivide such lot without the approval of the Clarence City Council
6. Not to erect or place on such lot any wastewater disposal systems unless they be in accordance with "Proposed Residential Subdivision, Acton Road, Seven Mile Beach, Domestic Wastewater Management" by WC CROMER PTY LTD dated June 2001 and to the satisfaction of Clarence Council's Senior Environment Health Officer

The owners of the lots on the plan are affected by covenants created by and set forth in Sealed Plan 140647, Sealed Plan 144604 and Sealed Plan 149118

Fencing provision

In respect to the lots on the plan the subdivider THEODORE GABRIEL CASIMATY & MARIAN CASIMATY ~~(Gregory John Casimaty, Michael Douglas Jarvis, Ian Ashley and Katrina Maria Lambert)~~ shall not be required to fence

~~The owners of the lots on the plan are subject to the fencing provision created by and set forth in Sealed Plan 140647, Sealed Plan 144604 and Sealed Plan 149118~~.

Signed by the said GREGORY JOHN CASIMATY)
in the presence of-)
Witness: .....)
name: Joanne Barwick
address: 3515 South Arm Rd.
occupation: Admin Assistant

Signed by the said MICHAEL DOUGLAS JARVIS)
in the presence of)
Witness: .....)
name: Elizabeth Frankow
address: 413 Horsham Rd OAKDOWNS
occupation: Executive Assistant

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 152675
SUBDIVIDER: G J CASIMATY & OTHERS FOLIO REFERENCE: 149118/67 & 68	

Signed by the said IAN ASHLEY)
in the presence of-)
Witness: .....)
name: Joanne Barwick
address: 3515 South Arm Rd
occupation: Admin Assistant

Signed by the said KATRINA MARIA LAMBERT)
in the presence of-)
Witness: .....)
name: Joanne Barwick
address: 3515 South Arm Rd.
occupation: Admin Assistant.

Signed by the said THEODORE GABRIEL)
CASIMATY and MARIAN CASIMATY)
in the presence of -)
Witness: .....)
name: Guy JOHNSTON
address: 29 SWEETS RD HIGHCROFT.
occupation: CONTRACTOR.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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Soil Test
By: Gandy & Roberts
Date: 8 May 2008

BAL Assessment
Rate: TBA
By:
Date:

Land Survey
By:
Date:

Thermal Assessment
By: Paul Hutchens Energy Rating
Date:

Corrosion Environment
Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: H

Wind Speed
N3 Vh,u = 50m/s

Land Title
Folio No: 4
Volume: 152675

Site Coverage

Land	-	8,056.00m²
Existing House	-	249.48m²
Existing Garage	-	84.00m²
TOTAL (for site coverage)	-	333.48m²
Extension to House	-	86.00m²
Extension to Garage	-	42.00m²
Secondary Dwelling	-	58.80m²
New Shed	-	84.00m²
TOTAL		**270.80m²**
TOTAL (for site coverage)	-	**604.28m²**
Site Coverage	-	7.501%

11.4 Development Standards

P1 Performance Criteria
The site coverage must be consistent with that existing on established properties in the area, having regard to:
(a) the topography of the site;
- This site being flat & size caters for the excess site coverage.
(b) the capacity of the site to absorb runoff;
- Stormwater runoff from extra roofs will go to rainwater tanks. Overflows to onsite absoption or roadway culverts.
(c) the size and shape of the site;
- The size and shape of the site does not affect the proposed development.
(d) the existing buildings and any constraints imposed by existing development;
- The existing buildings do not constrain the proposed development.
(e) the need to remove vegetation; and
- The only vegetain requiring to be removed is field grass/Rye.
(f) the character of development existing on established properties in the area.
The proposed development is similar to surrounding properties:
37 International Close
39 International Close

A. 6.1 Application Requirements

1 - I have looked at the schedule of Easements registered under dealings numbered SP140647, SP144604 & SP149118. 33 International Close (Vol 152675 Fol 4) is not mentioned in these.

2 - The secondary residence will share the following services and facilities with the existing single dwelling:
Power - Will be connected through the existing house meter.
Wastewater - Connect to the existing house septic.
Internet - Wifi through the existing house internet.
Water - Connect to the existing house mains.
Access - Via existing driveway access.
Parking - Between new shed and secondary dwelling for 1 car.

3 - Stormwater see Site plumbing plan.

4 - See site plan for dimensions.

draftone TASMANIA
building design ● drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Allana & Luke James
Job
House/Garage Extension + Ancillary
Job address
33 International Close,
Acton Park
Drawing
Scale: A3
DWG: 1 of 14
Date: 27 October 2026
Job No: 2025-42

Cover

Amendments

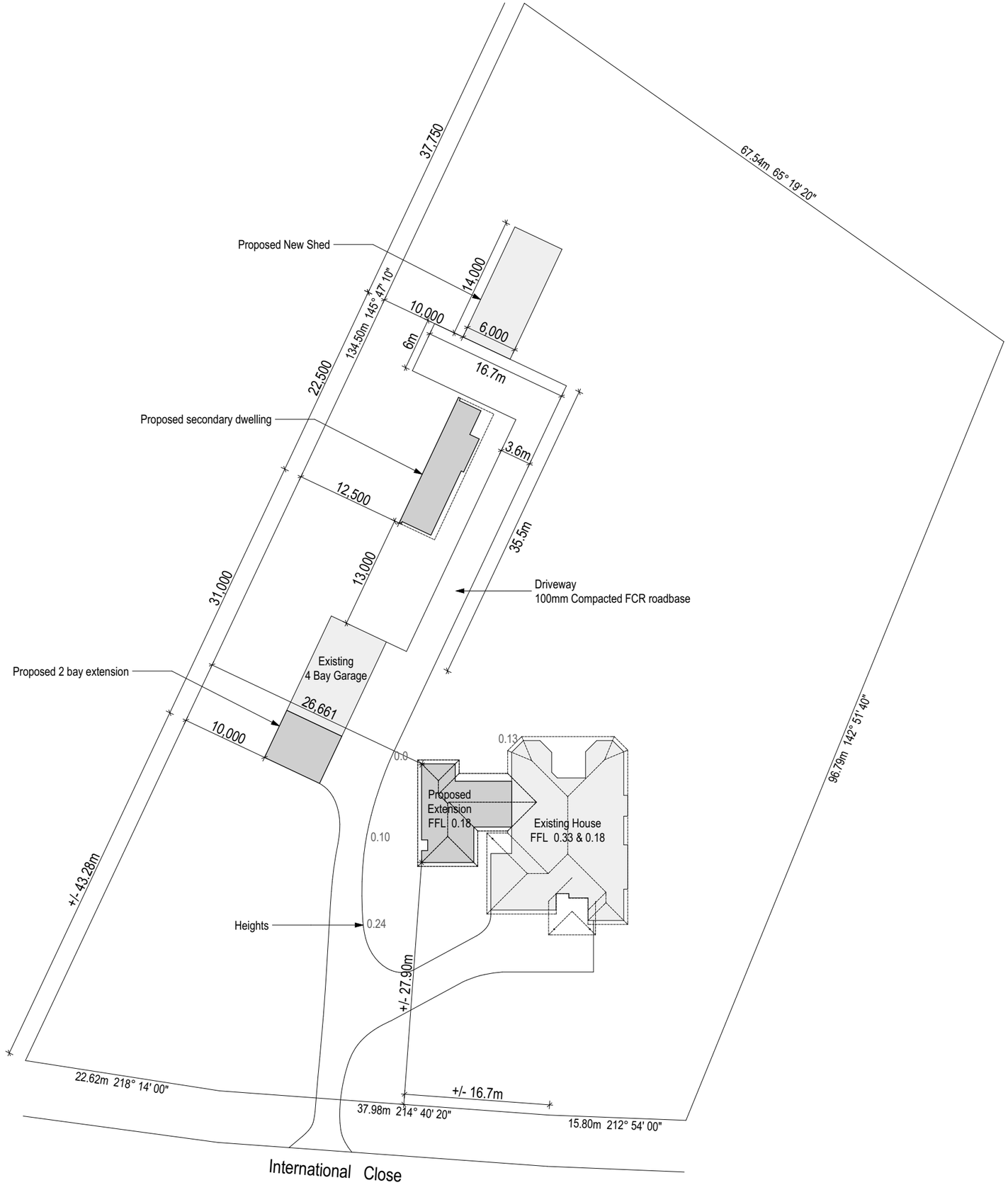
Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index

ID	Layout Name	Rev
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5	Elevations	
6	Roof Plan	
7	Roof Plan Calculations	
8	Window & Door Schedule	
9	Secondary Dwelling Plan	
10	Secondary Elevations	
11	Livable Housing Part 3-4	
12	Livable Housing Part 5-6	
13	Livable Housing Part 6	
14	Livable Housing Part 6	

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draftone TASMANIA
building design drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Allana & Luke James

Job
House/Garage Extension + Ancillary

Job address
33 International Close,
Acton Park

Drawing
Scale: A3 - 1:500
DWG: 2 of 14
Date: 27 October 2026
Job No: 2025-42

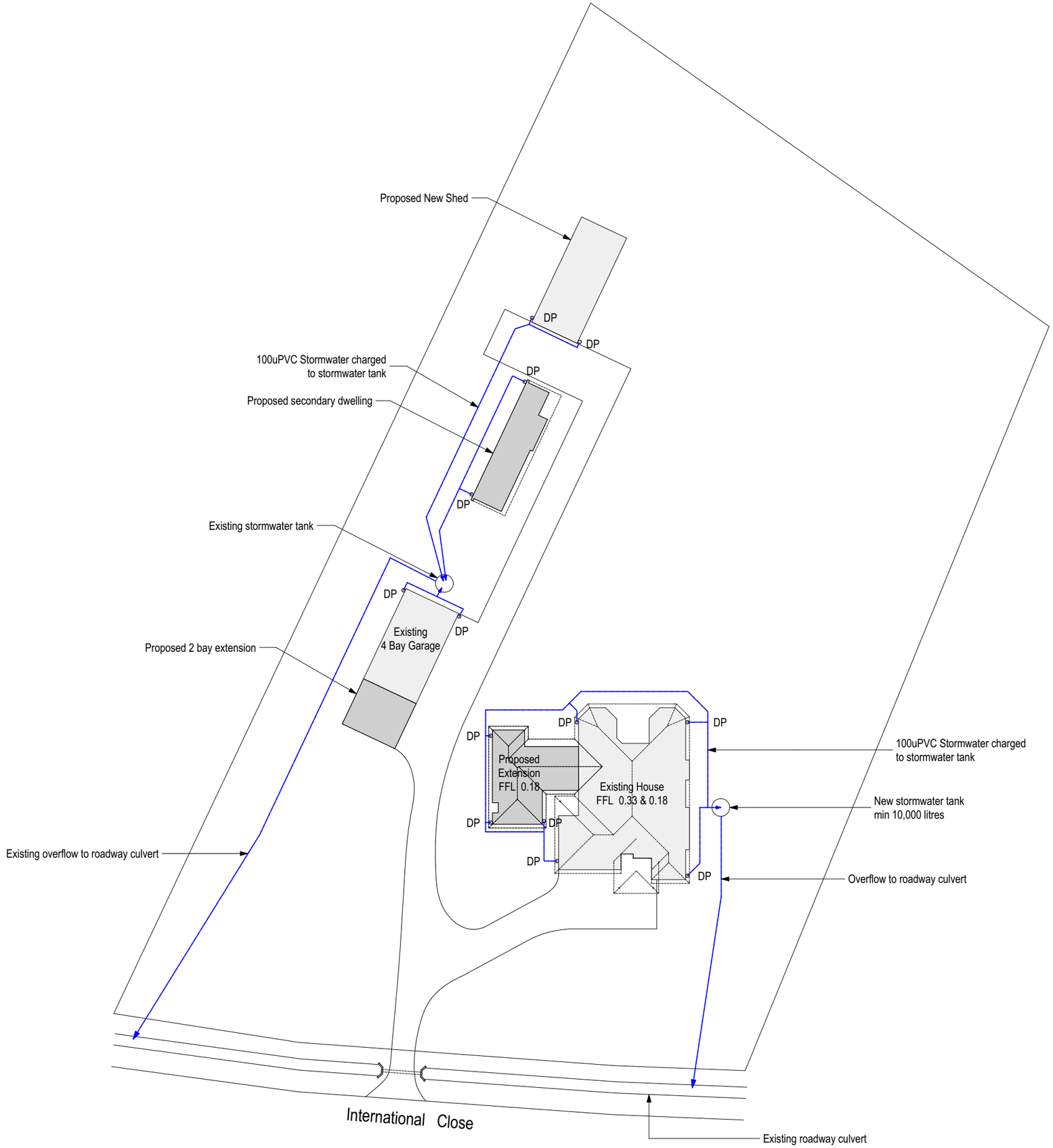
Site Plan

Amendments

Date	By
20-7-2026	CW
25-8-2026	CW
27-10-2026	CW

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Scale: A3 - 1:500
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Site Stormwater Plan

Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

Downpipes
Sewer Line
Stormwater Line
Agg Pipe
450x450 Pit

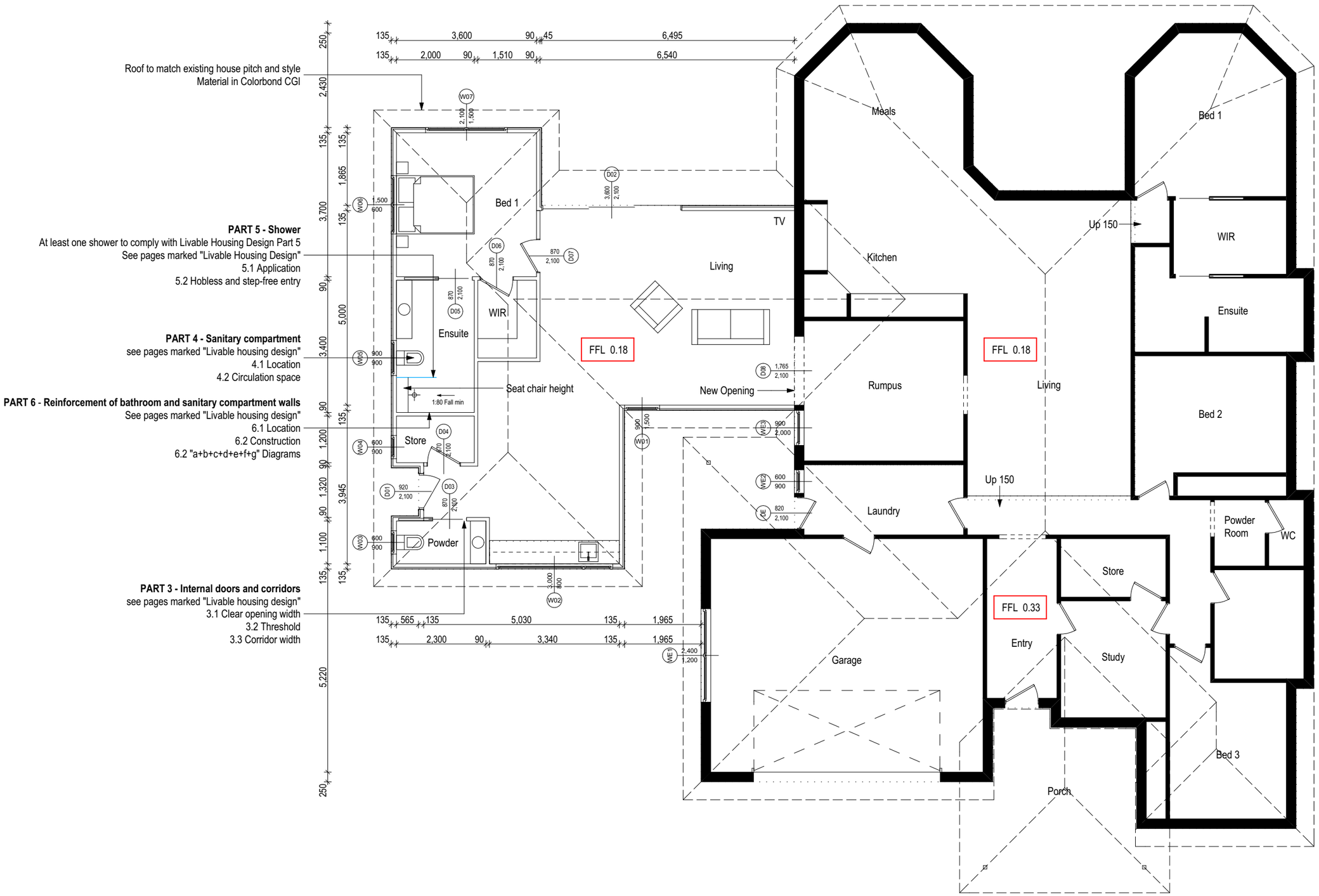
1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

Amendments

Date	By

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Scale: A3 - 1:100
DWG: 4 of 14
Date: 27 October 2026
Job No: 2025-42

Floor Plan

Walls
- Existing Walls
- New Walls
- Walls to be removed

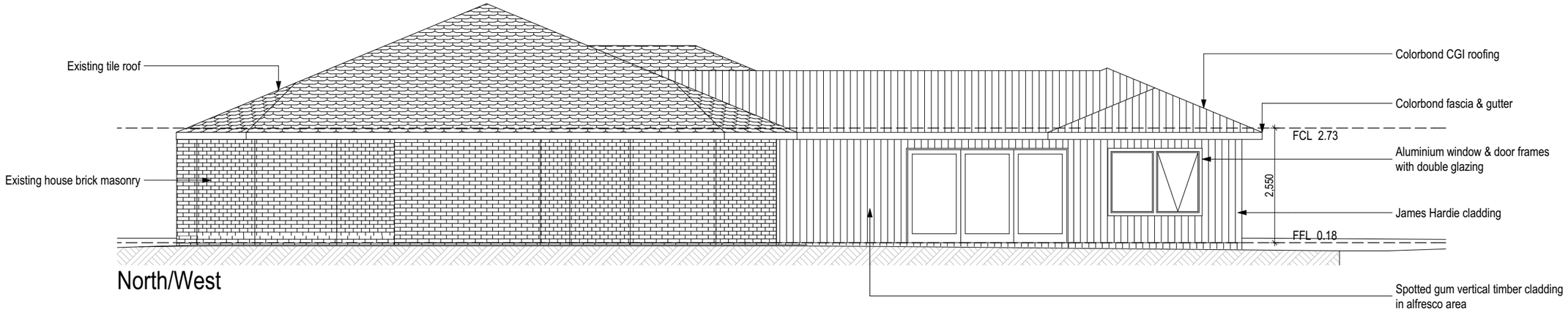
Windows
Width 1,210 / Height 900
W05 Window number

Amendments

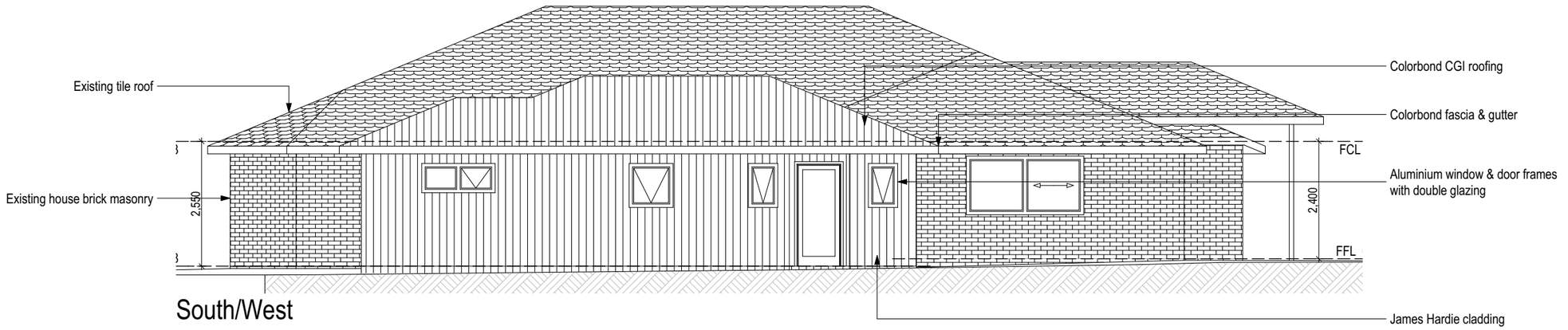
Date	By
20-7-2026	CW
25-8-2026	CW

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

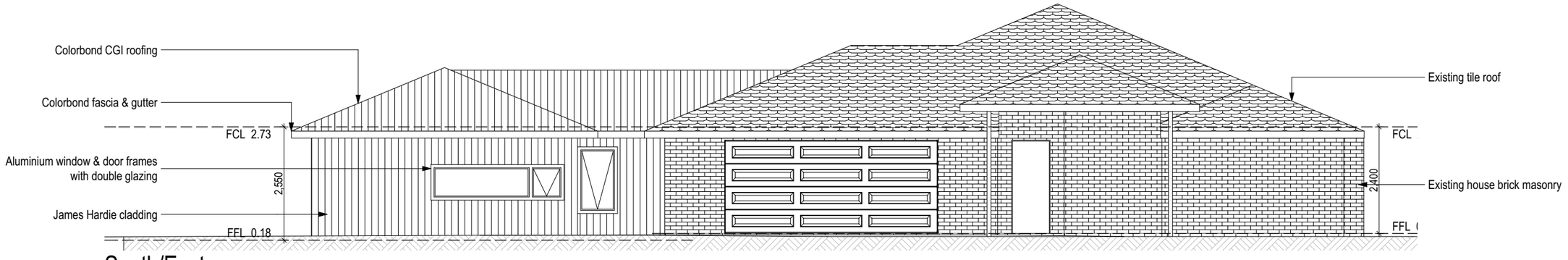
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North/West



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Wall cladding	James Hardie "Oblique"	Private Jet
Wall cladding (Alfresco Area)	Spotted Gum	Natural oil
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Night Sky
Fascia & Gutter	Colorbond	CB Night Sky
Windows & Doors	Aluminium	Black

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
25-8-2026	CW

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

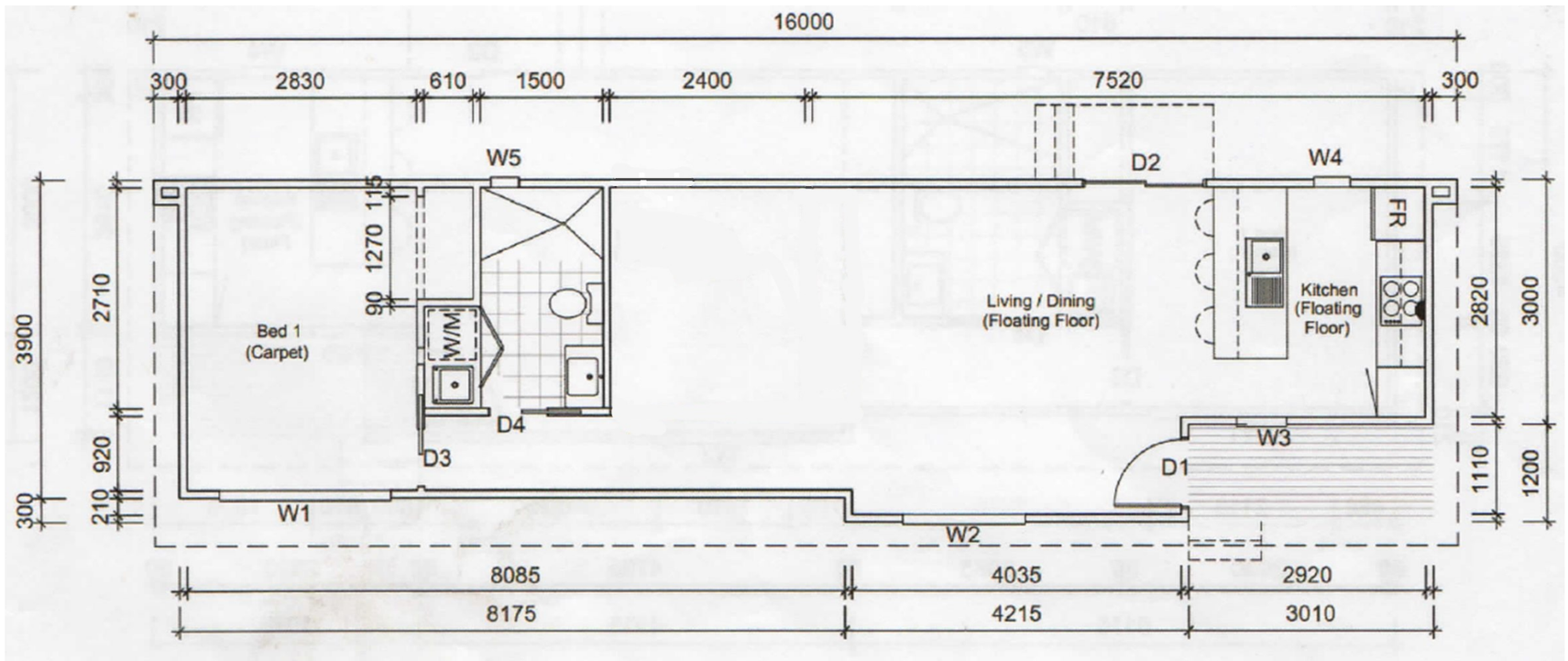
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Elevations

Document Set ID: 6093273
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building design • drafting

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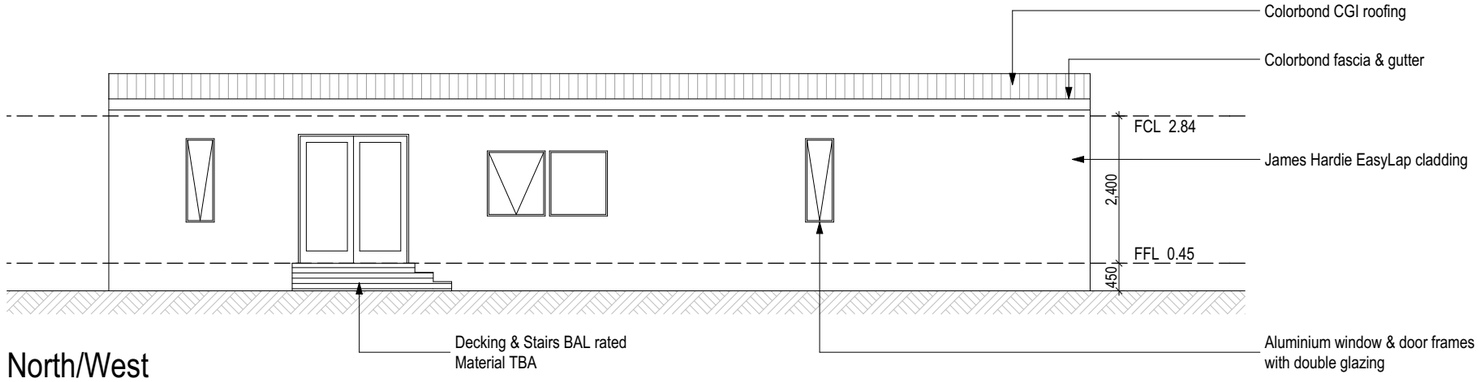
Secondary Dwelling Plan

N

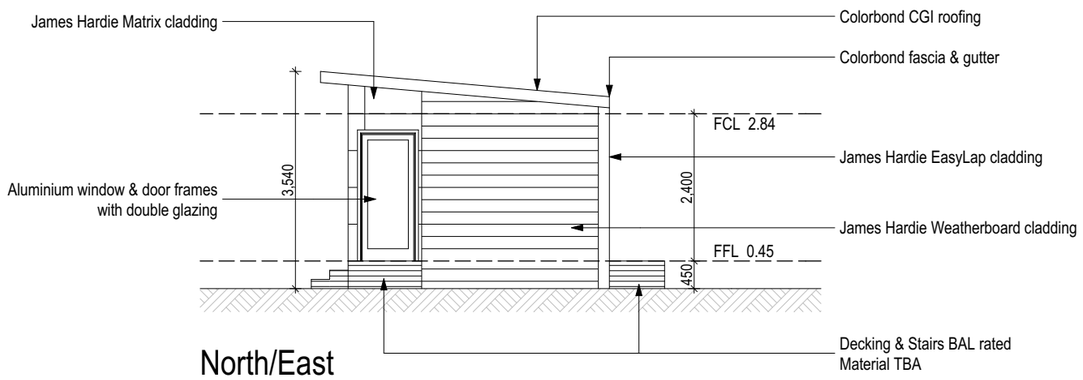
Amendments	
Date	By
20-7-2026	CW

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

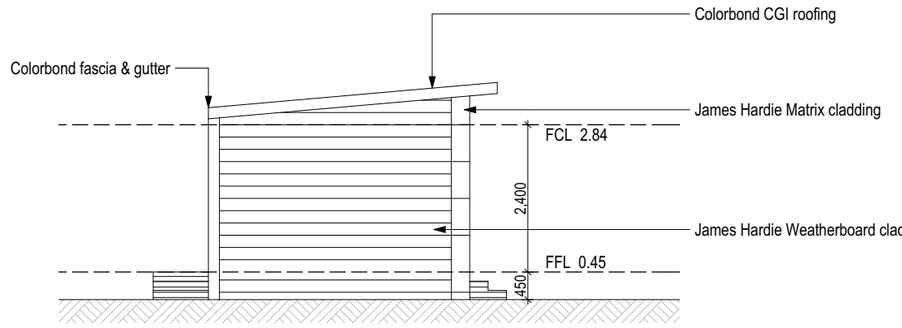
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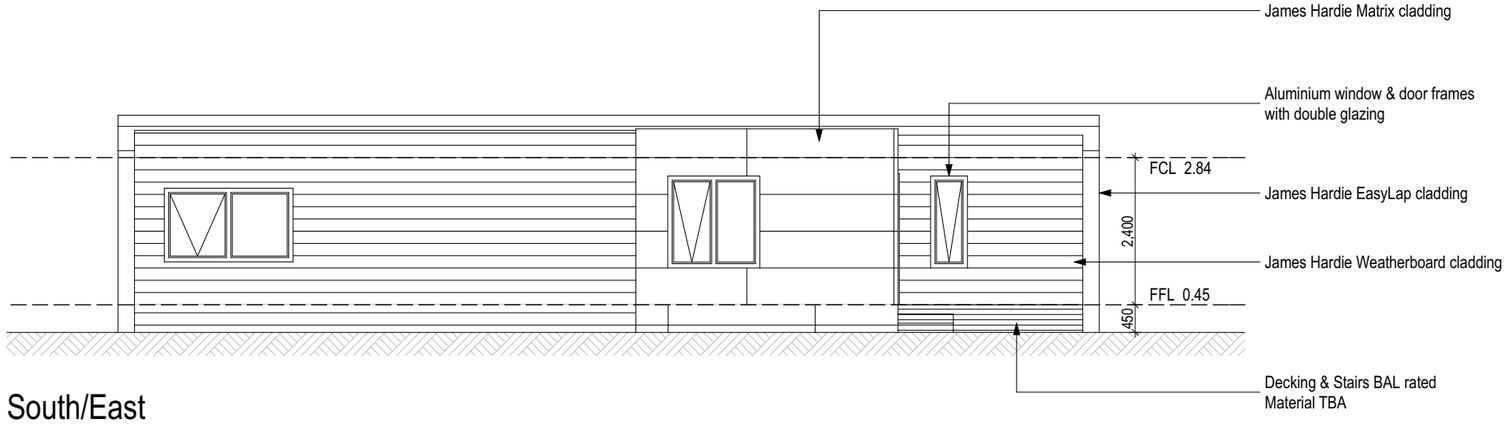
North/West



North/East



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Wall cladding	James Hardie Weatherboard	Timber look
Wall cladding	James Hardie Matrix	White
Rear cladding	James hardie EasyLap	White
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Surfmist
Fascia	Colorbond	CB Surfmist
Gutter	Colorbond	CB Surfmist
Windows & Doors	Aluminium	White
Decks & Stairs	TBA	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

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draftone TASMANIA
building design drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Allana & Luke James
Job
House/Garage Extension + Ancillary
Job address
33 International Close,
Acton Park
Drawing
Scale: A3 - 1:100
DWG: 10 of 14
Date: 27 October 2026
Job No: 2025-42

Secondary Elevations

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