



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **Lot 11 Louisville Road, Orford**  
**CT 186000/11**

**PROPOSAL:** **Residential - Dwelling & Retaining Wall**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 14 May 2026.

**APPLICANT:** **Lauren Bromfield**  
**DATE:** **31/03/2026**  
**APPLICATION NO:** **DA 2026 / 054**

## Application for Planning Approval

### Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	LAUREN BROMFIELD		
Contact person: (if different from applicant)	RAM BROMFIELD		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	Lot 11 Louisville Road		
Suburb:	ORFORD TAS	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	1252 sqm		
Certificate of Title(s):	196000 Folio 11		
Current use of site:	vacant land		

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	NEW DWELLING & GARDEN WALL RESIDENTIAL
Estimated value of works: (design & construction)	\$
Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>For all Non-Residential Applications</b>	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
<b>Personal Information Protection Statement</b>	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	03/03/2026
----------------------	---	-------	------------

### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
--	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

### Checklist of application documents:

*Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) 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; and
  - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 186000	FOLIO 11
EDITION 1	DATE OF ISSUE 22-Dec-2023

SEARCH DATE : 31-Mar-2026

SEARCH TIME : 10.05 am

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE  
 Lot 11 on Sealed Plan [186000](#)  
 Derivation : Part of 2560 Acres Gtd. to Peter McLaine  
 Prior CT [33227/1](#)

SCHEDULE 1

[C462565](#) TRANSFER to I J MCDONALD PTY LTD Registered  
 20-May-2003 at 12.01 pm

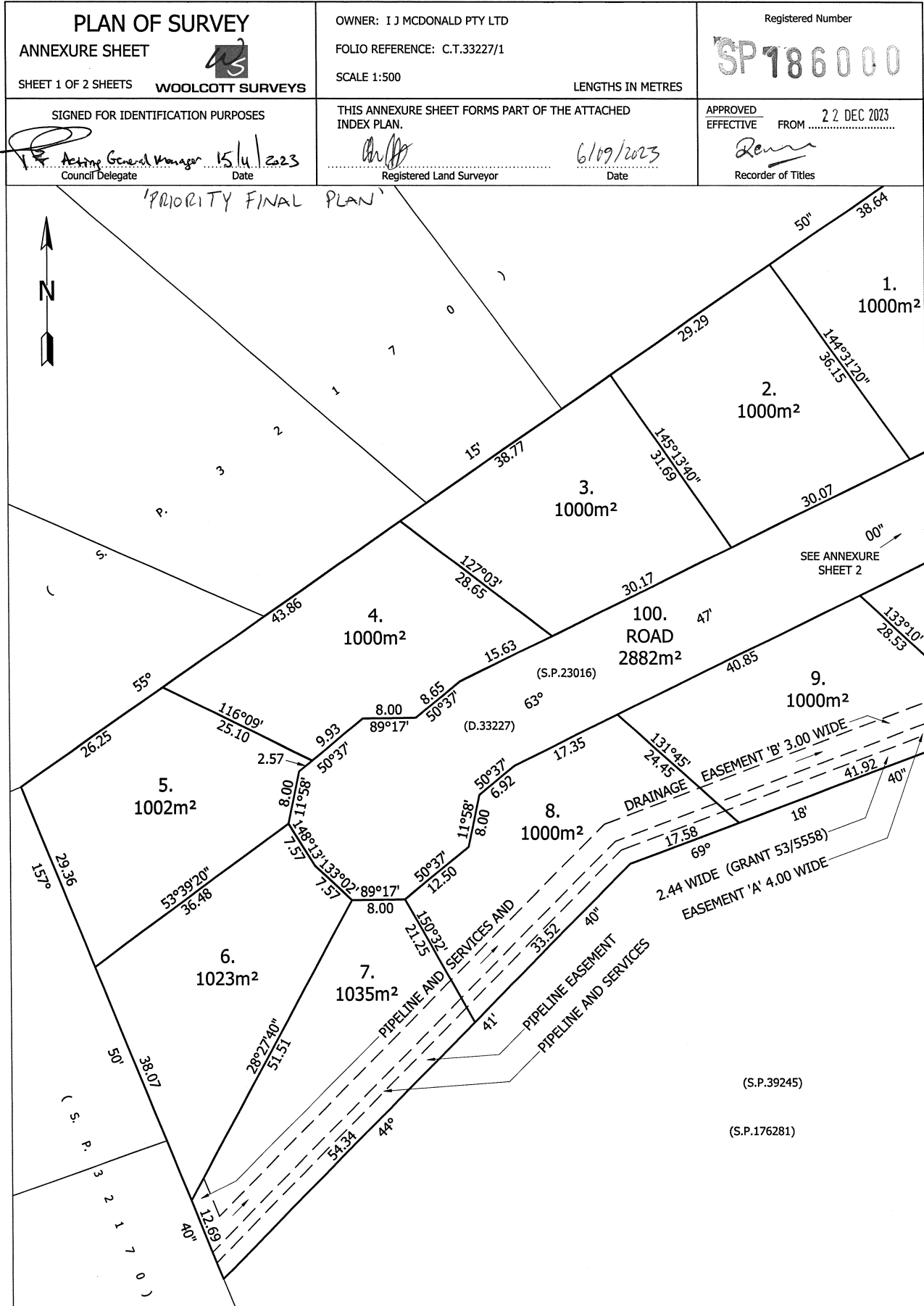
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP186000](#) EASEMENTS in Schedule of Easements  
[SP186000](#) FENCING COVENANT in Schedule of Easements  
[SP 23016](#) FENCING PROVISION in Schedule of Easements





UNREGISTERED DEALINGS AND NOTATIONS

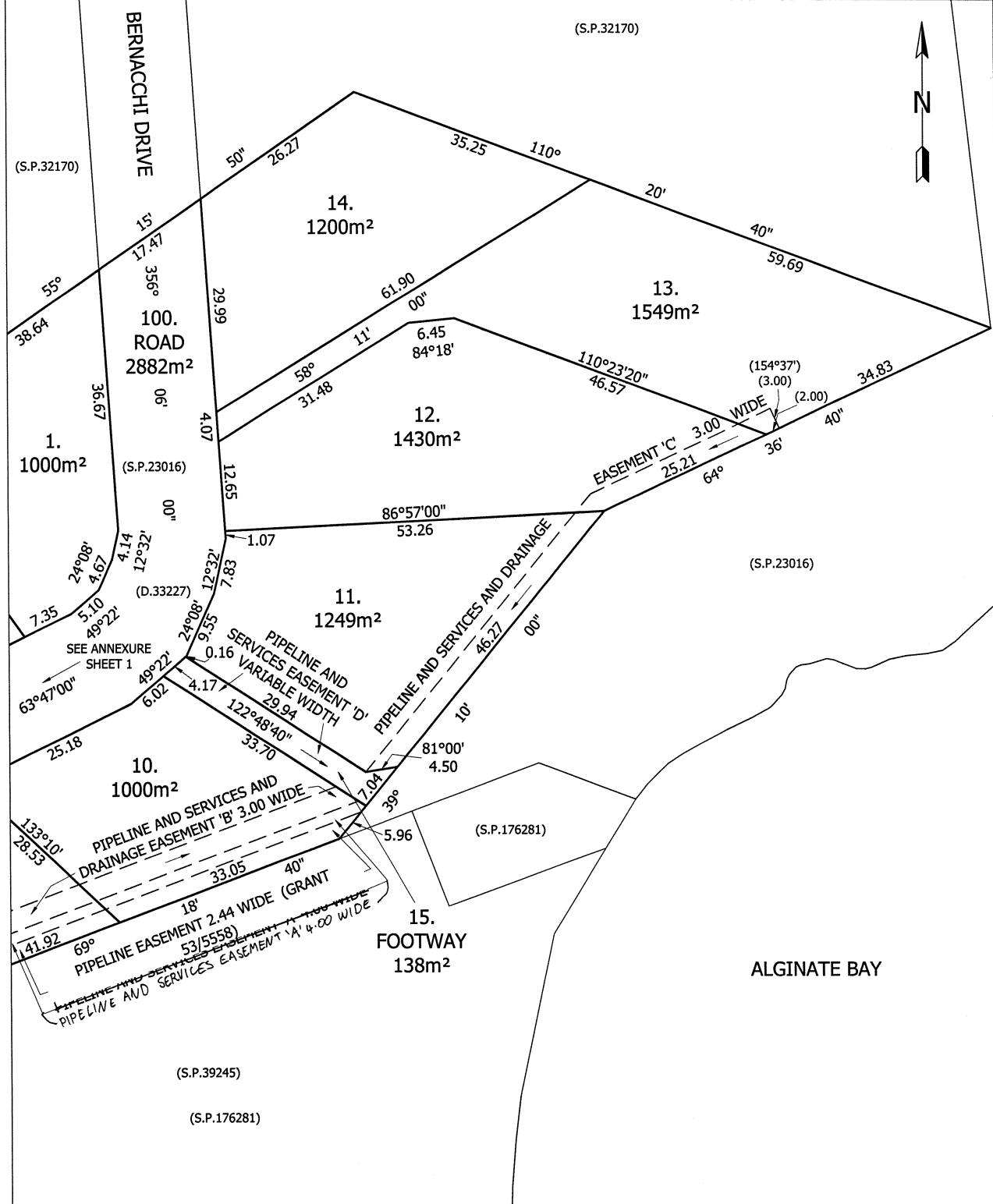
N122725 PRIORITY NOTICE reserving priority for 90 days  
 TRANSFER I J McDonald Pty Ltd to Lauren Sally  
 Bromfield Lodged by BUTLER MCINTYRE & B on  
 14-Jan-2026 BP: N122725  
 N122485 TRANSFER to LAUREN SALLY BROMFIELD Lodged by BUTLER  
 MCINTYRE & B on 12-Feb-2026 BP: N122485





'PRIORITY FINAL PLAN'

<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET  SHEET 2 OF 2 SHEETS <b>WOOLCOTT SURVEYS</b></p>	<p>OWNER: I J McDONALD PTY LTD FOLIO REFERENCE: C.T.33227/1 SCALE 1:500 LENGTHS IN METRES</p>	<p>Registered Number <b>SP186000</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Acting General Manager Council Delegate 15/11/2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  Registered Land Surveyor 6/09/2023 Date</p>	<p>APPROVED EFFECTIVE FROM 22 DEC 2023  Recorder of Titles</p>



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186000

PAGE 1 OF 4 PAGES

4

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.

Fencing Covenant

In respect to each lot shown on the Plan, the Vendor (I J McDonald Pty Ltd) shall not be required to fence.

Easements

Lots 7, 8, 9 and 10 on the Plan are subject to a Pipeline and Services Easement over those parts of the respective Lots marked "PIPELINE AND SERVICES EASEMENT 'A' 4.0 WIDE" appurtenant to TasWater.

Lots 7, 8, 9 and 10 on the Plan are subject to a Pipeline and Services Easement over those parts of the respective Lots marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'B' 3.00 WIDE" appurtenant to TasWater.

Lots 7, 8, 9 and 10 on the Plan are subject to a Right of Drainage and Services Easement over those parts of the respective Lots marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'B' 3.00 WIDE" appurtenant to Glamorgan Spring Bay Council.

Lots 11, 12 and 13 on the Plan are subject to a Pipeline and Services Easement over those parts of the respective Lots marked "PIPELINE AND SERVICES EASEMENT 'C' 3.00 WIDE" appurtenant to TasWater.

*AND DRAINAGE*

*\*AMU n/og/2023  
George Morris Hobyate  
Manager for Subdivider*

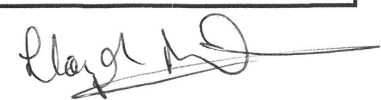
(USE ANNEXURE PAGES FOR CONTINUATION)



SUBDIVIDER: I J MCDONALD PTY LTD	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL
FOLIO REF: 33227/1	DATE: 15/11/2023
SOLICITOR: MURDOCH CLARKE (BRD 2202061)	SUB REF NO. SA 2020/47 Council Delegate

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

*16/11/2023*



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 5 PAGES</p> <p style="color: blue;">4</p>	<p>Registered Number</p> <p><b>SP 186000</b></p>
<p>SUBDIVIDER: I J MCDONALD PTY LTD FOLIO REFERENCE: 33227/1</p>	

Lots, 11, 12 and 13 on the Plan are subject to a Right of Drainage and Services Easement over those parts of the respective Lots marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'C' 3.00 WIDE" appurtenant to Glamorgan Spring Bay Council.

Lot 15 is subject to a Pipeline and Services Easement over that part of the Lot marked "PIPELINE AND SERVICES EASEMENT 'D' VARIABLE WIDTH" appurtenant to TasWater.

**EASEMENTS CONTINUED ON PAGE 4**

Interpretation

"Services Easement" means the full free right of Glamorgan Spring Bay Council to lay, use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, cables and other conducting media of such size and number as shall from time to time be required and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said land or any part thereof bringing material, machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"Pipeline and Services Easement" means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;

**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.




<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF <del>5</del> PAGES 4</p>	<p>Registered Number</p> <p><b>SP 186000</b></p>
<p>SUBDIVIDER: I J MCDONALD PTY LTD FOLIO REFERENCE: 33227/1</p>	

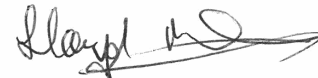
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised
  - ~~(7)~~ by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
  - ~~(8)~~ use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 5 PAGES <i>4</i></p>	<p>Registered Number</p> <p><b>SP 186000</b></p>
<p>SUBDIVIDER: I J MCDONALD PTY LTD FOLIO REFERENCE: 33227/1</p>	

- ~~(H)~~ the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- ~~(A)~~ where the context permits, any part of the Infrastructure.

Executed by I J MCDONALD PTY LTD (ACN 000 221 018) being the registered proprietor of Certificate of Title 33227/1 pursuant to section 127(1) Corporations Act 2001 (Cth) by-

Director: *J. McDonald*  
 Print Full Name: *FAY MCDONALD*

Director: *Lloyd McDonald*  
 Print Full Name: *LLOYD MCDONALD*

**EASEMENTS CONTINUED**

Lots 7, 8, 9 & 10 on the Plan are each subject to a right to lay and maintain pipes (as created by Indenture No. 53/5558 & more fully defined in B661588) over the land marked Pipeline Easement 2.44 wide shown passing through such Lots.

*SD*  
*21/12/2023*  
*BENN REX DANLE*  
*SOLICITOR FOR REGISTERED PROPRIETOR*

**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.

# PROJECT SPECIFIC

Lauren Bromfield  
Louisville Road

## Orford

Tasmanian Planning Scheme  
Title Reference : Vol 186000 / Folio 11

**NCC DEEMED TO SATISFY** Mr Marcus Ralph CC1317F  
Climate Zone 7

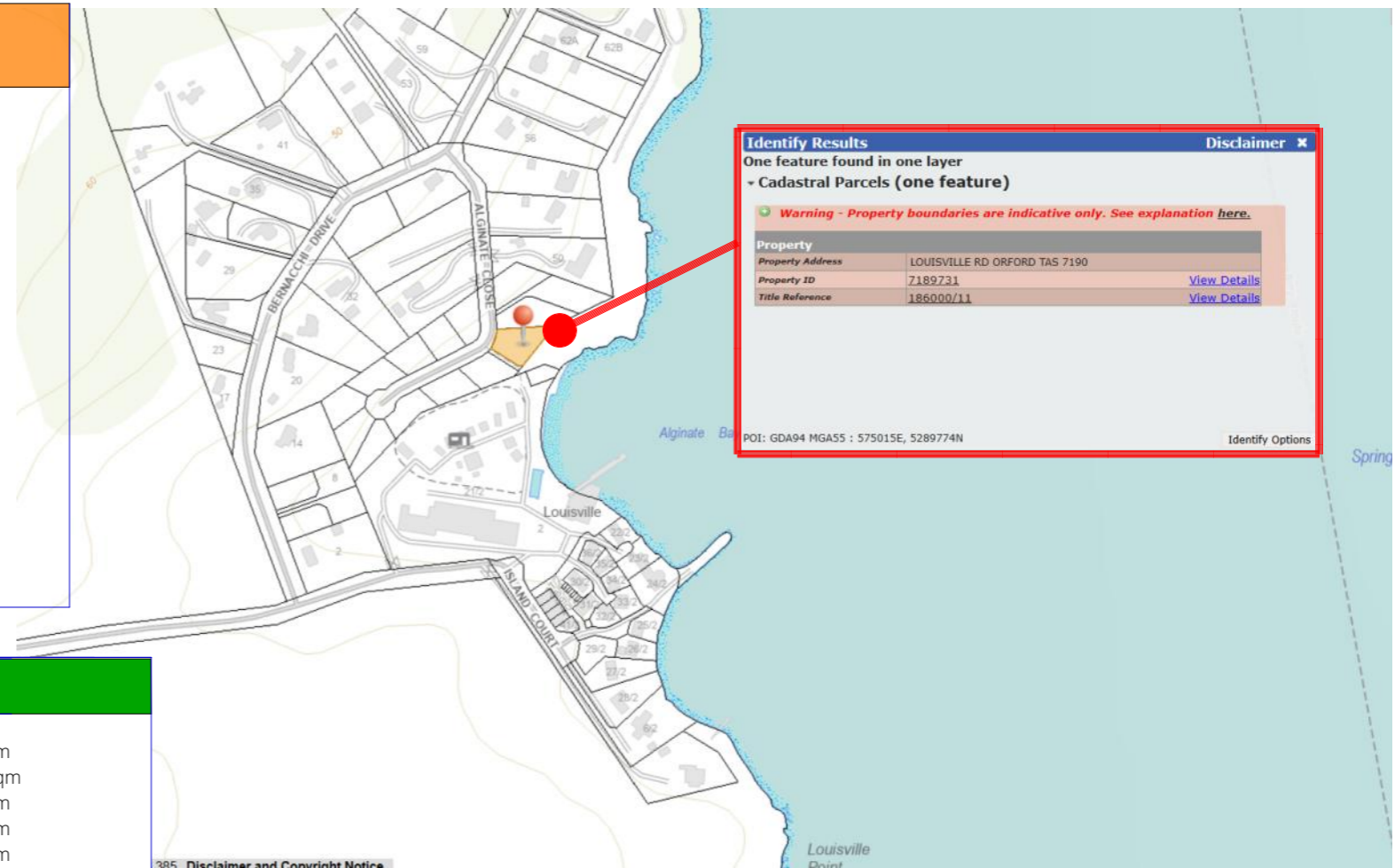
# SITE INFORMATION

Lot: 11  
Title: 186000 folio 11  
Land Size: 1252.00 sqm

Council: Glamorgan Spring Bay Council  
Zoning: 10.00 Low Density Residential

Overlays: 10.00 Coastal Erosion Hazard Band High

D.A APPROVAL: Planning approval required  
BAL: not required  
WIND CLASSIFICATION : Refer to Steeline certification  
CLIMATE ZONE: 7  
ENERGY RATING : Na  
BUILDING CLASSIFICATION: 1a and 10A



# Floor Plan

Proposed Garage 46.25 sqm  
Floor area First Floor 129.90 sqm  
Deck 24.00 sqm  
Ground area Ground Floor 74.00 sqm  
Sauna 20.00 sqm

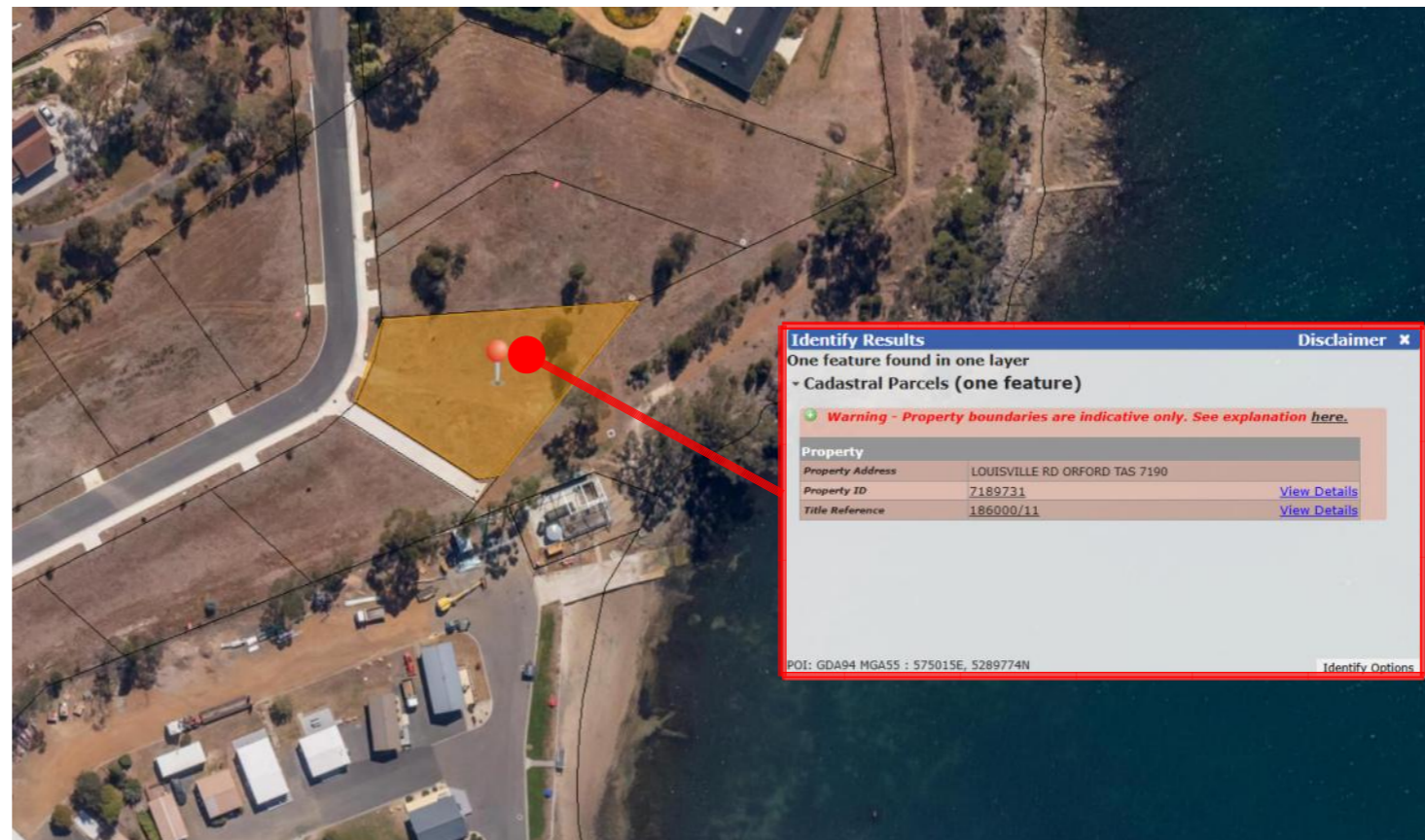
Proposed Total Site Cover 274.00 sqm  
Site Area 1252.00 sqm  
Site Coverage 21.90 % site coverage

# PROPERTY IDENTIFICATION

AUTHORITY TO LODGE FOR PLANNING APPROVAL

SIGNED 25/03/2026

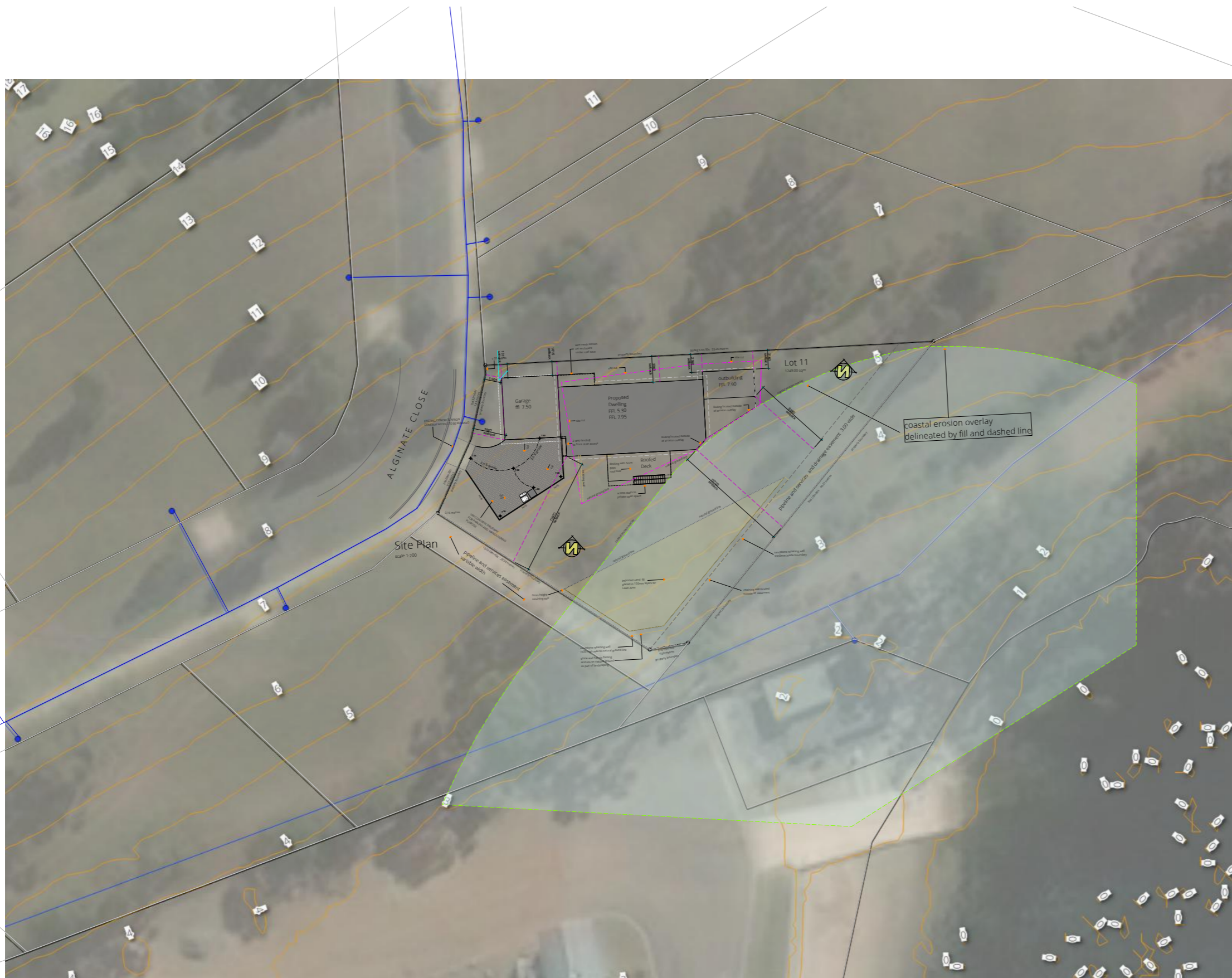
Layout	Drawing		Last Updated	Scale
	ID	Name		
1099-01 Layout		Drawing List	25/03/2026 9:43 ...	1:0.98
1099-02 Site Plan	0.	Storeys (17)	25/03/2026 9:43 ...	1:500
1099-03 Site Plan	0.	Storeys (17)	25/03/2026 9:43 ...	1:200
1099-04 Ground Floor	-1.	Storeys (4)	25/03/2026 9:44 ...	1:100
1099-05 First Floor	0.	Storeys (19)	25/03/2026 9:44 ...	1:100
1099-06 Elevation	...	Elevation	25/03/2026 9:44 ...	1:100
	...	Elevation	25/03/2026 9:44 ...	1:100
1099-07 Elevation	...	Elevation	25/03/2026 9:44 ...	1:100
	...	Elevation	25/03/2026 9:44 ...	1:100
1099-08 Generic Perspective		Generic Persp...	25/03/2026 9:44 ...	1:240.50
		Generic Persp...	25/03/2026 9:44 ...	1:240.50
		Generic Persp...	25/03/2026 9:44 ...	1:240.50



**MARCUSRALPH**  
Design -architectural animation  
Building designer accreditation CC1317F  
13 Franklin street  
Richmond, Tasmania 7025  
0409 975 825 mob  
© Copyright e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
Lauren Bromfield  
Louisville Road  
Orford

Layout	
date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2026-1099</b>	<b>1099-01</b>



## Site Plan

Proposed Garage	44.80 sqm
Floor area First Floor	140.00 sqm
Deck	25.00 sqm
Ground area Ground Floor	80.00 sqm
Sauna	20.00 sqm
Proposed Total Site Cover	272.00 sqm
Site Area	1252.00 sqm
Site Coverage	21.60 % site coverage

AUTHORITY TO LODGE FOR PLANNING APPROVAL

SIGNED

25/03/2026

Site Plan  
scale 1:500

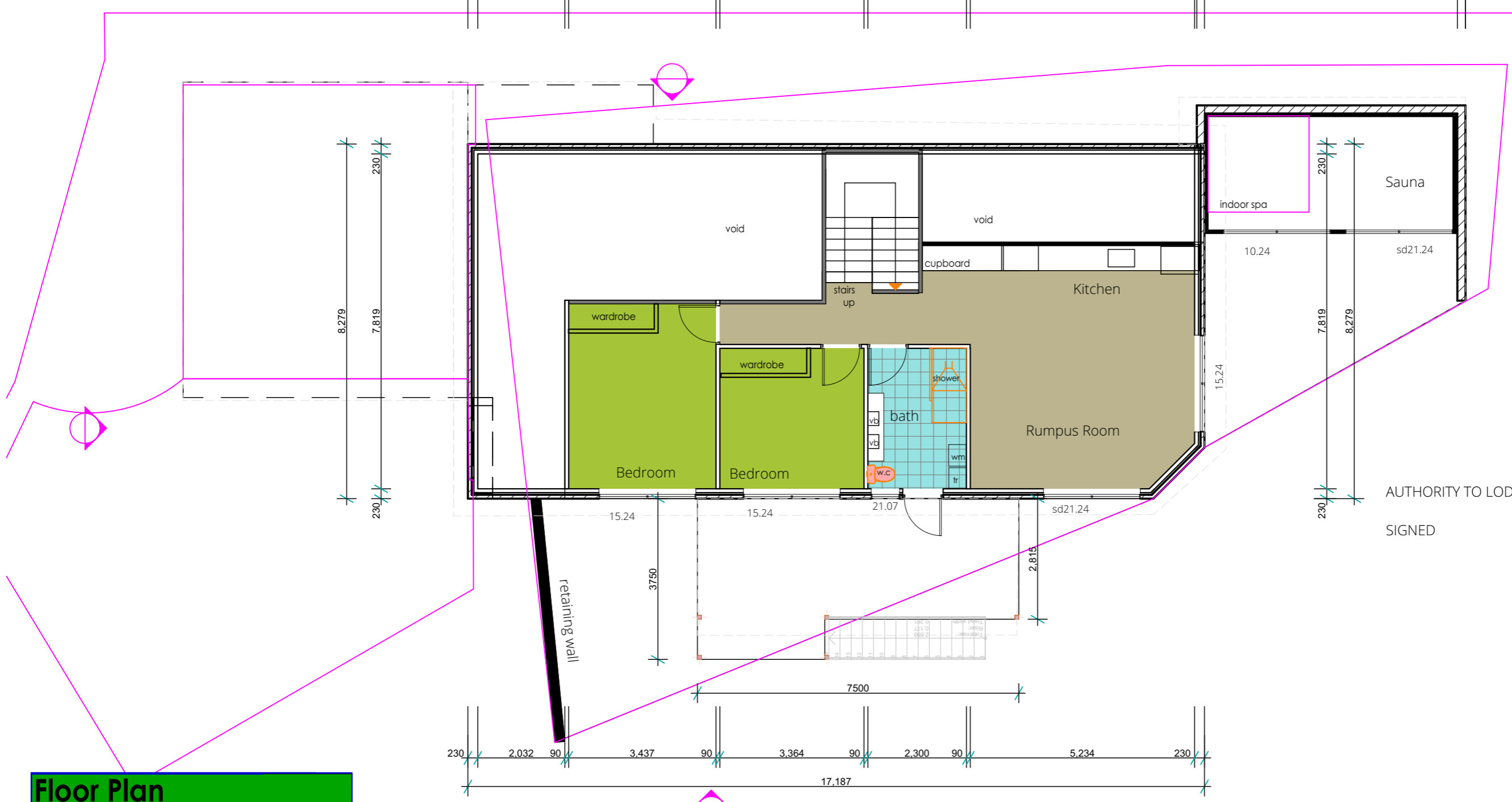
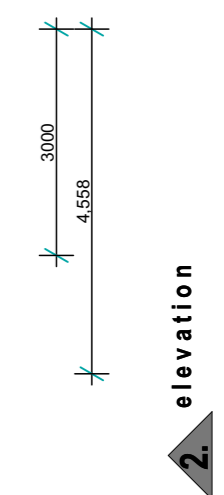
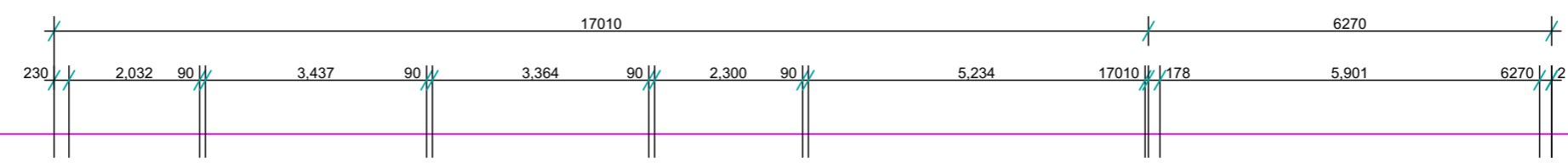
**MARCUSRALPH**  
 Design -architectural animation  
 Building designer accreditation CC1317F  
 13 Franklin street  
 Richmond, Tasmania 7025  
 0409 975 825 mob  
 e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
 Lauren Bromfield  
 Louisville Road  
 Orford

<b>Site Plan</b>	
date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2026-1099</b>	<b>1099-02</b>



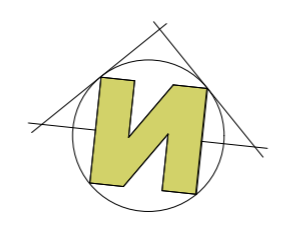
3. elevation



AUTHORITY TO LODGE FOR PLANNING APPROVAL  
SIGNED 25/03/2026

**Floor Plan**

Proposed Garage	46.25 sqm
Floor area First Floor	129.90 sqm
Deck	24.00 sqm
Ground area Ground Floor	74.00 sqm
Sauna	20.00 sqm
Proposed Total Site Cover	274.00 sqm
Site Area	1252.00 sqm
Site Coverage	21.90 % site coverage



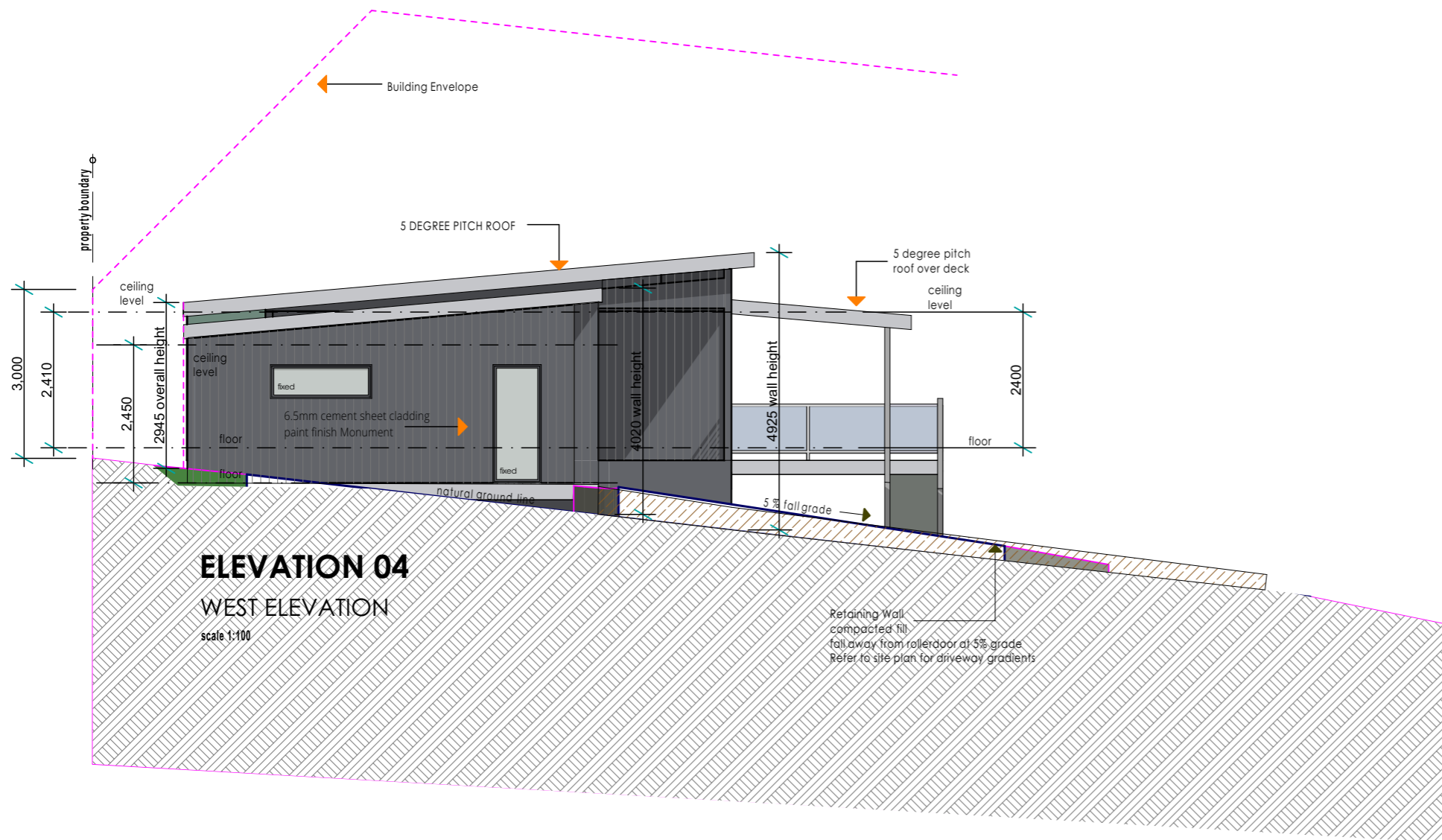
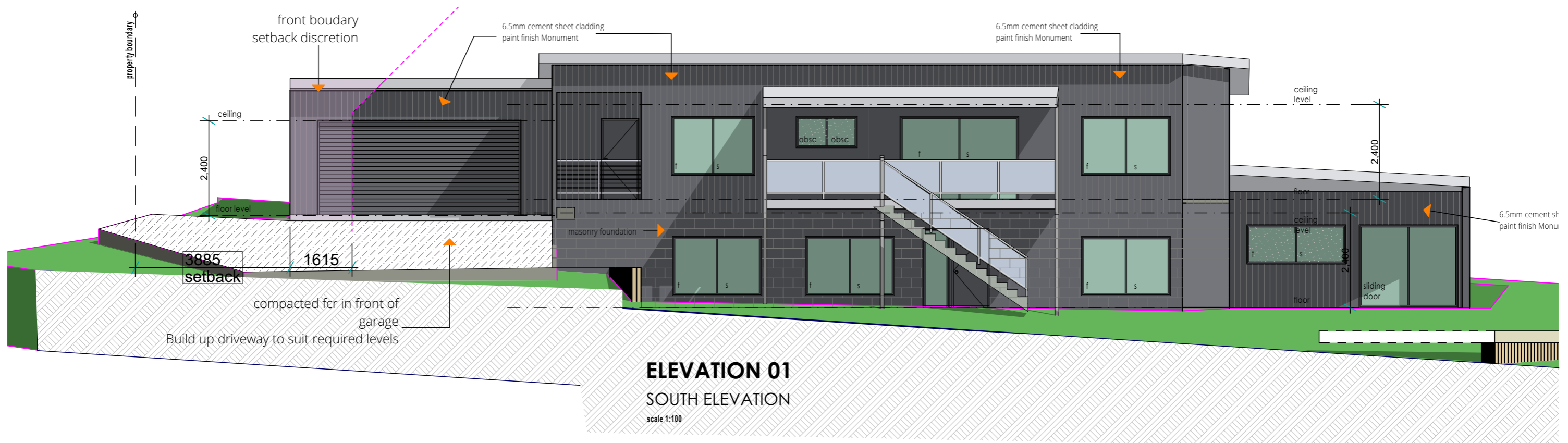
**MARCUSRALPH**  
Design -architectural animation  
Building designer accreditation CC1317F  
13 Franklin street  
Richmond, Tasmania 7025  
0409 975 825 mob  
e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
Lauren Bromfield  
Louisville Road  
Orford

**Ground Floor**

date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2026-1099</b>	<b>1099-04</b>





AUTHORITY TO LODGE FOR PLANNING APPROVAL

SIGNED

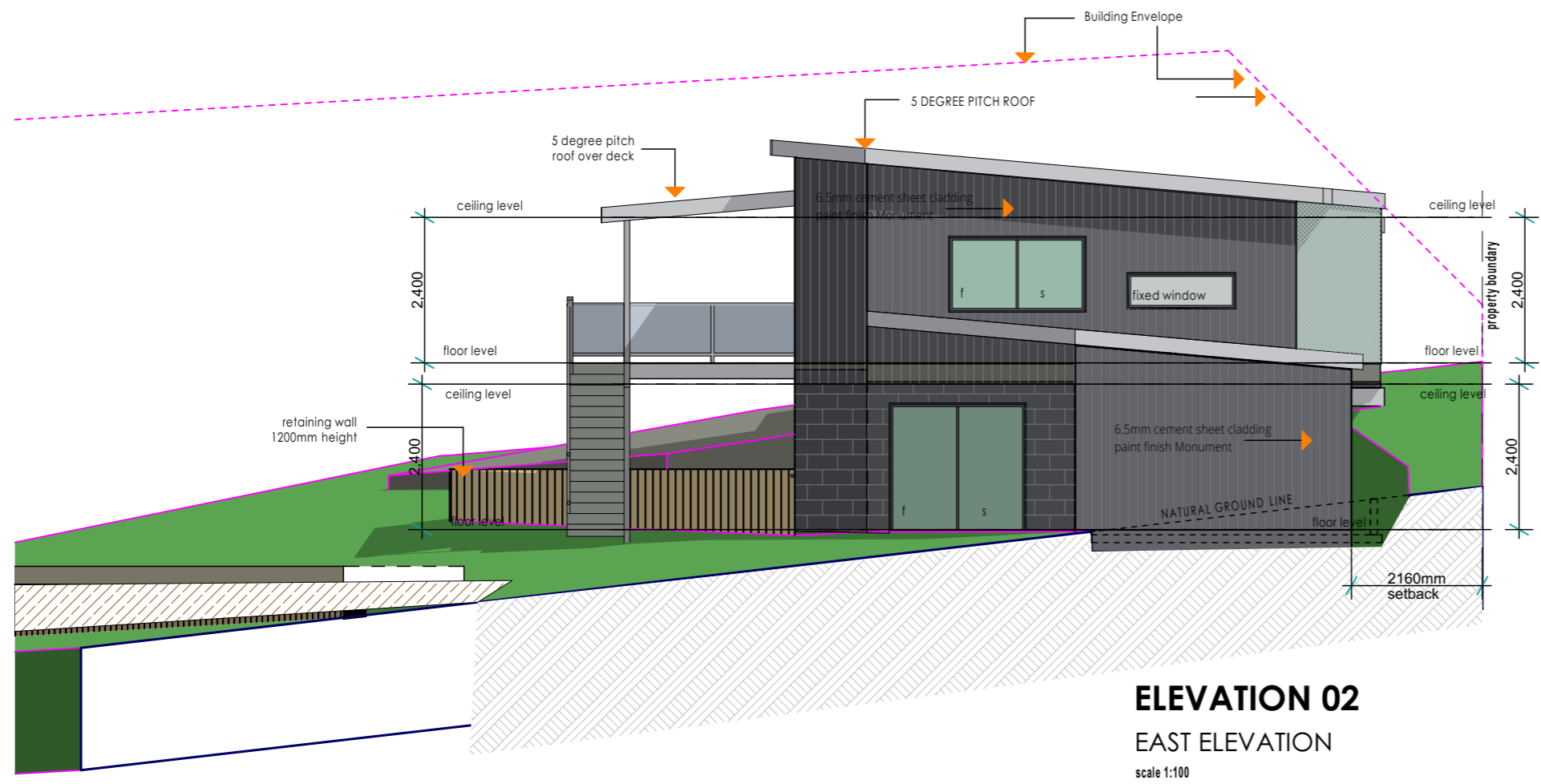
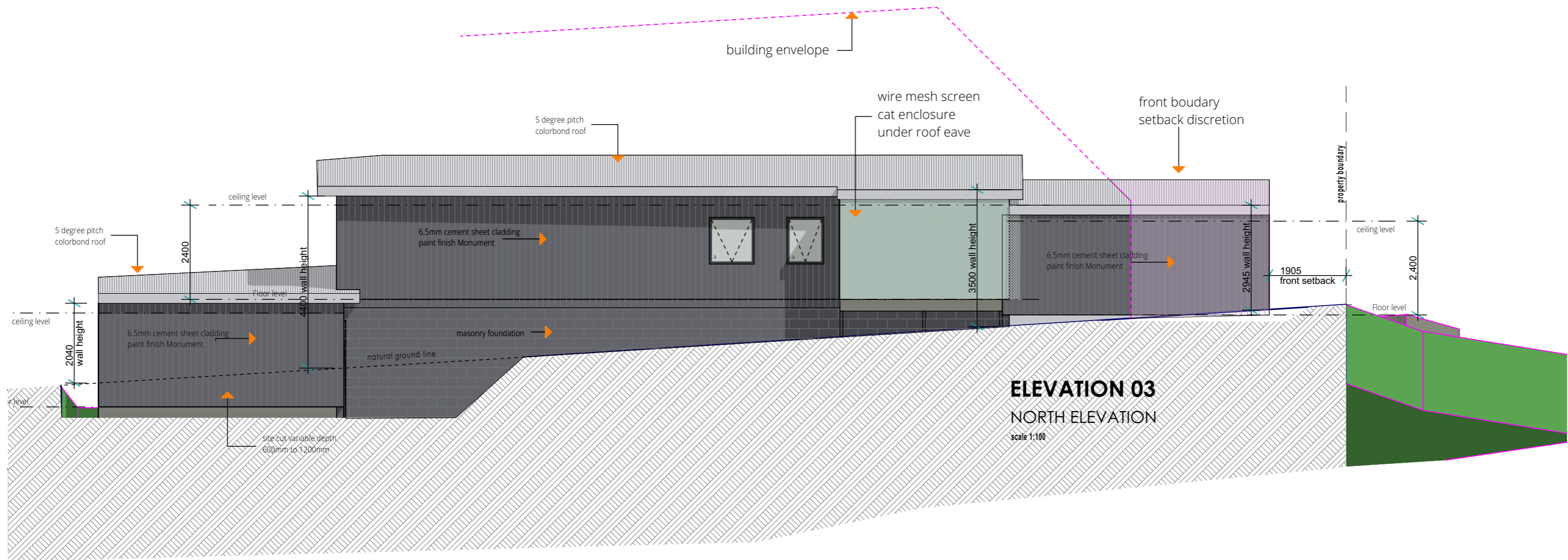
25/03/2026

**MARCUSRALPH**  
Design -architectural animation  
Building designer accreditation CC1317F  
13 Franklin street  
Richmond, Tasmania 7025  
0409 975 825 mob  
e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
Lauren Bromfield  
Louisville Road  
Orford

**Elevation**

date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2026-1099</b>	<b>1099-06</b>



AUTHORITY TO LODGE FOR PLANNING APPROVAL

SIGNED 25/03/2026

**MARCUSRALPH**  
 Design -architectural animation  
 Building designer accreditation CC1317F  
 13 Franklin street  
 Richmond, Tasmania 7025  
 0409 975 825 mob  
 e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
 Lauren Bromfield  
 Louisville Road  
 Orford

Elevation	
date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	Design Drawing
job no:	drawing no:
<b>2026-1099</b>	<b>1099-07</b>



Artist impression



Artist impression



AUTHORITY TO LODGE FOR PLANNING APPROVAL

SIGNED

25/03/2026

**MARCUSRALPH**  
 Design -architectural animation  
 Building designer accreditation CC1317F  
 13 Franklin street  
 Richmond, Tasmania 7025  
 0409 975 825 mob  
 © Copyright e: marcusralph@bigpond.com

**Dwelling and Outbuilding**  
 Lauren Bromfield  
 Louisville Road  
**Orford**

**Generic Perspective**

date	issue revision
25/02/2026	25/02/2026
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2026-1099</b>	<b>1099-08</b>