



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/082

LOCATION OF AFFECTED AREA

359 BASKERVILLE ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

AGRICULTURE LAND FILLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **01/07/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



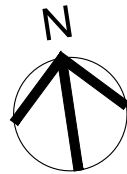
Brighton
going places

WATER LEGEND:

- LIST BOUNDARY
- ▨ PROPOSED FILL AREA

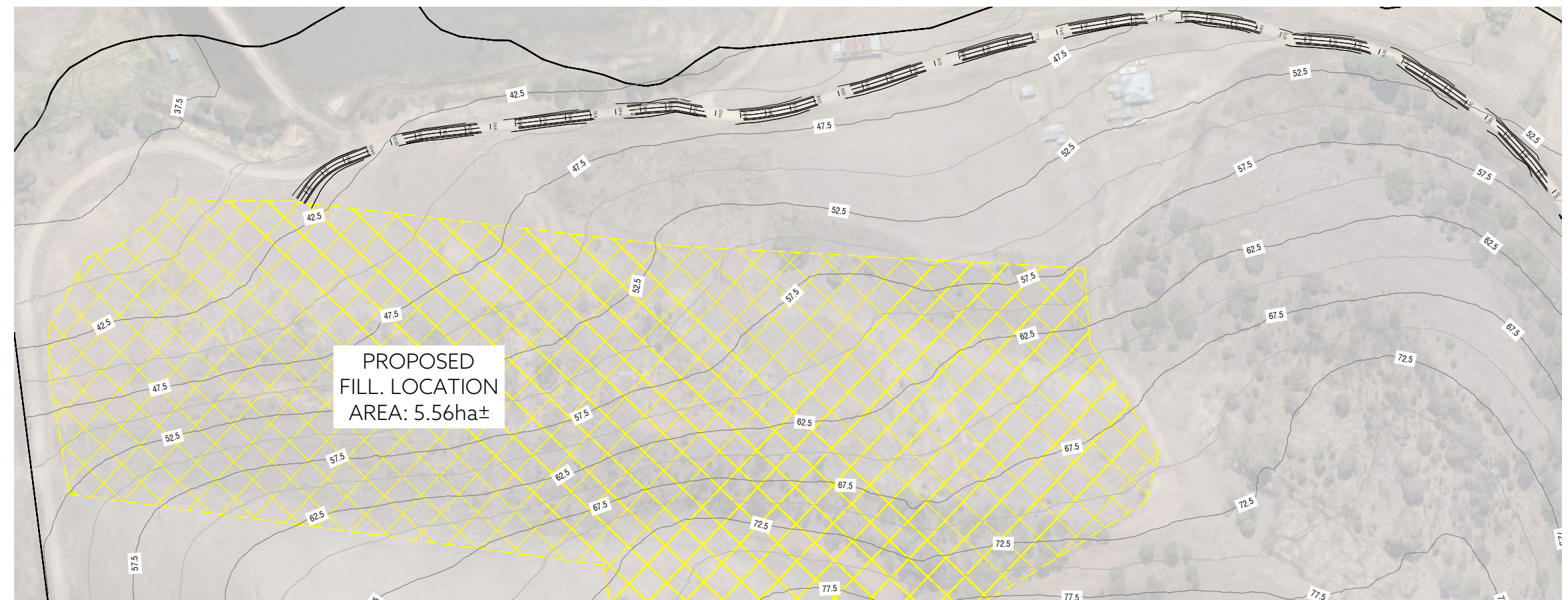
NOTES:

1. ALL LIDAR SURVEY
2. MAJOR CONTOURS AT 5M



WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

WARNING
BEWARE OF
OVERHEAD POWER LINES
The location of overhead power lines is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.



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P1	PRELIMINARY PLANS	CR	20/05/2026	MW		
REV	AMENDMENTS	DRAWN	DATE	APPR.		THIS SHEET MUST BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

COUNCIL STAMP

CLIENT: PAUL SUTCLIFFE
PROJECT DESCRIPTION: LANDFILL STORAGE SITE
ADDRESS: 359 BASKERVILLE ROAD, OLD BEACH TAS 7017
DRAWING TITLE: ACCESS PLAN

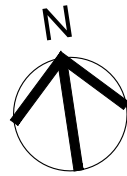
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REVIEWED: -
DRAWN: CR
REVIEWED: -
JOB MANAGER: MW
ISSUED DATE: 20/05/2026

PDA
SURVEYORS, ENGINEERS & PLANNERS
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EMAIL: pda.hbt@pda.com.au
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Also at: Huonville, Launceston, Swansea, Devonport & Burnie

CONTRACT NO. -----	SCALE 1: 1000	PAPER (A3)
JOB NUMBER 54452CT	DISCIPLINE C	SHEET 100
REVISION P1		

LEGEND:

- AREAS OF GROUND DISTURBANCE
- SEDIMENT FENCE
- PROPOSED STOCKPILE AREA

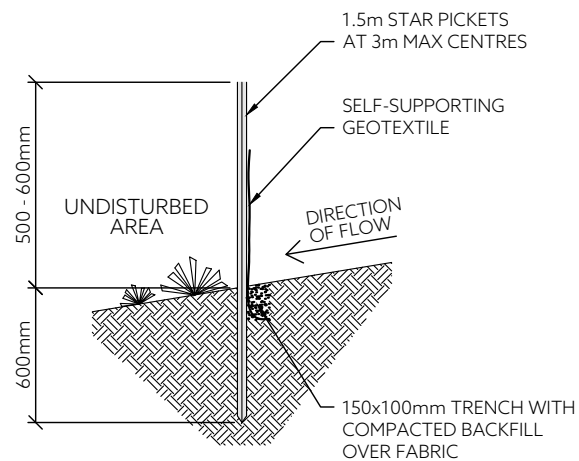
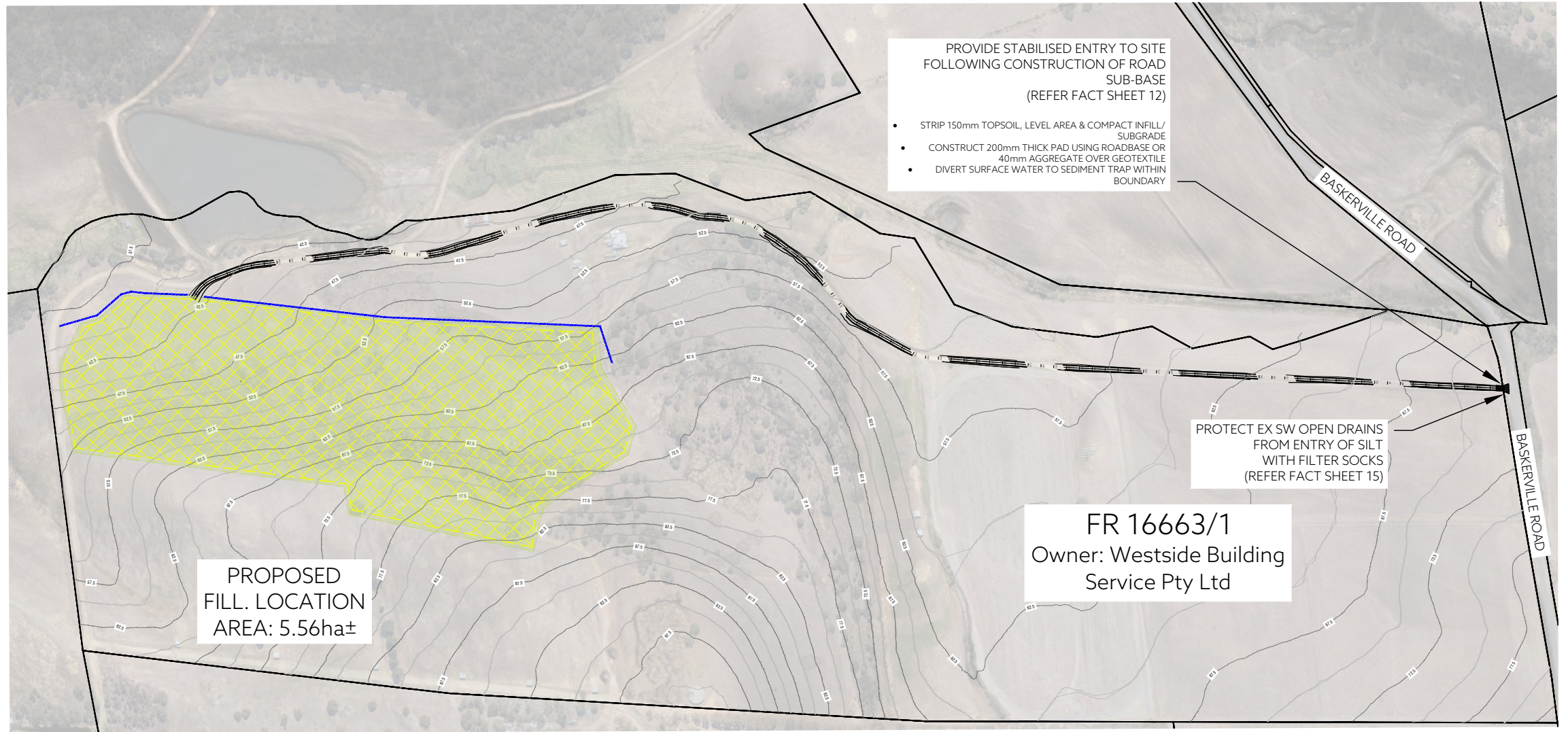


REFER TO C002 FOR SWMP NOTES



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SEDIMENT FENCE DETAIL
NOT TO SCALE

SWMP NOTES:

1. AREAS OF GROUND DISTURBANCE ARE SHOWN. WORKS TO BE CONFINED TO WITHIN THESE AREAS. CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. (REFER FACT SHEET 5: MINIMIZE SOIL DISTURBANCE).
2. ALL EXCAVATION IS TO COMPLY WITH 'FACT SHEETS: SOIL & WATER MANAGEMENT FOR BUILDING & CONSTRUCTION SITES - 2008'. THESE ARE AVAILABLE AT www.derwentestuary.org.au.
3. EXCAVATION TO BE CARRIED OUT OVER A MINIMUM TIME PERIOD. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. (REFER FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES).
4. SEDIMENT FENCES & FIBRE ROLLS TO BE USED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES AND TO EXTENTS SHOWN ON THIS DRAWING. PREVENT ENTRY OF SILT TO EXISTING STORMWATER INLETS AND WATER COURSES DURING CONSTRUCTION. (REFER FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS).
5. EVERY EFFORT TO BE MADE TO MINIMIZE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES. (REFER FACT SHEET 13: WHEEL WASH).
6. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN.
7. ALL AREAS OF GROUND DISTURBANCE TO BE RE-VEGETATED
8. ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER WATER COURSES.
9. DURING WINDY CONDITIONS AND/OR HOT WEATHER, WET DOWN EXPOSED SOIL SLIGHTLY & REGULARLY TO PREVENT DUST NUISANCE. (REFER FACT SHEET 18: DUST CONTROL).
10. PRIOR TO PRACTICAL COMPLETION OF EACH APPROVED CONSTRUCTION STAGE, ALL DISTRIBUTED SURFACES ON THE SITE, EXCEPT THE AREAS SET ASIDE FOR ROADWAYS & FOOTPATHS, MUST BE DRESSED TO A MINIMUM OF 50mm WITH:
 - APPROVED LOCAL STOCKPILED TOPSOIL
 - APPROVED WEED FREE IMPORTED TOPSOIL
 - RE-VEGETATED WITH LOCAL PLANTS & GRASSES AND STABILISED

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Our Ref: 54452CT

20/04/2026

Brighton Council
1 Tivoli Road, Old Beach
TAS 7017, Australia

Via Email: development@brighton.tas.gov.au

Attention: Town Planner

Dear Sir/Madam

RE: Landfill Application – 359 BASKERVILLE ROAD, OLD BEACH

An application for landfill has been requested for the site of 359 Baskerville Road, Old Beach.

The site is zoned Agricultural and contains an existing dwelling. The proposed fill is associated with the civil works of Sutcliffe Earthworks and will allow for the storage of clean fill from current worksites.

The proposed fill is to be a max of 2m of existing surface height and an estimated 3000m³ of clean material. The proposed material will be in accordance with the Environmental Management and Pollution Control Act 1994.

Per 6.2.6 of the planning scheme, land filling does not require a USE to be determined.

Per the Agricultural zone there are no applicable clauses to address.

The site is covered by the Local Historical Heritage Code – Local Heritage Place. The proposed fill is located approximately 70m from the existing. No clauses are applicable as there is no modification to the existing dwelling. The only potential clause is in relation to the existing vegetation, but historical imagery shows modification to the vegetation in this area, and it is not significant to the existing historical dwelling.

Yours faithfully,

Allan Brooks
PDA Surveyors, Engineers & Planners

OFFICES ALSO AT:

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6 Queen St,
Burnie, TAS 7320
(03) 6431 4400

DEVONPORT
77 Gunn St,
Devonport, TAS 7310
(03) 6423 6875

HOBART
127 Bathurst St,
Hobart, TAS 7000
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HUONVILLE
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(03) 6130 9099