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

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 **02/12/2026**. 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

SCAN ME

Brighton
going places

PROPOSED
BACKUP FILL. LOCATION
AREA 2: 2038m²±
VOLUME:359m³±

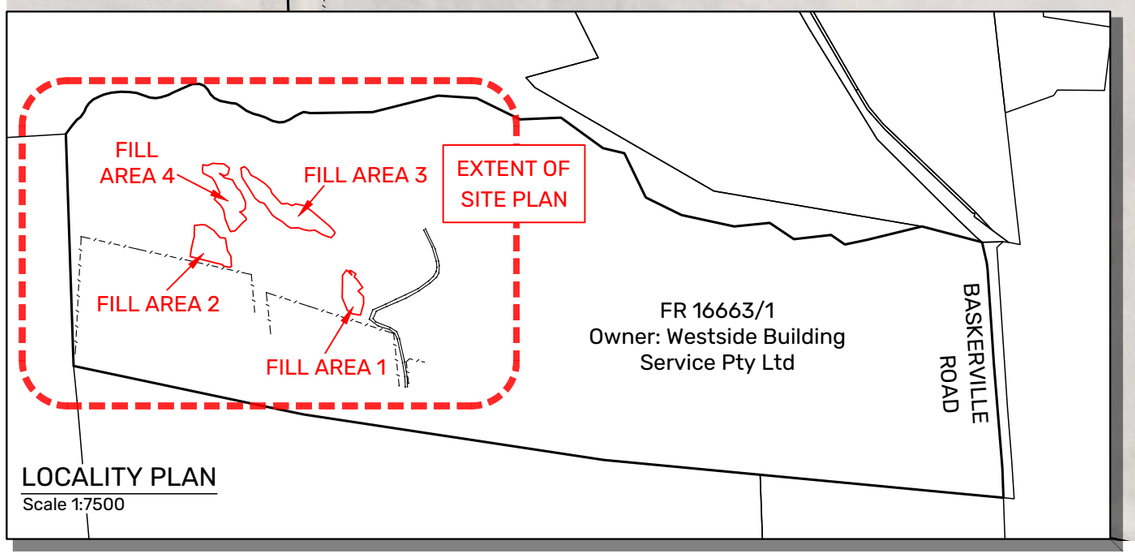
PROPOSED
BACKUP FILL. LOCATION
AREA 1: 2613m²±
VOLUME:725m³±

N

FR 16663/1
Owner: Westside Building
Service Pty Ltd

PROPOSED
FILL. LOCATION
AREA 2: 1695m²±
VOLUME:219m³±

PROPOSED
FILL. LOCATION
AREA 1: 1047m²±
VOLUME: 278m³±



LOCALITY PLAN
Scale 1:7500

IMPORTANT NOTES
This drawing has been prepared for the purpose of obtaining planning approval from the council & other authorities.

The information shown hereon should not be used for any other purpose or be relied upon in any financial agreement.

All measurements and areas are subject to final survey/design

LIST Cadastral parcels
By state of tasmania
www.thelist.tas.gov.au
CC by 3.0

Background aerial imagery has been shown for context purposes only and is approximate.

Basemap orthophoto source:
https://services.thelist.tas.gov.au
/arcgis/rest/services/basemaps
/orthophoto/mapserver
/wmts/1.0.0/wmtscapabilities.xml
important note - planning

The entire site is covered by the Bushfire Prone Areas Code and Local Historical Heritage Code. These 2 codes have not been shown to simplify the Plan.

LEGEND
- Title boundary
- Surrounding boundary
- Top/toe of bank
- Fence
- Contour interval 0.5m
- Proposed Fill Area
- Waterway and coastal protection area

REV	AMENDMENTS	DRAWN	DATE	APPR.
D	FILL AMOUNTS ADDED	EN	20.10.26	MD
C	INDICATE FILL LOCATIONS AND VOLUMES	EN	07.09.26	EN

SCALE: 0 3 6 15 30 75m

SURVEYOR: EN	NEO: 54452CT
DRAWN: EN	CHECKED: MD
DATE: 26/10/2026	

SITE PLAN
281 BASKERVILLE ROAD, OLD BEACH
for PAUL SUTCLIFFE

PDA
SURVEYORS, ENGINEERS & PLANNERS

250-270 Murray Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Huonville, Launceston, Swansea, Devonport & Burnie

SHEET 1 OF 2

SCALE	PAPER
1:1500	(A3)
JOB NUMBER	DRAWING
54452CT-DA-01-D	

DEPTH OF FILL

1.00m
0.75m
0.50m
0.25m
0.00m

PROPOSED BACKUP FILL. LOCATION AREA 2: 2038m²± VOLUME:359m³±

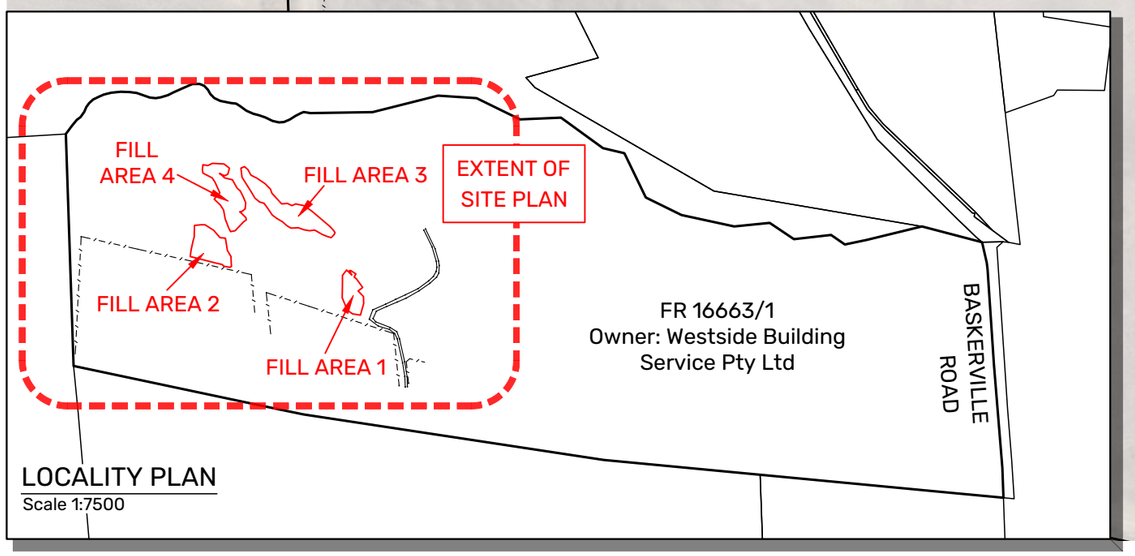
PROPOSED BACKUP FILL. LOCATION AREA 1: 2613m²± VOLUME:725m³±

PROPOSED FILL. LOCATION AREA 2: 1695m²± VOLUME:219m³±

PROPOSED FILL. LOCATION AREA 1: 1047m²± VOLUME: 278m³±

N

FR 16663/1
Owner: Westside Building Service Pty Ltd



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Scale 1:7500

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SURVEYOR	NEO
EN	54452CT
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for PAUL SUTCLIFFE

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SHEET 2 OF 2

SCALE	PAPER
1:1500	(A3)
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54452CT-DA-01-D	

WATER LEGEND:

LIST BOUNDARY

PROPOSED FILL AREA

NOTES:

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

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

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

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

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
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REGISTRATION NUMBER: ----

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

DATE/TIME: Wednesday, 20 May 2026 3:22:08 PM PLOTTED: CONNOR RYAN FILE LOCATION: S:\54452CT - PAUL SUTCLIFFE - 281 BASKERVILLE RD, OLD BEACH\4-ENG\1-CAD\54452CT - ENG.DWG

LEGEND:

AREAS OF GROUND DISTURBANCE

SEDIMENT FENCE

PROPOSED STOCKPILE AREA

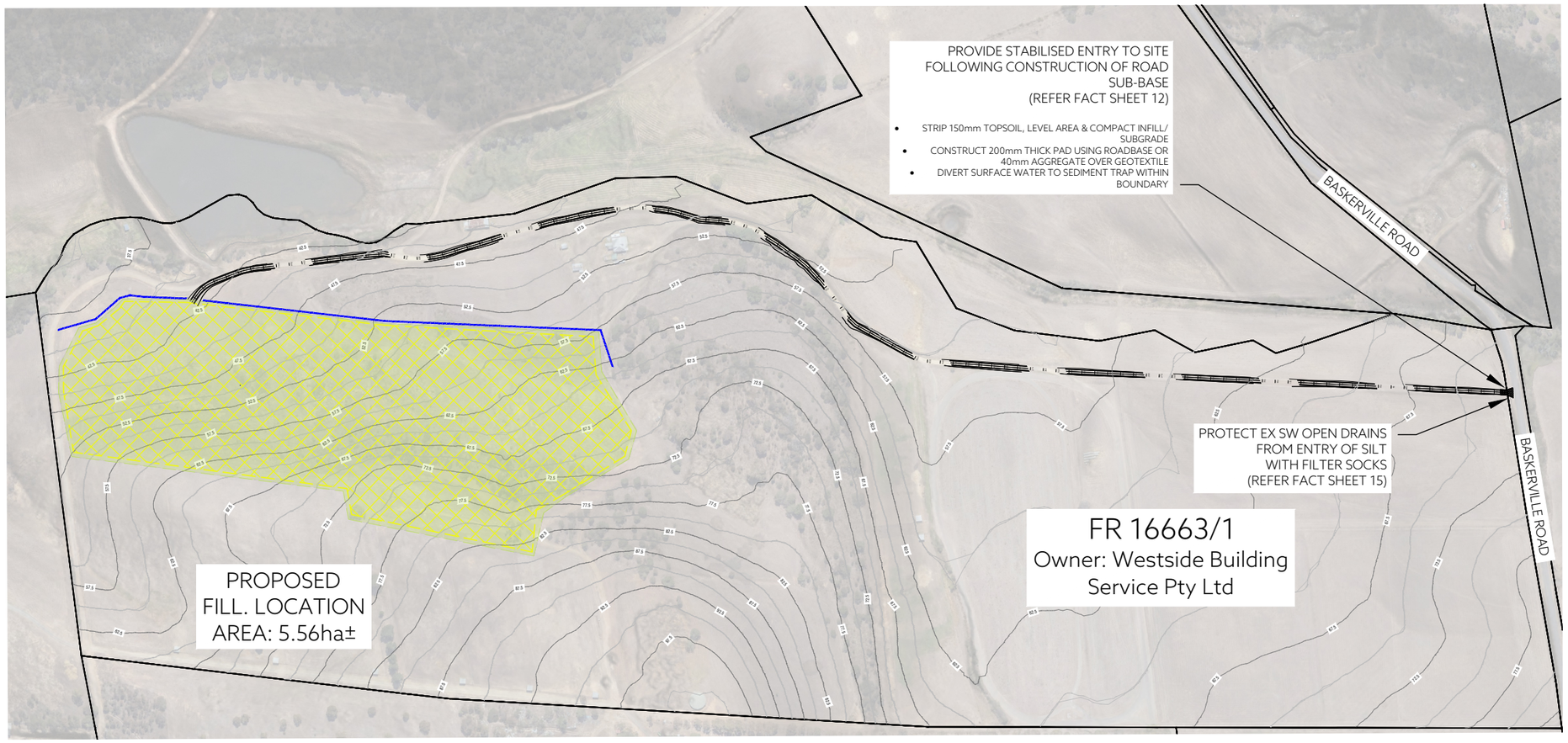
REFER TO C002 FOR SWMP NOTES

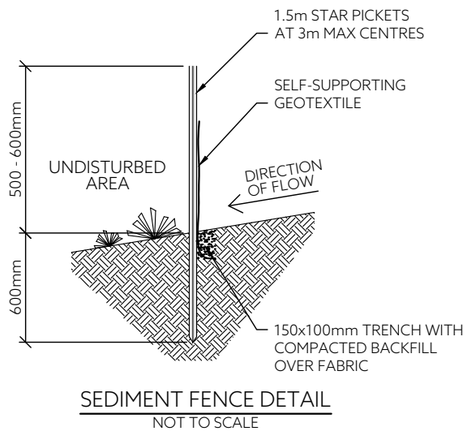
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N





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

REV	AMENDMENTS	DRAWN	DATE	APPR.
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COUNCIL STAMP

CLIENT: PAUL SUTCLIFFE
PROJECT DESCRIPTION: LANDFILL STORAGE SITE
ADDRESS: 359 BASKERVILLE ROAD, OLD BEACH TAS 7017
DRAWING TITLE: SOIL, WATER AND DUST MANAGEMENT

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

PDA
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Allan Brooks Outlook

From: Allan Brooks

Sent: Thursday, November 5, 2026 8:43 AM

To: Kien Tran

Cc: Jo Blackwell

Subject: RE: 359 Baskerville Road, Old Beach

Attachments: 54452CT-DA-01-D.pdf

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

Hi Kien

See attached updated plan.

Regarding timing and amount of use below is from the client,

I would say 3 to 5 years as l only want council vehicle and my truck entering the site. And opening hours would be 8am to 4pm.

I can't see any more than 10 movements entering the site per day.

All trucks are to enter site off baskerville road north side and leaving site to turn south as no one to cross oncoming traffic.

Kind Regards Gary