



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2024 / 00198

LOCATION OF AFFECTED AREA

16 Crooked Billet Drive, Bridgewater

DESCRIPTION OF DEVELOPMENT PROPOSAL

Storage and Distribution of Vegetable Cooking Oil

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 **04/08/2025**. 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

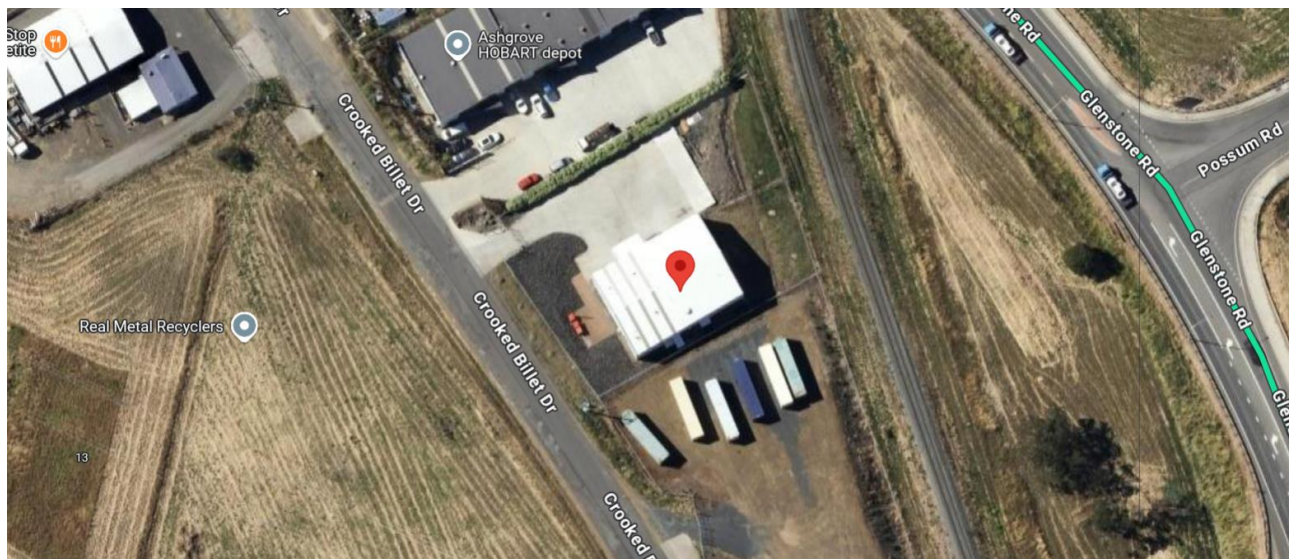
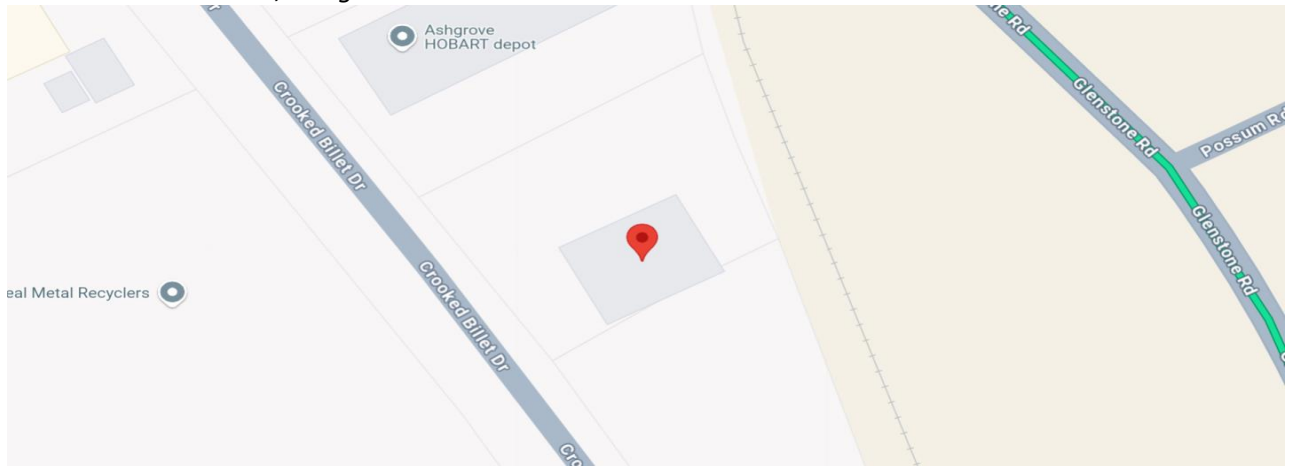


Brighton
going places

Activity Statement:

Details of the Location for Proposed Changes:

16 Crooked Billet Drive, Bridgewater TAS 3070



Activity Statement - Full Description of the Proposed Use:

Abstract:

- **Proposed Use of the Site** – Storage and Distribution of Vegetable Cooking Oils.
- **Floor Plan** - Attached both as site acquired and with proposed changes.
- **Number of People Working on the Site** – 2-3 at the moment with maximum 5 in next 3-4 years' time.
- **Traffic into the site** – Currently 1 truck in and out daily once with additional receival trailer once in a month.
- **Parking Spaces** – current 6 parking spaces on site grounds and 3 parking spaces for trucks inside the building. Parking spaces can be extendable to 8 in future if required.
- **Loading Bays** – All loading and unloading happen inside the building to & fro tankers installed in bunded area. Custom made loading bays are not required

In Detail:

The empty shell warehouse structure is going to be modified internally under current roof area to accommodate 6 X 25,000Lt tanks (ISO Containers) to store Vegetable cooking oil. All the oil storage tank area would be bunded to prevent any spread of oil spill originated from storage tank and also would be fitted with alert sensor system that can send alert message to site management representative in event of major leak from storage tanks. The bund holding capacity is as per industry standard i.e. 115% of single tank holding capacity.

Once all installations completed and system commissioned, the modified building used for storage and distribution of vegetable cooking oils to service local food service and food manufacturing venues. The site initially would have 2 – 3 staff working, majority of them work away from the proposed site.

The site initially would have one tanker truck (7.5KL) that service the local food venues with one movement out in the morning and back in the evening five days a week. Eventually depending up on market size and demand, couple more trucks added which would add 2 more staff and would increase truck movement from the venue but daily one exit and one entry usually early mornings and late afternoons. There would trailer truck coming with ISO containers on to the site monthly once or twice to deliver oil that is shipped from Melbourne.

All trucks would be parked securely inside the building with enough parking capacity to accommodate 3 trucks. The site has 6 dedicated car parking spots and has enough space to extend 8 in case if required.

The site is having equipped with consistent security surveillance with cameras and security sensors fitted that alerts the site representative in case of security breach.

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.

9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.

10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.

11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

LIST DATA IMPORT

- TasWater-SewerLateralline
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralline
- TasWater-WaterMain

12. BOUNDARIES ARE COMPILED ONLY FROM SP1334.17, SP14.2145 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

13. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.

14. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

LEGEND

- BP = Bolland Post
ET = Electrical Turret
GIV = Gas Isolation Valve
GP = Grated Pit
SB = Sewer Breather Vent
WMB = Water Meter Box Only
WSV = Water Stop Valve
WT = Water Tap
WL = Water Line
SC = Shipping Container
Conc. RW = Concrete Retaining Wall
R = Roof

FL = Floor Level
RL:51.47

BM1 = Bench Mark
R/S in Driveway
RL:53.57

BM2 = Bench Mark
Spike
RL:50.56

BM3 = Bench Mark
Nail
RL:50.14

MH1 = Sewer Manhole
Top RL:50.41
LoF Connection In Inv1 RL:48.65
In Inv2 RL:48.65
Out Inv RL:48.57

MH2 = Rectangular Sewer Manhole
Inverts Under Water Unable to Locate
Top RL:49.97
Base of Pit RL:48.24

EP1 = Electricity Pole
Lowest Wire
RL:64.14

R1 = Underside of Roof Over Entrance
RL:53.95

R2 = Roof
RL @ Building:53.03
RL @ Bottom:52.58

R3 = Roof
RL @ Building:54.18
RL @ Bottom:53.18

R4 = Roof
RL @ Building:54.17
RL @ Bottom:53.60

= 100mm Spalls Hatch Area
Contours Approximate

UNDERGROUND SERVICE NOTE:

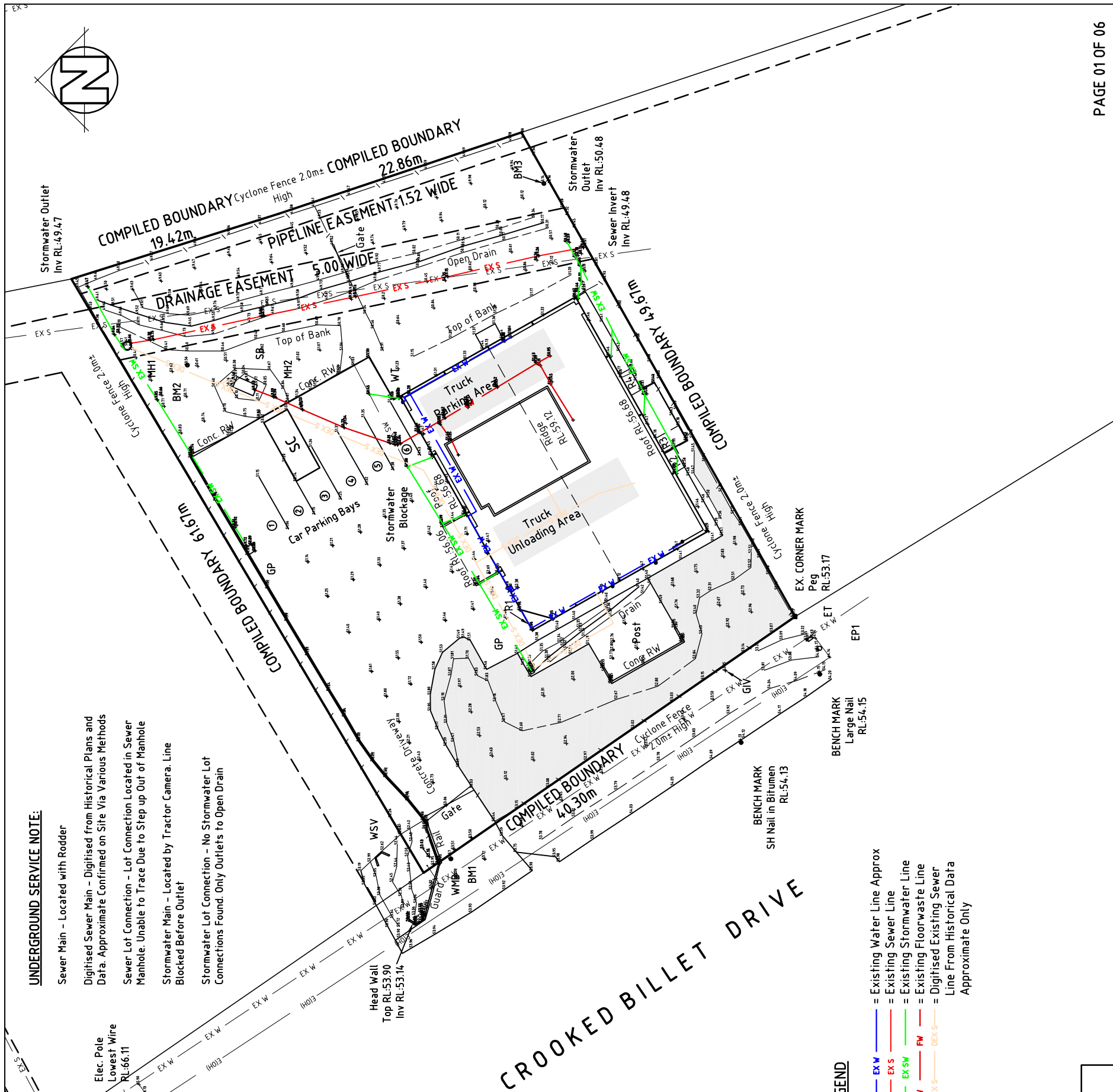
- Sewer Main - Located with Rodder

Digitised Sewer Main - Digitised from Historical Plans and Data. Approximate Confirmed on Site Via Various Methods

Sewer LoF Connection - LoF Connection Located in Sewer Manhole. Unable to Trace Due to Step up Out of Manhole

Stormwater Main - Located by Tractor Camera. Line Blocked Before Outlet

Stormwater Lot Connection - No Stormwater Lot Connections Found. Only Outlets to Open Drain

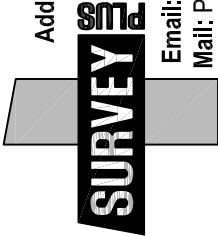


LEGEND

- EX W = Existing Water Line Approx
EX S = Existing Sewer Line
EX SW = Existing Stormwater Line
FW = Existing Floorwaste Line
DIX S = Digitised Existing Sewer Line From Historical Data Approximate Only

GPS DATA SCALE LOCATION

JOB CONTROL POINT
POINT NO: 2002
DESCRIPTION: R/S IN APRON
GPS SCALE FACTOR = 1.000404044
E: 519196.491
N: 526994.7026
RL: 53.574
EPU = 0.04±



Address: 8 Amy Street, Moonah,
Tasmania, 7009
Phone: 6273 9831
Fax: 6273 8316
Email: admin@surveyplustas.com.au
Mail: PO Box 299, Moonah, Tas, 7009

Project:
DETAIL, CONTOUR &
FEATURE SURVEY
16 CROOKED BILLET
DRIVE
BRIDGEWATER

Drawing:
SITE PLAN

C.T. 133417/14
LOT SIZE: 2265m²

Drafted by:
BJD
Date:
18-03-2025
Project/Drawing No:
SP241635-01
Approved By:
JLD
Scale:
1:400@A3
Revision:
D

Address: 8 Amy Street, Moonah,
Tasmania, 7009
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Email: admin@surveyplustas.com.au
Mail: PO Box 299, Moonah, Tas, 7009

Project:
DETAIL, CONTOUR &
FEATURE SURVEY
16 CROOKED
BILLET DRIVE
BRIDGEWATER

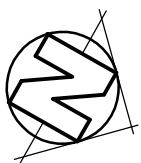
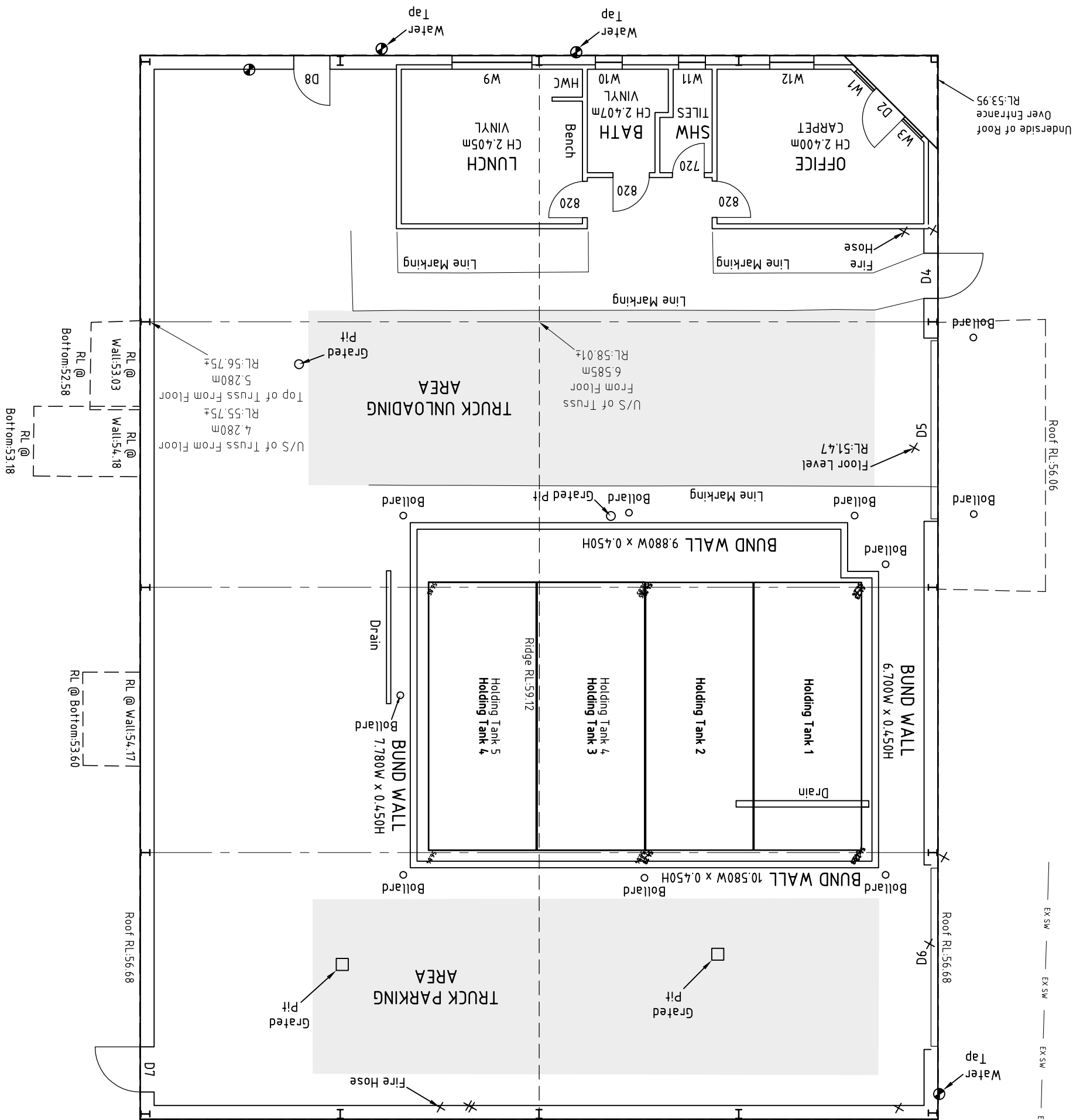
Drawing:
FLOOR PLAN

Drafted by: BJD
 Approved By: JLD
 Date: 18-03-2025
 Scale: 1:100@A3
 Project/Drawing No: SP241635-02
 Revision: D

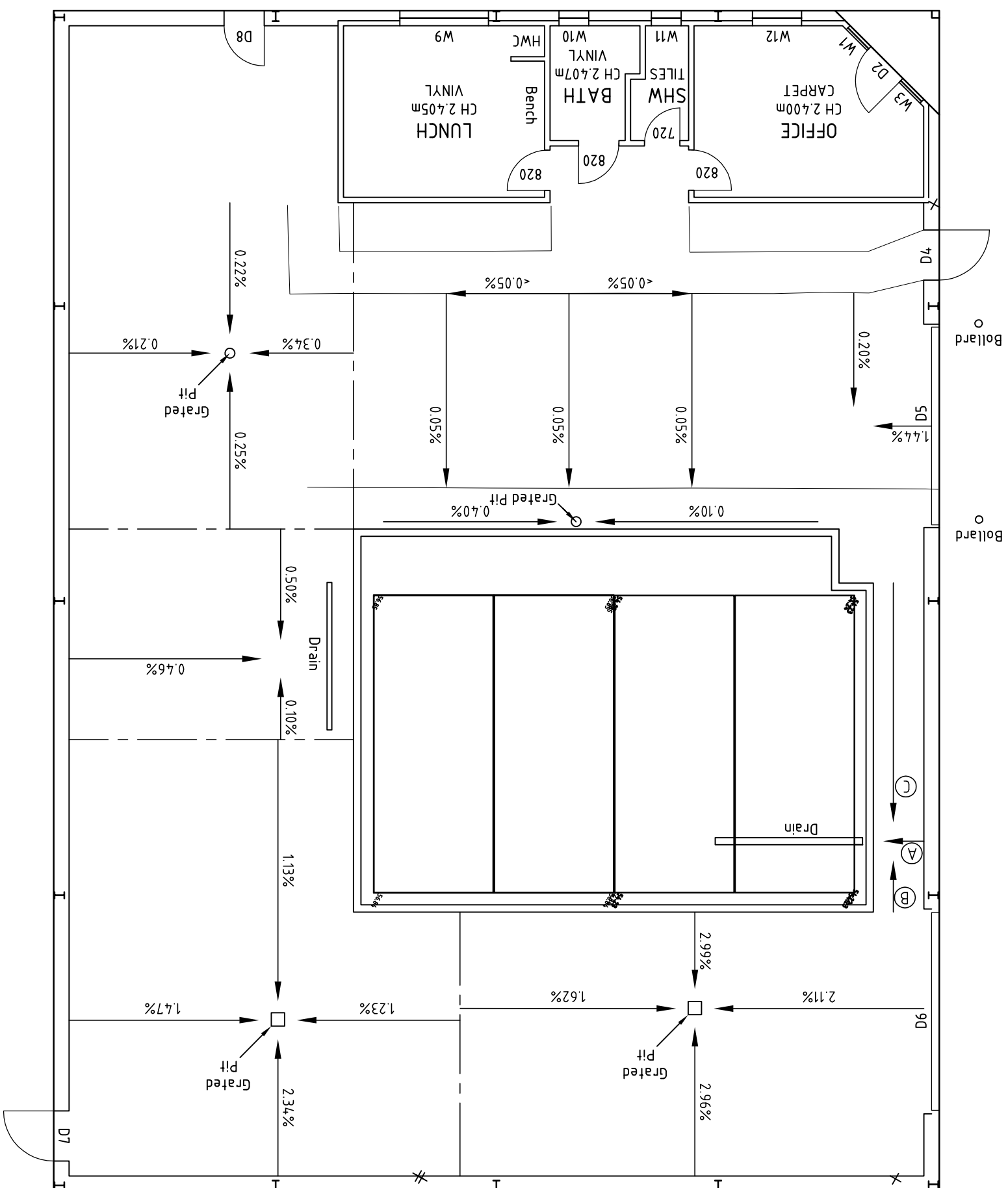
PAGE 02 OF 06

denotes: Unable to locate windows due to obstruction of line of sight from instrument.

W1 - 6W x 2.03H Top RL: 53.5 Ground Floor Window
W3 - 0.6W x 2.03H Top RL: 53.5 Ground Floor Door
D7 - 10.2W x 2.14H Top RL: 53.62 Ground Floor Window
D6 - 4.71W x 4.05H 1 Top RL: 55.2 Ground Floor Door
D5 - 4.17W x 3.97H Top RL: 55.44 Ground Floor Door
D7 - 12.02W x 2.03H Top RL: ### Ground Floor Door
D8 - 0.82W x 2.08H Top RL: 53.55 Ground Floor Door
W9 - 1.805W x 0.605H Top RL: 53.61 Ground Floor Door
W10 - 6.05W x 0.605H Top RL: 53.61 Ground Floor Window
W11 - 6.05W x 0.605H Top RL: 53.61 Ground Floor Window
W12 - 1W x 0.60H Top RL: 53.61 Ground Floor Window

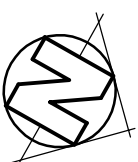


EXS



(A) = 1.67%
(B) = 0.61%
(C) = 0.45%

EX SW EX SW EX SW EX SW EX SW



EXS

LEGEND



PROPOSED TREE - PM

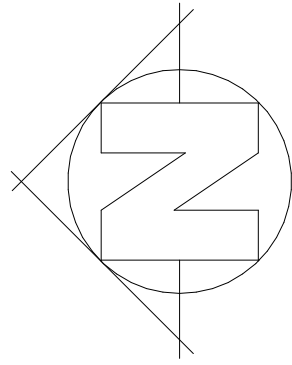
PROPOSED SHRUB - W

PROPOSED GROUND COVER

LAWN

MULCH OR SIMILAR

GRAVEL



PLANTING SCHEDULE						
ABB.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	POT SIZE	DENSITY	COUNT
FR	FRAXINUS LANCEOLATA FRAXINUS LANCEOLATA	FRAXINUS LANCEOLATA	1000mm x 4000mm	250mm	1	1
HO	HOLOSTICHUS HOLOSTICHUS	HOLOSTICHUS	1000mm x 4000mm	250mm	1	1
MI	MIMOSA MIMOSA	MIKANIA MIMOSA	1000mm x 1000mm	140mm	1 per 1m2	10
LA	LOMBARDIA LOMBARDIA	LOMBARDIA	1800mm x 800mm	140mm	1 per 1m2	10

SITE DETAIL

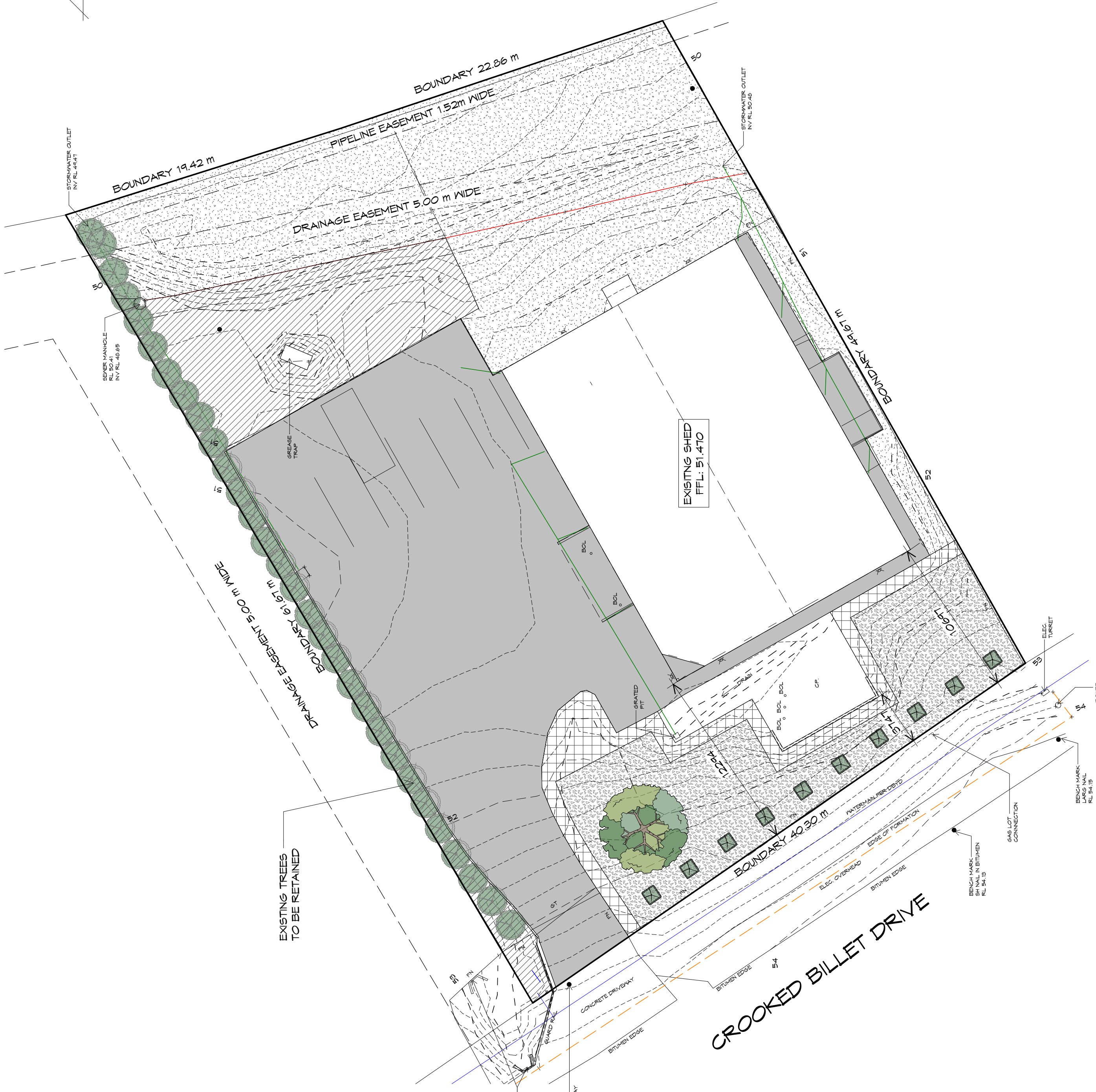
1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF PROVIDING THE PHYSICAL FEATURES OF THE LAND AND SITES SHOWN HEREON FOR INFORMATION PURPOSES.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN ARE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF THE EXISTING UTILITIES AND SERVICES. ANY UTILITIES IDENTIFIED BEFORE COMMENCEMENT OF ANY WORK ON A SITE, IN PARTICULAR, THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED BY ANY UNDERGROUND SERVICE LOCATIONS NOT SHOWN ON THIS PLAN.
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6. COORDINATE DATUM IS NAD 83(41).
7. 1. VERTICAL DATUM IS NAD 83(41).
8. CONTOR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. DUE TO THE AGE OF THE TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON THIS SITE, A CONSTRUCTION WORKS PRESCHEDULED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
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 - TasWater - WaterMeters
 - TasWater - SewerMains
 - TasWater - SewerMainsDrainage
 - TasWater - SewerPressureMains
 - TasWater - MeterHydrant
 - TasWater - MeterValve
 - TasWater - MeterValve
12. BOUNDARIES ARE COMPILED ONLY FROM GP1393411, SP1423145 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLE OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
13. THIS PLAN ONLY PROVIDES INFORMATION FOR LOCAL STATION WINDOW OBSERVATION OF LINE SIGHT. LOCAL STATION WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
14. 3D DATA TURNED OFF IN LAYER CONTROL.
15. MAJOR CONTOUR 3D
16. MINOR CONTOUR 3D

IMPORTANT NOTE:

DRAWINGS CAN BE READ IN BLACK & WHITE. HOWEVER ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

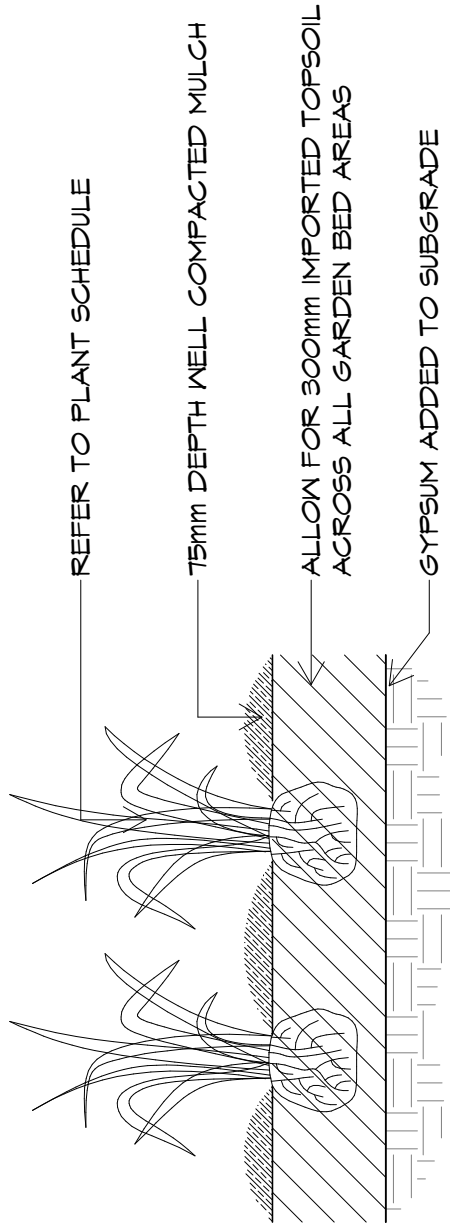
SITE PLAN

1:200



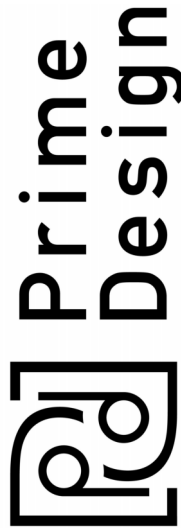
TYPICAL ADVANCED TREE DETAIL

NTS



TYPICAL GARDEN BED DETAIL

STN



10 Goodman Court, Invermay Tasmania 7248,
p(0)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575

Project:

PROPOSED LANDSCAPING
16 CROOKED BILLET DRIVE,
BRIDGEWATER

Client name: **COOKER BULK OIL SYSTEMS**

DRAWING: SITE PLAN

Drafted by:
D.D.H.

Date: _____ Scale: _____



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

Accredited building practitioner: Frank Gekus - No CC246A

1. Introduction & Purpose:

The purpose of this procedure is to define Cookers Bulk Oil System process for undertaking actions to contain and manage an oil spill in a safe and efficient manner, minimising harm to the environment.

2. Application & Scope:

The scope of this procedure is focussed on implementing effective measures to contain and manage an oil spill. Applying the instructions of this procedure ensures that operation of containing and managing an oil spill is performed with due professional care and in a safe and environmentally responsible manner.

3. Position Responsible:

This procedure applies to all employees of Cookers and contractors engaged by Cookers who have to carry out operation of containing and managing an oil spill.

4. Resources required:

- PPE – Gloves, Non-slippery shoes/boots, goggles, protective wear, etc.
- Warning signs.
- Onboard spill response equipment: Absorbent dust, saw dust/coconut husk, booms, and absorbent pads, drain sausages and rags to stop spread of the spill and a sheet of rubber to block drains around spill area.
- Onboard spill cleaning accessories – Buckets, mops, sweeping brushes, dust collection pans, rubbish disposal bags, de-greasing detergent, and water.
- Offsite spill response checklist (blank copies to be kept in truck cabin in case of incident)

5. Training Requirements:

Initial training as part of induction of applicable employees and on-going annual refresher training by means of power point, video and written documents.

PROCESSES DESCRIBED OVER THE FOLLOWING PAGES

6. Process: (General process to be followed – see further breakdowns for different impact levels below)

- **Stop** the spill.
 - **Contain** the spill.
 - **Report** the spill.
 - **Clean-up** the spill.
 - **Record** the spill.
- When an oil spill happens make sure not to panic. With clear, calm and measured approach, plan & act as per process.

If safe to do so:

- **Stop the spill at the source:** If possible, stop the source of the spill to prevent further spillage of material (i.e. shut off valves, stop pumps, right dislodged hoses etc.).
- **Contain the spill:** Using the contents of the vehicle spill kit (including absorbent material such as sawdust/coconut husk, booms, absorbent pads, drain sausages and rags), stop the spread of the spill. Use a sheet of rubber to block drains around spill area.
- **Make the area safe:** Put out warning signs around affected spillage area so no person can enter the area.
 - Do not leave the affected area under any circumstances.
- **Report the spill:** Contact your site operations manager/supervisor: Once the spill is contained and area made safe, contact your supervisor immediately to report the spill.
- **Clean up the spill:** If possible, begin cleaning up the spill area, using equipment supplied in the onboard vehicle spill kit, ensuring spill affected material is appropriately bagged and contained in the provided bags.
- **Record the Spill:** Take enough pictures of cleaned and cleared spill areas for file before leave the area.
 - Report the spill on return to the Cookers depot in accordance with Cookers' incident reporting system

6.1 Small Oil Spills with No Environmental Impact:

Small oil spills are considered oil spills of small volume which can be contained and cleaned up easily and no chance to enter drains.

- **Stop the spill:** In a small and easily containable oil spill, make sure the source of the spill has been stopped.
- **Contain the spill:** Use oil absorbent dust and rags depending on quantity of oil spilled.
- **Report the spill:** Contact Site Operations Manager/Supervisor with details of effected area and what is required.
- **Clean-up the spill:** Sweep all absorbent dust and rags, collect in to rubbish bags provided. These filled up bags should be discarded into the appropriate Cookers depot bins on return to the depot.
 - Once dry clean completed, mop the area with warm water and detergent. Allow area to be dry.
 - Check and make sure affected area is dry and non-slippery.
- **Record the spill:** Take enough pictures of cleaned and cleared spill areas for file before leave the area.
 - Report the spill on return to the Cookers depot in accordance with Cookers' incident reporting system

6.2 If Oil Spills have potential to enter Drains and have severe Environmental impacts:

Stop the spill:

- Stop the spill at the source: If possible an safe to do so, stop the source of the spill to prevent further spillage of material (i.e. shut off valves, stop pumps, right dislodged hoses etc).

Contain the spill:

- If a spill has chances to get into nearby storm water drain or sewer drain, the priority is to contain the spill from spreading, including covering the drain with sheet of rubber surrounded by drain sausages to stop flow of oil into the drain.
- At areas that are not pooled with oil, contain the area with oil absorbent dust and rags depending on quantity of oil.

Report the spill:

- If the oil spill is large, affecting a wider area and pooled at nearby blocked drains, you must immediately contact the site operations manager/supervisor who need to report it to the relevant authorities such as the **EPA** (Environment Protection Authority), local area council and water authority (if oil entered sewer drain). In such instances, Site Operations Manager/Supervisor organise listed external contractors who can clear oil pooled and reach affected location sooner.
- NOTE: If there is rain in the area, or forecasted, this must be relayed to the Site Operations Manager/Supervisor.

Clean-up the spill:

- External contractor must make sure all flowable oil on ground and in drain is collected effectively and make sure all affected areas are clear of flowable oil.
- Once all Flowable oil cleared, to absorb residual oils on ground and around drain with absorbent dust and rags. Do not remove sheet of rubber and drain sausages until dry cleaning completed.
- Sweep all absorbent dust and rags, collect in to rubbish bags provided. These filled up bags should be discarded into the appropriate Cookers depot bins.
- Once dry clean completed, mop the area with warm water and detergent. Allow area to be dry.
- Check and make sure affected area is dry and non-slippery.
- Remove rubber mat and drain sausages and collect into rubbish bag provided.
- Take enough pictures of cleaned and cleared spill areas for file before leaving the area.

6.3 If Oil Spill ends up in Storm Water Drain and Waterways:

If spilled oil enters storm water drains, the chances of oil entering connected water ways which would have severe impact on environment are increased. Such situations need to be addressed immediately following below procedure.

Stop the spill:

- Stop the spill at the source: If possible a safe to do so, stop the source of the spill to prevent further spillage of material (i.e. shut off valves, stop pumps, right dislodged hoses etc).

Contain the spill:

- Contain the spill and attempt to stop the flow of oil into drain following measures highlighted in section 6.2.

Report the spill:

- Contact site operations manager/supervisor immediately and inform the situation of the oil spill.
- The **site operations manager/supervisor** must contact the **EPA** (Environmental Protection Authority), local council and the local water authority to report the spill with details of area of spill and seek information and guidance on:
 - Drain path,
 - Waterways it connected to,
 - Access points to stop the spread,
 - Flow conditions between impacted drain and waterways merge point.
- When required depending upon severity and safety of the spread, the Cookers site operations manager/supervisor inform local fire and/or police soon after spill contained.

Clean-up the spill:

- Site operations manager/supervisor immediately assess the situation involving the site manager and organise necessary internal and external resources to involve physically and control spread of the spill as soon as possible.
- The site operations manager/supervisor must communicate clearly with contractors engaged to stop spread of the spill and liquid waste collection for them to prepare their action plan.
- Cookers representative(s) need to be present, assess progress, communicate and conclude total exercise to relevant internal managers who would communicate progress to local/state authorities.
- Once exercise is concluded, Cookers need to get service reports from external contractors and compile a total incident report for internal use and local/state authorities' requirements.

Record the spill:

- On arrival back to the Cookers site, the driver must report the spill incident by filling in Employee Report under classification Incident.
- Based on new experiences learnt, Cookers management need to review and update plans with training all Cookers staff involved apart from periodical refresher training.

Title: Oil Spill Containment and Management

Doc No: SOP-012.70 – Bridgewater



COOKERS INTEGRATED QUALITY SYSTEM

7. Contact Details of External Contractors in the event of Oil spill:

Area	Contactor	Contact Number
TAS	ISS First Response	1300 131 001

ISS First Response intervention need to be authorised by State Manager or General Manager or National Quality & Safety Manager after assessing the situation.

Contact Details of Authorities in event of Oil entered into Storm Water Drain / Waterways:

Area	Authority	Contact Number
TAS	Environmental Protection Authority (EPA) - Tasmania	1800 005 171
	Fire / Police	000
	Local Council where Spill happened	Appendix 1

8. Employee sign-off:

I have reviewed and understand the attached procedure and agree to abide by the process in the event of oil spill.

Name:		Sign:		Date:	
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9. Amendment History:

Issue No	Issue Date	Amendment	Reviewed By
1	22/10/2024	Developed based on current practices for TAS site	HS/SO/RC

Note: Printed Versions are Uncontrolled and the onus is on the user to ensure they are using the most up to date version

Issued: 22/10/2024

Revision: 1

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Appendix 1:**How to notify EPA of an incident (Cookers Operations / Management)**

As soon as practicable after you're aware there is a notifiable incident, you must report it. Follow the steps below to report the notifiable incident.

STEP 1:

Call EPA on 1800 005 171 (24 hours). You'll be asked for the following information:

- Your contact information
- Your business name and address
- The time, date and location of the notifiable incident
- Type of incident it was, such as a spill, leak, escape or fire
- What caused the incident, or you suspect caused it
- Estimate of volumes released or size of the incident
- What you think the impact may be on human health and the environment
- How you're managing the incident.

Important: You must report a notifiable incident even if it puts your business at risk of legal action. You may receive a penalty if you don't.

STEP 2:

EPA will email you a notification form after you've reported the incident. Complete the form and return it to EPA within five business days. Note: Your report of a notifiable incident isn't complete until you return the form to EPA.

If an environment protection officer needs to attend your site, you may be asked to assist during the inspection.

When not to report:

Take a common-sense approach. Some examples of when you might not need to report an incident are:

- A small spill that you have contained and cleaned up on site (depending on the substances – as some chemicals can leak through concrete and other barriers).
- If a release didn't threaten the environment (could not migrate to the land or stormwater drains) and would cost less than \$10,000 to clean-up.
- If there were no known risks from the substance and the site can be easily restored.

Note: This is a general guide only – you need to understand and manage your risks, including the substances involved. Some substances might not be dangerous to handle, but can still harm the

environment. If they threaten to cause material harm to the environment or human health, you must report it.

Regardless of whether there is a duty to report the incident or not, you still need to take account of pollution incidents. Risks should be addressed and managed as part of your general environmental duty. You are also still required to restore the environment, whether or not it causes material harm.

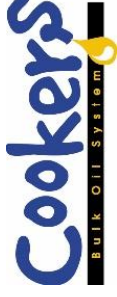
It is Management's responsibility to monitor for updates, changes and modifications to the reporting/notification triggers on any Legislation and Regulation.





Appendix 2: LOCAL COUNCIL CONTACT DETAILS

COUNCIL	ADDRESS	PHONE	FAX	EMAIL ADDRESS	WEB SITE
Break O'Day Council	32 Georges Bay Esplanade, St. Helens 7216	6376 7900		admin@bodc.tas.gov.au	http://www.bodc.tas.gov.au
Brighton Council	1 Tivoli Road, OLD BEACH 7017	6268 7000	6268 7013	admin@brighton.tas.gov.au	http://www.brighton.tas.gov.au
Burnie City Council	PO Box 973, BURNIE 7320	6430 5700	6431 3896	burnie@burnie.tas.gov.au	https://www.burnie.tas.gov.au
Central Coast Council	PO Box 220, ULVERSTONE 7315	6429 8900	6425 1224	admin@centralcoast.tas.gov.au	http://www.centralcoast.tas.gov.au
Central Highlands Council	PO Box 20, HAMILTON 7140	6286 3202	6286 3334	council@centralhighlands.tas.gov.au	http://www.centralhighlands.tas.gov.au
Circular Head Council	PO Box 348, SMITHTON 7330	6452 4800	6452 4861	council@circularhead.tas.gov.au	http://www.circularhead.tas.gov.au
Clarence, City of	PO Box 96, ROSNY PARK 7018	6217 9500		clarence@ccc.tas.gov.au	http://www.ccc.tas.gov.au
Derwent Valley Council	PO Box 595, NEW NORFOLK 7140	6261 8500		dvcouncil@dvc.tas.gov.au	http://www.derwentvalley.tas.gov.au
Devonport City Council	PO Box 604, DEVONPORT 7310	6424 0511		council@devonport.tas.gov.au	http://www.devonport.tas.gov.au
Dorset Council	PO Box 21, SCOTTSDALE 7260	6352 6500	6352 6509	dorset@dorset.tas.gov.au	http://www.dorset.tas.gov.au
Flinders Council	PO Box 40, WHITEMARK 7255	6359 5001	6359 2211	office@flinders.tas.gov.au	http://www.flinders.tas.gov.au
George Town Council	PO Box 161, GEORGE TOWN 7253	6382 8800	6382 3240	council@georgetown.tas.gov.au	http://www.georgetown.tas.gov.au
Glamorgan Spring Bay Council	PO Box 6, TRIABUNNA 7190	6256 4777	6256 4774	admin@freycinet.tas.gov.au	http://www.gsbctas.gov.au
Glenorchy City Council	PO Box 103, GLENORCHY 7010	6216 6800	6216 6400	gccmail@gcc.tas.gov.au	www.glenorchy.tas.gov.au
Hobart, City of	GPO Box 503, HOBART 7001	6238 2711	6234 7109	coh@hobartcity.com.au	www.hobartcity.com.au
Huon Valley Council	PO Box 210, HUONVILLE 7109	6264 0300	6264 0399	hvc@huonvalley.tas.gov.au	http://www.huonvalley.tas.gov.au
Kentish Council	PO Box 63, SHEFFIELD 7306	6491 0200	6491 1659	council@kentish.tas.gov.au	http://www.kentish.tas.gov.au



COOKERS INTEGRATED QUALITY SYSTEM

King Island Council	PO Box 147, CURRIE 7256	6462 9000	6462 1313	kicouncil@kingisland.tas.gov.au	http://www.kingisland.tas.gov.au
Kingborough Council	Locked Bag 1, KINGSTON 7050	6211 8200		kc@kingborough.tas.gov.au	http://www.kingborough.tas.gov.au
Latrobe Council	PO Box 63, LATROBE 7307	6426 4444	6426 2121	council@latrobe.tas.gov.au	http://www.latrobe.tas.gov.au
Launceston, City of	PO Box 396, LAUNCESTON 7250	6323 3000	6323 3001	council@launceston.tas.gov.au	http://www.launceston.tas.gov.au
Meander Valley Council	PO Box 102, WESTBURY 7303	6393 5300	6393 1474	mail@mvc.tas.gov.au	http://www.meander.tas.gov.au
Northern Midlands Council	PO Box 156, LONGFORD 7301	6397 7303	6397 7331	council@northernmidlands.tas.gov.au	http://www.northernmidlands.tas.gov.au
Sorell Council	PO Box 126, SORELL 7172	6269 0000	6269 0014	sorell.council@sorell.tas.gov.au	http://www.sorell.tas.gov.au
Southern Midlands Council	PO Box 21, OATLANDS 7120	6254 5050	6254 5014	mail@southernmidlands.tas.gov.au	http://www.southernmidlands.tas.gov.au
Tasman Council	1713 Main Road, NUBEENA 7184	6250 9200	6250 9220	tasman@tasman.tas.gov.au	http://www.tasman.tas.gov.au
Waratah-Wynyard Council	PO Box 168, WYNVARD 7325	6443 8333	6443 8383	council@warwyn.tas.gov.au	http://www.warwyn.tas.gov.au
West Coast Council	PO Box 63, QUEENSTOWN 7467	6471 4700	6471 4720	wcc@westcoast.tas.gov.au	http://www.westcoast.tas.gov.au
West Tamar Council	PO Box 16, RIVERSIDE 7250	6383 6350		wtc@wtc.tas.gov.au	http://www.wtc.tas.gov.au

Submission to Planning Authority Notice

Application details

Council Planning Permit No. DA 2024 / 00198
Council notice date 14/04/2025
TasWater Reference No. TWDA 2025/00360-BTN
Date of response 11/04/2025
TasWater Contact Timothy Carr
Phone No. 0419 306 130

Response issued to

Council name BRIGHTON COUNCIL
Contact details development@brighton.tas.gov.au
Development details
Address 16 CROOKED BILLET DR, BRIDGEWATER
Property ID (PID) 1953479
Description of development Change of Use from Resource Processing (Petfood) to Storage (Oil)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Survey Plus	Floor Plan – SP241635-02	A	03/12/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

Advice: *The new development site will be classed as high hazard. A high hazard (RPZD) backflow device will be required to be installed onto the water connection at the property boundary, if there is not one already existing.*

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

TRADE WASTE

4. No development works or use can commence on site unless and until the applicant or landowner as the case may be, has made application to TasWater pursuant to section 56ZL of the Water and Sewerage Industry Act 2008 (Tas) and TasWater has granted that application in respect of the proposed discharge of trade waste to TasWater's sewerage infrastructure from the site.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Trade Waste Application Requirement

The applicant must submit a valid Trade Waste Application and apply for a Trade Waste Agreement or Consent at the earliest stage of the Development Application process.

Assessment Process

The Trade Waste Application will be assessed separately from the Development Services Development Application (DA) process. The assessment will:

- a) Determine whether the proposed trade waste activity is permissible;
- b) Identify any limitations on the volume and quality of trade waste discharge that may be permitted;
- c) Specify the trade waste requirements relevant to the applicant's proposed development;
- d) Provide the applicant with information about trade waste management that may impact the nature, feasibility, and cost of the proposed development.

No Guarantee of Approval

Submission of a Trade Waste Application does not guarantee the issuance of a Trade Waste Agreement or Consent.

Risk of Proceeding Without Approval

The applicant is strongly advised not to proceed past the Development Application stage without having submitted a Trade Waste Application and obtained a Trade Waste Agreement or Consent. Proceeding without the requisite approvals shall be done at the applicant's own risk.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.