

This planning application is open for
public comment until
06 October 2025

Reference no	PLN-25-0171
Site	390 ILLAWARRA ROAD LONGFORD
Proposed Development	Research and Development Facility (Discretionary Use, Scenic Road Corridor)
Zone	21.0 Agriculture
Use class	Research and Development

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

Exhibited

The Proposal

Description of proposal: Installation of liquid nitrogen fixation facility for trialling of nitrogen fixing technology for the production of on-farm liquid nitrogen fertiliser for fertigation systems.

Driveway construction material:

The Land

Site address:

390 Illawarra Road, Longford

Title reference:

C/T: 181908/1

Existing buildings on site:

Berry tunnels, farm sheds, laboratory, dwelling.

Existing use of site:

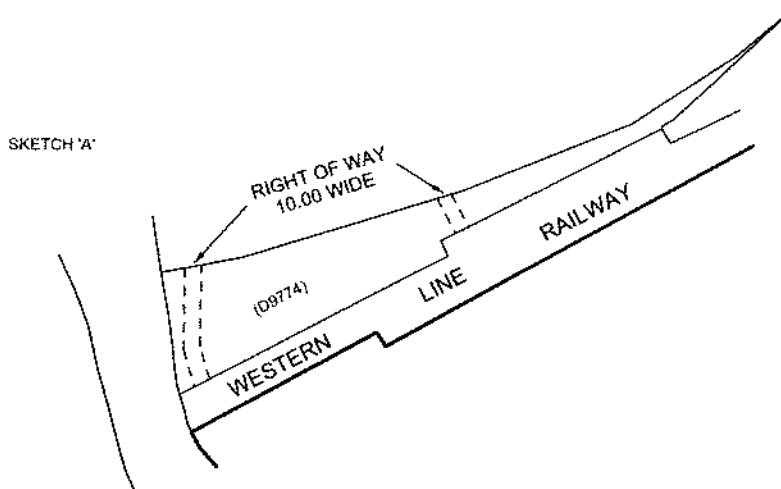
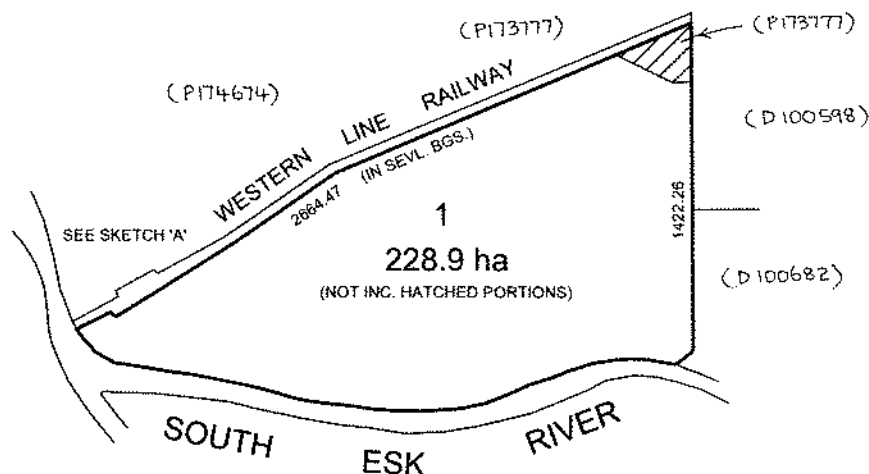
Mixed farming enterprise (cropping, grazing berry production)

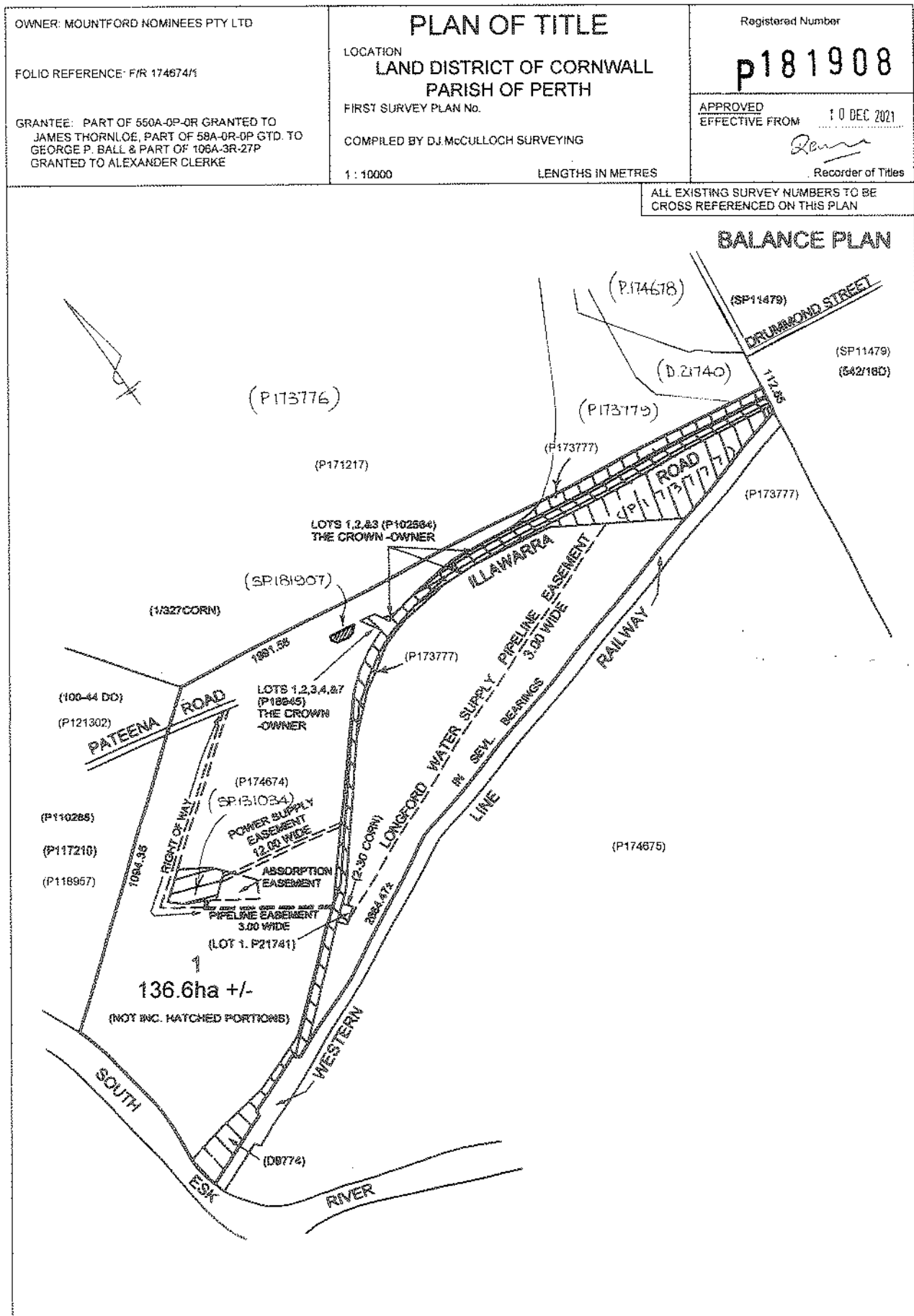
**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

Please refer to accompanying planning report.

OWNER MOUNTFORD NOMINEES PTY LTD		PLAN OF TITLE		REGISTERED NUMBER P174675
FOLIO REFERENCE F/R250051/1		LOCATION Land District of CORNWALL Parish of PERTH		APPROVED 26 FEB 2019 DEPUTY Recorder of Titles
GRANTEE Whole of 84A-1R-0Ps. Gtd. to W. Field Whole of 210 Acres Gtd. to A.M. McKinnon Part of 550 Acres Gtd. to J. Thornloe Part of 58 Acres Gtd. to G.P. Ball Part of 106A-3R-27Ps. Gtd. to A. Clerke		FIRST SURVEY PLAN No. P250051 COMPILED BY LEN C. MACKENZIE SCALE 1: NOT TO SCALE LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 123 (5039)	LAST UP1 No	LAST PLAN No. P173777 P250051	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN





Planning Report

*Research and Development (liquid
nitrogen fixation technology for
horticultural and agricultural
industry)*

‘Mountford’ 390 Illawarra Road
Longford



Document Control Record

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Document Control

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Report Title:		'Mountford' Liquid Nitrogen Research and Development Facility			
Project Number:		25.015	Project Name:	Mountford Nitrate Trial Project	
Client:		Mountford Nominees Pty Ltd	Client Contact:	Hugh Mackinnon	
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:	
1	21 August 2025	Draft 1.0	G. Walker	Client	
2	26 August 2025	Final	G. Walker		
Current Revision:		2			

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1. Introduction

6ty° Pty Ltd has been engaged by **Mountford Nominees Pty Ltd** to prepare an application¹ for the use and development of a liquid nitrogen fixation research and development facility on land located at 390 Illawarra Road, Longford.

The purpose of this planning report is to provide a description and details of the proposed liquid nitrogen fixation research and development facility and an assessment of the proposal against the applicable standards of the *Tasmanian Planning Scheme* incorporating the Northern Midlands *Local Provisions Schedule* ('the Scheme').

The planning report should be read in conjunction with the following plans prepared by **6ty°** with **Project No. 25.015** listed in Table 1. Where there are discrepancies between the information included within this planning report and the drawings listed in Table 1, the information contained in the drawings and documents listed in Table 1 prevails.

Table 1 - plans and supporting reports that form part of the application.

Drawing Title	Drawing No.	Revision	Date	Issue	Issued For
Location Plan	Ap001	002	26-08-25	002	Planning Approval
Site Plan	Ap002	002	26-08-25	002	Planning Approval
Part Site Plan	Ap003	003	26-08-25	003	Planning Approval

1.1 Planning Overview

The site² comprises a total of two (2) lots (although the Mountford property comprises several other lots). However, the primary lot within the context the proposed use and development is the northern lot recognised in Certificate of Title Volume 181908 Folio 1. Specific planning details associated with this lot are set out in Table 2 below. Details of the lots that comprise the site are provided in section 1.2 of this report.

Table 2 - Site specific planning details.

Address:	'Mountford' 390 Illawarra Road, Longford	
Property Identification Number:	9067842	
Certificate of Title:	Volume	Folio
	181908	1
Owner:	Mountford Nominees Pty Ltd	
Area:	147.8ha	
Planning Instrument:	<i>Tasmanian Planning Scheme</i> - Northern Midlands	
Applicable Zone:	Agriculture	
Applicable Overlay(s):	Bushfire-Prone Areas	
	Scenic Road Corridor	
	Airport Obstacle Limitation Area	
	Attenuation Area	
	Local Heritage Place	

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

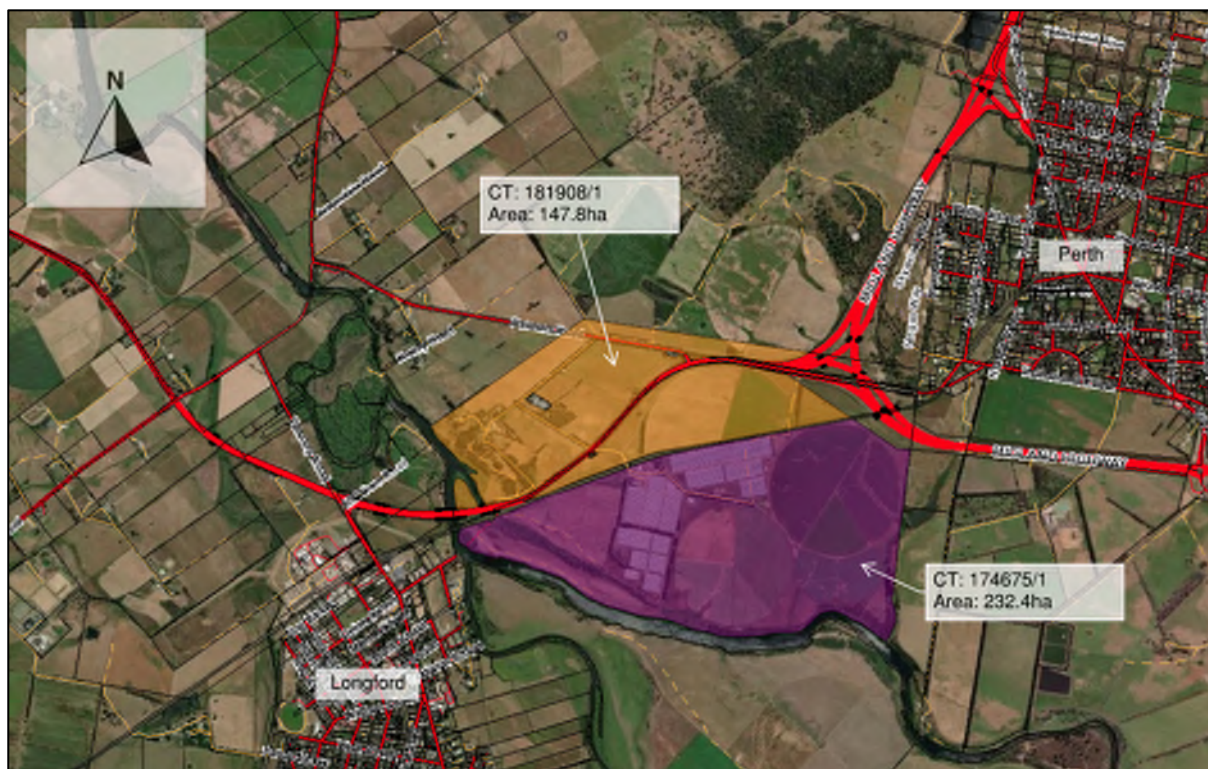
Applicable Code(s):	Parking and Sustainable Transport
	Road and Railway
	Scenic Protection
Applicable General Overlay(s):	Nil
Special Provisions:	Nil
Proposed Use:	Research and Development
Proposed Development:	Nitrogen Trial Facility
Application Status:	Discretionary

1.2 Site and Surrounding Area

1.2.1 Site Characteristics

All lots that comprise the site are illustrated and described in Figure 1 and Table 3.

Figure 1 - aerial image illustrating the location and spatial extent of each lot that together form the site.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Table 3 - details of each lot that together form the site.

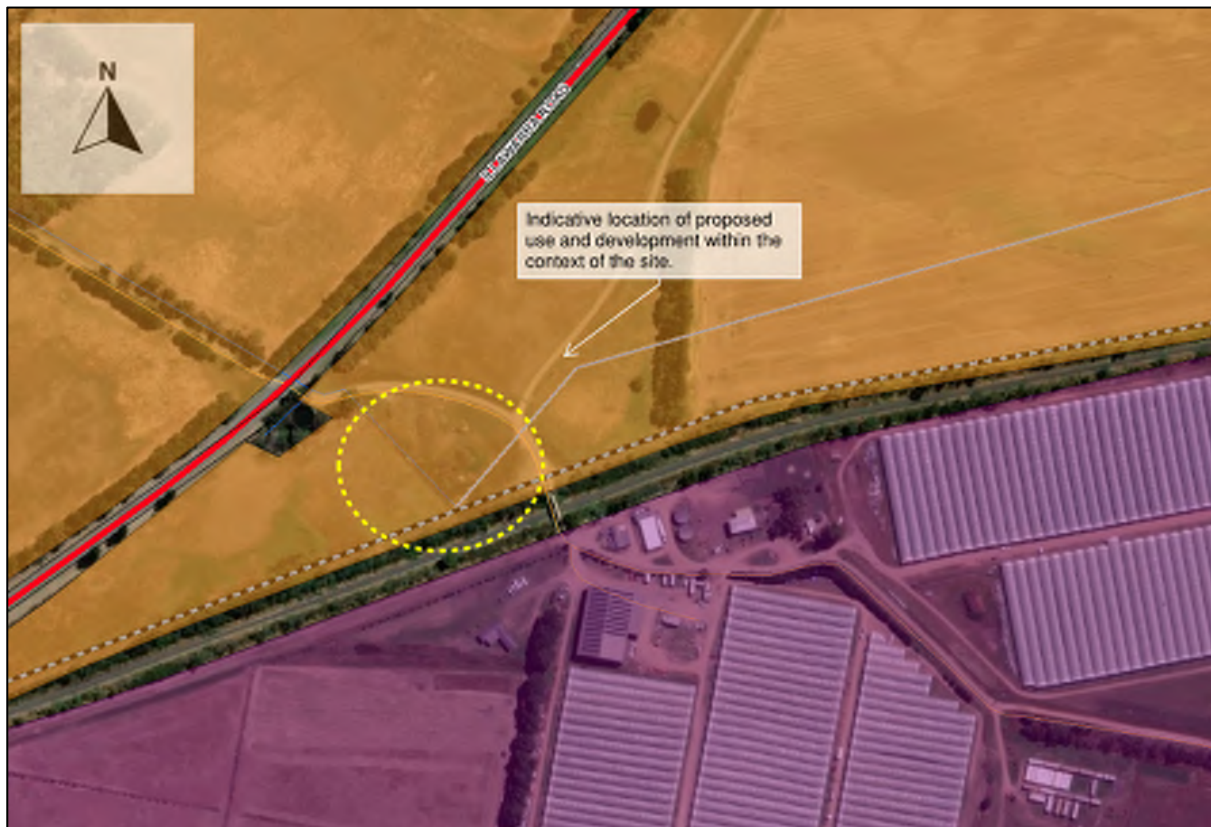
Lot Reference	Title Reference	Address	Owner	Existing Use and Development
1	181908/1	'Mountford' Illawarra Longford	390 Road, Mountford Nominees Pty Ltd	Irrigated cropping, farm access, grazing, laboratory and dwelling.
2	174675/1	'Mountford' Illawarra Longford	390 Road, Mountford Nominees Pty Ltd	Irrigated cropping, controlled environment agriculture (berry tunnels).

The site is accessed from Illawarra Road which bisects the norther lot in a general east to west direction. The site forms part of a broader farming property that comprises a mixed-use farming enterprise including grazing, irrigated cropping and berry tunnels.

The site includes frontage to Illawarra Road, Pateena Road and Midland Highway. It is bisected by the Western (Rail) Line and the southern boundary of the site follows the South Esk River.

The proposed use and development associated with the application will be located within a central position within the site (refer to Figure 2).

Figure 2 - aerial image showing the Kara Road lot within the context of established mining leases.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

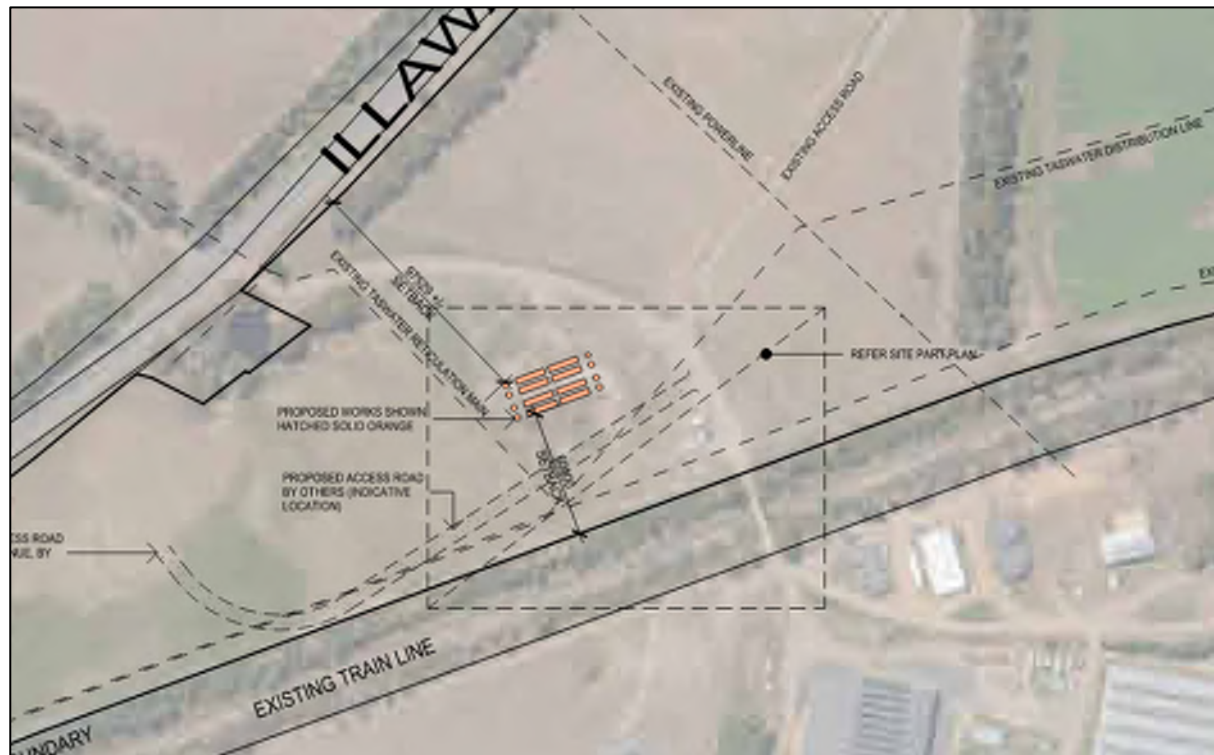
1.2.2 Surrounding Area

Land surrounding the site is predominately characterised by farming uses. It is positioned between the rural townships of Perth to the north-east and Longford to the south-west.

2. Proposed Use and Development

The application involves the development and use of a research and development facility for the purposes of trialling new liquid nitrogen fertiliser production technology for fertigation. The trial facility will comprise a series of shipping container and tank structures. The container and tank structures will be configured in rows with a total of eight (8) of each structures. The location of each of the proposed facility is illustrated in Figure 3 below.

Figure 3 - excerpt of the Site Plan illustrating the location of the proposed facility.



The trial facility will test new nitrogen fixing technology for the purposes of producing liquid nitrogen fertiliser for application within the horticultural sector. Nitrogen is a critical element for plant growth. The intention of the trial is to prove technology which is intended to produce and deliver cheap, environmentally clean and a reliable source of nitrogen fertiliser to the Tasmanian agricultural industry. It is intended that the scale and size of the units associated with the trial (if confirmed by the trial) will be able to be installed on commercial agricultural enterprises for production of liquid nitrogen fertiliser on the farm which will reduce the cost and improve the environmental benefits of importing nitrogen fertiliser which is currently imported from the mainland and internationally. This technology is directly compatible with existing fertigation systems installed within irrigated crop production operations and is also capable of supporting local agricultural production systems.

The location of the trial facility has been selected at the site for the following reasons:

- the site is the location of an existing mixed-farming enterprise including an established berry production facility which will be used to trial the liquid nitrogen fertiliser.
- the farm has reliable access to irrigation water, power, internet connectivity and space to accommodate the trial facility.
- the landowner has a strong willingness and desire to support research and development of the Tasmanian agricultural sector.

- The site is located proximate to the Launceston airport providing convenient access for key scientific personnel who are based on the mainland, to access the facility readily.

The proposed trial facility will be located on the northern lot within the site. The liquid nitrogen fertiliser will be produced within the trial facility through a proprietary technology process. The liquid fertiliser will then be transferred to into a trial berry crop located within the established berry polytunnels located on the southern lot within the site. The liquid fertiliser will be injected within the established irrigation and fertilisation infrastructure where it will be applied to the trial crop.

Testing of the trial crop will occur for the duration of the research and development project. Agronomic support for the duration of the project will be provided by the local Driscoll's contingent with research and development support to be provided by Mountford.

The facility will include a row of screen planting along the northern and north-western sides of the facility to provide a visual screen between the facility and Illawarra Road.

The proposed trial facility will operate in conjunction with the established berry production operation in terms of hours of operation. It will involve a maximum number of additional employees on the site of 2 (on average) with day-to-day operational and maintenance activities to be undertaken by Mountford.

Figure 4 - excerpt of Part Site Plan - Option A illustrating the indicative configuration of the trial facility including a row of trees that will be planted along the northern and western side of the facility to provide a visual screen between the facility and Illawarra Road which is identified as a scenic road corridor.

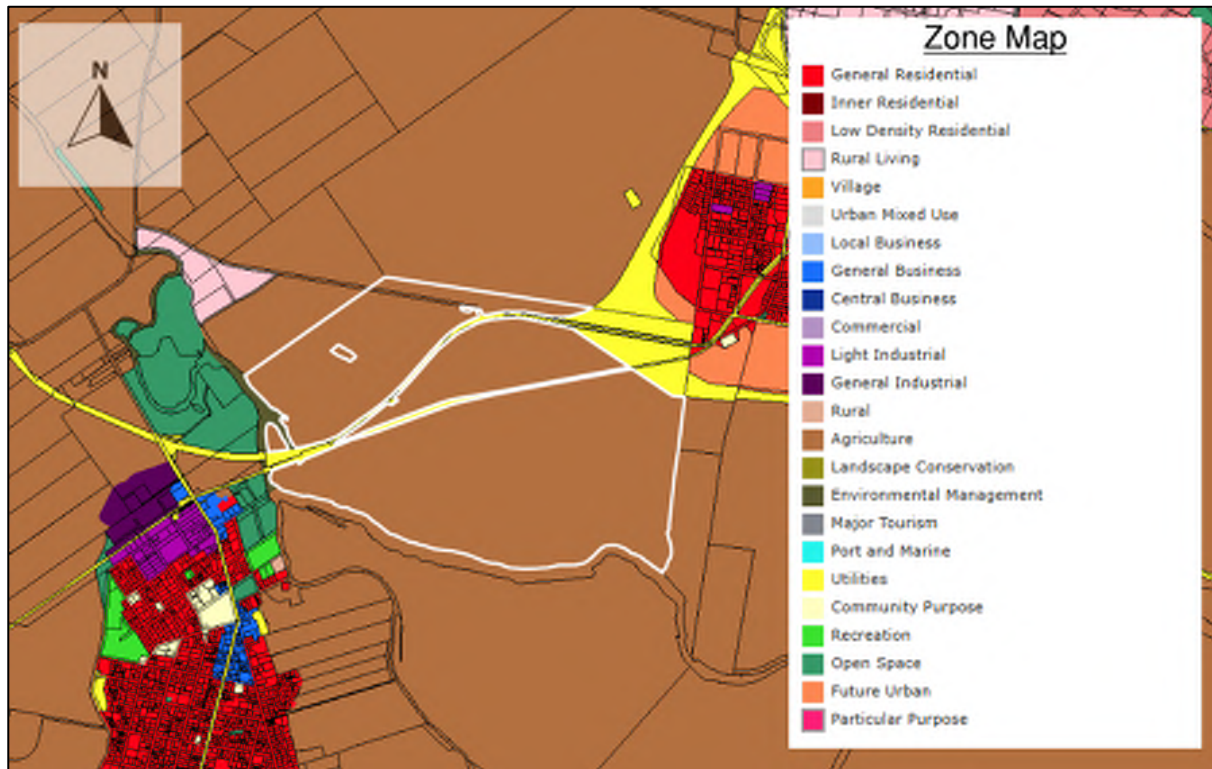


3. Scheme Controls

3.1 Zone

The zoning of the site and surrounding land is illustrated in Figure 5.

Figure 5 - zone map illustrating the land zone of the site and surrounding area.

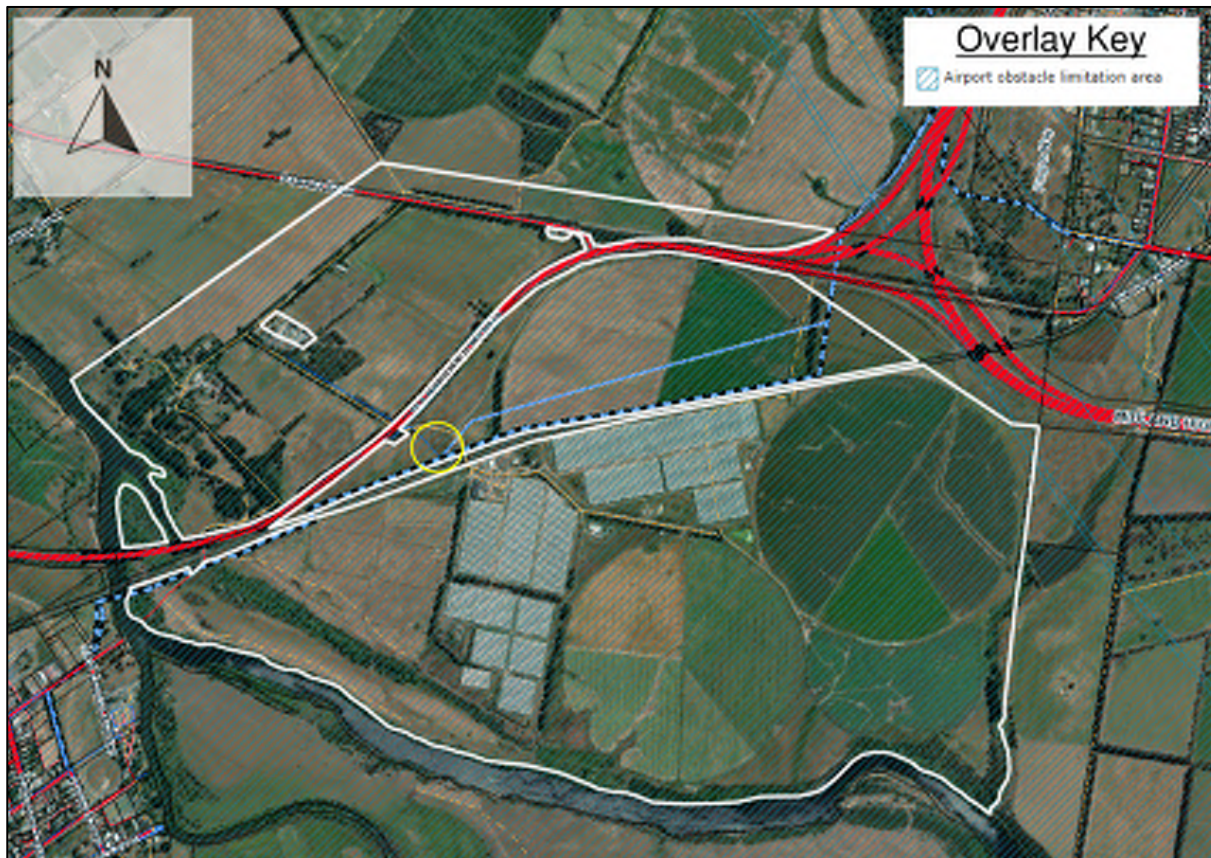


Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

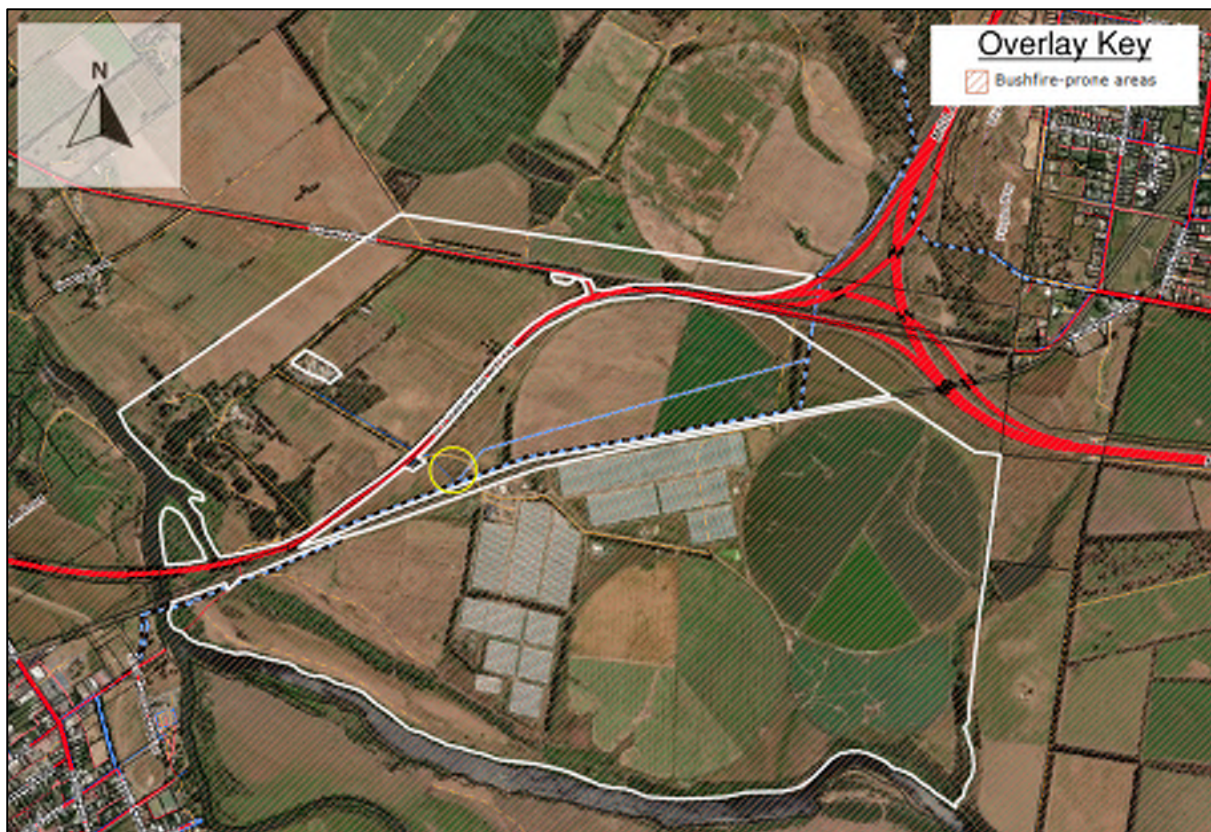
3.2 Scheme Overlays

The extent to which the Scheme overlay maps apply to the site is illustrated in the figures under respective overlay headings.

3.2.1 Obstacle Limitation Surface



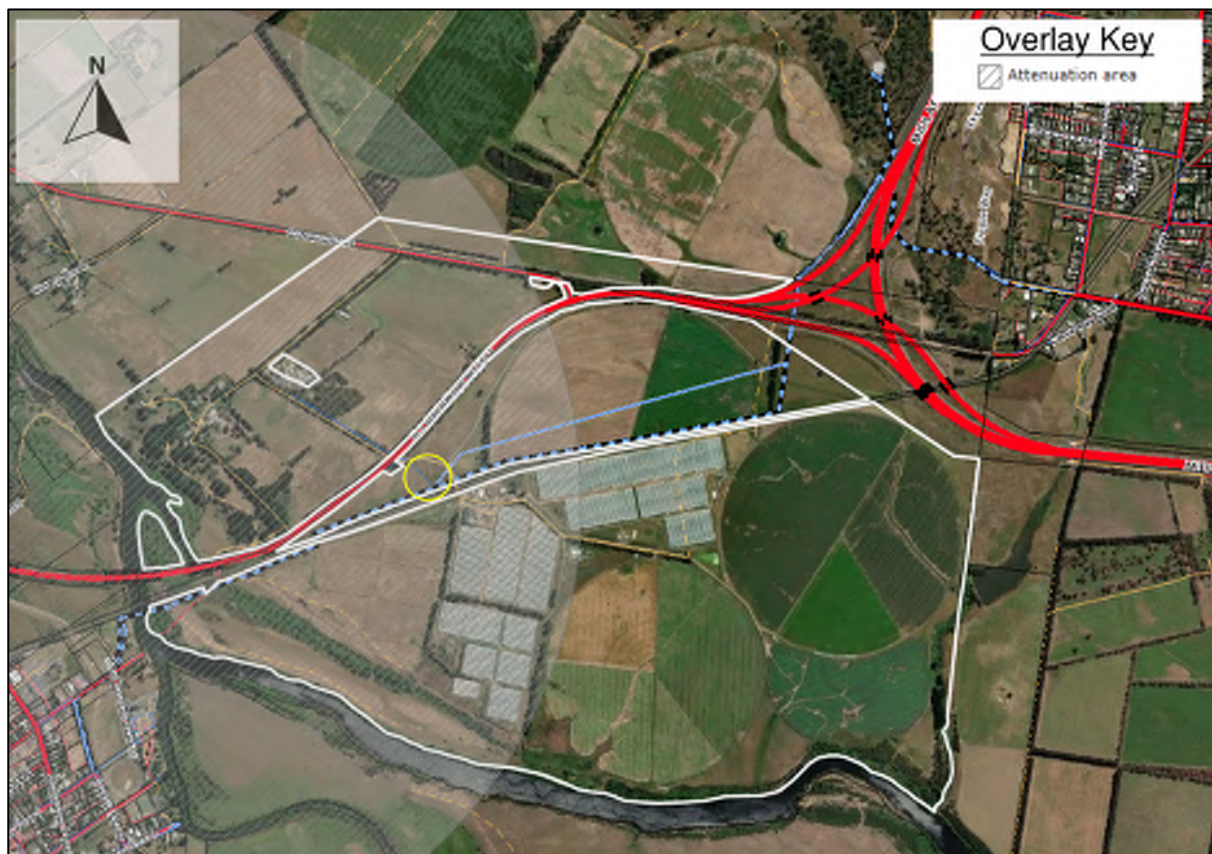
3.2.2 Bushfire-Prone Area



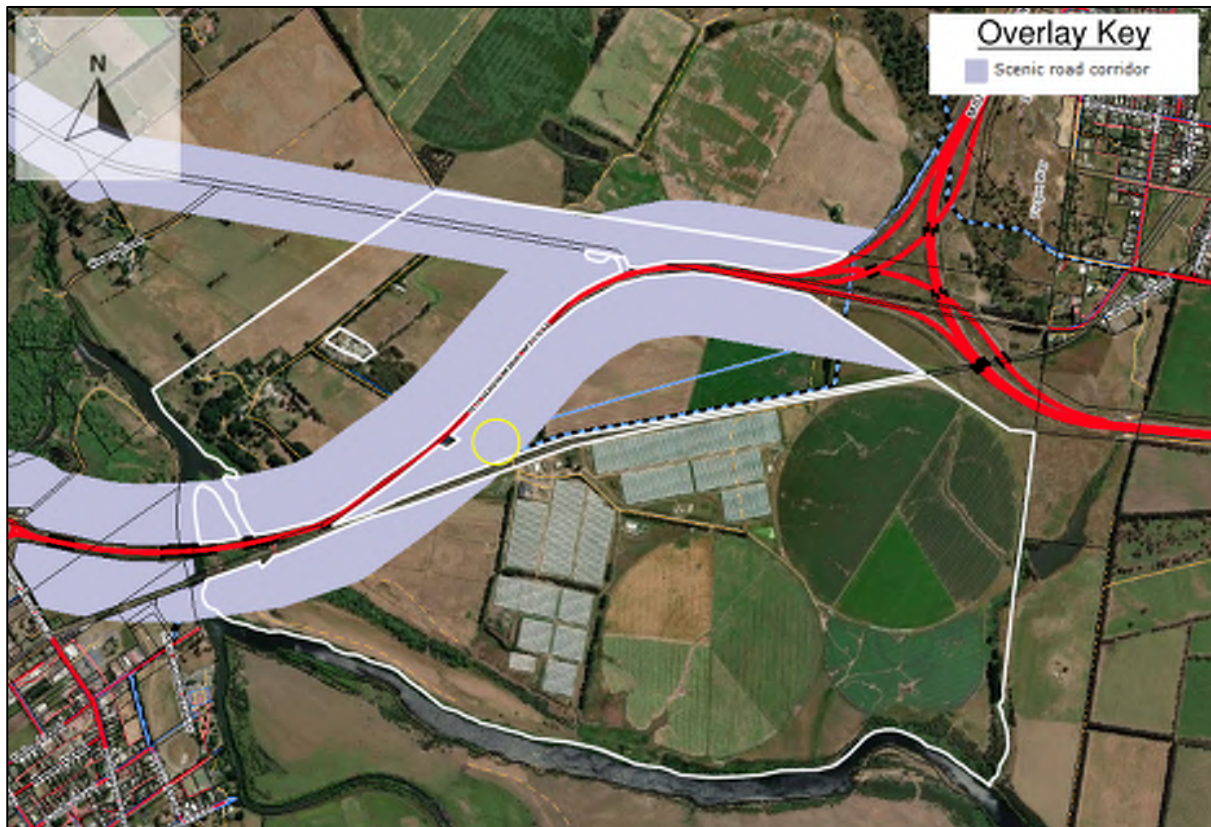
3.2.3 Flood-Prone Area and Waterway and Coastal Protection Area



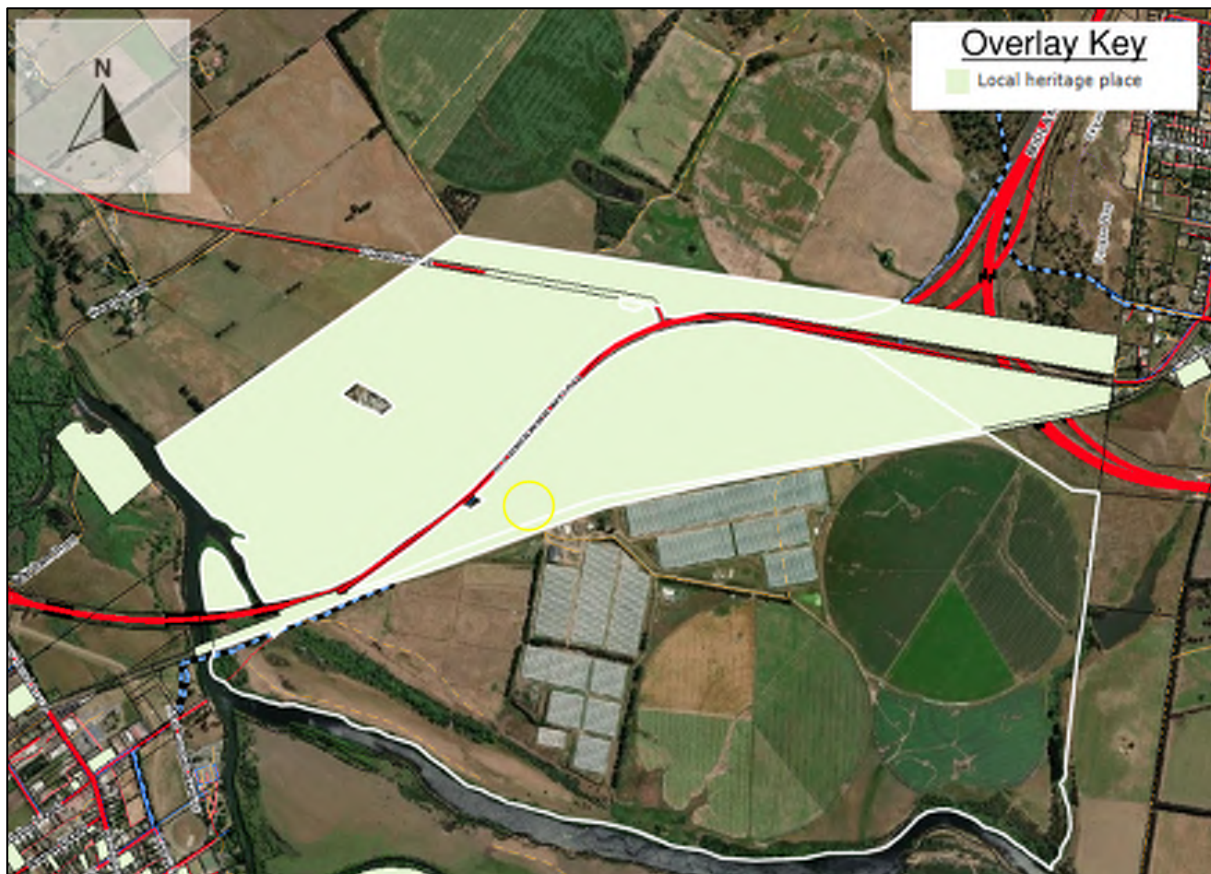
3.2.4 Attenuation Area



3.2.5 Scenic Road Corridor



3.2.6 Local Heritage Place



4. Statutory Planning Assessment

The following section provides a detailed assessment of the proposed development against applicable standards of the *Tasmanian Planning Scheme* incorporating the *Northern Midlands Local Provisions Schedule*.

4.1 Categorisation of Use

For the purposes of clause 6.2.6, the proposed use and development is categorised into the Research and Development Use Class which Table 6.2 of the Scheme defines as:

Research and Development

use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.

Specifically, the proposed use and development seeks to establish a trial project to prove proprietary technology for the production of liquid nitrogen fertiliser for the application within the agricultural sector.

4.2 General Provisions

There are no General Provisions that area applicable to the application.

4.3 Agriculture Zone

4.3.1 Table 21.2

Use of land for the research and development use class is listed as a **Discretionary** use within Table 21.2 of the Scheme.

4.3.2 Use Provisions

21.3 Use Standards			
Standard		Assessment	Compliance
21.3.1 Discretionary use			
A1	No Acceptable Solution	The application involves a discretionary use listed in Table 21.2 of the Scheme.	Relies on Performance Criteria
A2	No Acceptable Solution	The application involves a discretionary use listed in Table 21.2 of the Scheme.	Relies on Performance Criteria
A3	No Acceptable Solution	The application involves a discretionary use listed in Table 21.2 of the Scheme.	Relies on Performance Criteria
A4	No Acceptable Solution	The application involves a discretionary use listed in Table 21.2 of the Scheme. On the other hand, the corresponding Performance Criteria relates specifically to the Residential Use	Not Applicable

21.3 Use Standards

Standard	Assessment	Compliance
	Class which is not proposed as part of the application.	

4.3.3 Development Provisions for Buildings**21.4 Development Standards for Buildings and Works**

Standard		Assessment	Compliance
21.4.1 Building height			
A1	Building height must not be more than 12m.	The proposed container structures will have a maximum building height of approximately 2.6m and the proposed tank structures will have a maximum building height of 4.5m and 5m.	Complies with Acceptable Solution
21.4.2 Setbacks			
A1	Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	All proposed container and tank structures will be located a minimum distance of 50m from all corresponding boundaries. The proposed container and tank structures satisfy subclause A1(a).	Complies with Acceptable Solution Not Applicable
A2	Buildings for a sensitive use must have a setback of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	The application does not involve buildings for a sensitive use. ³	Not Applicable Not Applicable
21.4.3 Access for new dwellings			
A1	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	The application does not involve a dwelling or dwellings.	Not Applicable

4.3.4 Development Provisions for Subdivision**21.5 Development Standards for Subdivision**

Standard	Assessment	Compliance
21.5.1 Lot design		

³ means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school. Table 3.1, Scheme.

21.5 Development Standards for Subdivision			
Standard		Assessment	Compliance
A1	Each lot, or a lot proposed in a plan of subdivision, must:	The application does not involve subdivision of land.	Not Applicable
	(a) be required for public use by the Crown, a council or a State authority;		Not Applicable
	(b) be required for the provision of Utilities or irrigation infrastructure;		Not Applicable
	(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
A2	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	The application does not involve subdivision of land.	Not Applicable

4.4 Code Applicability Overview

An overview as to the applicability of Scheme codes is provided below.

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C1.0 Signs Code			
C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply: (a) C1.4.2; or (b) C1.4.3.	The application does not involve signage.	Not Applicable
C2.0 Parking and Sustainable Transport Code			
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	The Parking and Sustainable Transport Code applies to all use and development.	Applicable
C3.0 Road and Railway Assets Code			
C3.2.1	This code applies to a use or development that: (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an	The proposed use will result in a marginal increase in vehicular traffic (excluding trucks with the exception of facility setup vehicles) using the existing Illawarra Road access.	Applicable

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	existing vehicle crossing or private level crossing;		
	(b) will require a new vehicle crossing, junction or level crossing; or	The application does not involve a new vehicle crossing, junction or level crossing.	Not Applicable
	(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.	The application does not involve subdivision of land or a habitable building (for a sensitive use) within a road or railway attenuation area.	Not Applicable
C4.0 Electricity Transmission Infrastructure Protection Code			
C4.2.1	This code applies to use or development of land within the following areas:		
	(a) electricity transmission corridor.	The site is not subject to an electricity transmission corridor.	Not Applicable
	(b) communications station buffer area.	The site is not subject to a communications station buffer area.	Not Applicable
	(c) substation facility buffer area.	The site is not subject to a substation facility buffer area.	Not Applicable
C5.0 Telecommunications Code			
C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	The application does not involve a telecommunications facility.	Not Applicable
C6.0 Local Historic Heritage Code			
C6.2.1	This code applies to:		
	(a) development on land within any of the following, as defined in this code:		
	(i) a local heritage place;	The site is identified as a local heritage place on the Scheme overlay maps.	Applicable
	(ii) a local heritage precinct;	The site is not located within a local heritage precinct.	Not Applicable
	(iii) a local historic landscape precinct;	The site is not located within a local historic landscape precinct.	Not Applicable
	(iv) for excavation only, a place or precinct of archaeological potential; and	The site is not a place or precinct or archaeological potential.	Not Applicable
	(b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The application does not involve the lopping, pruning, removal or destruction of a significant tree.	Not Applicable

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C6.2.3	This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The site is permanently registered on the Tasmanian Heritage Register (THR ID No. 5063). The Local Historic Heritage Code therefore does not apply to the application in this instance.	Applicable
C7.0 Natural Assets Code			
C7.2.1	<p>This code applies to development on land within the following areas:</p> <ul style="list-style-type: none"> (a) a waterway and coastal protection area; (b) a future coastal refugia area; and (c) a priority vegetation area only if within the following zones: 	<p>The proposed development will not be located within a waterway and coastal protection area.</p> <p>The site is not subject to a future coastal refugia area.</p> <p>The priority vegetation area does not apply to the Agriculture Zone.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
C8.0 Scenic Protection Code			
C8.2.1	<p>This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:</p> <ul style="list-style-type: none"> (a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; or (f) Open Space Zone. 	<p>The proposed development will be located within a scenic road corridor which applies to Illawarra Road.</p> <p>The site is not assigned to the Rural Living Zone.</p> <p>The site is not assigned to the Rural Zone.</p> <p>The site is assigned to the Agriculture Zone.</p> <p>The site is not assigned to the Landscape Conservation Zone.</p> <p>The site is not assigned to the Environmental Management Zone.</p> <p>The site is not assigned to the Open Space Zone.</p>	<p>Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
C9.0 Attenuation Code			
C9.2.1	<p>This code applies to:</p> <ul style="list-style-type: none"> (a) activities listed in Tables C9.1 and C9.2; (b) sensitive uses; and (c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area. 	<p>The application does not include an activity listed in Tables C9.1 and C9.2.</p> <p>The application does not involve a sensitive use.</p> <p>The application does not involve subdivision of land.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C10.0 Coastal Erosion Hazard Code			
C10.2.1	<p>This code applies to:</p> <p>(a) use and development of land within a coastal erosion hazard area; or</p>	The site is not subject to a coastal erosion hazard area.	Not Applicable
C11.0 Coastal Inundation Hazard Code			
C11.2.1	This code applies to use and development of land within a coastal inundation hazard area.	The site is not subject to a coastal inundation hazard area.	Not Applicable
C12.0 Flood-Prone Areas Hazard Code			
C12.2.1	This code applies to development of land within a flood-prone hazard area.	The proposed use and development will not be located within the area of the site that is subject to the Flood-Prone Hazard Area which aligns with the lower area of the site adjacent to the South Esk River.	Not Applicable
C13.0 Bushfire-Prone Areas Code			
C13.2.1	<p>This code applies to:</p> <p>(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and</p> <p>(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.</p>	<p>The application does not involve subdivision of land.</p> <p>The site is located within a bushfire-prone area. The application does not involve a vulnerable use. However, the proposed use will involve the storage of calcium nitrate as nitric acid which is a hazardous chemical (as Category 2 for oxidising liquid and Category 1 for skin corrosion). The Manifest quantities for each category are 2500kg/L and 500kg/L, respectively. In this instance, the proposed use will not exceed the storage of more than the manifest quantities of nitric acid as part of the trial facility. Accordingly, the proposed use will not constitute a hazardous use under the terms of the Bushfire-Prone Areas Code.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
C14.0 Potentially Contaminated Land Code			
C14.2.1	This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:		

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;	The site is not shown on an overlay map under the Scheme as being within an area of potentially contaminated land.	Not Applicable
C15.0 Landslip Hazard Code			
C15.2.1	This code applies to: (a) use or development of land within a landslip hazard area; or	The proposed use and development will not be located within a landslip hazard area.	Not Applicable
C16.0 Safeguarding of Airports Code			
C16.2.1	This code applies to: (a) a sensitive use within an airport noise exposure area; and (b) development within an airport obstacle limitation area.	The site is not subject to an airport noise exposure area. The site is located within an airport obstacle limitation area.	Not Applicable Applicable

4.5 Parking and Sustainable Transport Code

4.5.1 Use Provisions

C2.5 Use Standards			
Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:	Table C2.1 requires car parking spaces to be provided at a rate of 1 space per 100m ² of gross floor area or 2 spaces per 3 employees, whichever is greater. In this instance, the proposed research and development facility will involve a maximum of 2 additional employees and will involve a maximum gross floor area of 239.12m ² (based on the container structures only). Accordingly a minimum of 3 car parking spaces are required to be provided. In this instance, a minimum of three spaces are available within the existing car parking area that will be adjacent to the proposed research and development facility (noting that Table C2.1 does not require car parking spaces to be provided for the Resource	Complies with Acceptable Solution

C2.5 Use Standards			
Standard		Assessment	Compliance
		Development (agriculture use) Use Class).	
C2.5.2 Bicycle parking numbers			
A1	Bicycle parking spaces must:		
	(a) be provided on the site or within 50m of the site; and	Bicycle parking spaces are not required to be provided pursuant to subclause A1(a).	Not Applicable
	(b) be no less than the number specified in Table C2.1.	Table C2.1 does not have a requirement for bicycle parking spaces to be provided for the Research and Development Use Class.	Not Applicable
C2.5.3 Motorcycle parking numbers			
A1	The number of on-site motorcycle parking spaces for all uses must:	Clause C2.5.3 does not apply to the Research and Development Use Class pursuant to clause C2.2.2 of the Scheme.	
	(a) be no less than the number specified in Table C2.4; and		Not Applicable
	(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle numbers is maintained.		Not Applicable
C2.5.4 Loading bays			
A1	A loading bay must be provided for uses with a floor area of more than 1,000m ² in a single occupancy.	Clause C2.5.4 does not apply to the Research and Development Use Class pursuant to clause C2.2.3 of the Scheme.	Not Applicable
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone			
A1	Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:	The site is not assigned to the General Residential or Inner Residential Zones.	
	(a) Food Services uses up to 100m ² floor area or 30 seats, whichever is the greater; and		Not Applicable
	(b) General Retail and Hire uses up to 100m ² floor area, provided the use complies with the hours of operation specified in the		Not Applicable
			Not Applicable

C2.5 Use Standards

Standard	Assessment	Compliance
relevant Acceptable Solution for the relevant zone.		

4.5.2 Development Provisions

The application does not involve the development of new vehicle parking or access infrastructure. Notwithstanding this, development standards are addressed within the context of the parking spaces that will be relied upon for the proposed use and development within the existing car parking area on the site.

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
C2.6.1 Construction of parking areas		
A1	<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>The existing vehicle access and parking area is constructed of a compacted gravel surface which is a durable all weather pavement.</p> <p>The existing vehicle access and parking area manages all stormwater discharge within the boundaries of the site.</p> <p>The site is assigned to the Agriculture Zone and is therefore excluded from consideration against subclause A1(c).</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Not Applicable</p>
C2.6.2 Design and layout of parking areas		
A1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>.</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where</p>	<p>The existing vehicle access and parking area is observable as being level.</p> <p>Vehicles are capable of entering and exiting the site in a forward</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
	<p>providing for more than 4 parking spaces;</p> <p>(iii) have an access with no less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890 Parking facilities, Parts 1-6</i>.</p>	<p>direction utilising existing vehicle accesses.</p> <p>The existing vehicle access has a width of approximately 6.5m which satisfies the minimum requirements of Table C2.2.</p> <p>The car parking spaces have a width of 3m and depth of 5.4m which satisfies the minimum requirements of Table C2.3 (refer to Figure 6).</p> <p>The existing car park has a minimum combined access and manoeuvring width adjacent to parking spaces of 12.6m which satisfies the minimum requirements of Table C2.3.</p> <p>The car parking spaces are open air and not impeded vertically.</p> <p>The car parking spaces will be delineated by wheel stops.</p> <p>The application satisfies subclause A1(a) for compliance with the standard.</p>	<p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Not Applicable</p>
A1.2	<p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6: 2009 Parking facilities, Off-street parking for people with disabilities</i>.⁴</p>	<p>An accessible parking space is not required to be provided.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

⁴ Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*.

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
C2.6.3 Number of accesses for vehicles			
A1	<p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses,</p> <p>whichever is the greater.</p>	<p>The application satisfies subclause A1(b) for compliance with the standard.</p> <p>The application does not propose any additional vehicle accesses along respective frontages of the site.</p>	<p>Not Applicable</p> <p>Complies with Acceptable Solution</p>
A2	Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	The site is not assigned to the Central Business zone.	Not Applicable
C2.6.4 Number of accesses for vehicles			
A1	In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 " <i>Basis of Design</i> " and Clause 3.6 " <i>Car Parks</i> " in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 <i>Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	The site is not assigned to the General Business or Central Business zones.	Not Applicable
C2.6.5 Pedestrian access			
A1	<p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or</p>	<p>The proposed Research and Development use requires less than 10 car parking spaces.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
	planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.		Not Applicable
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	Accessible parking spaces are not proposed as part of the application.	Not Applicable
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, <i>Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</i>	The application is not required to provide a loading bays.	Not Applicable
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, <i>Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</i>	The application is not required to provide a loading bays.	Not Applicable
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone			
A1	Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle land, shared path or access way; (b) be located within 50m of an entrance; (c) be visible from the main entrance or otherwise signed; (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New	The site is not assigned to the General Business Zone or Central Business Zone.	Not Applicable Not Applicable Not Applicable Not Applicable

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
	Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces – Pedestrian area (Category P lighting – Performance and design requirements).		
A2	<p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p>(i) 1.7m in length;</p> <p>(ii) 1.2m in height;</p> <p>(iii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities – Part 3: Bicycle parking.</p>	The site is not assigned to the General Business Zone or Central Business Zone.	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
C2.6.8 Siting of parking and turning areas			
A1	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	The site is not assigned to the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.	Not Applicable
A2	<p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p>	The site is not assigned to the Central Business Zone.	<p>Not Applicable</p> <p>Not Applicable</p>

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
(c) not result in parked cars being visible from public places in the adjacent roads.		Not Applicable

Figure 6 - excerpt of Site Plan - Option A detailing the dimensions of existing vehicle parking and access infrastructure within the site.



4.6 Road and Railway Code

An assessment of the applicable standards of the Road and Railway Code is provided below.

4.6.1 Use Provisions

C3.5 Use Standards

Standard	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction		
A1.1	For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:	
	(a) a new junction;	Not Applicable
	(b) a new vehicle crossing; or	Not Applicable
	(c) a new level crossing.	Not Applicable

C3.5 Use Standards			
Standard		Assessment	Compliance
A1.2	For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	The application does not involve a new junction, vehicle crossing or level crossing.	Not Applicable
A1.3	For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	The application does not involve a new private level crossing.	Not Applicable
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or 		

4.7 Scenic Protection Code

An assessment of the applicable standards of the Scenic Protection Code is provided below.

4.7.1 Development Provisions

C8.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
C8.6.1 Development within a scenic protection area			
A1	Buildings or works, including destruction of vegetation, within a scenic protection area must: (a) be on land not less than 50m in elevation below a skyline; and (b) not total more than 500m ² in extent.	The site is not located within a scenic protection area.	Not Applicable Not Applicable
C8.6.2 Development within a scenic road corridor			
A1	Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	The proposed development will be located on previously cleared and modified land that does not contain any exotic or native vegetation (including hedgerows).	Complies with Acceptable Solution
A2	Buildings or works within a scenic road corridor must not be visible from the scenic road.	The proposed buildings and works will be visible in part from Illawarra Road.	Relies on Performance Criteria

4.8 Safeguarding of Airports Code

An assessment of the applicable standards of the Safeguarding of Airports Code is provided below.

4.8.1 Exemption Provisions

C16.4 Use or Development Exempt from this Code		
Standard	Assessment	Compliance
C16.4.1 The following use or development is exempt from this code:		
(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.	The AHD height for the obstacle limitation area is 316m and the proposed building area has an elevation of approximately 159.5m AHD. The proposed structures will increase the AHD height to approximately 164.5m which is below the AHD height for the assigned obstacle limitation area.	Satisfies Exemption

5. Performance Criteria Assessment

5.1 Clause 21.3.1 - Performance Criteria P1

21.3.1 Discretionary uses	
<p>Objective</p> <p>That uses listed as Discretionary:</p> <p>(a) support agricultural use; and</p> <p>(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.</p>	
Performance Criteria P1	Assessment
<p>A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <p>(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</p>	<p>The proposed Discretionary use relates to the Research and Development Use Class ('proposed use'). Operational reasons which require the proposed use to locate on the site are as follows:</p> <ul style="list-style-type: none"> the proposed use involves the trialling of proprietary technology to produce liquid nitrogen fertiliser for application within the agricultural and horticultural sectors. application of the liquid nitrogen fertiliser is through irrigation infrastructure in a technique terms 'fertigation'. the liquid nitrogen fertiliser produced at the facility will be directly applied to the existing berry production operation located on the site on trial crops where the efficacy of the fertiliser will be monitored as part of the trial project. the site has established and reliable access to irrigation water, power, internet connectivity and space to establish and facilitate the research project. <p>The operational reasons can therefore be distilled down to the established berry crop and access to infrastructure required to facilitate the research project which are located on the site.</p> <p>Consideration of the subclauses is provided within this context as follows.</p> <p>The proposed use does not require access to a specific naturally occurring resource located on the site or on land in the vicinity of the site save for accessing berry crops located within the established berry production tunnels located on the site.</p>

(b) access to infrastructure only available on the site or on land in the vicinity of the site;	The proposed use does not require access to infrastructure only available on the site or on land in the vicinity of the site save for the ready access to water and electricity infrastructure which transitions the site in proximity to the indicative location of the proposed use as well as access to the established berry crop production infrastructure located on the site.
(c) access to a product or material related to an agricultural use;	The proposed use requires access to the berry products that are grown on the site.
(d) service or support for an agricultural use on the site or on land in the vicinity of the site;	The proposed use will directly service and support an agricultural use on the site. In this regard, the proposed use involves research and development of a propriety technology to produce liquid nitrogen fertiliser which will primarily be applied to trial crops within the established berry production tunnels located on the site. The fertiliser that will be produced by the proposed use will service and support the growth of berry plants which are cultivated and harvested on a commercial scale on the site.
(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and	The proposed use does not specifically relate to diversification or value adding of the established agricultural use on the site at the research and development scale. Following the trial, and should the technology be confirmed, the fertiliser production units are able to be installed on farms which will provide value added to farming operations through the production of liquid nitrogen fertiliser on the farm (i.e. on-farm nitrogen production).
(f) provision of essential Emergency Services or Utilities.	The application does not involve the Emergency Services or Utilities Use Classes.

5.2 Clause 21.3.1 - Performance Criteria P2

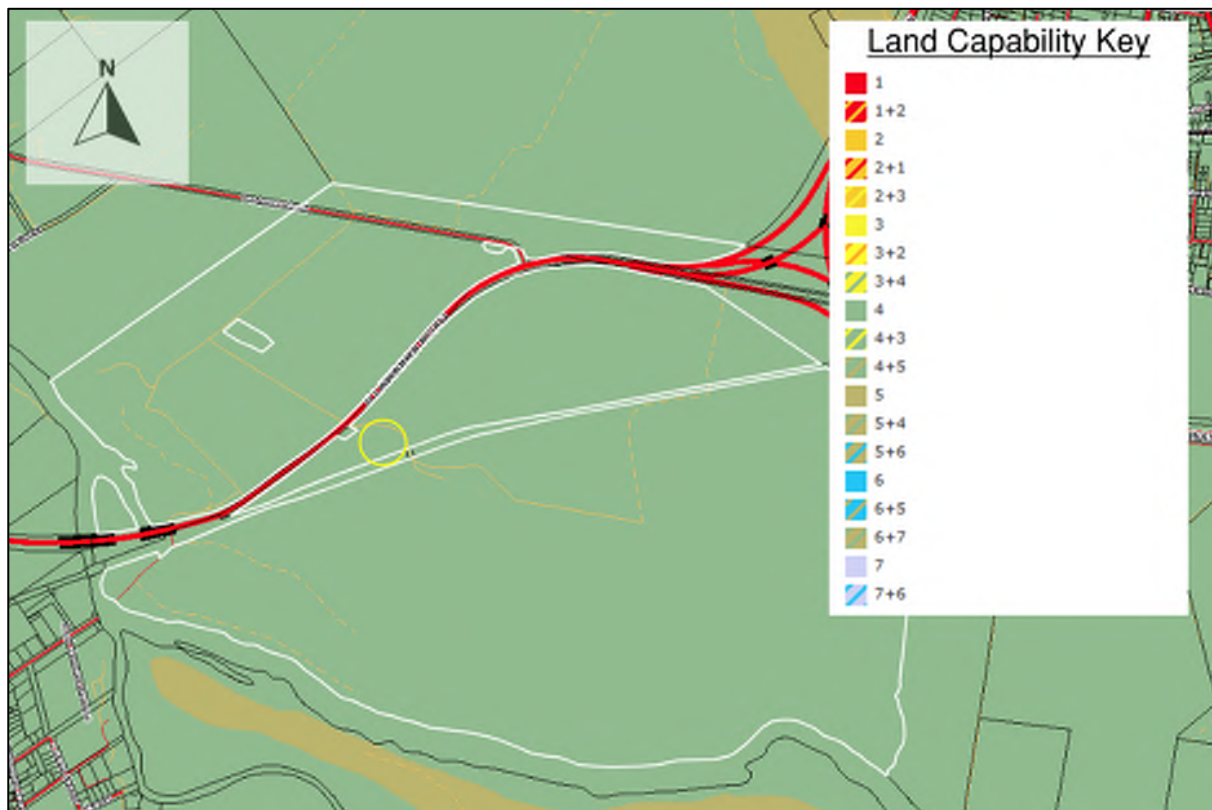
21.3.1 Discretionary uses	
Objective That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.	
Performance Criteria P2	Assessment
A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:	The proposed use will minimise conversion of agricultural land to non-agricultural use having regard to the following sub-clauses.
(a) the area of land being converted to non-agricultural use;	The building area of the proposed use will occupy approximately 1,500.5m ² (including the car park, trial facility and screen planting) which equates to

<p>(b) whether the use precludes the land from being returned to an agricultural use;</p> <p>(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<p>approximately 0.039% of the total area of the site which is minimal.</p> <p>The building area associated with the proposed use is capable (and intended) to be converted back to vacant land at the completion of the trial project. Accordingly, the proposed use will not preclude the land from being returned to agricultural use if intended by the land owner.</p> <p>The location of the development area associated with the proposed use has been sited in an area on the site that is not currently used for agricultural use. In this regard, the location of the proposed use is located to the west of a pivot irrigation (half) circle which is unable to be reach by an additional irrigation boom due to the constraint of Illawarra Road. The location of the proposed use is also located outside the area of the site used for berry production (including expansion of this use) and other primary grazing and cropping areas located within the site.</p>
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5.3 Clause 21.3.1 - Performance Criteria P3

21.3.1 Discretionary uses	
<p>Objective</p> <p>That uses listed as Discretionary:</p> <p>(a) support agricultural use; and</p> <p>(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.</p>	
Performance Criteria P3	Assessment
<p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <p>(a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <p>(i) the area of land converted to the use is minimised;</p> <p>(ii) adverse impacts on the surrounding agricultural use are minimised; and</p> <p>(iii) the site is reasonably required for operational efficiency; or</p> <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>	<p>The site does not comprise any prime agricultural land (refer to Figure 7).</p> <p>This subclause is not applicable.</p> <p>This subclause is not applicable.</p> <p>This subclause is not applicable.</p> <p>This subclause is not applicable.</p> <p>This subclause is not applicable.</p>

Figure 7 - land capability map illustrating the class 4 agricultural land of the site.



5.4 Clause C8.6.2 - Performance Criteria P2

C8.6.2 Development within a scenic road corridor	
Objective That: <ul style="list-style-type: none"> (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors. 	
Performance Criteria P2	Assessment
Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:	The proposed buildings and structures within the scenic road corridor will not cause an unreasonable reduction of the scenic value of the Illawarra Road corridor having regard to the following subclauses.
(a) the topography of the site;	The topography of the area of the site that will contain the development associated with the proposed use is observed as being relatively level.
(b) proposed reflectance and colour of external finishes;	The proposed structures will be finished in a colour that will have a light reflectance value no more than 40 which will provide low colour contrast and will minimise reflectance of the external surfaces of the proposed structures ensuring that they remain recessive within the landscape. In this

<p>(c) design and proposed location of the buildings or works;</p> <p>(d) the extent of any cut or fill required;</p> <p>(e) any existing or proposed screening;</p> <p>(f) the impact on views from the road; and</p> <p>(g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>	<p>regard, it is expected that the containers will be finished in a 'monument' colour which has an LRV of ~10.</p> <p>The buildings and structures will be utilitarian and agricultural in nature and will be analogous to a rural landscape. In this regard, the proposed buildings will comprise a series of shipping container structures and tanks which are commonly located on active farms.</p> <p>The application does not require significant cut or fill save for the need to undertake minor excavation to provide for level surfaces for the installation of the proposed container and tank structures.</p> <p>It is proposed to instal screen planting along the northern and western sides of the proposed research facility which will provide screening between the facility and Illawarra Road.</p> <p>The impact on views from Illawarra Road to the facility will not be significantly altered once the screen planting is established. In this regard, the existing berry tunnels, earth mounds and associate buildings are currently viewed obliquely from Illawarra Road in between existing vegetation along the road corridor and within the site.</p> <p>The proposed development will not be inconsistent with management objectives NOR-C8.2.4 of the Scheme insofar as:</p> <ul style="list-style-type: none"> • the proposed development will be congruent with the established farming operation on the site and will not impact the rural scenery in this regard; • the proposed development will not remove any historic hedges along Illawarra Road; • the buildings will be low in height (<5m) and will not intrude onto the skyline created by the adjacent tree line; • the building area associated with the proposed use is not located within a river or flood plain; • the proposed development will no change or alter the landscape character of elevated areas, pastoral scenes, or river flood plain views.
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6. Conclusion

The application is seeking planning approval for the use and development of a liquid nitrogen fixation research and development facility on land located at 390 Illawarra Road, Longford. The ensuing assessment has determined that the application complies with applicable standards of the Agriculture zone and relevant codes including compliance with the following Performance Criteria:

- **Clause C8.6.2 - Performance Criteria P2**
- **Clause 21.3.1 - Performance Criteria P1**
- **Clause 21.3.1 - Performance Criteria P2**
- **Clause 21.3.1 - Performance Criteria P3**

It is therefore contended that a Discretionary permit is able to issue pursuant to sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and clause 6.8 of the Scheme.

Project: NITRATES TRIAL PROJECT

At: 390 ILLAWARRA ROAD,
LONGFORD
For: MOUNTFORD NOMINEES PTY LTD

Exhibited

Project: 25.015

Drawings:

Ap001	LOCATION PLAN
Ap002	SITE PLAN
Ap003	PART SITE PLAN



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PLANNING DOCUMENT

Issue date: 27-08-25

Exhibited



LOCATION PLAN
SCALE 1:5000

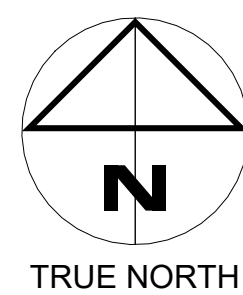
ISSUE	DATE	ISSUED FOR
001	28-07-25	ISSUED FOR PLANNING APPROVAL
002	26-08-25	ISSUED FOR TAS NETWORKS RFI

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PROJECT: NITRATES TRIAL PROJECT

AT: 390 ILLAWARRA ROAD,
LONGFORD
FOR: MOUNTFORD NOMINEES PTY
LTD

DRAWING: LOCATION PLAN



DESIGNED: MDC
SCALE: 1:5000
AT A0

PROJECT No: 25.015
DRAWING No: Ap001
REV: 002

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ISO 9001
Quality
Management System



SITE PLAN
SCALE 1:2000

ISSUE	DATE	ISSUED FOR
001	26-07-25	ISSUED FOR PLANNING APPROVAL
002	26-08-25	ISSUED FOR TAS NETWORKS RFI

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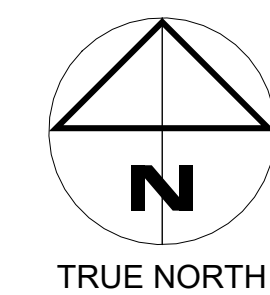
PROJECT: NITRATES TRIAL PROJECT

AT: 390 ILLAWARRA ROAD, LONGFORD

FOR: MOUNTFORD NOMINEES PTY LTD

DRAWING: SITE PLAN

DESIGNED:	DRAWN: MDC	CHECKED:
SCALE: 1:2000	AT A0	
PROJECT No: 25.015	DRAWING No: Ap002	REV: 002



Exhibited



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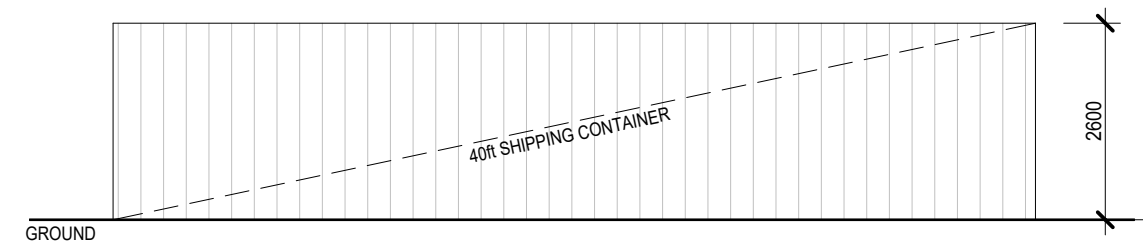
Tasman Suite 103
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57 Babel Street
Devonport Tasmania
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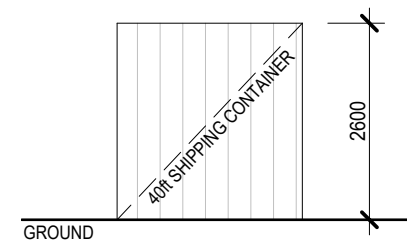
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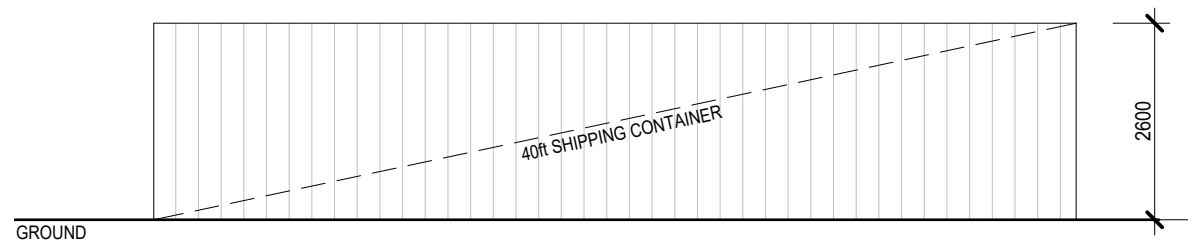
PART SITE PLAN
SCALE 1 : 200



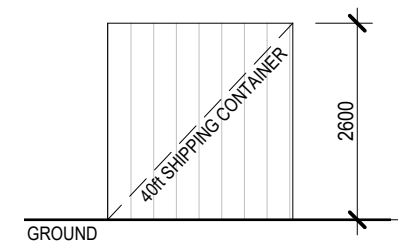
BUILDING A/B/C/E/F/G/H - TYPICAL NORTH ELEVATION
SCALE 1 : 100



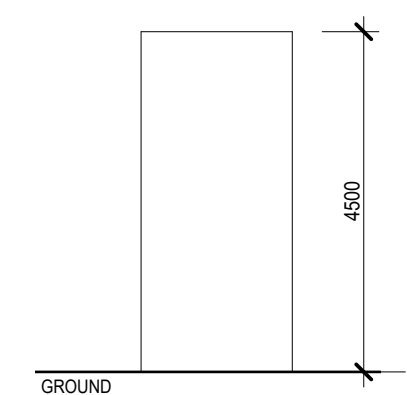
BUILDING A/B/C/E/F/G/H - TYPICAL EAST ELEVATION
SCALE 1 : 100



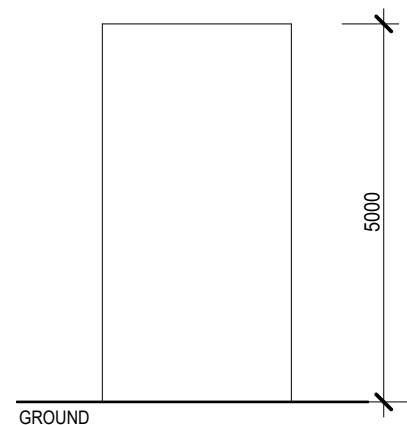
BUILDING A/B/C/E/F/G/H - TYPICAL SOUTH ELEVATION
SCALE 1 : 100



BUILDING A/B/C/E/F/G/H - TYPICAL WEST ELEVATION
SCALE 1 : 100



BUILDING L - LIME STORAGE SILO TYPICAL ELEVATION
SCALE 1 : 100



BUILDING I/J/K/M/N/O/P - TANK TYPICAL ELEVATION
SCALE 1 : 100

ISSUE	DATE	ISSUED FOR
001	16-07-25	ISSUED FOR CLIENT INFORMATION
002	29-07-25	ISSUED FOR PLANNING APPROVAL
003	26-08-25	ISSUED FOR TAS NETWORKS RFI

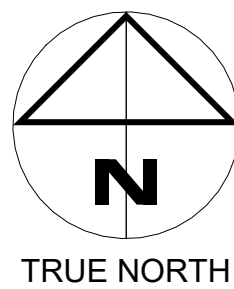
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PROJECT: NITRATES TRIAL PROJECT

AT: 390 ILLAWARRA ROAD, LONGFORD

FOR: MOUNTFORD NOMINEES PTY LTD

DRAWING: PART SITE PLAN



DESIGNED: MDC DRAWN: MDC CHECKED: MDC

SCALE: As indicated AT A0

PROJECT No: 25.015 DRAWING No: Ap003 REV: 003