

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/146435
Officer: Louise Blyth
Phone: 6165 6818
Email: tpc@planning.tas.gov.au

19 December 2023

Ms Kate Mauric
General Manager
King Island Council
PO Box 147
CURRIE TAS 7256

By email: kicouncil@kingisland.tas.gov.au

Dear Ms Mauric

**King Island Interim Planning Scheme 2013
Draft amendment PSA 01-2023 and permit DA 2023-06
45 Morrison Avenue, Loorana**

I am writing to confirm that further information is required prior to the scheduling of any hearing. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone part of 45 Morrison Avenue, Loorana from Rural Resource to Utilities. The permit proposes a 2 lot subdivision, construction of two sheds, carparking, fencing and two new accesses.

A preliminary consideration of the draft amendment by the Commission has identified issues that require clarification.

Please provide copies of the following:

- Department of State Growth referral response.

Additionally, please provide the following:

- In accordance with Section 43D of the former provisions of the Act, confirmation as to whether the planning authority is satisfied that all necessary owner's consents have been provided;
- A detailed description of the proposed uses on the site and their relationship with the airport, including confirmation whether the storage and vehicle parking is solely associated with the airport or of a more general nature that also allows for storage not necessarily associated with the airport;
- Planning authority's advice as to how the proposed uses comply with relevant qualifications in the use table for the Utilities Zone;
- An explanation for the requirement of two hectares of land to be rezoned and subdivided when the proposed development is shown on the site plan as being contained on a small proportion of the area proposed to be zoned Utilities. The explanation should also include details on the intended future use of the remaining area that is proposed for the Utilities Zone;

- Details of external cladding and proposed colours of the buildings, and any other design features which may require consideration against the Airport Impact Management Code;
- Confirmation that Airservices Australia has reviewed the permit conditions and is satisfied with the condition for lighting;
- A revised site plan that demonstrates the elements shown in the bushfire hazard management plan including the required hardstands, tanks, and turning areas when combined with all the proposed development on the site; and
- Advice from a suitably qualified person on the agricultural potential of the site, the impact on the agricultural potential of the balance lot through the proposed development and uses allowable under the Utilities Zone and the loss of agricultural land through the proposed zoning to Utilities.

The Commission requests that this information be provided by **31 January 2024**.

Any response submissions are to be provided to the Commission by **14 February 2024**.

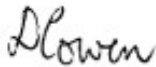
Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Dianne Cowen
Delegate (Chair)

cc. Applicant

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-kic-psa-01-2023/