

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/39268  
Officer: Louise Blyth  
Phone: 6165 6818  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

11 April 2024

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

By email: [kicouncil@kingisland.tas.gov.au](mailto: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 refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 4 April 2024 which was adjourned.

The Commission gives the following directions:

**Direction 1 – Zoning and permit conditions.**

The planning authority and the applicant are to provide to the Commission by **9 May 2024** a submission (and a joint submission, if possible) on:

- (a) consideration of the potential suitability of other zones, other than the Utilities Zone;
- (b) a submission on the extent of land to be rezoned given the size of the proposed development and the uncertainty of future uses for the remaining area of land to be rezoned. For example, taking into account factors that require the extent of area required such as anticipated take up, airport commercial area development potential, the area required for wastewater disposal, any required buffers etc;
- (c) justification of how the landscaping condition could be considered valid, noting the potential head of power, and an opinion on the recommendation in the Land Capability and Agricultural Assessment report, January 2018 suggesting vegetation screening along the western boundary as being necessary and what implications, if any, this may have on the bushfire hazard management plan; and
- (d) an amended site plan demonstrating the extent of surface treatments for the site subject to the application for two storage buildings and vehicle parking.

Any response submissions are to be provided to the Commission and other parties by **16 May 2024** (7 days).

**Direction 2 – Closing Submissions**

The planning authority and the applicant are invited to provide a closing submission (if any) for the draft amendment. The closing submissions are to be received by **23 May 2024**.

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

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

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Dianne Cowen

**Delegate (Chair)**

cc: other parties

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<sup>1</sup><https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-kic-psa-01-2023>