King Island Local Provisions Schedule

Accessibility Disclaimer

Tasmanian Planning Commission aims to make planning scheme information accessible to all users.
Alternative text or alt-text is a short textual description of an image that is not visible in a document.

It is included to assist users of Planning Schemes, particularly vision impaired users, who use screen readers to understand the content of images.

Where information is in a format that is not accessible, or for any other accessibility difficulties, please contact tpc@planning.tas.gov.au for further assistance.

Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
5	7 October 2025	AMD 02-2025	Apply the Landscape Conservation Zone to several properties on Red Hut Road, Lymwood.	Map
4	12 September 2025	AMD 03-2025	Apply the Safeguarding of Airports Code and insert the Airport Obstacle Limitation Area overlay	Map
3	15 July 2025	AMD 01-2025	Apply the Landscape Conservation Zone to properties at Dickers Road, Yambacoona and Reekara Road, Sea Elephant.	Map
2	9 July 2025	section 80O alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
1	18 December 2024	Not applicable	Commencement of LPS under section 35M of the*Land Use Planning and Approvals Act 1993*	Text

TABLE OF CONTENTS

KIC-Local Provisions Schedule Title **5**

KIC-Effective Date **5**

KIC-Local Area Objectives **5**

KIC-Particular Purpose Zones **5**

KIC-P1.0 Particular Purpose Zone - Currie Harbour Tourist Facilities 5

KIC-P2.0 Particular Purpose Zone - Rocky Glen 14

KIC-P3.0 Particular Purpose Zone - Golf Course Precincts 24

KIC-P4.0 Particular Purpose Zone - King Island Rural Area 35

KIC-Specific Area Plans **50**

KIC-S1.0 Fences in the King Island Rural Area Specific Area Plan 50

KIC-Site-specific Qualifications **51**

KIC-Code Lists **53**

KIC-C3.0 Road and Railway Assets Code 53

KIC-C6.0 Local Historic Heritage Code 53

KIC-C8.0 Scenic Protection Code 54

KIC-C11.0 Coastal Inundation Hazard Code 55

KIC-Applied, Adopted or Incorporated Documents **55**

KIC-Local Provisions Schedule Title

KIC-1.1 This Local Provisions Schedule is called the King Island Local Provisions Schedule and comprises all the land within the municipal area.

KIC-Effective Date

KIC-1.2 The effective date for this Local Provisions Schedule is 18 December 2024.

KIC-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

KIC-Particular Purpose Zones

KIC-P1.0 Particular Purpose Zone - Currie Harbour Tourist Facilities

KIC-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Currie Harbour Tourist Facilities is:

KIC-P1.1.1 To promote Visitor Accommodation use and development consistent with the Currie Harbour setting.

KIC-P1.1.2 To allow for other use and development that complements or enhances the tourism, Visitor Accommodation and activity associated with the adjoining commercial port.

KIC-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIC-P1.2.1	Currie Harbour Tourist Facilities, as shown on an overlay map as P.1.2.1.	The local area objectives for the Currie Harbour Tourist Facilities are: (a) to provide for vegetation management of the site including weeds, fire protection, erosion control and revegetation; (b) to minimise vegetation removal associated with new development by locating new development within existing cleared areas as far as possible; (c) to provide for new development to have adequate sewer, water and power services; (d) to provide for development consistent with the character and scale of the adjacent Currie Harbour and working port area; (e) to provide for the visual impact of new development to be sensitive and sympathetic to surrounding natural features, landforms and public spaces; and (f) to provide for buildings to be sited and designed to be energy efficient and provide for adequate shelter from prevailing weather conditions.

KIC-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

KIC-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	If for a: (a) art gallery; (b) conference centre; (c) function centre; (d) health centre; (e) museum; or (f) visitor information centre.
Food Services	If not for a drive through facility.
Hotel Industry	If for a: (a) bar; (b) hotel; or (c) tavern.
Visitor Accommodation	If not for a caravan park.
Discretionary	
Community Meeting and Entertainment	If not listed as Permitted.
General Retail and Hire	
Sports and Recreation	If for a: (a) fitness centre; (b) gymnasium; (c) outdoor recreation facility; or (d) swimming pool.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

KIC-P1.5 Use Standards

KIC-P1.5.1 Discretionary use

Objective:	That uses listed as Discretionary complement the tourism and visitor accommodation related uses on the site.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) be associated with tourism or visitor accommodation use of the site; or (b) not compromise the operational efficiency of any Permitted use operating within or adjacent to the Zone.

KIC-P1.6 Development Standards for Buildings and Works

KIC-P1.6.1 Building height

Objective:	That the scale of buildings complements the character of: (a) the adjoining Currie Harbour; and (b) the working port and coastal landscape setting of the area.
Acceptable Solutions	**Performance Criteria**
A1 Building height must not be more than 6m.	**P1** Building height must minimise the visual impact on the character of the site and surrounding area, having regard to: (a) the bulk and form of the building; (b) separation from existing buildings on adjoining properties; (c) any buffers created by natural or other features; (d) retention of existing vegetation; (e) visibility from adjoining roads and public open spaces including the Currie wharf; and (f) the topography of the site.

KIC-P1.6.2 Location and configuration of development

Objective:	That the location and configuration of development is consistent with the character of the area including landscape, environmental and heritage values.
Acceptable Solutions	**Performance Criteria**

A1 Buildings must have a setback of not less than 4.5m from a frontage.	**P1** Buildings must have a setback from a frontage that: (a) is compatible with the setback of buildings on adjoining properties and the adjacent Currie Harbour; (b) is sufficient to provide adequate vehicle access, parking and landscaping; and (c) provides measures to attenuate visual impact of the site.
A2 Buildings must have a setback of not less than: (a) 3m plus 0.5m for every metre of building height over 3m (or part thereof) from a side boundary; and (b) 5m from a rear boundary.	**P2** The siting of a building must not cause unreasonable loss of amenity to the occupiers of adjoining lots, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) the privacy of private open space and windows of habitable rooms on adjoining lots; (g) sunlight to provide open space and windows of habitable rooms on adjoining lots; (h) any existing screening or the ability to implement screening; and (i) the character of the surrounding area.

A3 Development must be located on land where the native vegetation cover has been lawfully removed, and any replanting must be of a type consistent with the native vegetation of the locality.	**P3** Development must be located to minimise removal of native vegetation and manage the natural and landscape values, having regard to: (a) the extent of native vegetation to be removed; (b) erosion control and any remedial or mitigation measures or revegetation requirements; (c) the type, growth, habit, texture and suitability of the vegetation species proposed; (d) provision for native habitat for native fauna; (e) the preparation, planting, timing and maintenance of the vegetation and landscaping during and after construction; (f) weed management; (g) the management and treatment of the balance of the site or native vegetation areas; (h) the type, size and design of the development, including buildings, outbuildings, structures, car parking, roads, driveways, pathways, walking trails, storage areas, signage and utility services, fences, retaining walls and undisturbed areas; and (i) the extent that landscaping softens and screens the development, as shown in a detailed landscaping plan.

KIC-P1.6.3 Building design

Objective:	That building design complements the character of the Currie Harbour coastal and natural setting.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must be clad and roofed with materials with a light reflectance value not more than 40%.	**P1** Building materials and colours are to be selected to minimise visual impacts on the site and surrounding area.

KIC-P1.6.4 Suitability of a site for use or development

Objective:	That use and development of a site is provided with adequate water supply and drainage for disposal of sewage and stormwater.

Acceptable Solutions	**Performance Criteria**

A1	**P1**
A water supply must be provided: (a) in accordance with the *Water and Sewerage Industry Act 2008*; or (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000L if: (i) there is not a reticulated water supply; and (ii) development is for: a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day.	A water supply must be provided with a level of reliability, quality and quantity to service the anticipated use of the site, unless it is unnecessary to require a water supply.
A2	**P2**
Drainage and disposal of sewage and trade waste must be provided: (a) to a reticulated sewer system in accordance with the *Water and Sewerage Industry Act 2008*; or (b) by onsite wastewater disposal if: (i) sewage or trade waste cannot be drained to a reticulated water supply; and (ii) the development: a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and wastewater flow of not more than 1,000L per day; and (iii) the site has capacity for onsite disposal of domestic wastewater clear of any defined building area or access strip and in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	Drainage and disposal of sewage and trade waste must be provided: (a) in accordance with any prescribed emission limits for discharge of wastewater; (b) in accordance with any limit advised by the Director, Environment Protection Authority; (c) without likely adverse impact for the health or amenity of the land and adjacent land; (d) without compromise to water quality objectives for surface or ground water established under the State Policy on *Water Quality Management 1997*; and (e) with appropriate safeguards to minimise contamination if the use or development has potential to: (i) indirectly cause the contamination of surface or ground water; or (ii) involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction or spillage, unless it is unnecessary to require arrangements for the drainage and disposal of sewage or trade waste.

A3	**P3**
Drainage and disposal of stormwater from a site must be provided: (a) to a stormwater system provided in accordance with the *Urban Drainage Act 2013*; or (b) if stormwater cannot be drained to a stormwater system: (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if: a. the site has an area of not less than 5,000m^2; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and (iii) the development is for a single dwelling.	Drainage and disposal of stormwater from a site must be provided: (a) to accommodate the anticipated stormwater: (i) currently entering from beyond its boundaries; and (ii) from the proposed development, (b) without likelihood for concentration on adjacent land; (c) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (d) to manage the quantity and rate of discharge of stormwater to receiving waters; (e) to manage the quality of stormwater discharged to receiving waters; and (f) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area, unless it is unnecessary to require arrangements for the drainage and disposal of stormwater.

KIC-P1.6.5 Employee vehicle parking

Objective:	That development has an acceptable impact on the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 Car parking for employees, if proposed, must be located behind or to the side of the principal buildings on the site.	**P1** Car parking for employees, if proposed, must be located to minimise visual intrusion in the streetscape.

KIC-P1.7 Development Standards for Subdivision

KIC-P1.7.1 Lot design

Objective:	That each lot, or a lot proposed in a plan of subdivision: (a) has an area and dimensions appropriate for use and development in the zone; (b) contains building areas which are suitable for development, located to avoid hazards and areas of significant natural and landscape values; and (c) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by right of carriageway, of not less than 6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole and principal means of access; (b) the topography of the site; (c) the functionality and usability of the frontage or access; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability of emergency services to access the site; and (g) the pattern of development existing on established properties in the area.

KIC-P1.7.2 Suitability of a lot for use or development

Objective:	That lots are provided with adequate water supply and drainage for disposal of sewage and stormwater for future use and development of the land.

Acceptable Solutions	**Performance Criteria**

A1 A water supply must be provided: (a) in accordance with the *Water and Sewerage Industry Act 2008*; or (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000L if: (i) there is not a reticulated water supply; and (ii) development is for: a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided a water supply with a level of reliability, quality and quantity to service the anticipated use of the lot, unless it is unnecessary to require a water supply.
A2 Drainage and disposal of sewage and trade waste must be provided: (a) to a reticulated sewer system in accordance with the *Water and Sewerage Industry Act 2008*; or (b) by onsite wastewater disposal if: (i) sewage or trade waste cannot be drained to a reticulated water supply; and (ii) the development: a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and wastewater flow of not more than 1,000L per day; and the site has capacity for onsite disposal of domestic wastewater clear of any defined building area or access strip and in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	**P2** Drainage and disposal of sewage and trade waste must be provided: (a) in accordance with any prescribed emission limits for discharge of wastewater; (b) in accordance with any limit advised by the Director, Environment Protection Authority; (c) without likely adverse impact for the health or amenity of the land and adjacent land; (d) without compromise to water quality objectives for surface or ground water established under the *State Policy on Water Quality Management 1997*; and (e) with appropriate safeguards to minimise contamination if the use or development has potential to: (i) indirectly cause the contamination of surface or ground water; or (ii) involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction or spillage.

A3	P3
Drainage and disposal of stormwater from a site must be provided: (a) to a stormwater system provided in accordance with the *Urban Drainage Act 2013*; or (b) if stormwater cannot be drained to a stormwater system: (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if; a. the site has an area of not less than 5,000m^2; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface.	Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with a system for drainage and disposal of stormwater that could be provided to service the expected use of the lot accommodate the anticipated stormwater currently entering from beyond its boundaries and from the proposed development: (a) without likelihood for concentration on adjacent land; (b) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (c) to manage the quantity and rate of discharge of stormwater to receiving waters; (d) to manage the quality of stormwater discharged to receiving waters; and (e) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area, unless it is unnecessary to require arrangements for the drainage and disposal of stormwater.

KIC-P1.8 Tables

This clause is not used in this particular purpose zone.

KIC-P2.0 Particular Purpose Zone - Rocky Glen

KIC-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Rocky Glen is:

KIC-P2.1.1 To provide for Visitor Accommodation use and development consistent with the coastal landscape setting.

KIC-P2.1.2 To allow for other use and development that complements or relates to tourism and Visitor Accommodation.

KIC-P2.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIC-P2.2.1	Rocky Glen, as shown on an overlay map as P2.2.1	The local area objectives for Rocky Glen are: (a) to provide for vegetation management of the site including weeds, fire protection, erosion control and revegetation; (b) to minimise vegetation removal associated with new development by locating new development within existing cleared areas as far as possible; (c) to provide for new development to have adequate sewer, water and power services; (d) to provide that the visual impact of development is sensitive and sympathetic to surrounding natural features, landforms and public spaces; and (e) to provide for buildings to be sited and designed to be energy efficient and provide adequate shelter from prevailing weather conditions.

KIC-P2.3 Definition of Terms

This clause is not used in this particular purpose zone.

KIC-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Food Services	If not for a takeaway food premises.
Hotel Industry	If for a: (a) bar; (b) hotel; or (c) tavern.
Residential	If for a home-based business.
Tourist Operation	
Utilities	If for minor utilities.
Visitor Accommodation	If not for a camping and caravan park.
Discretionary	
Community Meeting and Entertainment	If for a: (a) art gallery; (b) conference centre; (c) function centre; (d) museum; or (e) visitor information centre.
Food Services	If for a take away food premises.
General Retail and Hire	
Residential	If: (f) for a single dwelling or secondary residence; and (g) not listed as Permitted.
Storage	If for storage of goods not related with any form of trade.
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

KIC-P2.5 Use Standards

KIC-P2.5.1 Discretionary use

Objective:	That uses listed as Discretionary complement the Tourist Operation and Visitor Accommodation or related uses on the site.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) be consistent with the zone purpose statements; and (b) minimise likelihood for adverse impact on the amenity or operational efficiency of any lawful existing use within or adjacent to the zone.

KIC-P2.6 Development Standards for Buildings and Works

KIC-P2.6.1 Location and configuration of development

Objective:	That the location and configuration of development is to be compatible with the character of the area including landscape, environmental and heritage values.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must be contained within a building envelope determined by: (a) a setback of not less than: (i) 10m from the Rural Living Zone; (ii) 20m from the Environmental Management Zone; (iii) 50m from the KIC-P4.0 Particular Purpose Zone - King Island Rural Area; (iv) 50m from the Port and Marine Zone; and (v) a setback of not less than 20m from any designated building area on each adjacent site; or (b) any building area shown on a sealed plan and must have a building height of not more than 8m.	**P1** Building height and location of a building in relation to site boundaries must: (a) be consistent with the local area objectives; (b) be consistent with and form a necessary part of the overall design of the site; (c) be consistent with the natural and landscape setting; and (d) minimise visibility on a skyline, above the vegetation canopy, or from the coastline.

A2 Development must be located on land where the native vegetation cover has been lawfully removed.	**P2** Development must be located to minimise vegetation removal and manage the natural and landscape values, having regard to: (a) the extent of native vegetation to be removed; (b) erosion control and any remedial or mitigation measures or revegetation requirements; (c) provision for native habitat for native fauna; and (d) the management and treatment of the balance of the site or native vegetation areas, and provide offsets through new plantings at a ratio of 5:1 for any removal of threatened species.
A3 Development must be accompanied by a landscaping plan that includes: (a) vegetation of a type consistent with the native vegetation of the locality; (b) vegetation that complements the type, size and design of development, including buildings, outbuildings, structures, car parking, roads, driveways, pathways, walking trails, storage areas, signage and utility services, fences, retaining walls and undisturbed areas; (c) vegetation that softens and screens development; and (d) weed management control and hygiene protocols.	**P3** No Performance Criterion.

KIC-P2.6.2 Suitability of a site for use or development

Objective:	That use and development of a site: (a) provides a suitable development area for the intended use; (b) provide access to a road; and (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater.
Acceptable Solutions	**Performance Criteria**

A1	**P1**
A water supply must be provided: (a) in accordance with the *Water and Sewerage Industry Act 2008*; or (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000L if: (i) there is not a reticulated water supply; and (ii) development is for: a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day.	A water supply must be provided with a level of reliability, quality and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision, unless it is unnecessary to require a water supply.
A2	**P2**
Drainage and disposal of sewage and trade waste must be provided: (a) to a reticulated sewer system in accordance with the *Water and Sewerage Industry Act 2008*; or (b) by onsite disposal if: (i) sewage or trade waste cannot be drained to a reticulated water supply; and (ii) the development: a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and wastewater flow of not more than 1,000L per day; and (iii) the site has capacity for onsite disposal of domestic wastewater clear of any defined building area or access strip and in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	Drainage and disposing of sewage and trade waste must be provided: (a) in accordance with any prescribed emission limits for discharge of wastewater; (b) in accordance with any limit advised by the Director, Environment Protection Authority; (c) without likely adverse impact for the health or amenity of the land and adjacent land; (d) without compromise to water quality objectives for surface or ground water established under the *State Policy on Water Quality Management 1997*; and (e) with appropriate safeguards to minimise contamination if the use or development has potential to: (i) indirectly cause the contamination of surface or ground water; or (ii) involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction or spillage, unless it is unnecessary to require arrangements for the drainage and disposal of sewage or trade waste.

A3	**P3**
Drainage and disposal of stormwater from a site must be provided: (a) to a stormwater system provided in accordance with the *Urban Drainage Act 2013*; or (b) if stormwater cannot be drained to a stormwater system: (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if: a. the site has an areas of not less than 5,000m^2; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and (iii) the development is for a single dwelling.	Drainage and disposal of stormwater must be provided to accommodate the anticipated stormwater currently entering from beyond its boundaries and from the proposed development: (a) without likelihood for concentration on adjacent land; (b) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (c) to manage the quantity and rate of discharge of stormwater to receiving waters; (d) to manage the quality of stormwater discharged to receiving waters; and (e) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area, unless it is unnecessary to require arrangements for the drainage and disposal of stormwater.

KIC-P2.6.3 Vehicle parking

Objective:	That development for vehicle parking areas has an acceptable impact on the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 Car parking, if proposed, must be located behind or to the side of the principal buildings on the site.	**P1** Car parking, if proposed, must be located to minimise visual intrusion in the streetscape.

KIC-P2.7 Development Standards for Subdivision

KIC-P2.7.1 Lot design

Objective:	That each lot or a lot proposed in a plan of subdivision: (a) has an area and dimensions appropriate for use and development in the zone; (b) contains building areas which are suitable for development, located to avoid hazards and areas of significant natural and landscape values; and (c) is provided with appropriate access to a road.
Acceptable Solutions	**Performance Criteria**

A1	**P1**
Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown a council or State authority; (b) be required for the provision of Utilities; or (c) be for consolidation of a lot with another lot provided both lots are within the same zone, where no new lot is created.	Each lot, or a lot proposed in a plan of subdivision, must: (a) be for the reorganisation of lot boundaries required as part of an overall development plan for the site that is consistent with the zone purpose and local area objectives; or (b) be for the creation of a new lot that: (i) is required for a purpose identified as permitted in the zone; (ii) is of a size and configuration to accommodate to development standards of the zone; (iii) provides for building envelopes consistent with the development standards and local areas objectives of the zone; and (iv) minimises constraints or interference to existing and potential permitted uses on adjoining land.

A2 Each lot, or a lot proposed in a plan of subdivision, must have a separate access from a road: (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by right of way connecting to a road: (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and (e) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	**P2** Each lot, or a lot proposed in a plan of subdivision, must have a reasonable and secure access from a road provided: (a) across a frontage; (b) by an access strip connecting to a frontage, if for an internal lot; or (c) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by: (i) the intended use; and (ii) the existing or potential use of any other land which requires use of the access as the means of access for that land; and (e) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan, unless it is unnecessary for the development to require access to the site or to a lot on a subdivision plan.

KIC-P2.7.2 Suitability of a lot for use or development

Objective:	That lots are provided with adequate water supply and drainage for disposal of sewage and stormwater for future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be provided with a water supply: (a) in accordance with the *Water and Sewerage Industry Act 2008*; or (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000L if: (i) there is not a reticulated water supply; and (ii) development is for: a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided a water supply with a level of reliability, quality and quantity to service the anticipated use of the lot, unless it is unnecessary to require a water supply.

A2	**P2**
Each lot, or a lot proposed in a plan of subdivision, must be provided with a system of drainage and disposing of sewage and trade waste: (a) by a connection to a reticulated sewer system in accordance with the *Water and Sewerage Industry Act 2008*; or (b) by onsite disposal if: (i) sewage or trade waste cannot be drained to a reticulated water supply; and (ii) the development: a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and wastewater flow of not more than 1,000L per day; and (iii) the site has capacity for onsite disposal of domestic wastewater clear of any defined building area or access strip and in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with a system for drainage and disposal of sewage and trade waste: (a) in accordance with any prescribed emission limits for discharge of wastewater; (b) in accordance with any limit advised by the Director, Environment Protection Authority; (c) without likely adverse impact for the health or amenity of the land and adjacent land; (d) without compromise to water quality objectives for surface or ground water established under the *State Policy on Water Quality Management 1997*; and (e) with appropriate safeguards to minimise contamination if the use or development has potential to: (i) indirectly cause the contamination of surface or ground water; or (ii) involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction or spillage, unless it is unnecessary to require arrangements for the drainage and disposal of sewage or trade waste.

A3	P3
Each lot, or a lot proposed in a plan of subdivision, must have a connection to a reticulated stormwater system for drainage and disposal of stormwater: (a) in accordance with the *Urban Drainage Act 2013*; or (b) for discharge to a natural drainage line, water body, or watercourse if stormwater cannot be drained to a stormwater system.	Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with a system for drainage and disposal of stormwater that could be provided to service the expected use of the lot accommodate the anticipated stormwater currently entering from beyond its boundaries and from the proposed development: (a) without likelihood for concentration on adjacent land; (b) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (c) to manage the quantity and rate of discharge of stormwater to receiving waters; (d) to manage the quality of stormwater discharged to receiving waters; and (e) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area, unless it is unnecessary to require arrangements for the drainage and disposal of stormwater.

KIC-P2.8 Tables

This clause is not used in this particular purpose zone.

KIC-P3.0 Particular Purpose Zone - Golf Course Precincts

KIC-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone - Golf Course Precincts is:

KIC-P3.1.1 To provide for golf tourism.

KIC-P3.1.2 To provide for a range of use and development that is of a type and scale that supports golf tourism and does not compromise or detract from the role of Currie as the main service centre on King Island.

KIC-P3.1.3 To provide for use and development that is compatible with the scenic values of the coastal and rural landscapes of King Island and the locality of the golf course precinct.

KIC-P3.1.4 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off-site impacts.

KIC-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIC-P3.2.1	Cape Wickham Precinct, as shown on an overlay map as KIC-P3.2.1.	The local area objectives for the Cape Wickham Precinct are: (a) to provide for golf tourism and visitor accommodation as the primary uses; (b) to provide for a mix of uses in the precinct such as relaxation therapies, live music, theatre, and retail that: (i) supports golf tourism on King Island by diversifying uses to enhance the visitor experience; (ii) is of a size, intensity and scale that is compatible with the character and scenic values of the rural and coastal landscapes; (iii) is of a size, intensity and scale that does not distort the role of Currie as the main service centre; and (iv) does not compromise the operation of uses on adjoining properties by emissions such as dust, noise, traffic generation, lighting or other emissions; (c) to provide for Residential use integral to the operation of golf tourism within the precinct; (d) to provide compatible separation between development in the precinct from sensitive uses on adjoining properties and not cause an unreasonable loss of amenity; and (e) to provide a sustainable water supply and provide for on-site wastewater management to service development.
KIC-P3.2.2	Ocean Dunes Precinct, as shown on an overlay map as KIC-P3.2.2.	The local area objectives for the Ocean Dunes Precinct are: (a) to provide for golf tourism and visitor accommodation as the primary uses; (b) to provide for a mix of uses in the precinct such as relaxation therapies, live music, theatre, and retail that: (i) supports golf tourism on King Island by diversifying uses to enhance the visitor experience; (ii) is of a size, intensity and scale that is compatible with the character and scenic values of the rural and coastal landscapes; (iii) is of a size, intensity and scale that does not distort the role of Currie as the main service centre; and (iv) does not compromise the operation of uses on adjoining properties by emissions such as dust, noise, traffic generation, lighting or other emissions; (c) to provide for Residential use integral to the operation of golf tourism within the precinct; (d) to provide compatible separation between development in the precinct from sensitive uses on adjoining properties and not cause an unreasonable loss of amenity; and (e) to provide a sustainable water supply and provide for on-site wastewater management to service development.

KIC-P3.3 Definition of Terms

KIC-P3.3.1 In this particular purpose zone, unless contrary intention appears:

Terms	Definition
Golf tourism	use of land for the playing of golf for recreation or competitive sporting purposes, and may include Visitor Accommodation, Food Services, live theatre and music performances, conference facilities, relaxation therapies and services and on-site Residential use.
Cape Wickham Precinct	means the area of the zone shown in Figure KIC-P3.3.1.
Ocean Dunes Precinct	means the area of the zone shown in Figure KIC-P3.3.2.

Figure KIC-P3.3.1 - Cape Wickham Precinct as referred to in clause KIC-P3.3.1

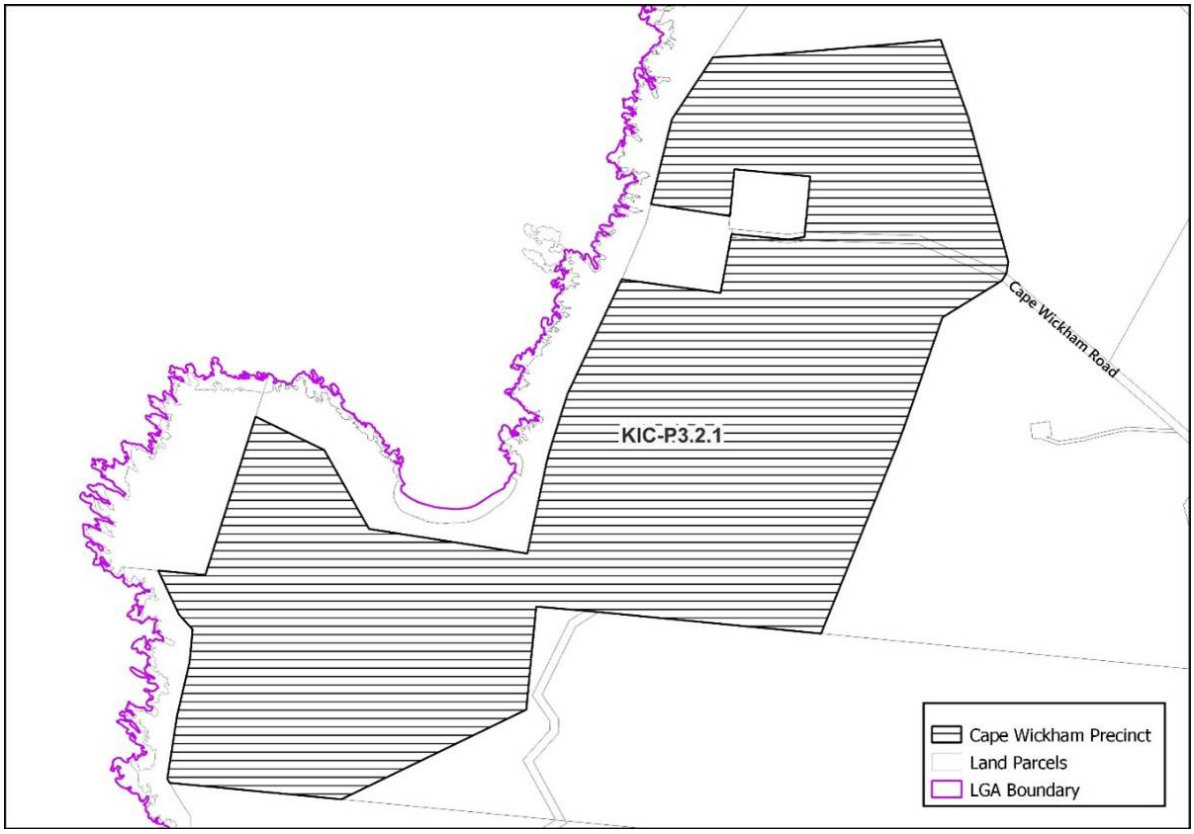
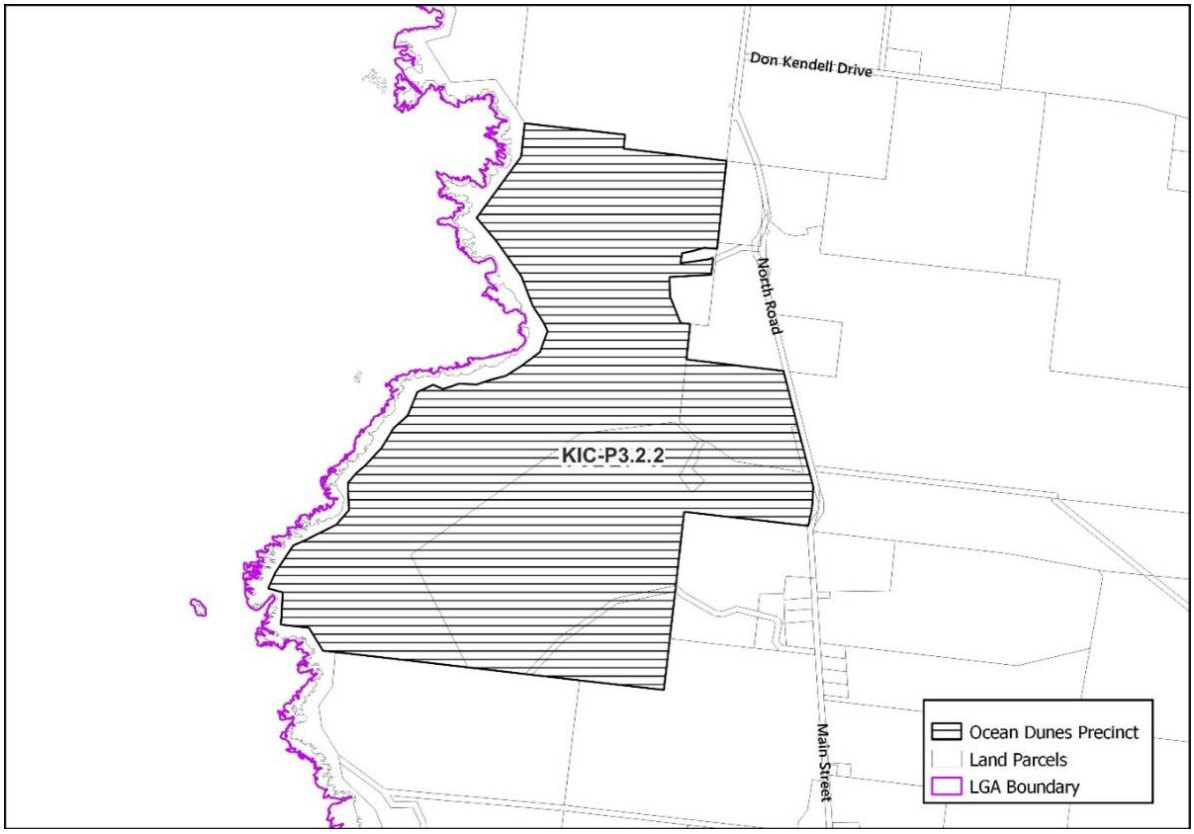


Figure KIC-P3.3.2 - Ocean Dune Precinct as referred to in clause KIC-P3.3.1



KIC-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Food Services	If not for a take-away food premises.
Sports and Recreation	If for a: (a) driving range; or (b) golf course.
Visitor Accommodation	If not for a caravan park or camping.
Discretionary	
Business and Professional Services	If for a consulting room for health therapies.
Community Meeting and Entertainment	If for a: (a) cinema; or (b) function centre.
Emergency Services	
General Retail and Hire	If for a: (a) art gallery; (b) beauty salon; (c) day spa; (d) hairdresser; or (e) shop.
Residential	If for Residential use integral to the operation of golf tourism within a precinct.
Sports and Recreation	If not: (a) a racecourse; (b) gymnasium; or listed as Permitted.
Prohibited	
All other uses	

KIC-P3.5 Use Standards

KIC-P3.5.1 Discretionary use

Objective:	That Discretionary uses: (a) are of an appropriate scale and location to support the local area objectives for the zone; and (b) do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	**Performance Criteria**

A1 No Acceptable Solution.	**P1** A use listed as Discretionary must be integral to golf tourism, contribute to the King Island visitor experience and not compromise or detract from the role of the service centre of Currie, having regard to: (a) any relevant local area objectives; (b) the size, intensity and scale of the existing and proposed uses within a precinct; (c) the extent that the use supports the function and operation of golf tourism within a precinct; and (d) the extent that the use impacts on the activity centre of Currie.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not cause an unreasonable loss of amenity to sensitive uses or unreasonably compromise the operation of existing agricultural uses or other non-residential uses on adjoining properties, having regard to: (a) any relevant local area objectives; (b) the size, intensity and scale of the use; (c) the type and intensity of vehicle movements generated by the use; (d) the hours of operation of the proposed and existing uses; (e) any loss of privacy to sensitive uses on adjoining properties; (f) any impacts from noise, dust, odour, vehicle movements, lighting, and other emissions on the operation of existing or sensitive uses on adjoining properties; and (g) any proposed mitigation measures.

A3	**P3**
No Acceptable Solution.	A Residential use in must be required by golf tourism or other allowable non-residential uses and not cause an unreasonable loss of amenity to a sensitive use on adjoining properties, having regard to: (a) any relevant local area objectives; (b) the proximity to sensitive uses on adjoining properties; (c) any likely impact on privacy; (d) any buffers created by the topography, natural or other features of the site providing separation to a sensitive use on adjoining properties; (e) the impact from noise, dust, odour, vehicle movements, lighting and other emissions from the proposed use on the amenity of a sensitive use on adjoining properties; and (f) any proposed mitigation measures, and must have a combined gross floor area of not more than 2,000m^2 per precinct.

KIC-P3.6 Development Standards for Buildings and Works

KIC-P3.6.1 Building height

Objective:	That building height: (a) is compatible with the character and scenic values of the coastal and rural landscape of the applicable precinct; (b) does not cause an unreasonable loss of amenity to adjacent uses; and (c) minimises the impact on the natural values of the applicable precinct.

Acceptable Solutions	**Performance Criteria**
A1 Building height must not be more than 6m.	**P1** Building height must be compatible with the character and scenic values of the coastal and rural landscape, and minimise impact on natural values, having regard to: (a) the height, bulk and form of existing and proposed buildings within the precinct and the surrounding area; (b) the topography of a precinct and the siting of buildings to minimise visual impact on the skyline or ridgelines; (c) the siting and design of proposed buildings to minimise impact on birdlife, habitat and breeding area; (d) for the Cape Wickham Precinct: (i) maintaining the view to Cape Wickham Lighthouse on folio of the Register 214964/1 when viewed from Cape Wickham Road; and (ii) any screening of the proposed building when viewed from folio of the Register 214964/1, Cape Wickham Road and the foreshore provided by the landform, existing and proposed vegetation or any other features; and (e) For the Ocean Dunes Precinct: (i) any screening of the proposed building when viewed from roads and public areas, including North Road, provided by the topography, existing and proposed vegetation or other features.

KIC-P3.6.2 Setbacks

Objective:	That setback, separation and the siting of buildings: (a) does not cause unreasonable loss of amenity to sensitive uses on adjoining properties to a precinct; and (b) minimises the visual impact on the character and scenic values of the coastal and rural landscape.

Acceptable Solutions	**Performance Criteria**
A1 Non-habitable 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 20m, not less than the existing building.	**P1** Non-habitable buildings must be sited to not cause an unreasonable impact on existing uses on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) the separation of the proposed building from an existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Habitable buildings must have a setback from all boundaries of not less than 50m.	**P2** Habitable buildings must be sited to be compatible with the character of the applicable precinct and not cause an unreasonable loss of amenity to a sensitive use on adjoining properties, having regard to: (a) the size, shape and orientation of the applicable precinct; (b) the setbacks of the proposed buildings within the applicable precinct and proximity to sensitive uses on adjoining properties; (c) any buffers created by vegetation, topography, or other features within the applicable precinct to minimise visual impact of the building when viewed from sensitive uses on adjoining properties; and (d) the impact of the development on the natural and cultural values of the site and surrounding land.
A3 Buildings must have a setback from the Mean High Water Mark of not less than 200m.	**P3** Buildings must be sited and designed to be compatible with the management of cultural values and minimise the visual impact of development on the coastal and rural landscape, having regard to: (a) the design, scale, siting, materials and type of building proposed; (b) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (c) any screening proposed.

KIC-P3.6.3 Visual values

Objective:	That development is compatible with the coastal and rural landscapes when viewed from roads and public places adjoining the site.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have exterior finishes, with a light reflectance value not more than 20%, and be in dark natural tones of black, grey, green or brown.	**P1** Exterior building finishes must be designed to minimise impact on the scenic values and rural and coastal landscape of the site and surrounding area, having regard to: (a) the local area objectives; (b) any screening provided by the topography; (c) the design, scale, siting, materials and type of building proposed; (d) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (e) any screening proposed.

KIC-P3.6.4 Services for development

Objective:	That use and development of a site is within a precinct provided with: (a) adequate water supply; (b) appropriate disposal of sewerage; and (c) appropriate stormwater management.
Acceptable Solutions	**Performance Criteria**
A1 Development, excluding a non-habitable building, servicing less than 10 people in a precinct, must have a connection to a water supply service with a storage capacity of more than 10,000L.	**P1** Development, unless for a non-habitable building, servicing more than 10 people in a precinct, must be provided with a sustainable water supply service, having regard to: (a) the topography of the site; (b) flow rates; (c) the quality of potable water; (d) the capacity to provide an adequate and sustainable water supply for the development; (e) any existing or proposed infrastructure to provide the water service and its location; and (f) any adverse impacts on the quality of ground, surface or coastal waters.

A2 Development, excluding a non-habitable building, servicing less than 10 people in a precinct, must connect to an on-site wastewater system treatment system in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	**P2** Development, excluding a non-habitable building, must be capable of accommodating an on-site wastewater treatment system adequate for the proposed development of the land, having regard to: (a) the topography of a precinct; (b) the capacity of a precinct to absorb on-site wastewater; (c) the existing buildings and any constraints imposed by existing development; (d) the area of the site to be covered by the proposed development; (e) the provision for landscaping, vehicle parking, driveways and private open space; (f) any adverse impacts on the quality of ground, surface and coastal waters; (g) any adverse environmental impact on surrounding properties and the locality; and (h) any written advice from a suitably qualified person (on-site wastewater management) about the adequacy of the on-site wastewater management system.
A3 Development must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**P3** Development must be capable of accommodating a drainage and stormwater management system adequate for development, having regard to: (a) stormwater currently entering from beyond the boundaries of an applicable precinct; (b) stormwater run-off anticipated from the proposed development, (c) the likelihood for concentration of stormwater on adjacent land; (d) whether the development would avoid the creation of an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (e) the management the quantity and rate of discharge of stormwater to receiving waters; (f) the management the quality of stormwater discharged to receiving waters; and (g) the provision positive drainage away from any sewer pipe, on-site wastewater disposal system, or building area.

KIC-P3.7 Development Standards for Subdivision

KIC-P3.7.1 Lot design

Objective:	That subdivision facilitates use and development for allowable uses in a precinct.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided each lot is within the same precinct.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be for the reorganisation of lot boundaries that provide for the operation of golf tourism and allowable uses in a precinct having regard to the local area objectives.
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.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a reasonable vehicular access to a boundary of a lot, or the building areas on a lot if any exist, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

KIC-P3.8 Tables

This clause is not used in this particular purpose zone.

KIC-P4.0 Particular Purpose Zone - King Island Rural Area

KIC-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone - King Island Rural Area is:

KIC-P4.1.1 To provide for the use or development of land for agricultural use.

KIC-P4.1.2 To provide for a range of use and development outside of Currie, Grassy and Naracoopa:

(a) that is compatible with existing agricultural use;

(b) that demonstrates important or significant benefit to the King Island community; and

(c) minimises adverse impacts on surrounding uses.

KIC-P4.1.3 To minimise conversion of agricultural land for non-agricultural use.

KIC-P4.1.4 To provide for compatible use and development that minimises the impact on the natural and cultural, scenic and landscape values of King Island.

KIC-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
KIC-P4.2.1	King Island Rural Area, as shown on an overlay map as P.4.2.1.	The local area objectives for King Island Rural Area are: (a) to protect agricultural land from its inappropriate conversion to non-agricultural uses unless for Extractive Industry use; (b) to provide for a range of non-agricultural uses, including Recycling and Waste Disposal and Extractive Industry, and development in a rural location that is of important or significant benefit to the King Island community; and (c) to provide use or development of a scale and intensity: (i) that is appropriate for a rural location and does not compromise the function of Currie, Grassy or Naracoopa; (ii) that mitigates impacts from dust, noise, odour and traffic generation or other off-site impacts through maximising the separation between the use and sensitive uses; (iii) development, other than for extractive industry or agricultural use, is sited to minimise its visual impact on the coastal and rural landscapes when viewed from public areas such as roads or coastal foreshores; and (iv) that has a sustainable and adequate water supply and can provide for on-site wastewater management to service the use.

KIC-P4.3 Definition of Terms

This clause is not used in this particular purpose zone.

KIC-P4.4 Use Table

Use Class	Qualification
No Permit Required	
Bulky Goods Sales	If for a fence associated with a use.
Business and Professional Services	If for a fence associated with a use.
Community Meeting and Entertainment	If for a fence associated with a use.
Domestic Animal Breeding, Boarding or Training	If for a fence associated with a use.
Educational and Occasional Care	If for a fence associated with a use.
Emergency Services	If for a fence associated with a use.
Equipment and Machinery Sales and Hire	If for a fence associated with a use.
Extractive Industry	If for a fence associated with a use.
Food Services	If for a fence associated with a use.
General Retail and Hire	If for a fence associated with a use.
Manufacturing and Processing	If for a fence associated with a use.
Natural and Cultural Values Management	

Passive Recreation	
Recycling and Waste Disposal	If for a fence associated with a use.
Research and Development	If for a fence associated with a use.
Residential	If for: (a) an outbuilding associated with an existing dwelling where the total gross floor area of all outbuildings on the lot is not more than 108m^2; or (b) a fence associated with a use.
Resource Development	If for: (a) an agricultural use excluding plantation forestry; (b) buildings or works, excluding a dwelling, directly associated with, and a subservient part of, an agricultural use not more than 200m^2 in gross floor area; or (c) a fence associated with a use.
Resource Processing	If for a fence associated with a use.
Service Industry	If for a fence associated with a use.
Sports and Recreation	If for a fence associated with a use.
Storage	If for a fence associated with a use.
Tourist Operation	If for a fence associated with a use.
Transport Depot and Distribution	If for a fence associated with a use.
Utilities	If for: (a) minor utilities; or (b) a fence associated with a use.
Vehicle Fuel Sales and Service	If for a fence associated with a use.
Visitor Accommodation	If for a fence associated with a use.
Permitted	
Extractive Industry	If not listed as No Permit Required.
Food Services	If: (a) not listed as No Permit Required; or (b) associated with Resource Development or Resource Processing.
General Retail and Hire	If: (a) not listed as No Permit Required; or (b) associated with Resource Development or Resource Processing.
Pleasure Boat Facility	If for a boat ramp.
Residential	If: (a) not listed as No Permit Required; (b) for a home-based business in an existing dwelling; or (c) for alterations or extensions to an existing dwelling.

Visitor Accommodation	If: (a) not listed as No Permit Required; or (b) for guests accommodated within an existing building.
Discretionary	
Bulky Goods Sales	If not listed a No Permit Required.
Business and Professional Services	If: (a) not listed as No Permit Required; or (b) for a veterinary centre.
Community Meeting and Entertainment	If not listed as No Permit Required.
Domestic Animal Breeding, Boarding or Training	If not listed as No Permit Required.
Educational and Occasional Care	If not listed as No Permit Required.
Emergency Services	If not listed as No Permit Required.
Equipment and Machinery Sales and Hire	If not listed as No Permit Required.
Food Services	If not listed as No Permit Required or Permitted.
General Retail and Hire	If not listed as No Permit Required or Permitted.
Manufacturing and Processing	If not listed as No Permit Required.
Motor Racing Facility	If not listed as No Permit Required.
Recycling and Waste Disposal	If not listed as No Permit Required.
Research and Development	If not listed as No Permit Required.
Residential	If not listed as No Permit Required or Permitted
Resource Development	If not listed as No Permit Required.
Resource Processing	If not listed as No Permit Required.
Service Industry	If not listed as No Permit Required.
Sports and Recreation	If not listed as No Permit Required.
Storage	If: (a) not listed as No Permit Required; or (b) for a: (i) contractors yard; (ii) freezing and cool storage; (iii) grain storage; (iv) liquid, solid or gas fuel depot; or (v) woodyard.
Tourist Operation	If not listed as No Permit Required.
Transport Depot and Distribution	If not: (a) listed as No Permit Required; or (b) for an airstrip.
Utilities	If not listed as No Permit Required
Vehicle Fuel Sales and Service	If not listed as No Permit Required

Visitor Accommodation	If not listed as No Permit Required or Permitted
Prohibited	
All other uses	

KIC-P4.5 Use Standards

KIC-P4.5.1 Discretionary use

Objective:	That uses listed as Discretionary: (a) are compatible with agricultural use and sited to minimise conversion of agricultural land; (b) have an important or significant benefit to the King Island community; and (c) are appropriate for a rural location and do not compromise the function of Currie as the main service centre.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary, excluding Residential and Visitor Accommodation, must: (a) require a rural location for operational and security reasons or to minimise the impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (i) whether the use requires access to infrastructure only available on the site or on land in the vicinity of the site; (ii) whether the use is for diversification or value adding of an agricultural use on the site or in the vicinity of the site; (iii) whether the use is for primary industry on the site or in the vicinity of the site; (iv) whether the proposed use services and supports the operation of primary industries on the island; and (v) whether the use requires separation from other uses to minimise adverse impacts; or, (b) be for an important or significant benefit of the King Island community, having regard to: (i) whether the use is required for a destination for enjoyment and recreation outside of the main service centres of Currie, Grassy and Naracoopa; and (ii) whether the use is required for the provision of Emergency Services, Recycling and Waste Disposal, or Utilities.

A2 No Acceptable Solution.	**P2** A use listed as Discretionary, excluding Residential and Visitor Accommodation, must not cause an unreasonable impact on the operation of an existing use on adjoining properties, having regard to: (a) the nature, scale and intensity of the proposed use and uses on adjoining properties; (b) whether agricultural uses on adjoining properties will be confined or restrained; (c) the location of the use and the impact from noise, dust, traffic generation, lighting or other emission to uses on adjoining properties; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any proposed mitigation measures.
A3 No Acceptable Solution.	**P3** A use listed as Discretionary, excluding Residential and Visitor Accommodation, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the area of land being converted to non-agricultural use; (b) whether the use is sited to minimise impacts on agricultural use on adjoining sites; (c) whether the use precludes the land from being returned to an agricultural use; and (d) whether the use confines or restrains existing or potential agricultural use on the site or adjacent properties.

A4 No Acceptable Solution.	**P4** A use listed as Discretionary, excluding Residential and Visitor Accommodation, must be appropriate for a rural location, having regard to: (a) any relevant local area objectives; (b) the nature, scale and intensity of the proposed use; (c) whether the use will compromise or distort the function of Currie as the main service centre of King Island; (d) whether the use could reasonably be located on land zoned for that purpose; (e) the capacity of the local road network to accommodate the traffic generated by the use; and (f) whether the use requires a rural location to provide separation to minimise impacts from the use, such as noise, dust and lighting on sensitive uses in the surrounding area.

A5 No Acceptable Solution.	**P5** A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirements for the occupier of a dwelling to attend to the agricultural use; (v) proximity of a dwelling to the agricultural use; and (vi) an agreement under section 71 of the Act is entered into and registered on the title preventing the future excision of a Residential use; or, (b) if not required as part of an agricultural use, be for a single dwelling and be located on a site that does not confine or restrain agricultural use on the lot or adjoining properties, having regard to: (i) whether the site is not capable of supporting an agricultural use; and (ii) whether the lot is capable of being included with other agricultural land (regardless of ownership) for agricultural use.
A6 No Acceptable Solution.	**P6** A Visitor Accommodation use listed as Discretionary must be: (a) located on part of the site that does not interfere with or confine the agricultural use; or (b) located on a site not capable of supporting an agricultural use; and (c) does not confine or restrain agricultural use on adjoining properties.

KIC-P4.6 Development Standards for Buildings and Works

KIC-P4.6.1 Building height

Objective:	That a building is of a bulk and scale compatible with the coastal and rural landscape and minimises adverse impacts on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Building height must not be more than: (a) 12m if for Resource Development use; and (b) 6m for all other uses.	**P1** Building height must: (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: (i) the proposed height of the building; (ii) the bulk and form of the building; (iii) the separation of the proposed building from existing buildings on adjoining properties; and (iv) any buffers created by the topography, natural or other features; and (b) not unreasonably impact on the coastal or rural landscape, having regard to: (i) the proposed height of the building; (ii) the topography of the site; (iii) the visual impact on the skyline; (iv) any screening of the proposed building when viewed from roads and public areas including the foreshore; and (v) the scenic coastal and rural landscape values of the surrounding area.

KIC-P4.6.2 Setbacks

Objective:	That the siting of buildings minimises: (a) potential conflict with use on adjoining sites; and (b) the visual impact of development on the coastal and rural landscape, particularly when viewed from roads and public places adjoining the site.
Acceptable Solutions	**Performance Criteria**

A1 Buildings must have a setback from a frontage of: (a) not less than 20m for a habitable building; and (b) not less than 10m for a non-habitable building; or (c) if the setback of an existing building is within 20m from a frontage, not less than the existing building.	**P1** Buildings must be sited to not cause an unreasonable impact on uses in the surrounding area, having regard to: (a) the size, shape and orientation of the site; (b) the bulk and form of the proposed building; (c) the separation of existing buildings on the site and adjoining properties; (d) separation from existing use on the adjoining properties; (e) the safety of the road network and its users; (f) any impact from noise, dust, traffic generation, lighting or other emission on the proposed use from roads or adjoining properties; (g) any screening of the proposed building when viewed from roads and public areas including the foreshore; (h) the scenic coastal and rural landscape values of the surrounding area; and (i) any buffers created by natural or other features.
A2 Buildings must have a setback from side and rear boundaries: (a) not less than 10m; or (b) if the setback of an existing building is within 10m of a boundary, not less than the existing building.	**P2** Buildings must be sited to not cause an unreasonable impact on uses in the surrounding area, having regard to: (a) the size, shape and orientation of the site; (b) the bulk and form of the proposed building; (c) the separation of existing buildings on the site and adjoining properties; and (d) separation from existing use on the adjoining properties.

A3 Buildings for a sensitive use or Visitor Accommodation must have a setback from a side or rear boundary of: (a) not less than 200m where it adjoins an agricultural use; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P3** Buildings for a sensitive use or Visitor Accommodation must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; and (e) any proposed attenuation measures.
A4 Buildings must have a setback from the Mean High Water Mark of 200m.	**P4** Buildings must be sited and designed to be compatible with the management of natural and cultural values, and minimise the visual impact of development on the coastal and rural landscape, having regard to: (a) any screening provided by the topography; (b) the siting of the development on the natural and cultural values of the site and the surrounding land; (c) the design, scale, siting, materials and type of building proposed; (d) any screening of the proposed building when viewed from the foreshore; and (e) the scenic coastal and landscape values of the surrounding area.

KIC-P4.6.3 Landscape values

Objective:	That development is compatible with the coastal and rural landscapes when viewed from roads and public places adjoining the site.
Acceptable Solutions	**Performance Criteria**
A1 Site coverage for Residential and Visitor Accommodation uses must not be more than 400m^2.	**P1** Site coverage for Residential and Visitor Accommodation uses must be compatible with the scenic and coastal landscape values of the site and surrounding area, having regard to: (a) the topography, size and shape of the site; (b) the location of development in relation to existing buildings, cleared areas and natural features of the site; (c) the impact of the development on the natural and cultural values of the site and surrounding land; (d) the design, scale, siting, materials and type of buildings or works proposed; (e) the visual prominence of buildings and works when viewed from public areas including roads, foreshores; (f) the extent and impacts of vegetation removal; (g) any proposed remediation or mitigation measures; and (h) the ability of the site and vegetation type/community to accommodate any proposed vegetation removal and remediation.
A2 Buildings for Residential or Visitor Accommodation uses must have exterior finishes, with a light reflectance value not more than 20%, and be in dark natural tones of black, grey, green or brown.	**P2** Buildings for Residential and Visitor Accommodation uses must have exterior finishes designed to minimise impact on the scenic values and rural and coastal landscape of the site and surrounding area, having regard to: (a) any relevant local area objectives; (b) any screening provided by the topography; (c) the impact of the development on the natural and cultural values of the site and surrounding land; (d) the design, scale, siting, materials and type of building proposed; (e) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (f) any proposed screening.

KIC-P4.6.4 Services for development

Objective:	That use and development of a site is provided with: (a) drainage for disposal of sewerage; and (b) adequate stormwater management.

Acceptable Solutions	**Performance Criteria**
A1 Development, excluding a non-habitable building, servicing less than 10 people in a precinct, must connect to an on-site wastewater system treatment system in accordance with *Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management* or equivalent.	**P1** Development, excluding a non-habitable building, must be capable of accommodating an on-site wastewater treatment system adequate for the proposed development of the land, having regard to: (a) the topography of a site; (b) the capacity of a site to absorb on-site wastewater; (c) the existing buildings and any constraints imposed by existing development; (d) the area of the site to be covered by the proposed development; (e) any adverse impacts on the quality of ground, surface and coastal waters; (f) any adverse environmental impact on surrounding properties and the locality; and (g) any written advice from a suitably qualified person (on-site wastewater management) about the adequacy of the on-site wastewater management system.
A2 Development must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**P2** Development must be capable of accommodating a drainage and stormwater management system adequate for development, having regard to: (a) stormwater currently entering from beyond the boundaries of an applicable site; (b) stormwater run-off anticipated from the proposed development, (c) the likelihood for concentration of stormwater on adjacent land; (d) whether the development would avoid the creation of an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (e) the management of the quantity and rate of discharge of stormwater to receiving waters; (f) the management of the quality of stormwater discharged to receiving waters; and (g) the provision of positive drainage away from any sewer pipe, on-site sewerage disposal system, or building area.

KIC-P4.7 Development Standards for Subdivision

KIC-P4.7.1 Lot design

Objective:	That provides for subdivision that: (a) relates to public use, irrigation or utilities; or (b) protects the long term productive capacity of agricultural land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must: (a) have a sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, having regard to: (i) the requirement for a rural location for operational reasons; (ii) minimisation of the conversion of agricultural land for a non-agricultural use; (iii) minimisation of adverse impacts on non-sensitive uses on adjoining properties; (iv) whether the intended use is appropriate for a rural location; (v) whether the intended use provides an important or significant benefit for the King Island community; and (vi) the capacity of the balance lot to be consolidated with an adjoining lot; or (b) provide for the operation of an agricultural use, having regard to: (i) whether the agricultural productivity of the land would be materially diminished; (ii) the capacity of the new lots to be used for productive agricultural use; (iii) any topographical constraints to agricultural use; or

	(c) be for the reorganisation of lot boundaries that provides for the operation of an agricultural use, having regard to: (i) whether the agricultural productivity of the land would be materially diminished; (ii) the capacity of the new lots to be used for productive agricultural use; (iii) any topographical constraints to agricultural use; provided that: a. all new lots have an area not less than 1ha; b. existing buildings are consistent with the setback required by clause KIC-P4.6.2; c. all new lots are provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and d. no new lots are created; or,

	(d) be for the excision of a use or development existing at the effective date that creates a balance lot, which provides for the operation of an agricultural use, having regard to: (i) whether the agricultural productivity of the land would be materially diminished; (ii) the capacity of the balance lot to be used for productive agricultural use; (iii) any topographical constraints to agricultural use; provided that: a. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; b. any existing buildings for a sensitive use are consistent with setbacks required by clause KIC-P4.6.2 in relation to setbacks to new boundaries; and c. all new lots are provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
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.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a reasonable vehicular access to a boundary of a lot, or building areas on the lot if any exist, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

KIC-P4.8 Tables

This clause is not used in this particular purpose zone.

KIC-Specific Area Plans

KIC-S1.0 Fences in the King Island Rural Area Specific Area Plan

KIC-S1.1 Plan Purpose

The purpose of the Fences in the King Island Rural Area Specific Area Plan is:

KIC-S1.1.1 To minimise clearance of native vegetation associated with development of fences is minimised within a priority vegetation area.

KIC-S1.2 Application of this Plan

KIC-S1.2.1 The specific area plan applies to the area of land designated as KIC-S1.0 Fences in the King Island Rural Area Specific Area Plan on the overlay maps.

KIC-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Natural Assets Code, as specified in the relevant provision.

KIC-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

KIC-S1.4 Definition of Terms

This clause is not used in this specific area plan.

KIC-S1.5 Use Table

This clause is not used in this specific area plan.

KIC-S1.6 Use Standards

This clause is not used in this specific area plan.

KIC-S1.7 Development Standards for Buildings and Works

KIC-S.1.7.1 Fences

This clause is in addition to Natural Assets Code – clause C7.6.2 Clearance within a priority vegetation area.

Objective:	That development of fences minimises the clearing of native vegetation and provides for management of activities in the rural area.
Acceptable Solutions	**Performance Criteria**
A1 Clearance of native vegetation for a fence within a priority vegetation area must: (a) be within 6m from a boundary or centreline of a fence; and (b) be for the purpose of: (i) erecting or maintaining a boundary fence; (ii) erecting or maintaining an internal fence; or (iii) clearing along a property boundary.	**P1** No Performance Criterion.

KIC-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

KIC-S1.9 Tables

This clause is not used in this specific area plan.

KIC-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
KIC-8.1	15 George Street, Currie	216979/1	An additional Discretionary use class for this site is: Bulky Good Sales; and a substitution for the qualification for 'Business and Professional Services' in clause 8.2 Use Table is: 'If for a consulting room, medical centre, veterinary centre, child health clinic, an office, or for the provision of residential support services.'	General Residential Zone - clause 8.2 Use Table
KIC-10.1	6, 7, 10, 12, 13, 14, 18, 20, 23, 24, 28, 29, 32, 35, 39 and LGA Subdivision Road, Elginshore Drive, Currie	174271/1 174271/2 174271/3 174271/4 174271/5 174271/6 174271/7 174271/8 174271/9 174271/10 174271/11 174271/12 174271/13 174271/14 174271/15 174271/16 174271/17	A substitution for this clause is: Acceptable Solution A1 - 'Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building must have a setback from a road frontage, of not less than 10m.' Acceptable Solution A2 - 'Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building must have a setback from side boundaries of not less than 3m to the side boundary.'	Low Density Residential Zone - clause 10.4.3 Setback
KIC-10.2	6, 7, 10, 12, 13, 14, 18, 20, 23, 24, 28, 29, 32, 35, 39 and LGA Subdivision Road, Elginshore Drive, Currie	174271/1 174271/2 174271/3 174271/4 174271/5 174271/6 174271/7 174271/8 174271/9 174271/10 174271/11 174271/12 174271/13 174271/14 174271/15 174271/16 174271/17	A substitution for Acceptable Solution A1 is: 'Dwellings must have a site coverage of not more than: (a) 10% for lots with an area greater than 3,000m^2; or (b) 12% for lots with an area less than 3,000m^2.'	Low Density Residential Zone - clause 10.4.4 Site coverage

KIC-10.3	6, 7, 10, 12, 13, 14, 18, 20, 23, 24, 28, 29, 32, 35, 39 and LGA Subdivision Road, Elginshore Drive, Currie	174271/1 174271/2 174271/3 174271/4 174271/5 174271/6 174271/7 174271/8 174271/9 174271/10 174271/11 174271/12 174271/13 174271/14 174271/15 174271/16 174271/17	A substitution for Acceptable Solution A1(a) is: 'have an area of not less than 2,500m^2.'	Low Density Residential Zone - clause 10.6.1 Lot design

KIC-Code Lists

KIC-C3.0 Road and Railway Assets Code

KIC-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

KIC-C6.0 Local Historic Heritage Code

KIC-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provisions Schedule.						

KIC-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

KIC-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

KIC-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule.				

KIC-Table C6.5 Significant Trees

Reference Number	Town/Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.							

KIC-C8.0 Scenic Protection Code

KIC-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.				

KIC-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

KIC-C11.0 Coastal Inundation Hazard Code

KIC-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Currie	0.8	1.8	2.4	2.1
Grassy	1.2	2.2	2.9	2.6
Loorana	0.8	1.8	2.4	2.1
Naracoopa	1.3	2.2	2.8	2.5
All other localities	1.3	2.2	2.9	2.6

KIC-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
Australian/New Zealand Standard AS/NZS 1547:2012 Onsite domestic wastewater management		KIC-P1.6.4 A2 KIC-P1.7.2 A2 KIC-P2.6.2 A2 KIC-P2.7.2 A2 KIC-P3.6.3 A2 KIC-P4.6.5 A1