
From: Lesley Mackay [REDACTED]
Sent: Sunday, 3 May 2026 9:03 PM
To: Kingborough LPS
Cc: Bernard Mogielnicki
Subject: Submission: [REDACTED], Margate, TAS
Attachments: 20260430_LCZ_Corro.docx

Good evening,

Please find attached our submission for your consideration.

Regards, Lesley

By Email

Lesley Mackay and Bernard Mogielnicki

[REDACTED]

Margate TAS 7054

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property be included within the Rural Living Zone (RLZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

I previously made a representation on the draft LPS. I understand that my representation has not yet been heard and will be heard at a future hearing. I understand that this letter provides me the opportunity to make a further written submission in relation to the Ireneinc recommendations, and that I may speak to this submission when I appear before the Commission. I take up that opportunity and submit as follows.

Landowner name(s)	Bernard Mogielnicki and Lesley Mackay
Property address	[REDACTED], Margate, TAS, 7054
Title reference (folio)	[REDACTED]
Lot size (approx.)	4 hectares (approx.)
Locality	[REDACTED], Margate, TAS, 7054
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Rural Living Zone (RLZ) — [subcategory to be specified]
Position in this submission	Accept RLZ. Support subcategory A or B

I welcome and support the Ireneinc recommendation that my property be included within the RLZ under the draft Kingborough LPS. The RLZ is a significantly more appropriate zone for my property than the exhibited LCZ.

I make this submission to: (1) provide the Commission with property-specific evidence supporting the RLZ recommendation; (2) identify the most appropriate RLZ subcategory for my property; and (3) ensure the Commission does not revert to LCZ at the final determination stage.

RLZ Subcategory Reference Table

The RLZ has four subcategories with different minimum lot sizes. Under Zone Guideline RLZ 3, the appropriate subcategory must reflect the existing pattern and density of development within the rural living area or be supported by strategic justification. The table below summarises the options:

Subcategory	Min. lot size (acceptable solution)	Performance criteria	Typical use context
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RLZ A	1 ha	8,000 m ²	Smaller rural lots with established residential settlement
RLZ B	2 ha	1.4 ha	Medium-sized rural residential lots, some subdivision potential
RLZ C	5 ha	4 ha	Larger rural residential lots, limited subdivision
RLZ D	10 ha	8 ha	Large lots, ELZ transition where no further subdivision intended

The subcategory we seek for our property is:

- Rural Living Zone A; OR
 - Rural Living Zone B
- the existing lot pattern in my locality is consistent with lots of described for these subcategories.

Warm regards,

Lesley Mackay and Bernard Mogielnicki

3 May 2026