
From: Glenys McKay <[REDACTED]>
Sent: Thursday, 23 April 2026 10:35 AM
To: Kingborough LPS
Subject: CM: Accept recommendations of Ireneinc report property [REDACTED]
Attachments: Second LCZ Submission.docx

To TPC team please find attached a submission for property ID [REDACTED] Margate 7054 to remain as recommended by the Ireneinc report in the Rural Living Zone.

Regards
Glenys McKay

To the Tasmanian Planning Commission,

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)	Guy Trevor McKay and Glenys McKay
Property address	██████████ Margate 7054
Title reference (folio)	1 ██████████
Lot size (approx.)	2.032 Hectares
Locality	Margate
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 and argue correct subcategory (A/B/C/D)

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.

Zone Guideline RLZ 2(b) confirms that the RLZ may be applied to ELZ land where the primary strategic intention is for residential use and development within a rural setting, and a similar minimum allowable lot size is being applied. My property satisfies both elements: the primary intention is residential, and the RLZ subcategory I am seeking applies a minimum lot size that is consistent with or larger than the current lot size.

The primary strategic intention for my property has always been residential it has been used as a residence since 1989. My property is 2.032 Hectares. The RLZ 2(b) minimum lot size of 2 hectares is consistent with this existing lot size and does not create subdivision potential.

The Irenc report recommends RLZ for my property. RLZ is my preference for this property as it is consistent with what already occurs on the property. When viewed on the map the property is surrounded by the Rural Living zone and to the west Rural Zone. When we purchased this property, we took into consideration the zone and 39 years ago it was zoned rural living. This property has been developed under the previous zoning guidelines.

For the reasons set out above, I submit that:

1. The Ireneinc recommendation to include my property within the RLZ is correct and is consistent with the Zone Guidelines (Guideline No. 1) and the requirements of section 34 of LUPAA.
2. The exhibited LCZ was not appropriate for my property and should not be reinstated. The RLZ recommendation reflects a more rigorous analysis and should be adopted.
3. The most appropriate RLZ subcategory for my property is RLZ
4. Any landscape values in the broader locality can be appropriately managed through existing overlay controls — NAC, PVA overlay, and SPC — in combination with the lot size controls of the RLZ subcategory.

I respectfully request that the Commission:

- Adopt the Ireneinc recommendation and include my property within the RLZ B in the Kingborough Local Provisions Schedule; and
- Not revert to the exhibited LCZ, which is not supported by the site-specific evidence for my property.
- I request that the folio of the Register [REDACTED] at [REDACTED] Margate Tas 7054 be included within the Rural Living Zone [B] in the Kingborough Local Provisions Schedule, consistent with the Ireneinc recommendation.

Signed:

[REDACTED]

[REDACTED]

Full name: Glenys McKay Guy Trevor McKay

Date: 23/4/2026

[REDACTED]

[REDACTED]