
From: Lotti Young [REDACTED]
Sent: Sunday, 3 May 2026 9:51 PM
To: Kingborough LPS
Subject: Fwd: Ireneinc report- Proposed Landscape Conservation Zone
Attachments: TPC Submission.docx

Tasmanian Planning Commission

Your ref: DOC/26/36829

Title: [REDACTED] Address: [REDACTED], Margate

I am responding to your letter of 2 April, 2026 advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone under the draft Kingborough Local Provisions Schedule (LPS).

My submission is attached,
Thank you,
Loretta Young

3rd May, 2026

To the Tasmanian Planning Commission

Your Reference: DOC/26/36829

Landowner: Loretta June Young

Property Address: [REDACTED], Margate

Title reference (folio): [REDACTED]

Lot Size: 2.95ha

Locality: Margate / Electrona

Current IPS zone: Environmental Living zone

Draft LPS exhibited zone: Landscape Conservation zone (LCZ)

Ireneinc recommendation: Landscape Conservation zone (LCZ)

Zone sought in this submission: Rural Living Zone B (minimum lot size 2 ha) (RLZ)

Correspondence on my behalf: Reference: 17805-13976 Elcock's Submission

My property is the centre block of 3 that were subdivided in 1987 into 2-3 ha blocks. The properties on either side have long standing residences and outbuildings. I purchased my land in 2006. At the road frontage of the block there is a disused quarry area that had been used by council to dump clay fill from the road excavation for the widening of [REDACTED].

In 2009 I submitted and had approved a Development application to build a house in the quarry area. This expired 3 years later as I was unable to complete due to personal issues. It was always and still is, my intention to build and live on my property. I bought in a bushland setting because I want to live in a bushland setting.

The Ireneinc report has several inconsistencies in relation to my property and that of other [REDACTED] properties. Clearly nobody actually drove up [REDACTED] and had a look.

My property has a NW aspect, a slope of 15-20 degrees and does not display the elevated vegetated ridgeline character cited as the basis for LCZ retention.

It has NO visual prominence from the Channel.

Priority Vegetation Area and Natural Assets Code overlays apply to my lot – consistent with Kettering West Groombridges where the TPC found PVA does the landscape protection work.

Directly across the road, all the properties are RLZ, clearly rural living settlements, all the way down [REDACTED] until the zone changes to low density residential. Lot sizes are consistent with RLZ A,B and C. Landscape values can be managed by codes and the existing PVA and NAC overlays.

I acknowledge that the term “landscape values” is not specifically defined by the Tasmanian Planning Scheme leading to uncertainty, with the Council stating there are “no specific tools or descriptions for assessment”.

The widening of [REDACTED] by Kingborough Council, prior to 2006, would suggest it was needed due to increased traffic, corresponding to more residents who actually live on their properties. The school bus goes up to Valley View Road, a clear indication that there is a recognisable Rural Living settlement pattern in the whole area.

As confirmed by the TPC panel, at Day 20, visible rural activity is not a prerequisite for RLZ. This was applied consistently across multiple localities including Howden, Albion Heights and Tinderbox West {Day 20 guide} Properties need not demonstrate active farming or grazing to satisfy the RLZ criteria – residential use in a rural setting is sufficient.

For these reasons, I submit that:

1. The application of the LCZ to my property is inconsistent with the Zone Guidelines (Guideline No1) and does not satisfy the requirements of section 34 of LUPAA.
2. The LCZ is prohibited by Zone Guideline LCZ 4(a) where, as here, the priority of the land is residential use
3. The Rural Living Zone B satisfies the criteria in Zone Guidelines RLZ 1(a) and RLZ 2(b) and is the appropriate zone for my property.
4. Any landscape values identified in the locality can be appropriately managed through existing overlay controls without resort to LCZ

I respectfully request that the Commission:

* Determine that the draft Kingborough LPS should be modified to include my property [REDACTED] at [REDACTED], Margate within the Rural Living Zone B.

* If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

Loretta June Young

2nd May, 2026

[REDACTED]

[REDACTED]