
From: [REDACTED]
Sent: Friday, 24 April 2026 6:01 PM
To: Kingborough LPS
Subject: Tasmanian Planning Scheme Kingborough draft LPS
Attachments: [REDACTED] Formatted_Submission (2).docx

To whom it may concern,

Please find attached our submission as per the letter received by the Tasmania Planning Commission dated 2nd April 2026.

We do not agree with the Ireneinc report that leaves our property remaining as marked for LCZ and still wish to participate in hearings so we can defend our land use rights.

Regards,

Georgina and Glenn Kirkpatrick

SUBMISSION

Tasmanian Planning Commission

Kingborough Draft LPS – Direction 69

Property:

, Gordon

Submitted by:

Georgina and Glenn Kirkpatrick

25th April 2026

1. Introduction

This submission relates to the proposed zoning of [REDACTED], Gordon. It responds to Direction 69 and demonstrates that the Rural Living Zone (RLZ) is more appropriate than the Landscape Conservation Zone (LCZ).

2. Nature of the Planning Process

The transition to the Tasmanian Planning Scheme is not intended to be a strategic rezoning exercise, but a translation of existing planning controls. Zoning should reflect existing use and character.

3. Inconsistency in Methodology

Evidence from hearings shows Council's methodology has changed over time, resulting in inconsistent zoning outcomes and varying levels of justification.

4. Landscape Values – Lack of Clarity

The concept of 'landscape values' lacks a clear and consistent definition, resulting in subjective application across the municipality.

5. Over-Reliance on Vegetation

Earlier methodologies relied heavily on vegetation, which is not sufficient alone to justify LCZ. Existing use and settlement pattern must also be considered.

6. Property-Specific Context

[REDACTED] sits within an established rural residential pattern. Nearby properties demonstrate similar characteristics including:

- Established dwellings
- Rural lifestyle use
- Access and infrastructure consistent with residential occupation

Applying LCZ to this property creates inconsistency with surrounding land use patterns.

7. Inconsistency with Surrounding Properties

Comparable properties within the Channel area exhibit rural living characteristics. Where similar land is zoned RLZ (or functions as such), applying LCZ creates an inconsistent planning outcome.

8. Evidence of a 'Missing Middle'

Council's attempt to introduce a PPZ highlights that LCZ is too restrictive and that a more flexible zone—closer to RLZ—is appropriate.

9. Community Response

Significant public opposition demonstrates that LCZ does not reflect community expectations or on-ground realities.

10. Suitability of the Rural Living Zone

RLZ aligns with the existing use, supports appropriate development, and still allows environmental protections through overlays.

11. Conclusion

LCZ is not supported by consistent methodology or evidence for this property. RLZ is the appropriate zoning outcome.

12. Requested Outcome

That the Tasmanian Planning Commission applies the Rural Living Zone to [REDACTED]
[REDACTED], Gordon.