
From: Danielle Gray <danielle@grayplanning.com.au>
Sent: Wednesday, 22 April 2026 3:41 PM
To: Kingborough LPS
Cc: Tim Wark; 'Katrina Wark'
Subject: CM: Response to TPC regarding [REDACTED] KC LPS Ireneinc report
Attachments: TPC response letter to Ireneinc recommendations LCZ [REDACTED] Rep 235 22.04.2026.pdf; Kingborough draft LPS - Commission letters to Tim Wark 2 April 2026.pdf

To the Chair Mr Nick Heath, Tasmanian Planning Commission

Dear Mr Heath,

In response to your letter dated 2 April 2026 (attached), please find attached a letter from Gray Planning acting for the owners that seeks further involvement in the LPS hearing process for [REDACTED] [REDACTED] (rep #235) regarding the recommendations in the Ireneinc report commissioned by Council.

If you wish to discuss please get in touch with the undersigned.

Regards
Danielle

Danielle Gray B.Env.Des, MTP, MPIA
Principal Consultant
Gray Planning

M: 0439 342 696
P: 03 6288 8449
E: danielle@grayplanning.com.au
W: www.grayplanning.com.au
A: 224 Warwick St, West Hobart, TAS, 7000

Danielle Gray, Principal Consultant
Gray Planning
224 Warwick Street
West Hobart TAS 7000

22 April 2026

Mr Nick Heath, Chair and Delegate
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001
Via: KingboroughLPS@planning.tas.gov.au

Dear Mr Heath,

KINGBOROUGH LPS IRENEINC REPORT RECOMMENDATIONS

Your ref: DOC/26/36829

I refer to correspondence from the Commission dated 2 April 2026 regarding the recommendations in the report prepared by Ireneinc commission by Kingborough Council recently submitted to the Commission as part of the LPS process.

Gray Planning has been engaged by the owner (Mr Tim Wark) regarding his properties at [REDACTED] to act on his behalf regarding the Kingborough LPS hearing process.

[REDACTED] Margate is made up of the following six titles:

[REDACTED];

[REDACTED]

[REDACTED];

[REDACTED]

[REDACTED];

and [REDACTED].

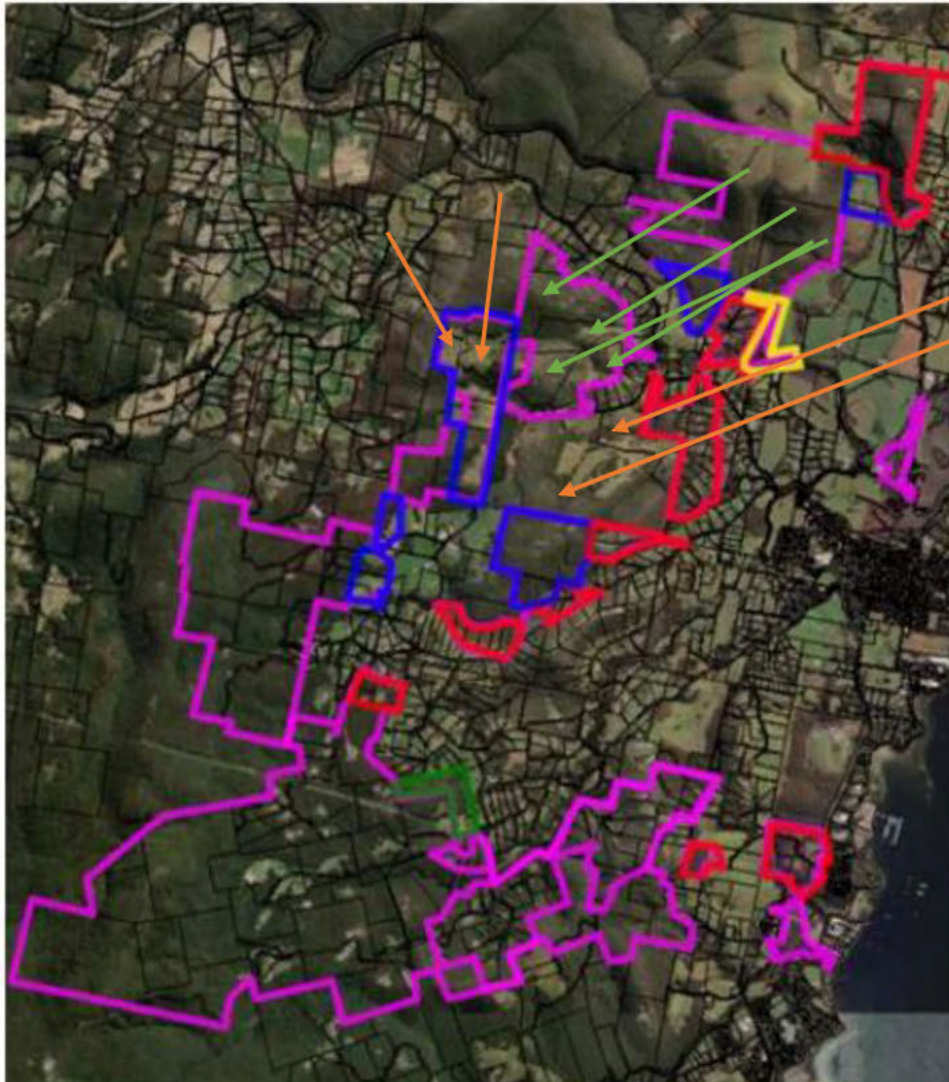
[REDACTED] is made up of the following two titles: CT-[REDACTED]; and CT-[REDACTED].

I have reviewed the Commission's letter and the Ireneinc report which has recommended to endorse the original zonings as proposed by Council and advertised in October to December 2024.

These properties are shown in the mapping overleaf provided within the Ireneinc report commissioned by Council:



[REDACTED] titles indicated by orange arrows) and [REDACTED]
[REDACTED] titles indicated by green arrow)



The Ireneinc makes the following references to these properties as per the above map from the Ireneinc report:

Page 13, section 3.3 Properties blue outline appropriate to go to Rural zone.

Two of the titles that make up [REDACTED] comprise some of the blue outlined titles. These are recommended in the Ireneinc report to go over as Rural zone.

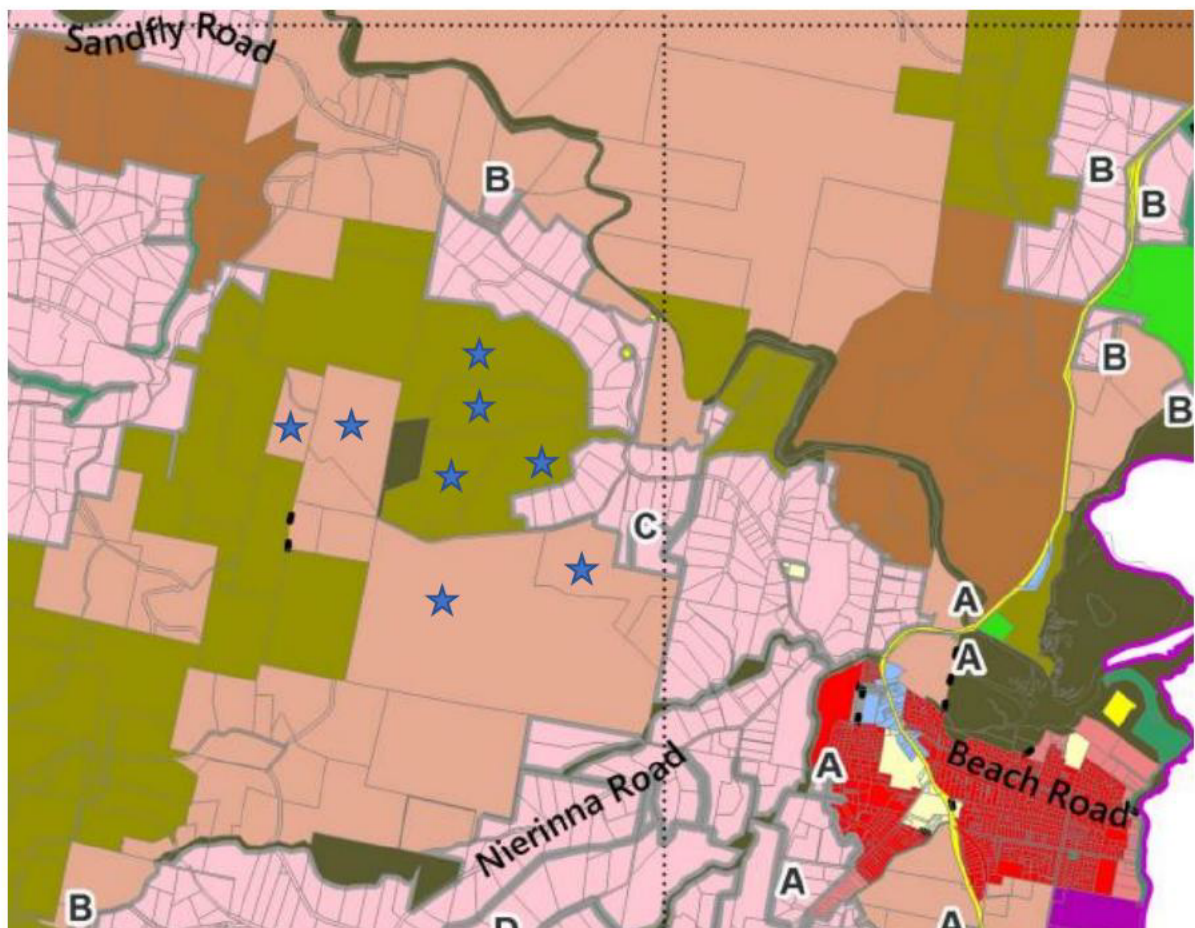
[REDACTED] is referenced in the Ireneinc report as having Private Timber Reserve – this land is proposed to stay as Landscape Conservation zone, with no change to the original Council position.

The Ireneinc report further refers to red outlined properties as appropriate to go into Rural because they contain veg and scenic protection area overlays.

However, these overlays also apply to Wark land at [REDACTED] proposed to transition to a Landscape Conservation zone.

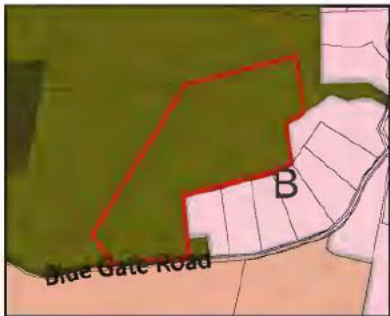


In summary, the Ireneinc report recommends to go over as Council originally proposed (no change to original Council recommendation) which showed the following proposed zoning:

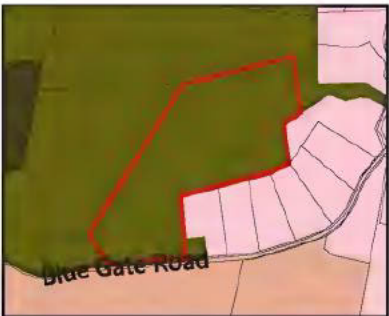


The 2 April 2026 letter sent to Mr Wark only references one of the titles that makes up [REDACTED]:

Title:	Address:	Exhibited:	Proposed:
183984/1	[REDACTED]	Landscape Conservation	Landscape Conservation



Draft LPS zone



Recommended zone in Ireneinc report

- Landscape Conservation
- Rural Living
- Rural
- Environmental Management

In the representation (#235) prepared by Gray Planning on behalf of the property owner and submitted in December 2024, a zoning of wholly Rural zone for the entirety of all titles that make up the subject site at [REDACTED] which is zone compatible with the historical forestry land use and variety of other Resource Development uses which have occurred at the subject site.

The subject site has a lack of any identified scenic values, is located on a hillside setting (as opposed to a ridgeline or skyline setting) and is partially proposed to be Rural zoned despite the affected titles having similar characteristics including use, tree cover, topography and size.

It is further noted that during the Huon Valley LPS hearings, a Private Timber Reserve being registered on a property appeared to be a strong consideration for land to be zoned Rural instead of Landscape Conservation.

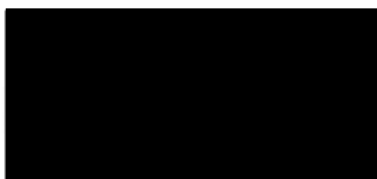
Regardless, it is considered that any land proposed to be affected by the scenic protection area overlay is already afforded adequate protection when it comes to any perceived landscape values, which in this case it is disputed that the land at [REDACTED] has sufficient values to justify a Landscape Conservation zoning.

In response to the Commission's letter dated 2 April 2026, it is confirmed that Gray Planning and the owner wish to be further involved in the LPS hearing process.

It is considered appropriate that a wholly Rural zone is applied to the subject site spread across multiple titles at [REDACTED] instead as outlined in this submission and as per the original representation prepared (#235).

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA
Principal Consultant, Gray Planning

