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The Commissioner  
Tasmania Planning Commission  
Level 3, 144 Macquarie Street  
HOBART TAS 7001  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

**Late representation for Property ID 5859180 George and Doreen Czaplinski**

Dear Commissioner

There are a number of reasons which negatively impacted on my ability make a representation when the draft LPS was exhibited between 24-1-2022 and 28-03-22. Firstly, I was not aware that there was a public exhibition of the Draft LPS during that time frame and secondly, I did not receive any communication from the Huon Valley Council about the draft LPS until after I returned from overseas, having been caring for an elderly aunt, from mid-May 2022 until the end of June 2022. Incidentally, the letter was dated after the closing date for representations. Thirdly I was not aware and nor was I advised that I was able to request to submit a late representation.

I must admit, that had I been aware of the exhibition of the Draft LPS I most certainly would have not understood the significance of the document to either my situation or indeed the situation of others. To my knowledge there was no education or marketing of the draft LPS or has there been about any land planning changes over the forty years I have lived in the Valley. Given the prevalence of Covid in the Valley during the consultation period there was little opportunity to obtain information or hear about the draft LPS through normal social channels. Like many people we were ensconced in our own little bubble. I was ignorant about the draft LPS process until the local council elections were held and suddenly there was a lot of noise about changes to land zoning, biodiversity, and scenic overlays and the affect these changes would have on many landowners.

For all the above reasons I believe I should be given a date to present at one of the upcoming hearings.

Thank you for your consideration,

George and Doreen Czaplinski

12/4/2023

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**Late representation for Property ID 5859180 George and Doreen Czaplinski**

- 38700/1
- 38700/2
- 37083/2
- 37083/1

Dear Commissioner

Thank you in anticipation of your accepting my late representation and sincere apology concerning the Huon Valley 35F(1) report in relation to the above property and titles.

Our concerns involve the application of the following to our property:

- biodiversity overlay applied to 38700/1
- biodiversity overlay applied to 38700/2
- biodiversity overlay applied to 37083/2
- biodiversity overlay and zoning applied to 37083/1 .

I will forward full details of our concerns as soon as possible.

Thank you for your consideration,

George and Doreen Czaplinski