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Foreword

On the 6th of April i was invited to attend a hearing to comment on representation No 279, i presenting below the actual information i tabled at the hearing, the committee at the hearing invited me to present a representation regarding the Draft of the Tasmanian Planning Policies,

Information for the Hearing:

After reviewing the Tasmanian Planning Scheme, I noticed that it does not have any reference to ecovillages, transition towns or co-housing projects using Permaculture principles included in the

definitions or the coding of the planning zoning,

The words and the definitions of: tiny houses on wheels, constructed wetlands, composting toilets,

earthships, recycling, regenartive agriculture, salvage materials, natural building, community gardens, memorial forests, natural burials, off grid and decentralized communities, are not included

in the definitions of the TASMANIAN PLANNING SCHEME

All of the above words and their meaning meets the requirements to become Tasmanian Planning

Policies, (TPP) Acording with the Land Use Planning and Approvals Act 1993 Act No. 70 of 1993 sch. 1 502 SCHEDULE 1 – OBJECTIVES Sections 5, 8, 20, 32, 44, 51, and 7

All of the above words also reflect the wishes of a great part of the population of Tasmania to live in

harmony with nature and as part of nature, recycling, composting, growing their own food, aiming

to produce 0 waste, off the grid, using circulatory economy principles, and local economy

The use of tiny houses on wheels and constructed wetlands using permaculture principles as well as

composting toilets would allow for the creation of an instant solution to the housing crisis, while at

the same time creating a local economy of a sector of people that would not be able to be part of

society if these measures are not sought,

The environmental, fire and flooding requirements would be met instantly as well, as tiny houses on

wheels have the potential to be moved in times of fire or flooding crisis, and the land is not disturbed,

A nomad ecovillage of tiny houses can potentially be created allowing for people to use land and support farming and fruit picking operations in a more efficient manner moving around Tasmania to

support different parts of the local economies, as if having permanent tourists, incorporated into the

planning zoning,

I would like to suggest that the Tasmanian Planning Commission and the Planning authority invite

Mr Shane SilverSpring, an expert from the Global Ecovillage Network, to help with the

developments of TPPs, SPPs and LPSs to incorporate Ecovillages, transition towns and co-housing

projects using Permaculture principles into the Tasmanian Planning Scheme,

Now I would like to invite Mr Shane Silverspring to support and expand the points made above -

Mr Shane Silverspring connected with the commission via phone and addressed the audience - please referred to recording of the session for his input to the hearing, I can resume here that Mr Silverspring supported the information provided in this representation.

General

Application .

This submission intends to encourage the Tasmanian Planning Commission to consider the inclusion of Ecovillages, co-housing projects and transition towns using Permaculture principles into the current and future planning of Tasmania.

The author of the submission does not know much about Urban planning, after several hours of

studying the draft, the author of this submission came to the conclusion that the policies are like a cooking recipe book and the glossary are like the ingredients, so this submission intends to encourage the Tasmanian Planning Commission to enrich the recipe book with extra recipes and ingredients to create more wonderful planning dishes!

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1-Settlement

Ecovillages, transition towns and co-housing settlements are elegant types of settlements that goes in accordance with many sections of the Land Use Act of 1993

- 1.1 Growth These types of settlements use PERMACULTURE principles that allows for the harmonious growth of nature and people in a centralized and decentralized manner
- 1.2 Liveability These types of settlements provide the maximum liveability experience by maximizing the use of natural resources with people interaction with nature
- 1.3 Social Infrastructure is achieve by the design that encourage the integration of the community with the environment
- 1.3 Settlement Types: Ecovillages, co-housing and transition towns as well as nomad ecovillages

1.5.

Housing . There are great variety of housing types including but not limited to: earthships, retrofitted houses, tiny houses on wheels, monolithic domes, geodesic domes, strawbale, and many more

1.6

Design .there are various designs all considering the PERMACULTURE PRINCIPLES of regeneration design includes but are not limited to: monolith domes (amazing fire-proof structures) geodesic domes (which can be use as amazing giant hot houses) earthships which are made from rubbish and recycle materials and which are completely off the grid which made ideal to develop in rural areas, retrofitting which convert any building or house into a environmental efficient dwelling with minimal spending, tiny houses on wheels which allow for rapid deployment of housing without land or water disturbance, co-housing which allow for the maximum use of space and many more

2.0 Environmental

Values .The best of Ecovillages, co housing and transition towns using Permaculture Principles is that are 100% compatibly with environmental values,

2.1

Biodiversity .Due to the nature of planning, design and construction, Ecovillages, co-housing projects and transition towns, provide livable opportunities to protect and maintain the biodiversity of the environment – because Permaculture principles are applied,

2.2 Waterways, Wetlands and Estuaries. Constructed Wetlands are used in Ecovillages, transition towns and co-housing projects using Permaculture principles in conjunction with composting toilets

2.3 Geodiversity these types of settlements are conducive to maintain and preserve the soil value and produce the minimum amount of land disturbance, minimizing land hazards,

2.4 Landscape Values. The designs of Ecovillages, co-housing and transition towns are highly adaptable to the landscape and topography of the area, capable of enhancing and beautifying the landscape,

2.5

Coasts . Permaculture principles can support and protect the Coastal areas, using Permaculture, erosion can be prevented and mitigated

3.0 Environmental Hazards Constructed wetlands and composting toilets mitigated and prevent the majority of people-made environmental hazards,

3.1

Bushfire ..monolithic domes are fire, earthquake and hurricane proof structures that allow for the protection of the forest as well of the people and infrastructure, reducing the risk to life and property

3.2 Landslip.The use of Permaculture principles in all landslip prone areas, can effectively mitigate and prevent landslips,

3.3 Flooding.The use of Permaculture principles in all flooding prone areas, can effectively mitigate the effects of flooding - also the use of tiny houses on wheels can reduce the risk of homelessness and loss of property in flooding prone areas

3.4 Coastal Hazards.The use of Permaculture principles in all coastal areas, can effectively mitigate and prevent coastal hazards,

3.5 Contaminated Air and

Land .Ecovillages, co-housing projects and transition towns using Permaculture Principles can effectively reduce the risk of contaminated air and land

4.0 Sustainable Economic

Development . Ecovillages, co-housing and transition towns are the most sustainable economic developments allowing for integration of people and environment with a focus on regeneration

Agriculture .Regenerative agriculture uses Permaculture Principles to deliver an effective sustainable model to manage land to grow fruit, veggies and the share space for animal farming in harmony with the use of the enviroment

4.2 Timber Production.the introduction of memorial forests can revolutionize the timber industry – where trees become shrines of conmmemoration and aknowledgement of our love ones as well as a source for preservation of memories, become a sanctuary to preserve the trees and wild life and a source of income and investment

4.3 Extractive Industry The effective and efficient development of recycling and repairing industries, can put Tasmania at the forefront on innovation, the clever ingenuity of people incline to ingeniering can be promoted to develop a unique industry – based on circulatory principles – which will see Tasmania as the circulatory invenstment capital – atracting venture capital and being the admiration of the whole of Australia and the world!

4.4 Tourism clever and calculated Ecovillage, co-housing, transition towns developments will atract people by the millions and Tasmania will be able to cope because the use of these sustainable designs enhance the people carrying capacity of the enviroment, ecoturism as well as eco-education, will flourish in Tasmania and will create many jobs and enjoyment!

4.5 Renewable Energy. Tasmania is already one of the most renewable and sustainable statesof Australia with the use of hydroelectric power, hopefully with the development of Ecoturism and Eco education , Memorial forests and circulatory economy industries, Tasmania can afford to lower the price of electricity for its people,

4.6

Industry .The world is drowning in rubbish, if Tasmania can develop its circulatory industries of repairing and recycling – it will become the No 1 state of investment in Australia and the world for venture capital,

4.7 Business and Commercial Retrofitting principles can be used to turn current infrastructure into sustainable, healthy, green business and commercial spaces, where Tasmania's circulatory economy, repairing and recycling products can be showcase to the rest of Australia and the world

4.8 Innovation and Research The University of Tasmania needs to take advantage of all these planning policies and introduce Permaculture in its curriculum and circulatory economy aswell,

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5.0 Physical Infrastructure Permaculture principles use in physical infrastructure advocate for careful consideration of the enviroment when using materials and methods of construction

5.1 Provision of Services – Ecovillages, co-housing and transition towns make the delivery of services easy and effective

5.2 Energy

Infrastructure .Possibility off the grid design makes the delivery of infrastructure easy and effective

5.3 Roads.The integration of Permaculture Principles in the design of Ecovillages, co-housing and transition towns minimizes the need for roads, making settlement less expensive to develop and more livable

5.4 Passenger Transport

Modes .Ecovillages, co-housing and transition towns encourage the use of activity and share transport which minimize and optimize transport resources in the community

5.5 Ports and Strategic Transport Networks if Tasmania promotes ecovillages will need to develop its Ports to accomodate many cruises because people will want to come and see how wonderful we are doing creating a true green economy!

6.0 Cultural

Heritage .Developing Tasmania with a culture of Ecovillages will help preserve our cultural heritage, because these settlements promote preservation and re-use of current buildings and amenities,

6.1 Aboriginal Cultural Heritage Ecovillages will help preserve and promote Aboriginal Cultural Heritage as Permaculture Principles are deeply rooted in the respect of Nature and the enviroment

6.2 Historic Cultural

Heritage ..Developing Tasmania with a culture of Ecovillages will help preserve our Historic cultural heritage, because these settlements promote preservation and re-use of current buildings and amenities,

7.0 Planning

Processes .the author of this submission encourage the Tasmanian Planning Commission to consider the inclusion of Ecovillages, co-housing and transition towns using Permaculture principles in the planning processes

7.1 Public Engagement The author of this submission aknowledged the professionalism and support from the Tasmanian Planning Commission to have an effective public engagement avenue in the oppourtunity to present this submission and its effectiveness in allowing the public to have an input into the TPPs

7.2 Strategic

Planning .Ecovillages, co-housing projects and transition towns comply with all the policies

7.3

Regulation .Ecovillages, co-housing and transition towns using Permaculture principles included in the TPPs will make easy for councils to develop regulations that allow the proper development of these types of settlements, the inclusion of Permaculture principles can help the councils to achieve and comply with the strategies of the TPPs

GLOSSARY . Please include on your glossary of terms:

Ecovillage

co-housing

transition towns

Permaculture

Permaculture principles

composting toilets

tiny houses on wheels

constructed wetlands

earthships

strawbale constructions

monolithic domes

geodesic domes

retrofitting

memorial forests

recycle and repair industries

for more information please visit

The global ecovillage network

for more information please referred to representation No 279 appendixes