

From: friendsofecovillages@tutanota.com
Sent: Wed, 1 Jun 2022 20:33:10 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Attention: Lyle Ground & Michael Barlett
Attachments: appendix -Existing Use Rights.pdf, appendix-bushfire prone map LPS.pdf, appendix-Natural assets map LPS.pdf, Huon Valley Map LPS.pdf, Receipt of Representation for Huon Valley council draft LPS + appendices.pdf, Nomad Ecovillage – Authentic Ecotourism Experience.pdf

Dear Mr L.Ground & M. Barlett,

Reference: Representation draft LPS submitted harp copy 30-May-2022 & electronic copy yesterday at 24:00

Please find attached extra attachments that I could not upload yesterday including the first page of the Representation with Huon Valley council stamped of received 30-05-2022

Please find below information about GEN which are experts in creating systems that can meet humans needs and environmental legislation for all stakeholders

please do not hesitate to contact me if you have any questions about this representation,

kind regards,

Ivette Mendoza
+61 432 107 298

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REGEN-Nations | Whole Systems Design to save the planet

Date: Apr 9, 2022, 14:15
 From: genoa@ecovillage.org
 Subject: REGEN-Nations | Whole Systems Design to save the planet

Dear friend,
 We live in challenging times, and we know it's time to act. [REGEN-Nations](#) is back on **25th April** and here to support people who are ready to step into action!

[REGEN-Nations](#) is the flagship educational programme hosted by Global Ecovillage Network Oceania & Asia (GENOA) - *we greatly appreciate your support to share this information to those who might benefit from the learning course (or those who want to sponsor someone else to learn).*

And we apologize if this email causes you any inconvenience.

We need solutions that are as multi-faceted, diverse and interconnected as the challenges we face. We need solutions that address systemic problems at the local level. With Whole Systems Design we can create holistic solutions that heal our planet, our communities and ourselves.

Join us as we journey together through 6 months of learning, practising, collaborating and growing. Our programme includes:

- Social, Cultural, Ecological, Economic and Whole systems Design
- **25 Experts speakers** from Asia and Oceania
- **10 Live sessions** to keep you on track and learn from each other
- **Project based learning** to develop your project in real time
- **Dedicated facilitator** to guide and provide feedback
- **121 Coaching** to provide expert insight wherever you need it
- **Community space** to stay connected and continue your journey with our alumni

👉 **[Find out more!](#)**

"I think REGEN-Nations is an absolutely wonderful whole-systems approach to think about 'Where do we go from here? What do we do? How do we engage? What are the things we need to be thinking about to, doing and working on together in a positive and practical way?'" - Hear from **Morag Gamble** - one of the practitioners you'll meet in the REGEN-Nations learning programme.

👉 [Click here to watch the short video from Morag Gamble](#)

For further questions and inquiries, contact us at regen.nations@ecovillage.org or [visit our website](#)



Link to [ReGEN-Nations course on GEN Learning Platform](#)

The program is hosted by the Global Ecovillage Network in Oceania and Asia. Visit our [Website](#) and our [Facebook](#).

EXISTING USE RIGHTS

Land Use Planning and Approvals Act 1993:

12. Existing uses and developments

(1) Subject to subsections (5) , (6) and (7) , nothing in a provision of a planning scheme, or of the Tasmanian Planning Scheme, in relation to a municipal area is to be taken (including by virtue of requiring a permit to be obtained) to –

(a) prevent the continuance of the use, of any land, in the municipal area, upon which buildings or works are not erected, for the purposes for which the land was being lawfully used immediately before the provision came into effect; or

(b) prevent –

(i) the use, of any building in the municipal area that was erected before that provision came into effect in relation to the municipal area, for any purpose for which the building was lawfully being used immediately before the provision came into effect in relation to the municipal area; or

(ii) the maintenance or repair of such a building; or

(c) prevent the use, of any works constructed in the municipal area before the provision came into effect in relation to the municipal area, for any purpose for which the works were being lawfully used immediately before the provision came into effect in relation to the municipal area; or

(d) prevent the use of any building, or works, in the municipal area, for any purpose for which it or they were being lawfully erected, or carried out, immediately before the provision came into effect in relation to the municipal area; or

(e) require the removal or alteration of any lawfully constructed buildings, or works, in the municipal area.

(2) Nothing in a provision of a planning scheme, or the Tasmanian Planning Scheme, in relation to a municipal area is to be taken to prevent a development, in the municipal area –

(a) that is a development in relation to which a permit, or a major project permit, is in force; and

(b) that is a development that was not completed before the provision came into effect in relation to the municipal area –

from being completed within 3 years of that provision coming into effect in relation to the municipal area or any lesser or greater period specified in respect of the completion of that development under the terms of the permit or another permit or to prevent the use of the land on which the development is carried out for any use that is authorised by the permit.

(3) Nothing in a provision of a planning scheme, or the Tasmanian Planning Scheme, in relation to a municipal area is to be taken to prevent a development, in the municipal area –

(a) that is a development –

(i) that was, before the commencement of the provision, a development in relation to which a permit under this Act was not required; and

(ii) in relation to which a permit, or a certificate of likely compliance, under the Building Act 2016 is in force; and

(iii) that was not completed before the provision came into effect in relation to the municipal area;

or

(b) that is a development that was lawfully commenced but was not completed before the provision came into effect in relation to the municipal area –

from being completed within 3 years of that provision coming into effect in relation to the municipal area or to prevent the use of the land for the purposes for which the development was carried out.

(4) Nothing in a provision of a planning scheme, or the Tasmanian Planning Scheme, in relation to a municipal area is to be taken to prevent (including by virtue of requiring a permit to be obtained) the reconstruction of a building, or restoration of works, that is or are destroyed or damaged and was or were integral and subservient to a lawfully established existing use, whether or not the use conforms to the provision, if –

(a) the destruction or damage was not caused intentionally by the owner of that building or those works; and

(b) the building or works were lawfully established before the provision came into effect in relation to the municipal area –

or to prevent the use of the reconstructed building or works for the purposes for which they were reconstructed or restored.

(5) Subsections (1), (2), (3) and (4) do not apply to, or in relation to, a use of land –

(a) that has stopped for a continuous period of 2 years; or

(b) that has stopped for 2 or more periods which together total 2 years in any period of 3 years; or

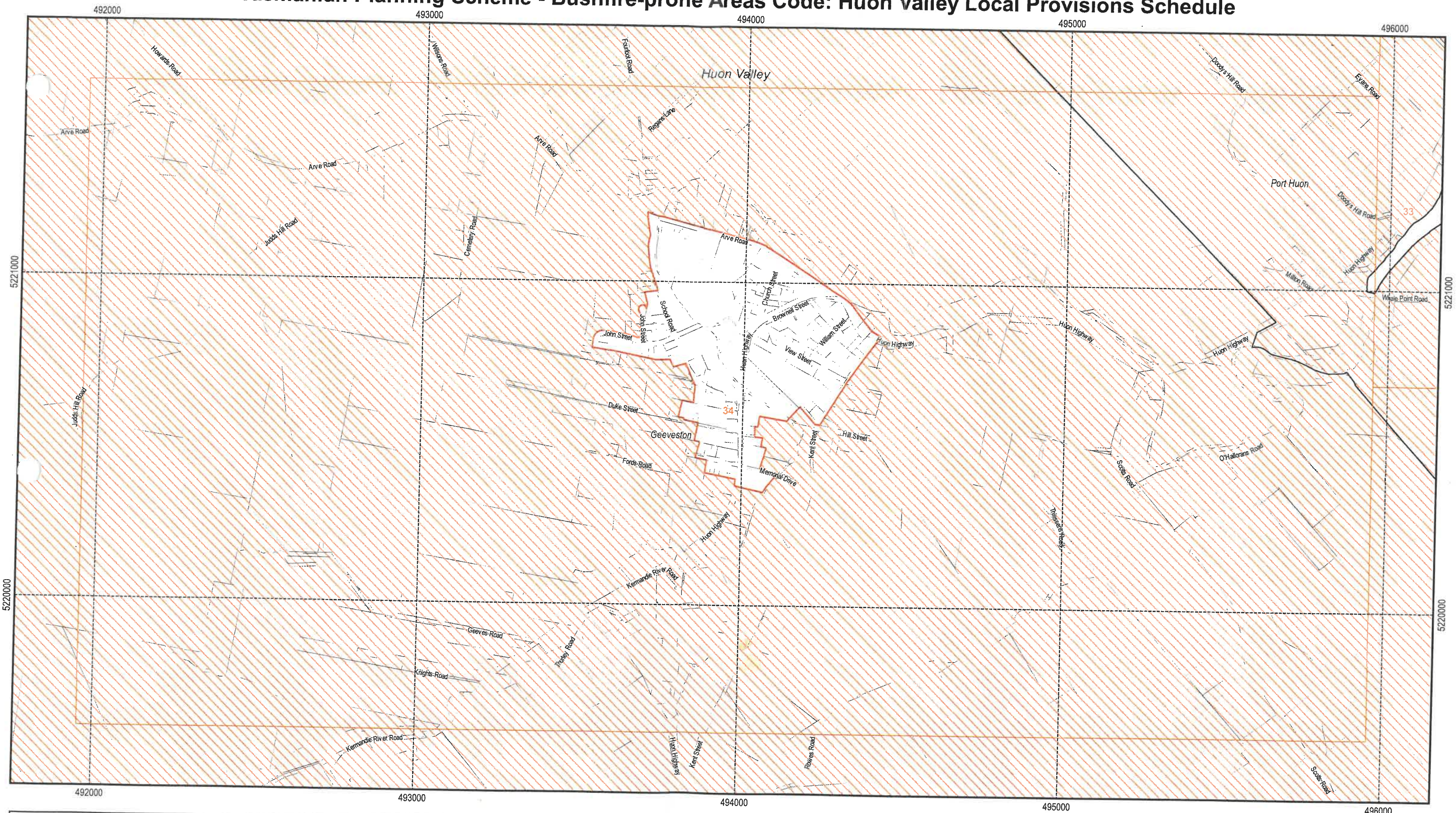
(c) that is seasonal in nature, if the use does not take place for 2 years in succession.

(6) Subsection (1) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.



(7) Subsections (1), (2), (3) and (4) do not apply to, or in relation to, a use, of any land, building or work, that is substantially intensified.

Reference: www.legislation.tas.gov.au/view/whole/html/inforce/current/act-1993-070

Tasmanian Planning Scheme - Bushfire-prone Areas Code: Huon Valley Local Provisions Schedule



Legend


 Bushfire-prone areas  Cadastral parcels

Document Set ID: 1962544
Version: 1, Version Date: 02/06/2022

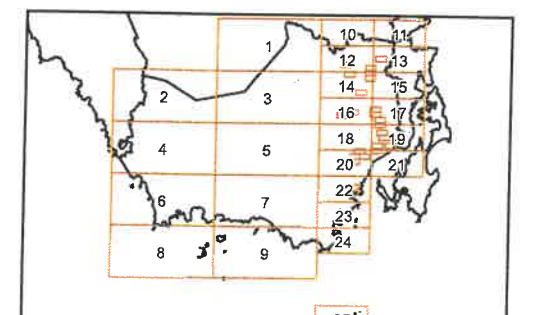
Map 34 of 49

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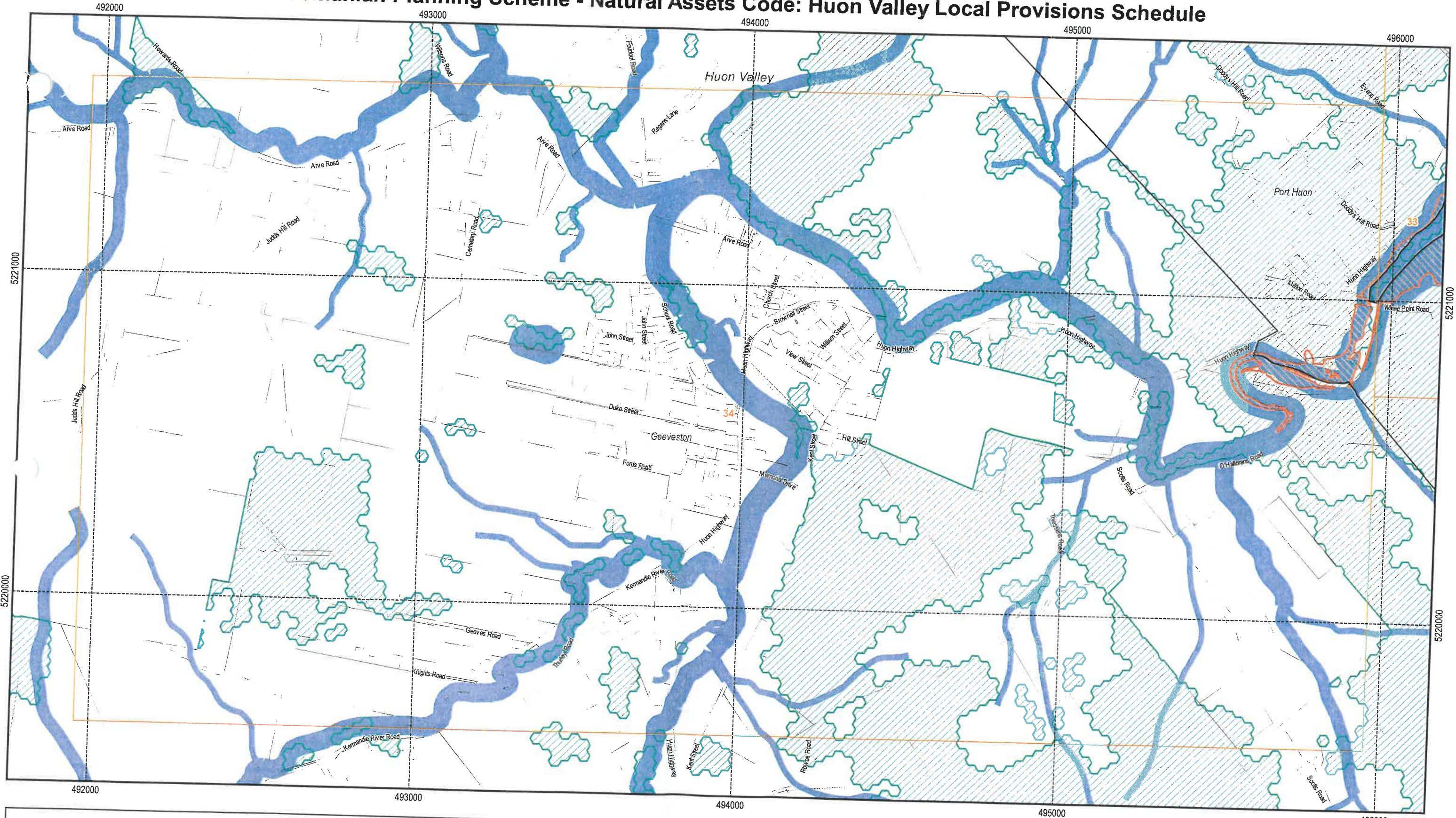
100 200 300 400 500 m



Scale: 1:11,000 when printed at A3
Coordinate system: GDA94 MGA Zone 55
Planning data from Huon Valley Council
Base topographic data from the LIST © State of Tasmania
Print Date: 07/12/2021 Cadastre Date: 05/11/2021



Tasmanian Planning Scheme - Natural Assets Code: Huon Valley Local Provisions Schedule



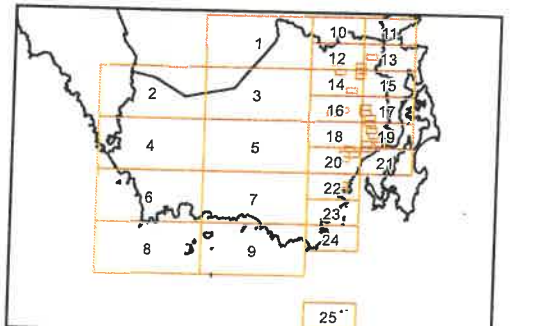
Legend

- Waterway and coastal protection area
- Future coastal refugia area
- Cadastral parcels
- Priority vegetation area

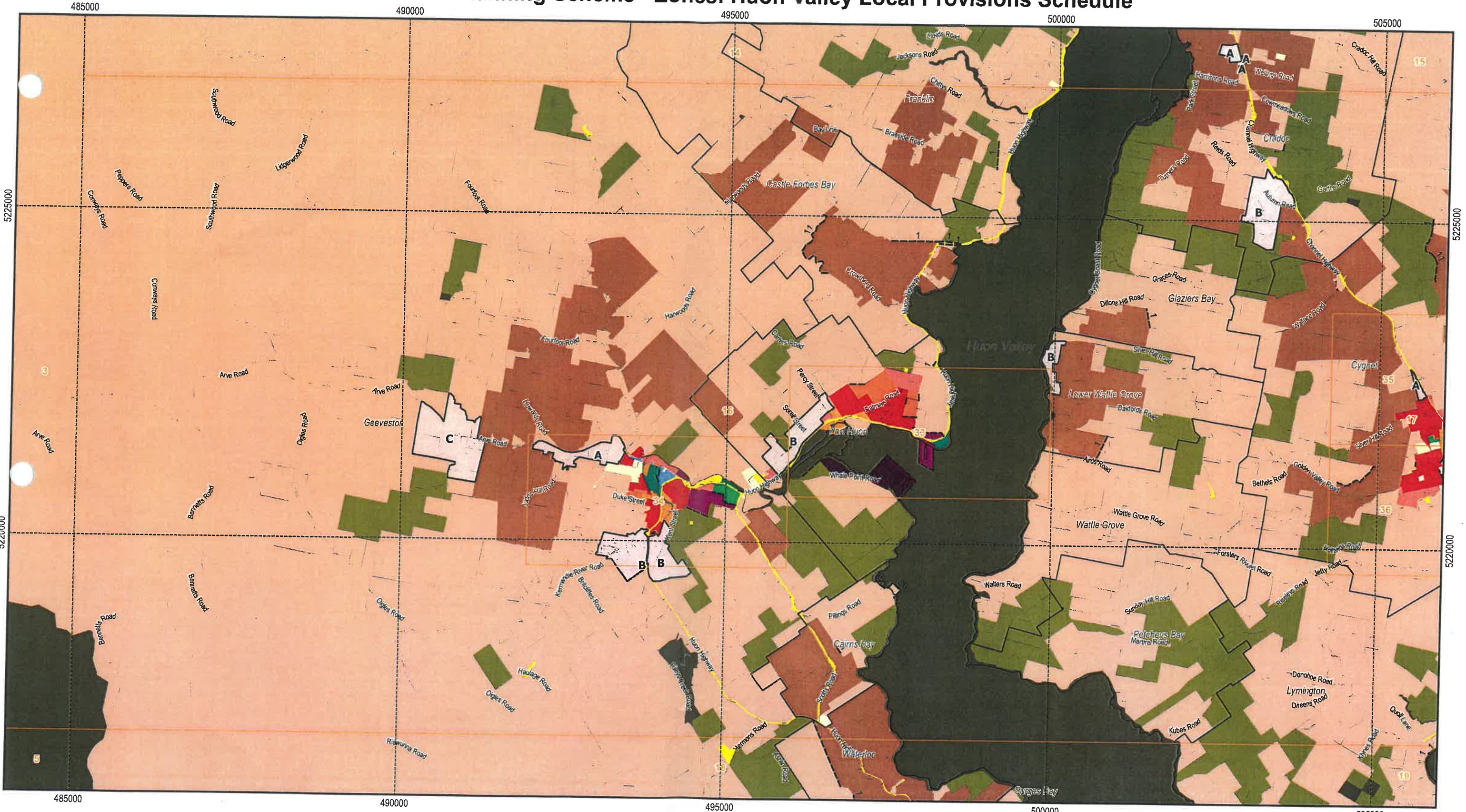
Map 34 of 49

Scale: 100 200 300 400 500 m

Scale: 1:11,000 when printed at A3
 Coordinate system: GDA94 MGA Zone 55
 Planning data from Huon Valley Council
 Base topographic data from the LIST © State of Tasmania
 Print Date: 07/12/2021 Cadastre Date: 05/11/2021



Tasmanian Planning Scheme - Zones: Huon Valley Local Provisions Schedule



Legend

- | | | |
|-------------------------|--------------------------|--------------------|
| General Residential | Commercial | Utilities |
| Inner Residential | Light Industrial | Community Purpose |
| Low Density Residential | General Industrial | Recreation |
| Rural Living | Rural | Open Space |
| Village | Agriculture | Future Urban |
| Urban Mixed Use | Landscape Conservation | Particular Purpose |
| Local Business | Environmental Management | Zone Boundaries |
| General Business | Major Tourism | Cadastral parcels |
| Central Business | Port and Marine | |

Zone boundaries:

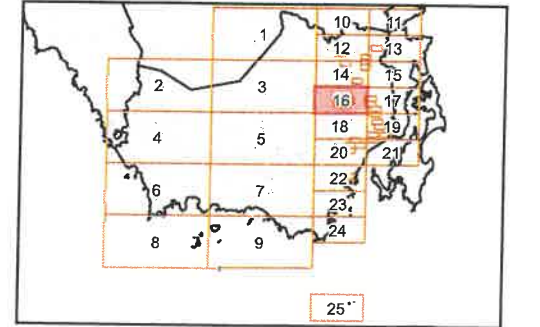
1. between title corners
11. 150m contour
13. 1m contour
52. Coordinated line (5220834.7E, 497794.1N) to (5220681.7E, 497658.2N) to (5220660.3E, 497639.2N) GDA94
85. Coordinated line (5219372.7E, 497388.1N) to (5219319.5E, 497467.2N) to (5219332.7E, 497515.3N) GDA94
86. Coordinated line (5219332.7E, 497515.3N) to (5219404.3E, 497585.7N) to (5219288.7E, 497705.1N) GDA94
87. Coordinated line (5219288.7E, 497705.1N) to (5219217.1E, 497634.6N) to (5219183.3E, 497607N) GDA94



Map 16 of 49



Scale: 1:55,000 when printed at A3
 Coordinate system: GDA94 MGA Zone 55
 Planning data from Huon Valley Council
 Base topographic data from the LIST © State of Tasmania
 Print Date: 07/12/2021 Cadastre Date: 05/11/2021



30 MAY 2022

CUSTOMER SERVICE

From: Friends of
Ecovillages in consultation
with the community of the
Southern Region

For Attention of
Mr Jason Brown
General Manager
Huon Valley
Council

Representation on the draft LPS for The Huon Valley Council

1

Title Friends of Ecovillages Representation on the draft LPS

Person making representation Ivette Mendoza

Points considered as per Houn Valley Council requirements a) The contents or merits of the draft LPS

Region covered All regions of the Southern Area that the Local Provision affect

Date of Submission 30-05-2022

Status Draft – Exhibition – consultation with the community

Relationship to previous decisions Tasmanian Planning Reform
www.plannningreform.tas.gov.au

Priority After consultation with several members of the community, and studying the contents of the draft, we would like to bring to the attention and consideration of the Huon Valley Coucil this representation

Financial impact After studying the contents and merits of the draft, there are questions about the financial impact to all stakeholders

Legislative change After studying the contents and merits of the draft, there are questions about the impact of any proposed legislative change to all stakeholders

Regulatory impact After studying the contents and merits of the draft, there are questions about the impact of any proposed regulatory change to all stakeholders



Draft Local Provisions Schedule LPS

What may be considered a representation on the draft LPS – DOs

A submission received during the exhibition period by Council may be considered a valid representation if it meets the following requirements.

- a) Is in writing and clearly identifies the person or body (organisation) who is making the representation and signed and dated by that person;
- b) If it is from an organisation (for example, an incorporated entity or body it includes confirmation that the person lodging the representation is authorised by the organisation to make the representation on behalf of the organisation;
- c) Includes the contact details of the person making the representation; and
- d) Only includes facts or reasons on one or more of the following matters in support of or in opposition to the draft LPS:
 - The contents or merits of the draft LPS;
 - A provision of the draft LPS is inconsistent with a provision of the State Planning Provisions (SPPs); or
 - The draft LPS should, or should not, apply a provision of the SPPs to an area of land; or
 - The draft LPS should, or should not, contain a provision that the draft LPS is permitted to contain under section 32 of the Land Use Planning and Approvals Act 1993 such as a particular purpose zone (PPZ), specific area plan (SAP), or site specific qualification (SSQ). [section 35E(3)]

What is not able to be considered as a representation on the draft LPS – DON'Ts

A submission received during the exhibition period by Council is not able to be considered a valid representation if it:

- a) Does not relate to the contents or merits of the draft LPS; [section 35E(5)(a)]
- b) Submits the content of a provision of the SPPs be altered; [section 35E(4)]
- c) Is about a draft LPS provision relating to an approved amendment of the *Huon Valley Interim Planning Scheme 2015*; [section 35E(3A)]
- d) Submits a PPZ, SAP, SSQ or code-applying provision that is required to be included in a draft LPS under the transitional provisions of Schedule 6 of the *Land Use Planning and Approvals Act 1993* be excluded as these provisions must be included in the draft LPS.

It is recommended you discuss your proposed representation with a planning consultant who may be able to assist with its preparation.

Further information

Tasmanian Planning Reform Tas website
www.planningreform.tas.gov.au/planning/information/local-provisions-schedules2

State Planning Provisions:

7.0 General Provisions

7.1 Changes to an Existing Non-conforming Use

7.1.1 Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion,

approve an application:

(a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;

(b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or

(c) for a minor development to an existing non-conforming use.

7.1.2 An application must only be approved under sub-clause 7.1.1 of this planning scheme where there

is:

(a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and

(b) no substantial intensification of the use.

7.1.3 In exercising its discretion under sub-clauses 7.1.1 and 7.1.2 of this planning scheme, the planning

authority must have regard to the purpose and provisions of the zone, any relevant local area objectives and any applicable codes.

7.2 Development for Existing Discretionary Uses

7.2.1 Notwithstanding clause 6.8.1 of this planning scheme, proposals for development (excluding subdivision), associated with a Use Class specified in an applicable Use Table, as a Discretionary use, must be considered as if that Use Class had Permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the existing use.

Reference: <https://planningreform.tas.gov.au/>

DRAFT LPS APPENDICES

Appendices No.	Year	Description
18.	2010	Tasmanian Coastal Works Manual
19.	2010	Southern Tasmania Regional Land Use Strategy 2010-2035
20.	2010	Tasmanian Open Space Policy and Planning Framework – Summary
21.	2011	Huonville-Ranelagh Structure Plan
22.	2011	Background STRLUS Reports - Project (No.1) & Land Hazards (No. 6)
23.	2011	Southern Tasmania Industrial Land Study – Stage 1, Final Report
24.	2011	STRLUS - Background Report No. 7: Productive Resources
25.	2012	Franklin Heritage Area Assessment Study
26.	2013	Huon Heritage Review (Stage 1)- Existing Items (P Davies)

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Nomad Ecovillage - Our story

It all started with an ambitious dream.

A dream to meet, work and live with like-minded people to **deliver authentic ecotourism experiences, handmade workshops and educational programmes** to everyone seeking it.

After travelling the world for over a decade to discover new places and understand different cultures, our life paths crossed in a time of worldwide crisis and we felt like we finally **found our tribe**. We found each other and others like us, in the place we least expected it – in our own backyard, in Romania. Together we created the first mobile ecovillage we are aware of.

We are **Nomad Ecovillage** and our goal is to live in perfect harmony with the environment – while using the benefits of the technology for sustainable living – and share it with the world!

Come and experience the first mobile ecovillage we are aware of!

Sounds Good? Contact us!





What is an ecovillage?

- The concept -





culturally, economically and ecologically sustainable. The community strives to produce the least possible negative impact on the natural environment through ecological building and materials, as well as responsible member behaviour.

Our goals are to encourage our community members and guests to experience and live a sustainable and responsible life in harmony with the environment.

We aim to create value and epic experiences for those who visit our nomad community.

We are members ourselves and we strive to empathize with the other residents by understanding their needs and desires.

At Nomad Ecovillage we offer opportunities to live, learn and cooperate with people from different cultural and social backgrounds. We aim to encourage our members to actively participate in the development of a community based on understanding, intercultural respect and care for the environment.





A glimpse of our Nomad Ecovillage



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living & beyond

The members of the community (including guests staying in the ecovillage) are generally united by the same ecological, social, economic, cultural and spiritual principles. In other words, the “eco-locals” are looking for alternatives that help them live in perfect harmony with the world around them.

Most members intend to live a healthy and balanced lifestyle while constantly making conscious efforts to avoid waste and unnecessary consumerism, excessive dependence on fossil fuels and genetically modified food. Moreover, they strive to make conscious choices that are not only harmless for the environment but also contribute to the regeneration of the environment.

**This is what we have prepared
for you:**





Seasonal accommodation and community living

- Glamping tents and domes
- Food truck
- Ecological toilets and washing facilities (composting toilets)
- Mobile souvenir shop
- Reception, meeting/seminar room





HOME

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WHY CHOOSE US GALLERY TESTIMONIALS CONTACT 





Why Choose Us

Whether you want to book an authentic accommodation in a remote natural setting, participate in a yoga retreat or even live in our nomad community, you are in the right place!





Local gastronomy, culture and traditions



Million-star, ecofriendly accommodation





Hiking tours to explore the surroundings



Members of the community who call this ecovillage “home”





When visiting Nomad Ecovillage, you will find:

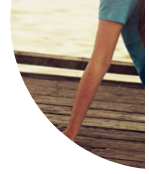




Breathtaking views

WHAT TRAVELLERS SAY ABOUT US





James Brown
Yoga Instructor

Miriar
St



Amazing project, I wish you all the best!

It's been amazing getti
come and live with y
knows, maybe that
might



Are you ready for an exciting off-the-grid experience?

 0040 759 624 690

 nomadecovillage@gmail.com

 Sohodol - Bran, Romania





of the change!

Drop us a message and plan your next getaway today!

Name*

Mail*

Phone number*

Your message

Submit!

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