

**From:** no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>  
**Sent:** Wed, 27 Apr 2022 14:23:12 +1000  
**To:** hvc@huonvalley.tas.gov.au;support@pilgrimhill.org  
**Subject:** Planning Representation - Peirce Baehr and Margaret Sonnemann, on behalf of Pilgrim Hill Association Inc. - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

<b>I/We (name)</b>
Peirce Baehr and Margaret Sonnemann, on behalf of Pilgrim Hill Association Inc.
<b>Are you lodging as a Individual, Company or Organisation</b>
Body - Inc. Company etc
<b>Authority to Represent</b>
<ul style="list-style-type: none"><li><a href="#">AUTHORITY-TO-REPRESENT-Pilgrim-Hill-Association-Inc-ACNC.pdf</a></li></ul>
<b>Of Address</b>
200 Crouchs Hill Road and 154 Crouchs Hill Rd
<b>Town or Suburb</b>
Lucaston
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:support@pilgrimhill.org">support@pilgrimhill.org</a>
<b>Phone Number</b>
Peirce: 0478 622 814 and Margaret: 0419 360 325
<b>File</b>
<ul style="list-style-type: none"><li><a href="#">Pilgrim-Hill-Association-Inc-Representation-re-Draft-LPS-27-4-22.pdf</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>Yes Submit</li></ul>

# PILGRIM HILL ASSOCIATION INC

✔ Charity is registered.

Will my donation be tax deductible?  
Check the ABR for DGR status 

PROFILE

FINANCIALS & DOCUMENTS

PEOPLE

HISTORY

## Responsible people

The role of a 'Responsible Person' is an important one for registered charities. Generally, a charity's Responsible People are its board or committee members, or trustees.

**Christina Baehr**

**Role:** Committee Member

[View profile](#) →

**Margaret Sonnemann**

**Role:** Vice-president

[View profile](#) →

**Suzannah Rowntree**

**Role:** Committee Member

[View profile](#) →

**Theodore Baehr**

**Role:** President

[View profile](#) →



# Pilgrim Hill.

27 April 2022

Jason Browne  
General Manager  
Huon Valley Council  
40 Main Street  
HUONVILLE TAS 7109

Dear Mr Browne

**RE: Huon Valley Draft Local Provisions Schedule (LPS) – representation to change property zoning from Landscape Conservation to Rural**

Please accept this representation by Pilgrim Hill Association Inc, the purpose of which is to demonstrate that the proposed Landscape Conservation zoning for the site identified below is not appropriate for approved development and activity associated with this property.

We propose that the Rural Zone is suitable for this property.

***Who Are We?***

Pilgrim Hill is a not-for-profit charity organisation that operates an off-grid, family-run Christian hostel for backpackers and working holiday makers. Pilgrim Hill is internationally supported and has received funding and development approval to erect further buildings for use in its work at 200 Crouchs Hill Road, Lucaston, including approval to construct a hall for use in hosting community events, such as our annual artist's festival. Our long-term vision is to become self-supporting in our outreach ministry through the hostel's visitor accommodation activity.

***Site Characteristics***

This representation relates to titles Volume 168847 Folio 1 and Volume 152441 Folio 1. These lots are indicated below in Figure 1. The property has a combined approximate area of 23 ha.

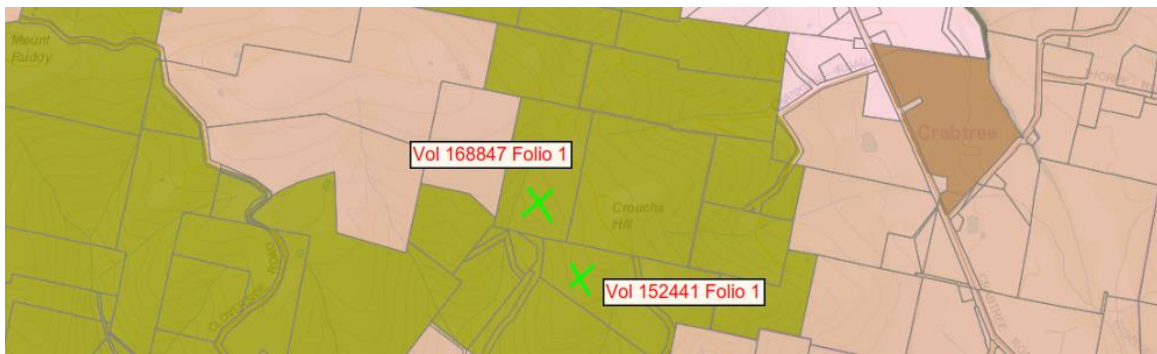


Figure 1

The site at Volume 168847 Folio 1 is currently used in the work of Pilgrim Hill. This site is our first priority in making this representation, as the proposed Landscape Conservation zone is inappropriate to existing activity and approved development. The site at Volume 152441 Folio 1 is closely associated with Pilgrim Hill and may in time be acquired for the Association’s use. We have therefore included it in this representation.

Hereafter both titles are referred to as ‘the site’.

We note the Scenic Protection Code applies to the site, as shown in the Figure 2 overlay.



Figure 2

We further note that the site is a Priority Vegetation Area. Any use or development within this area is subject to the Natural Assets Code, as shown by the overlay in Figure 3.



Figure 3

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The site has two existing dwellings, being the residence of Pilgrim Hill’s managers and immediate family. We note that the site is not subject to a Conservation Covenant. It is a mixture of cleared area and bushland, as shown in Figure 4.



Figure 4

As seen by the image at Figure 5, clearing and development connected with the site’s visitor accommodation activity is fully surrounded by trees. There is no interference with scenic skyline or bushland views from the valley.



Figure 5

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## **Objections to Landscape Conservation Zoning**

We submit that the Landscape Conservation Zone's purpose does not correspond with the site's existing use and further approved development as a traveller hostel and centre for community events.

The purpose of the Landscape Conservation Zone is:

- 22.1.1 *To provide for the protection, conservation and management of landscape values.*
- 22.1.2 *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

Guideline LCZ 1 in the Draft LPS supporting report, Table 12, states (our emphasis):

*The Landscape Conservation Zone **should** be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.*

Guideline LCZ 2 notes (our emphasis):

- (a) the Landscape Conservation Zone **may** be applied to large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*
- (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code;*

As noted, the site is not subject to a Conservation Covenant. The Landscape Conservation zoning choice is therefore optional and ill-suited to Pilgrim Hill's established activity in visitor accommodation. We note that the Landscape Conservation Zone defines Visitor Accommodation as a Discretionary use and therefore subject to restrictive hours that are not compatible with a traveller hostel, where guests stay for extended periods, sleep overnight, and use dining facilities outside specified times.

We are aware that the site is both a Scenic Protection Area and Priority Vegetation Area. However, as noted above, the topographical location of Pilgrim Hill ensures that development and activity associated with the hostel does not interfere with the skyline or scenic bushland views from the valley. We would also point out that any use or development of the site is subject to the Natural Assets Code, which governs the clearance and conservation of vegetation and habitat and therefore operates in protection of this area. An alternative zoning to Landscape Conservation does not necessarily put the site at risk as a Scenic Protection Area and Priority Vegetation Area.

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### **Arguments in favour of Rural Zoning**

Given the site's continuing and approved development as a hostel and community event centre, we submit the Rural Zone as most appropriate. The Rural Zone's purpose is:

- 20.1.1            *To provide for a range of use or development in a rural location:*
- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
  - (b) that requires a rural location for operational reasons;*
  - (c) is compatible with agricultural use if occurring on agricultural land;*
  - (d) minimises adverse impacts on surrounding uses.*
- 20.1.2            *To minimise conversion of agricultural land for non-agricultural use.*
- 20.1.3            *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

Furthermore, Guideline RZ1 states:

*The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.*

Agricultural use is clearly limited for this site given surrounding bushland and elevation. We note that the site is contiguous with property under the Rural Zone. The site, in general character, would therefore seem appropriate to this zone.

Pilgrim Hill's activity and development as a hostel and community centre is committed to sustainable operation, with sensitivity to the site's rural location. The Rural Zone classification supports this objective. It allows Visitor Accommodation without restrictive hours, while also ensuring site management as appropriate for this rural setting under the Natural Assets Code. Approved development and site use does not interfere with scenic skylines. The Scenic Protection Code will not be challenged by development at this site.



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## Summary

The Landscape Conservation Zone is not appropriate to Pilgrim Hill's operation and is not required for the protection of specific values. The decision to include this site in the Landscape Conservation Zone does not consider all influencing factors, namely:

- Pilgrim Hill's established visitor accommodation activity, which is not compatible with Landscape Conservation Zone restrictions on this Discretionary use;
- Current development approval to expand the site hostel and community facilities;
- As a Scenic Protection Area, the site's topographical location ensures non-interference with scenic skyline and valley bushland views;
- As a Priority Vegetation Area, any use or development connected with the site must comply with the Natural Assets Code and is thereby protected.

In contrast, the Rural Zone is intended to provide for a range of activity and development in rural locations. We submit that the Rural Zone is well-suited to use and development associated with this site. We request that the zoning choice be revised accordingly.<sup>1</sup>

Thankyou for considering this representation. Please do not hesitate to contact us with any questions at [support@pilgrimhill.org](mailto:support@pilgrimhill.org) or +61 (0) 478 622 814.

Grace and Peace,



Peirce Baehr  
President  
Pilgrim Hill Association Inc



Margaret Sonnemann  
Vice President  
Pilgrim Hill Association Inc

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<sup>1</sup> We take this opportunity to acknowledge a community representation made on behalf of Crouchs Hill Road residents. This community representation submits that properties on Crouchs Hill Road (originally purchased as Rural Residential) were misclassified under the Interim Planning Scheme and that their most equitable classification under the Tasmanian Planning Scheme is Rural Living. We support this submission; but should the premise of interim misclassification be rejected, we revert strongly to this submission made by the Pilgrim Hill Association Inc.