

Representation No 54

From: [Kylie Walker](#)
To: [Break O Day Office Admin](#)
Subject: Representation To BOD Council
Date: Monday, 13 December 2021 4:17:27 PM
Attachments: [Representation to BODC draft LPS - Lottah.pdf](#)

Dear Mr Brown. Please find attached my suggestions for the township of Lottah under the Tasmanian Planning Scheme

Regards

Kylie Walker

[Sent from Yahoo Mail on Android](#)

Dear Mr Brown

I am writing to comment on the future zoning in Break O'Day with respect to the draft LPS and proposed zoning.

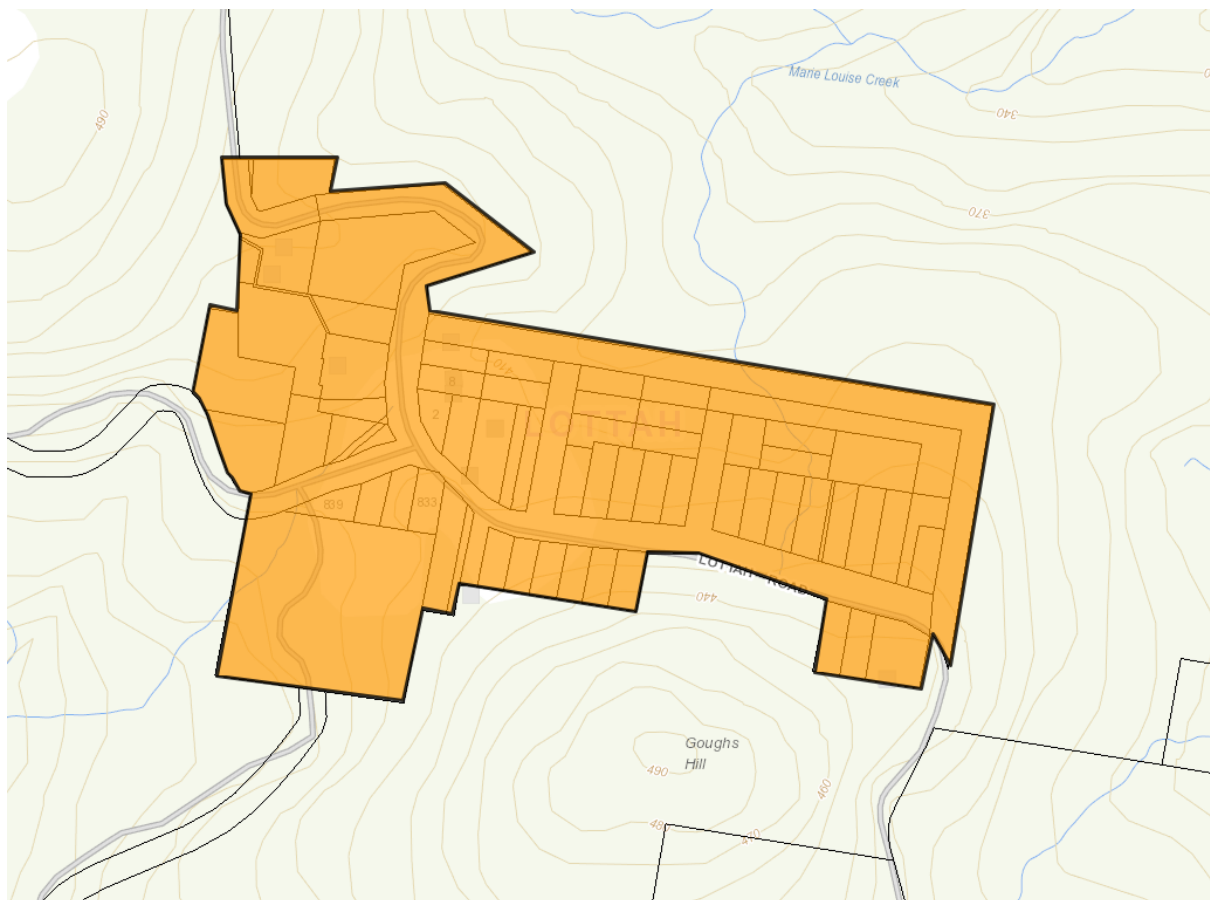
I think the township of Lottah should be reconsidered for a more suitable zone.

We know that Lottah was once a thriving mining town with around 150 men working the mine, many as residents and with local shops and services.

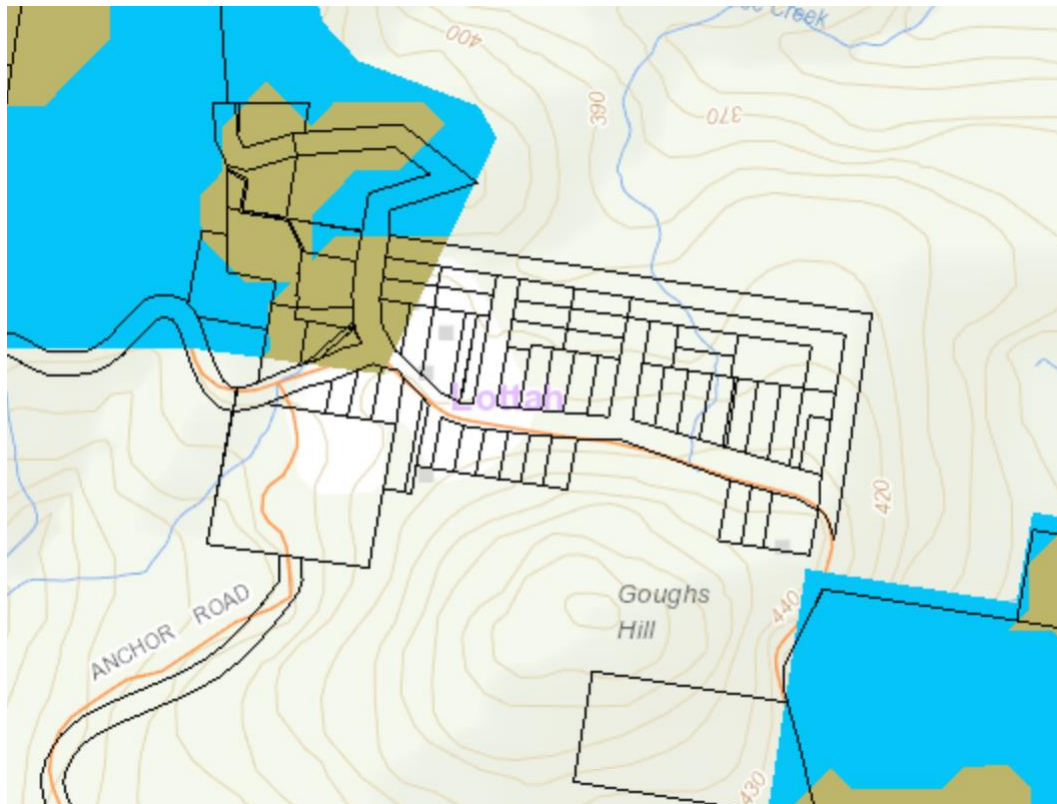
The town has all but disappeared, as is the way of things when industry changes and moves on. Yet it is known as a gateway to the Blue Tier, to walking tracks and to areas of cultural heritage. It's a place that people like to visit, and I understand that it is a place that State Government has identified as a place that could be developed for tourism, but there is nowhere for visitors to stay in Lottah.

Under the current and proposed zone (Rural Resource to Rural), which blankets the whole area, it is very difficult to develop the land. A zone that allows incremental, careful and sustainable development would allow small scale development to encourage visitor accommodation and other services for the residents there and for visitors. This could encourage more economic development opportunities.

The character of Lottah should be retained and protected, along with the heritage aspects (mining remnants for example). Development does not need to be intensive, but the lack of reticulated services assures this. The Village Zone may be an appropriate Zone for the township of Lottah to allow appropriate scale development.



As is shown by this image, the township of Lottah is a contained village with small lots of between 700m² to 5000m². The land is zoned Rural Resource, and proposed to be zoned Rural. The land is not suited to agriculture according to the Land Capability mapping on the LISTMap, the land has low agricultural value in the area surrounding Lottah, and the township is not assessed.



I would like to suggest that a zone more appropriate to small scale development be considered, such as the Village Zone. This has been applied to other small towns that have found incremental growth due to tourism, such as Derby.

Given the township of Lottah has been earmarked for tourism development, a zone that helps to facilitate this and allow suitable development seems reasonable.