



Ref: SC/GM

17th August, 2018

Dear Resident,

Wilks Road Extension to Olivers Road

Council is seeking planning approval to construct an extension of Wilks Road through to Olivers Road. The road extension will have an approximate length of 3 km. It will mostly follow the alignment of an emergency access route that was constructed following severe weather in the Lorinna area in 2016. A section of the emergency access route is located within a parcel of private land. A new road section with an approximate length of 940 m will be constructed to avoid that parcel. It will be sited mostly within an un-made road reservation and will deviate no greater than 120 m from the emergency access route.

The proposed road extension will provide a long-term 2WD access along a route that is shorter in length and less susceptible to natural hazards than Lorinna Road and River road. It is intended to provide for light vehicles and will have a design speed of 60 km/h. Access to Lorinna via River Road and Lemonthyme Road will be retained to provide access for heavy vehicles, and as an alternate access for 2WD vehicles during periods where snow and ice has settled on the new road and during emergencies.

The proposed road extension will have a formation width of 6 m, including a 4 m two-way trafficable lane and a 1 m shoulder on each side. The emergency access route includes a junction onto Olivers Road which will also be upgraded as part of the proposed works. Olivers Road is administered by the Department of State Growth which has given consent to lodge the planning application.

The proposed road extension will follow a steep ridge that rises in an easterly direction away from Lorinna. The sections of the proposed road extension with a gradient between 20-25% will have a combined length of 261 m (about 9% of the Wilks Road extension) and will be provided with an asphalt seal. The sections with a gradient of 17-20% will have a combined length of 687 m (about 23% of the new road length) and will be provided with a 2-coat bitumen spray seal. The remaining sections, which will have a gradient less than 17%, generally will not be sealed.

With regards to steepness and for comparison – the existing track through the Page property has a very short pinch of 34.5% near the lower end, followed by a section approximately 100m long at 27%, another 50m long section at 34.5% and a final steep part just north of the Page's boundary varying between 27% and 32.5% over a distance of approximately 75m. Other 'steep' roads in the area include Spellmans Road at Wilmot with a 21% gradient over a length of 330m and a section of Lemonthyme Road with 20%. Union Bridge Road has a 370m long section with average gradient of over 16% that includes a section at 25%.



A potential load limit of 4.5t and speed limit of 50km/h on the Wilks Road extension is being considered.

If the planning application is approved and the Wilks Road extension is constructed, Council plan to undertake some widening and sight vision work on the existing Wilks Road.

It is also intended to keep River Road available for the following benefits:

- Use by those who choose not to use Wilks Road for whatever reason
- Allow Council to detour traffic when maintaining either route
- Use by vehicles over 4.5t
- During emergencies that may prevent the use of Wilks Road.

The steeper portions of the proposed road section will be located on land that is identified on Council's interim planning scheme maps as being subject to a landslide hazard. A geotechnical site review prepared by Baynes Geologic accompanies the planning application. It identifies that there are no fundamental geotechnical constraints that will affect the construction of the proposed road extension.

The proposed road extension will mostly be located within Crown land parcels (including road reservations) that are administered by Sustainable Timber Tasmania, which has given consent to lodge the planning application. It will extend through relatively small areas containing non-threatened native vegetation communities. An ecological assessment prepared by North Barker Ecosystem Services accompanies the planning application. It identifies that the proposed road extension is highly unlikely to impact the integrity of existing native vegetation communities. It is also unlikely to impact threatened flora or threatened fauna habitat.

The proposed road extension is considered to satisfy the relevant requirements of Council's interim planning scheme.

A full copy of the planning application and accompanying reports is available on Council's website and also at the Kentish Council Office during normal business hours. Council's Manager Infrastructure and Assets, Mr Jonathan Magor is available on telephone 6491 0200 to discuss details of the project. The planning application will be advertised on 18th August, 2018 and representations close on Friday 31st August, 2018.

Yours faithfully


Gerald Monson
GENERAL MANAGER



KENTISH COUNCIL PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you

Details about the application

Address of the land

Land contained in Certificates of Title 36202/1, 150748/1, 209107/1, 201394/1, 243405/1 and 2 reserved road parcels Wilks Road extension to Olivers Road, Lorinna

What use or development is proposed in the application

Proposed road extension with reliance on Performance Criteria under the Rural Resource zone provisions:
Clause 26.3.1 (P1) - use (utilities)
Clause 26.4.1 (P3) – water supply
Clause 26.4.1 (P4) – waste disposal
Clause 26.4.2 (P1) – reduced setback

Date of notice

18 August 2018

The application and supporting documents are open for public inspection at the Council Offices, High Street, Sheffield, during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m. or at www.kentish.tas.gov.au

Any person may lodge a representation on the proposed use or development

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Kentish Council,
P.O. Box 63, Sheffield 7306 or e-mail
council@kentish.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

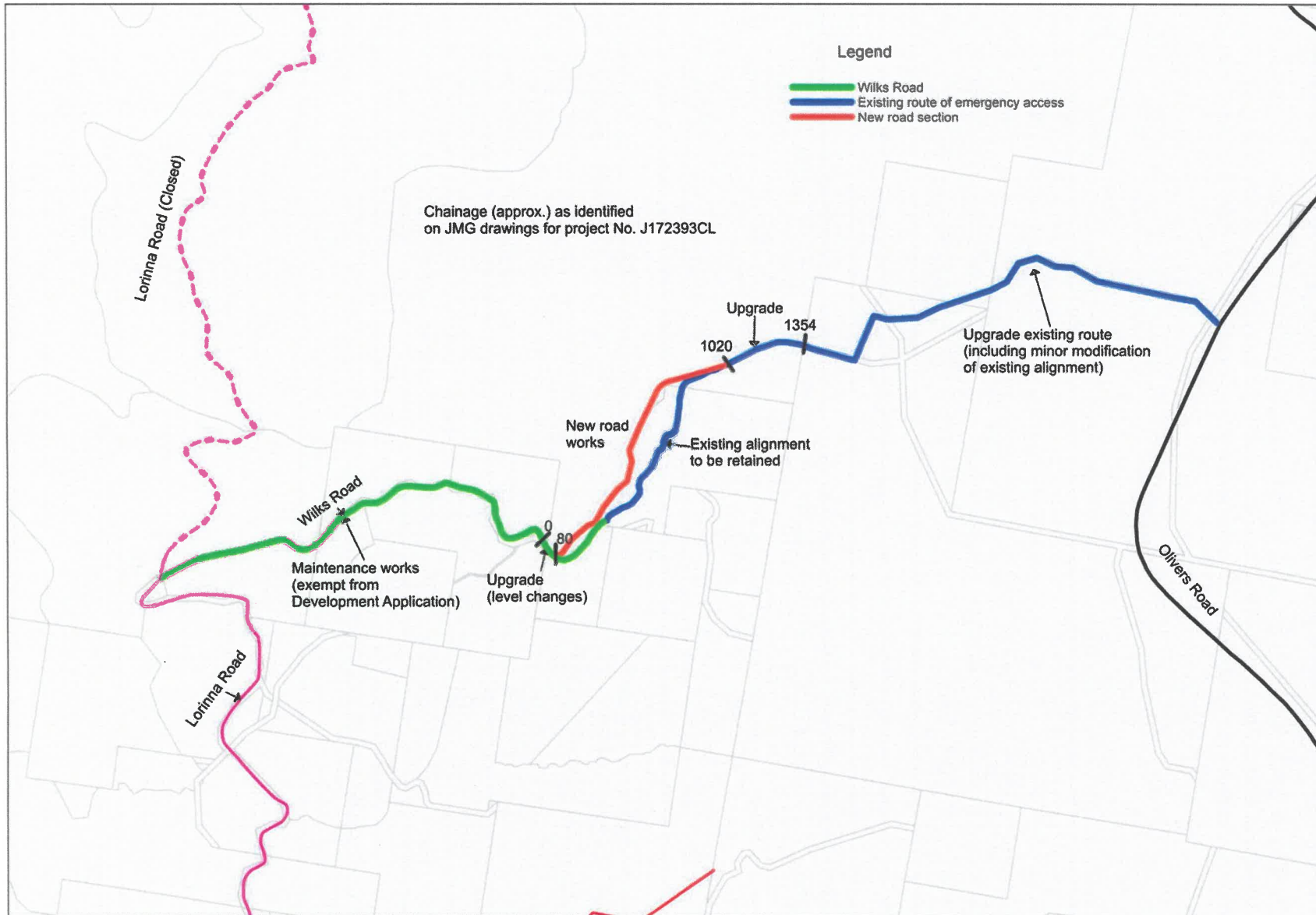


Figure 2 – Alignment of Wilks Road, Existing Route of Emergency Access and New Road Section

1.0 Introduction

Planning approval is sought to construct a road extension on land situated between Wilks Road and Olivers Road near Lorinna (the subject site – refer to Figure 1). This planning submission provides relevant details of the application and an assessment against the applicable provisions of the *Kentish Interim Planning Scheme 2013*.

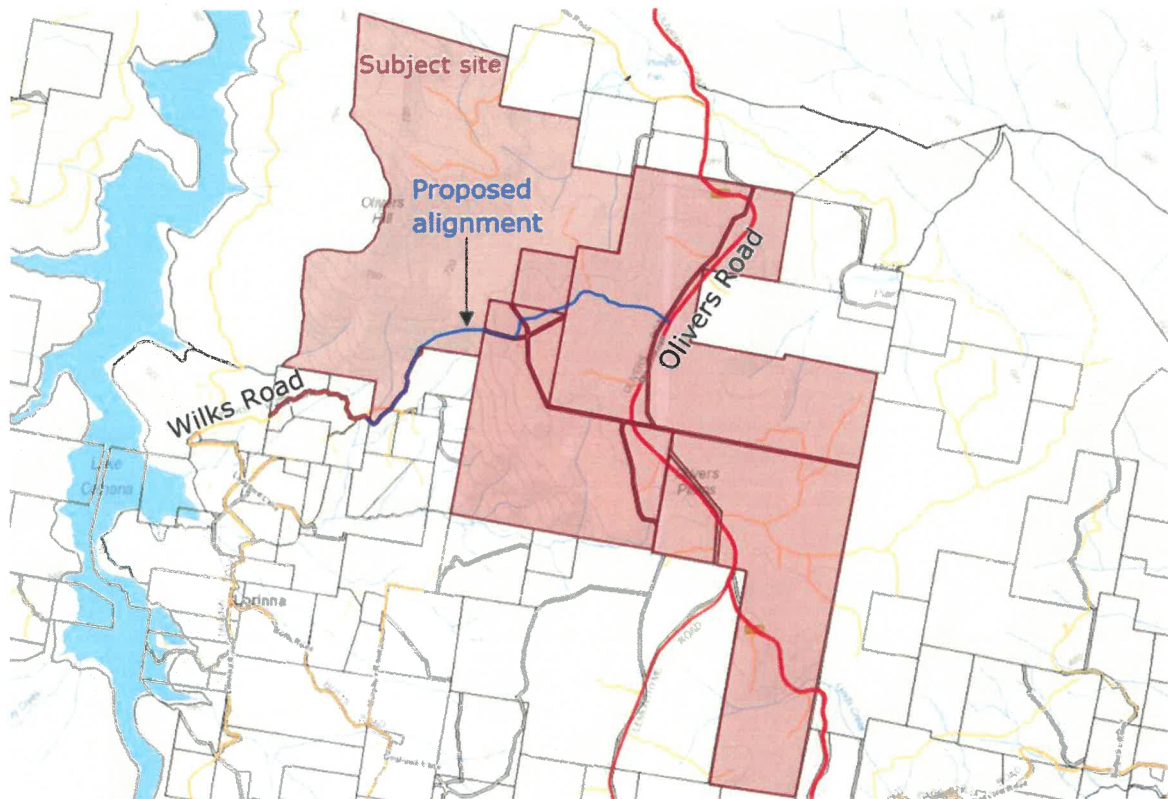


Figure 1 – Location of the Subject Site and Proposed Development

1.1 Planning Overview

Element	Overview
Location	Land situated between Wilks Road and Olivers Road
Title Information	CT 36202/1, CT 150748/1, CT 209107/1, CT 201394/1, CT 243405/1 and 2 Reserved Road parcels
Land Area	1,190 ha
Planning Instrument	<i>Kentish Interim Planning Scheme 2013 (the Scheme)</i>
Proposed Use	Utilities (road network)
Proposed Development	Construct a road extension
Zone(s)	Rural Resource
Applicable Code(s)	E3.0 Clearing and Conversion of Vegetation Code E4.0 Change in Ground Level Code E6.0 Hazard Management Code E9.0 Traffic Generating Use and Parking Code
Status of Application	Discretionary