



Harold Link Development Plan

Update – September 2015

Council endorsed the Harold Link Development Plan at the Council Meeting on 28 July.

Thank you again to all those residents who made submissions in response to the draft Harold Link Development Plan.

At the Council meeting held on Tuesday 28 July, Council considered the draft Plan and resolved that Council:

- A. Endorse the draft Harold Link Development Plan with the following changes in response to submissions received:
 1. Harold Link is retained as a Council owned drainage and sewerage reserve
 2. Council pays for the full cost of the 3.5 metre wide shared access construction
 3. Extend the shared access to include 58 Millicent Avenue.
- B. Notes that further consideration will be given to security issues through CPTED (crime prevention through environmental design) principles at the time of design which may include signage and lighting.

What are the changes included in the final Development Plan?

- Council will now pay for the full cost of the public infrastructure associated with the development
- Council will now retain ownership of land and in doing so maintains control over primary access to residential properties – this means that vehicle access via the reserve to abutting properties is for occasional use only and all abutting properties will have their primary access from either Alfreda Avenue or Millicent Avenue
- Council will now maintain the new nature strips in the reserve and continue to contribute 50 per cent of the cost of boundary fencing in accordance with Council's current policy

These changes will provide greater certainty and control over any increase in vehicle traffic and amenity issues.

Where to from here?

There is no set time for the development works to be undertaken at Harold Link, as there currently is no provision in Council's budget to undertake the necessary capital works. A business case for future funding will be evaluated against other Council priorities. It may take a minimum of three years before works start on site.

Once the budget has been allocated, Council needs to complete a detailed design for Harold Link. A feature survey, sewer investigation, environmental assessments and drainage modelling are some of the steps that will be completed as part of the detailed design to determine the final alignment for the concrete shared access.

The detailed design phase will also include additional consultation with residents on such aspects as lighting and landscaping. For example, some residents have requested lighting for Harold Link while others have stated they do not want it. Some residents are also keen to have input to ensure Harold Link is improved with trees and landscaping. All adjoining residents will be notified when Council is ready to receive input on these issues.

Before works commence, Council will install temporary bollards as per the Development Plan to prevent through traffic and limit the incidence of illegal dumping or tipping.

As an adjoining resident, what else do I need to know?

The shared access is intended for occasional vehicle use and will be also be used by pedestrians and cyclists. Properties with existing vehicle gates will continue to be allowed vehicle access from Harold Link, however, the installation of new vehicle gates will be subject to Council approval. If a property is developed and/or subdivided in the future, the address and access for each dwelling will be either from Alfreda Avenue or Millicent Avenue. New applications for primary access from Harold Link to abutting properties will not be approved.

Generally, the use of a Council reserve for access during construction works on an adjoining property requires Council permission. However, as residents are allowed access to Harold Link to facilitate building works on their property, damage by heavy vehicles to the reserve is monitored through an asset protection permit. Asset protection permits are required for any works that require a building permit and protect Council assets from damage.

For more information, visit www.manningham.vic.gov.au/asset-protection or call 9840 9333.

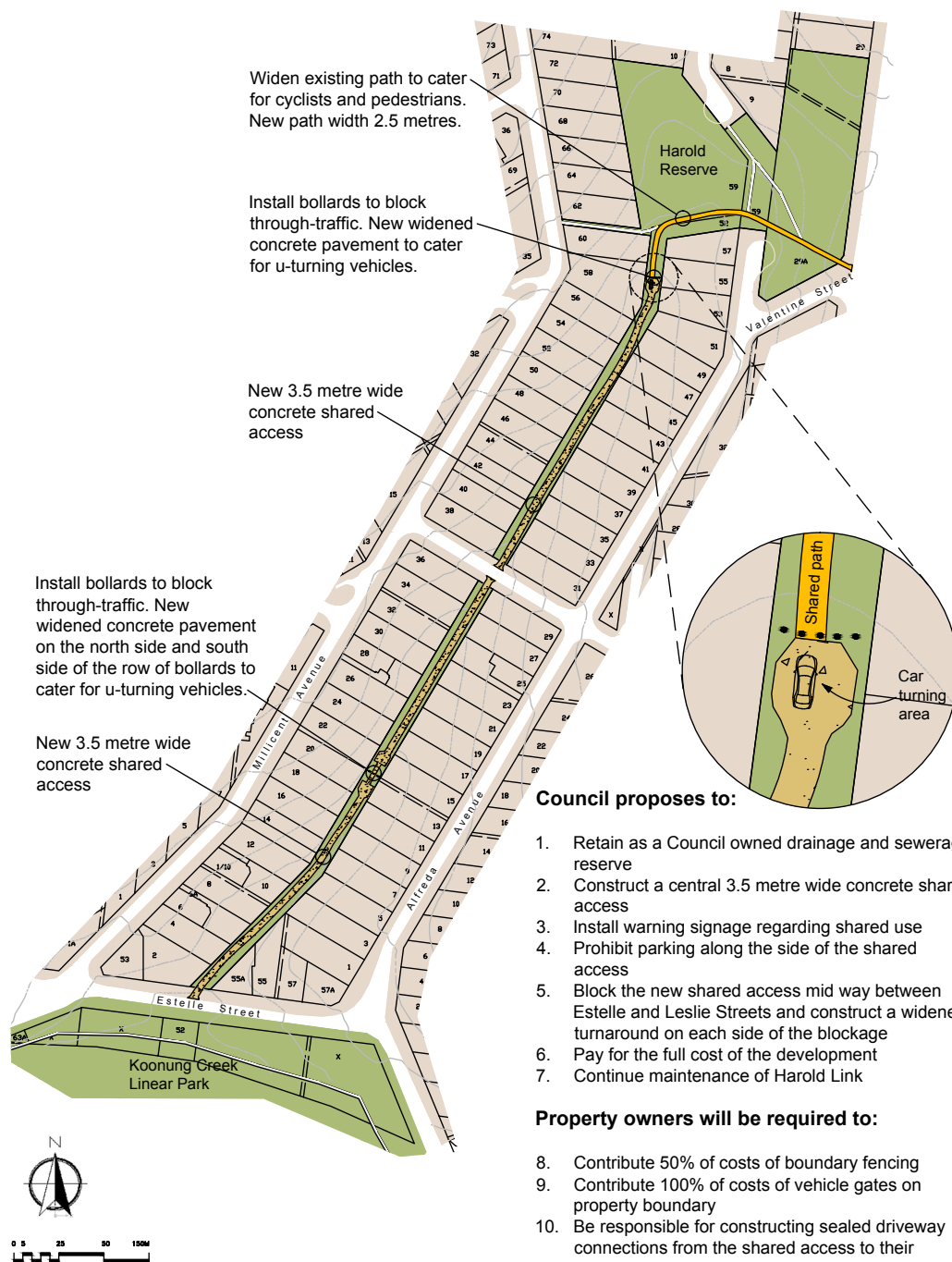
Harold Link Development Plan

What about drainage issues?

Drainage issues will not be made worse by the proposed Harold Link works. The drainage function of Harold Link will actually improve when the 3.5 metre concrete shared access is constructed.

It is anticipated, the shared access will improve drainage in two ways:

1. Reducing the current erosion experienced from runoff during significant rain events – this is because the concrete shared access will be shaped to collect and drain water from the reserve.
2. During heavy rainfall events overflowing water will flow more efficiently along the concrete shared access than the existing grass area. The level of improvement will be assessed during the detailed design when drainage modelling will be completed and Council will upgrade the existing drainage (at Council's cost) to protect houses which would otherwise flood.



For more information

Call Stephanie Langton, Economic and Environmental Planning Unit on 9840 9171.