

NOVEMBER 2019

Valley Lake Community Update



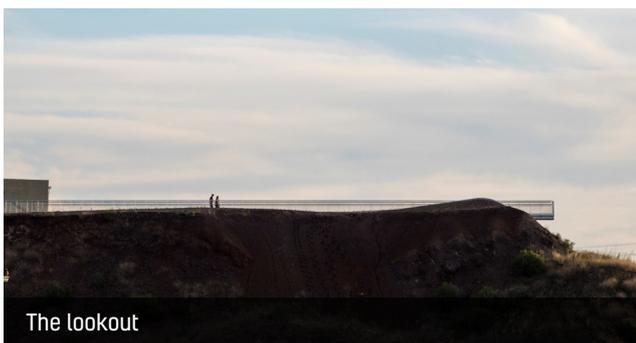
Valley Lake

Development Victoria increases housing diversity near jobs, transport and services; creates important cultural, recreational and civic facilities; and activates urban and regional precincts to create jobs and stimulate economic activity.

Development Victoria has rejuvenated Valley Lake with the development of over 500 homes, unique open spaces, recreation trails and contemporary architecture.

Development Victoria continues to maintain some of the common areas in Valley Lake and is finishing important works on the Steele Creek, cliff face, cliff top boardwalk and green open spaces.

Development Victoria's management of Valley Lake is coming to an end after almost 20 years. Information about the next steps for Valley Lake is outlined in this update.



The lookout

The History of Valley Lake

During the 1970s the Niddrie Quarry in Melbourne's north west was closed and remained vacant for several decades. The site had a long history of basalt quarrying which left a dangerous landscape centred around what is commonly known as Niddrie Lake.

Development Victoria purchased the 48-hectare site in 2000 with visions of transforming the disused quarry into a premium residential estate that captured the site's unique location.

Before works could begin, important rehabilitation and earthworks had to be completed to the former Niddrie Quarry, delivered by Development Victoria.

Today Valley Lake is an award-winning residential development providing a unique place for the community to live and enjoy by respecting the site's history and rugged topography and integrating sustainable and site-responsive urban design and architecture.

Timeline of Current Works

- **November 2019** - Landscaping works complete to the north of the sales office. This includes reinstating all garden beds, cleaning up of rubbish and returning this area to its former use. Cliff face maintenance is also expected to be completed.
- **Early 2020** - Steele Creek Pedestrian Bridge and associated retention pond systems are scheduled to be complete.
- **Mid 2020** - Cliff Top Boardwalk construction and works to the rock face wall is expected to commence in 2020 pending City of Moonee Valley approval of the proposed designs.
- **Ongoing** - Currently 70% of the Valley Lake estate is under the management of the City of Moonee Valley. Full handover will progress over the course of the next 12-24 months. To view a map outlining areas of responsibility, visit the project website.
- **Next 6 months** - Regular landscape maintenance works are programmed over the next six months.



The cliff top and the lake boardwalk at Valley Lake

The Sales Office

The sales office located at 45 Valley Lake Boulevard was built in 2006 to assist with the sales of various stages within the Valley Lake Estate.

Following consultation with the City of Moonee Valley, Development Victoria is now in a position to sell the sales office and adjacent land via an Expression of Interest (EOI) process. This will be led and overseen by Development Victoria.

In line with the current zoning, the Expression of Interest will outline a preference for a residential development that provides a community accessible space. Development Victoria will consider all proposals received during the process to confirm they align with the development objectives.

The Expression of Interest will be publicly released to the market in the coming months with the intention for settlement to occur mid 2020, subject to a range of approvals. To register your details for the EOI in the sales office, please email: enquiries.engage@development.vic.gov.au

Next Steps for Valley Lake

After the completion of current works at Valley Lake and the sale of the sales office, Development Victoria will transfer the remainder of the development to the City of Moonee Valley. Following this transfer, the City of Moonee Valley will be responsible for future maintenance of the estate, including common infrastructure areas. Development Victoria will provide information when this occurs.

If you have additional enquiries about the transfer process, please contact the City of Moonee Valley on **03 9243 8888** or visit mvcc.vic.gov.au.

For more information and to register for updates

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