

Valley Lake FAQ

July 2020

What is Development Victoria's role at Valley Lake?

Development Victoria purchased the 48-hectare site in 2000 and transformed the disused quarry into a premium residential estate with over 500 homes, open spaces, recreation trails and contemporary architecture. Development Victoria continues to maintain some of the common areas in Valley Lake and on completion they will be transferred to the City of Moonee Valley.

What works have been completed recently?

The Talus Court Street landscaping works have been completed and is now undergoing regular maintenance until February 2021, when it will be transferred to the City of Moonee Valley for ongoing management. Installation of the Steele Creek pedestrian bridge associated shelter and path, and retention pond system are expected to be complete in July 2020.

What works are scheduled to take place in the next six months?

In the next six months design works to construct the clifftop boardwalk and rectify the rock face wall will be nearing completion. Works are likely to commence in late 2020, subject to a range of approvals. Regular landscape maintenance works are programmed throughout the year, with gradual handover to the City of Moonee Valley.

Why have works been delayed?

Works were delayed in 2019 due to several factors including unforeseen conditions and approval delays. Development Victoria is safely completing the remaining works at Valley Lake for the community to enjoy.

Why has the clifftop boardwalk been closed for so long?

The clifftop boardwalk required extensive repair work and was closed for safety reasons. Rectification works are expected to commence in late 2020.

What is the future of the now closed sales office site?

The closed sales office is situated on a parcel of land of approximately 1,300m² that is zoned General Residential Zone, which has existed since the initial zoning was undertaken at Valley Lake. Development Victoria is undertaking an Expression of Interest (EOI) campaign for the sale of this site in early July 2020.

Following feedback from the community, Development Victoria is encouraging proposals that contain a community benefit.

When will the Expression of Interest (EOI) be released?

The Expression of Interest (EOI) for the sale of the former sales office opens on Friday 10 July 2020. The EOI will close on Friday 28 August 2020 at 3pm. For more information about the EOI please email: enquiries.engage@development.vic.gov.au.

Why isn't the now closed sales office being transformed into public open space and a café?

The sales office site is zoned General Residential Zone under the Moonee Valley Planning Scheme. Following feedback from the community, the EOI notes a preference for proposals to include a commercial operation with a benefit to the local community.

Is Council aware of the decision to sell the now closed sales office site?

Yes. Development Victoria has consulted with the City of Moonee Valley around this process. The City of Moonee Valley's role with regard to the sale of the former sales office will be assessing any future planning applications for the site.

Are you removing all the open space alongside the lake?

No. The parcel of land for sale is approximately 1,300m² and does not include the open space to the north of the former sales office site. This area will remain as public open space for you to enjoy as well as all the existing unique open spaces and recreation trails that Development Victoria has delivered throughout Valley Lake.

How many dwellings could be built on the sales office site and how high will they be?

The number of potential dwellings is not known at this stage and would be subject to Council approval. The purchaser of the site will manage all planning approvals for its development, and we would encourage alignment with the requirements outlined in the EOI. Planning permit applications will be submitted to the City of Moonee Valley who will be the responsible authority.

Who will manage the EOI process?

Development Victoria will manage the EOI process and will consider all proposals to confirm they align with development objectives. All proposals must show how they will reflect the current neighbourhood character of Valley Lake.

How will we know the outcome of the EOI process?

Development Victoria will issue a community update providing more information on the EOI process, subject to a range of approvals. Community updates are published on the project website. You can access this information by visiting development.vic.gov.au/valley-lake and clicking the '[Resources tab](#)'. You can also register to the project mailing list via enquiries.engage@development.vic.gov.au.

What are Development Victoria's remaining responsibilities at Valley Lake?

After the completion of current works at Valley Lake (refer to the Masterplan) and the sale of the now closed sales office site, Development Victoria will transfer the management of the remainder of the estate's public open space to Council. It is noted that currently 80% of the Valley Lake's public open space areas are already under the management of the City of Moonee Valley.

What will happen once the transfer of responsibility from Development Victoria to City of Moonee Valley occurs?

Following the transfer, the City of Moonee Valley will be responsible for future maintenance of the estate, including common infrastructure areas. For further information relating to current assets managed by Development Victoria and City of Moonee Valley refer to the Masterplan.