

Valley Lake Siting & Design Controls

Stage 4B

May 2014



Places Victoria

valley lake

Valley Garden Walk is one of the outstanding features of Valley Lake, offering residents quality landscaped spaces for their enjoyment. The amenity and presentation of Valley Garden Walk should be preserved to protect the quality of Valley Lake public spaces. At the same time, owners of properties adjacent to the walk have the opportunity to design a dwelling that takes advantage of the landscaped walkway to enhance the quality of their property through views and extended landscaping.

This section provides guidance for properties that bound Valley Garden Walk. The requirements elsewhere in the *Valley Lake Siting and Design Controls* also apply. In the event of a discrepancy between this section and other sections of the *Valley Lake Siting and Design Controls*, the provisions within this section shall apply.

Siting and site coverage requirements noted in the *Valley Lake Siting and Design Controls*, and the requirements noted in your plan of subdivision information remain applicable to these lots.



Example of possible design response to Valley Garden Walk

10.1 Façade design

Valley Garden Walk (the walk) is a public space similar to a streetscape. Where a property has no street frontage other than the walk, the site boundary adjacent to Valley Garden Walk will be treated as the primary frontage.

Objectives

- To create an active frontage to the walk, where passive surveillance from dwellings provides a sense of safety for residents and visitors.
- To ensure a high quality design fronting Valley Garden Walk

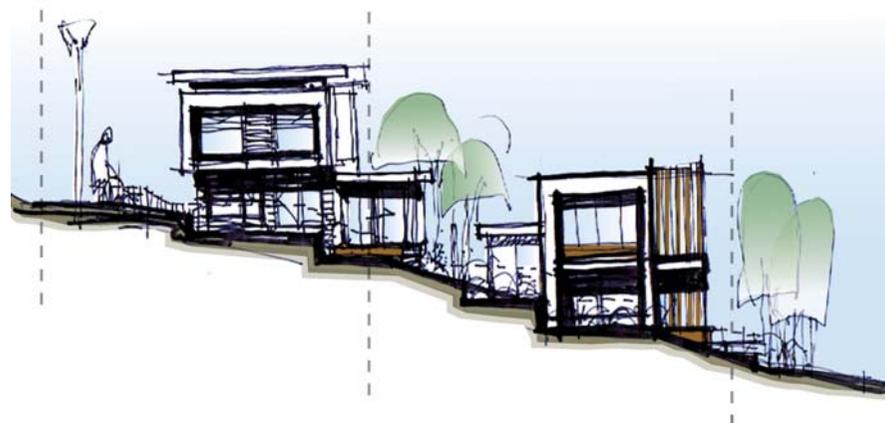
Guidelines

- Verandahs, terraces and balconies are encouraged to façades facing the walk.
- Large blank walls and facades that disengage from the walk are discouraged. Frosted bathroom and service room windows are disengaging and should not be located on the façade fronting the walk.

Controls

- Windows to habitable rooms, particularly living or sitting spaces, must face the walk to provide a degree of passive surveillance.
- Services are not to be visible from Valley Garden Walk and solar panels, water tanks, hot water services etc. must be located away from the Valley Garden Walk frontage and to the opposite end of the lot.
- Façades fronting the walk must not exceed 2 storeys in height.

Refer to Section 4 'How your house will look' for further controls with which you will need to comply.



Sketch elevation facing Valley Garden Walk

10.2 Integration with Valley Garden Walk

Objectives

- To create a sense of address and dwelling connection to the walk.

Guidelines

- Dwelling designs should respond to the existing topography and maintain a relationship with the existing entry level provided to the site from the walk.
- Given the fall of the lots, cut and fill should not exceed 1m within the front setback of the lot.
- Dwelling entries facing the walk should be articulated and visible from Valley Garden Walk. Suitable examples include an entry portico or deck, with or without a canopy.

Controls

- Each lot whose primary frontage faces the walk must locate its primary entrance off the walk.
- A secondary entrance must be provided off the walk to those lots whose primary frontage is located on the street/road that intersects the walk.
- Entrances must be clearly identifiable and visible from the walk.
- A letterbox must be provided at the gate entry of each dwelling whose primary frontage bounds the walk.

Also refer to Section 7 'How to integrate your home with the streetscape' for other controls with which you will need to comply.

For example: services and rubbish bins must be concealed from view from Valley Garden Walk, in accordance with the guidelines and controls outlined for visibility from the street at Section 7.4 'Integrating services in your home'.



Example of possible design response for dwellings facing Valley Garden Walk

10.3 Landscape

Objectives

- To maintain visual connectivity between Valley Garden Walk and its fronting lots.
- To extend the landscape theme of Valley Garden Walk through to the front setback of the lots fronting the walk, enabling a coherent finished environment.
- To provide landscaping in keeping with the Valley Garden Walk environs.

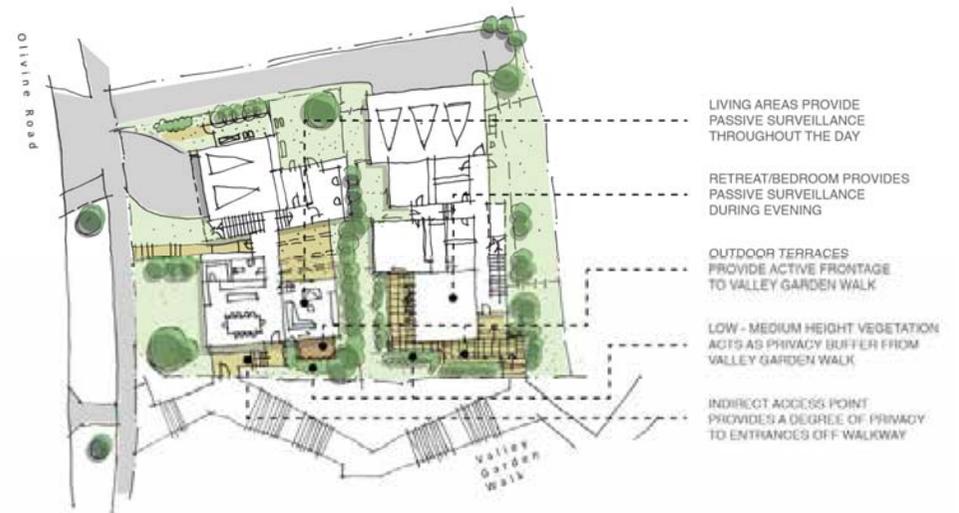
Guidelines

- Where gardens face Valley Garden Walk, the front garden design guidelines and controls at Section 8.7 Front Garden Design apply. With the exception that plant species must be selected from the Valley Garden Walk Plant List.
- Minimise garden retaining wall heights to a maximum of 1m and have their appearance 'softened' by landscaping (e.g. planting). Highly visible retaining walls should be of masonry finish and must be of high quality.
- Trees and vegetation may be used to provide shading and privacy to private open spaces adjacent to Valley Garden Walk, however should not completely obscure the house entry door from view, particularly if the property has no street frontage. If using hedges to provide privacy to decks within the front gardens facing the walk, ensure that they are no higher than 1m.
- Paving used within the garden zone directly adjacent the walk must complement the paving within Valley Garden Walk. Timber decking may be used in the front garden zone adjacent the walk to provide sitting spaces, but should not be located more than 1m above natural ground to maintain a sympathetic relationship with the walk.

Controls

- No retaining walls greater than 1m in height are permitted between the façade of the house and the site boundary adjacent to Valley Garden Walk.
- All gardens visible from Valley Garden Walk must be landscaped within three months of the house being constructed.
- A landscape plan indicating proposed landscaping works must be submitted for approval with all other proposed drawings at the time of applying for development approval.

Also refer to Section 8 'How to landscape your home' for other controls with which you will need to comply.



Site plan diagram showing suggested landscaping example between house and Valley Garden Walk

10.3.1 Fencing

Objectives

- To ensure that no internal lot fencing is introduced between the front facades of the dwellings and the boundaries adjoining the walk to maintain a visual connection between the lots and the walk.
- To ensure consistent treatment of fencing within lots adjoining Valley Garden walk.

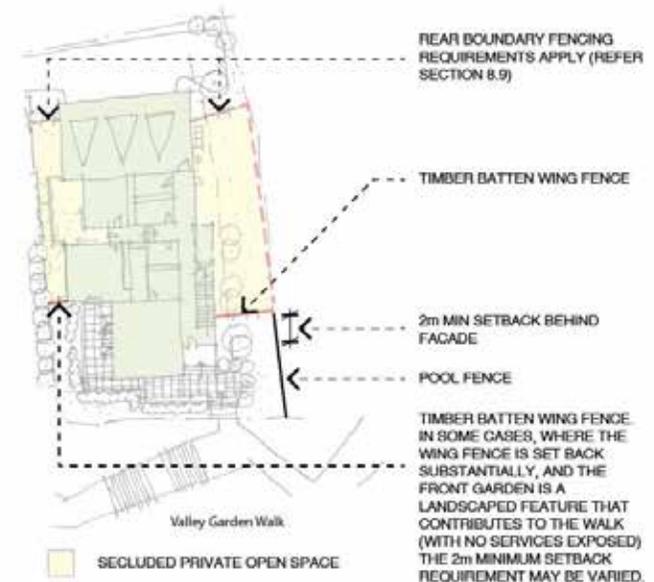
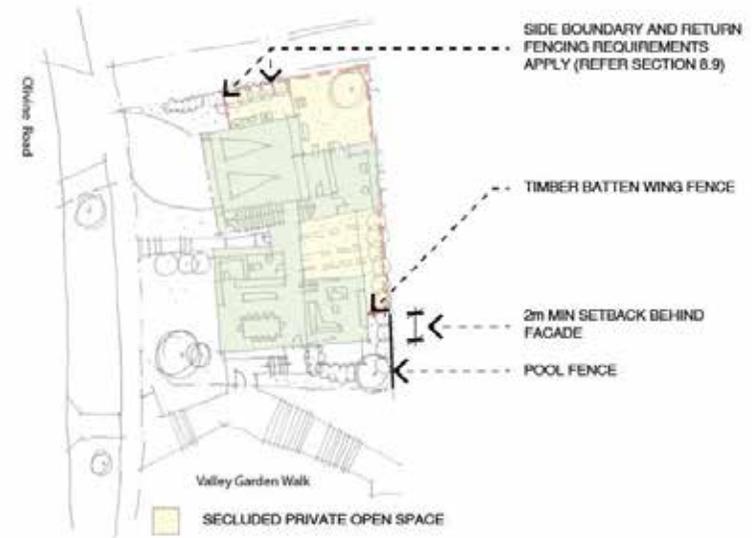
Controls

- 1.8m high solid or batten fencing is not permitted in the zone between the house and the boundary adjacent to the walk.
- For screening and privacy purposes, locate a 1.8m high vertical timber batten fence a minimum of 2m behind the façade that faces the walk and is closest to the relevant side boundary. The batten fence must be painted to match the tubular 'pool' fencing of the walk.
- Side boundary fencing must be installed in accordance with the fencing requirements of the Valley Lake Siting and Design Controls.
- Tubular 'pool' fencing to match the height and finish of existing Valley Garden Walk fencing must be provided to side boundaries adjoining another lot, in the zone between the house and the boundary adjacent to the walk.

10.3.2 Letterboxes

Each lot that has a primary frontage facing the walk is provided with rear entry accessed via an adjacent road/street. To maintain consistency along the walk, lots with rear vehicular access whose primary frontage faces Valley Garden Walk must locate a front entry off the walk with a letterbox located at the entrance gate to the walk.

The letterbox must be of a brick pier rendered type to match the colour of the residence and of no greater than 1m in height and length. A metal newspaper and letter holder must be provided within the pier in accordance with Australia Post requirements.



Fencing diagrams