

Valley Lake Siting & Design Controls

Stage 7

January 2016



Places Victoria

valley lake

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Introduction

Congratulations on discovering the unique community that is Valley Lake.



Few developments in Victoria have been inspired by such a striking landscape – and because of this magnificent setting, with its rolling contours and spectacular views, Places Victoria has prepared detailed and informative Siting and Design Controls to help you maximise the design and lifestyle opportunities at Valley Lake.

Places Victoria is the Victorian Government's sustainable development agency, and is the leader in creating thriving places for the future that satisfy your family's needs and the needs of the environment. Places Victoria has vast experience in developing liveable and innovative communities.

The Siting and Design Controls have been prepared to assist you in the design of your new home. Its focus is on delivering integrated housing in harmony with sensitive landscaping, liveability and environmental sustainability.

The Masterplan for Valley Lake takes inspiration from the historical relevance of the former quarry. The lake has been maintained as a significant and unique feature, enabling homes to share exhilarating views of the dramatic cliff edges.

The site is surrounded by open-space amenities such as regional pathways, bike trails, Spring Gully and Quinn Grove Reserves. The Valley Lake masterplan completes the link between the surrounding communities and these valuable public assets.

Niddrie Lake

The masterplan accommodates a variety of access links along the south and east perimeters to link the development with its neighbouring pedestrian networks.

The plan proposes various edge treatments to enhance the lake qualities and provide a human scale that fosters passive recreation. The lakeside promenade forms an integral part of the pedestrian network system and establishes a unique character to the Valley Lake landscape.

Steele Creek

The masterplan aims to provide the necessary upgrade of the creek, enabling it to become a significant asset to the community. This is expected to enhance the existing landscape by emphasising its native vegetative character. The revegetation treatment of the creek will focus on the use of plant material that once dominated this area to create an open woodland effect.

Introducing siting and design controls

The benefits of Siting and Design Controls

The advantage of the Siting and Design Controls is that they provide certainty in relation to development at the estate. Through a straightforward set of objectives, principles and controls they seek to deliver a positive outcome for you and your neighbours.

The Controls seek to benefit the community by making Valley Lake something special – a great investment and a better place to live.

The Controls will assist you in solving the design, siting and implementation decisions that you will face planning your new home at Valley Lake.

These include:

1. How to choose your site and make the most of its shape, slope, size and orientation.
2. How to decide from the range of possible house designs and select the one that you think is best for your family, while still maintaining the unique character, clarity of vision and personality of Valley Lake.
3. How to maximise the benefits of sustainability – solar orientation for lower fuel costs; and water re-use.
4. How to select plants and trees that enhance your indoor-outdoor living, whilst contributing to the overall harmony of the land and streetscapes.
5. How to obtain all the necessary approvals you will need. Places Victoria has already obtained key approvals, reducing the need for you to be involved in lengthy approval processes for your house.

The structure of the Siting and Design Controls

The Siting and Design Controls have been developed to achieve a unique character, specific to Valley Lake. It will assist future homeowners to design and orient their dwelling to maximise the natural characteristics of their lot with respect to topography, views, solar orientation, access, privacy, easements and location of services.

The Valley Lake Siting and Design Controls are divided into a number of sections, each relating to a different aspect of your house design. Within each section are objectives or principles, describing the aim of that section. This is supported by a series of guidelines, providing direction and advice that should be followed wherever possible; and then specific controls that must be complied with.



Approvals

Existing approvals

Places Victoria has already obtained the key planning approvals for the Valley Lake project which reduces the need for you to be involved in lengthy approval processes for your house.

The key approvals obtained by Places Victoria include:

- Planning permit approval for the subdivision and all associated estate infrastructure and landscape works.
- Approved Building Envelopes for each residential lot which are the primary tool governing the siting and size of your house.
- A Memorandum of Common Provisions (MCP) is registered on all residential lot titles at Valley Lake. The MCP sets out key house siting and design rules which must be met. Approved variations to the State Government's standard Rescode requirements have been specially negotiated for the Valley Lake estate and have been consolidated in these Siting and Design Controls.
- A Section 173 agreement under the Planning & Environment Act 1987 between Places Victoria and the City of Moonee Valley has been registered. The Siting and Design Controls on every residential title within the Valley Lake estate places a legal obligation on each owner to comply with the Controls.

Further approvals required to build your house

You will only need to obtain the following approvals prior to the construction of your house.

These are:

- Approval of your house plans by Places Victoria under the Siting and Design Controls;
- Approval of your house plans by the Places Victoria Fibre to the Home team; and
- Building Permit approval of your approved Places Victoria house design under the Building Regulations 2006. This is the standard building approval required for all houses in Victoria and can be obtained either from the Moonee Valley Council or a registered private building surveyor.
- Other approvals may be required from the relevant authorities. This falls on the responsibility of owner to ensure all approvals have been obtained.

Approvals

Getting your Places Victoria approval

Places Victoria has developed a simple, streamlined process to help all purchasers at Valley Lake to design their homes in accordance with the Siting and Design Controls. (Refer to Table 2 Process of Approval)

Table 2 – Steps in the Valley Lake House Approval Process

Steps	1. Pre-purchase consultation	2. Pre-design consultation	3. Submitting plans	4. Sorting out any problems	5. Building & planning approval
When	Before purchasing your lot.	Before you start designing (usually within one month of buying your lot).	Once siting and design plans have been prepared.	If your plans are not endorsed by Places Victoria.	Once your siting and design plans are approved by Places Victoria.
What	Briefing from Places Victoria representative.	Pre-design consultation with Places Victoria representative.	Submit plans for Places Victoria approval. Items required for approval are: <ul style="list-style-type: none"> • House designs. • Colour schedule. • 6 Star energy report. • Landscape Plan 	Post-application consultation with Places Victoria or its appointed architect.	Submit your endorsed plans for building approval by your Building Surveyor or Moonee Valley City Council.
Why	To discuss: <ul style="list-style-type: none"> • your choice of lot and what this will mean for the size and siting of your home and garage; • Valley Lake character and architectural themes; • how your house should relate to the street and surrounding land and buildings; and • general siting and design requirements. 	To discuss: <ul style="list-style-type: none"> • the purpose of these Siting and Design Controls and the building envelope controls; • Valley Lake character and architectural themes; • how your house will relate to the street and surrounding land and buildings; and • the procedure to be followed and documentation required to get Places Victoria approval of your house design. 	To have your plans assessed and approved by Places Victoria.	To discuss: <ul style="list-style-type: none"> • the purpose of the Siting and Design Controls and the subdivision design plans; • the reasons your plans were not endorsed; and, • how your plans might be modified to secure endorsement. 	
Note			The approval is a 2-stage process to cover FTTH approval. Plans required are as set out in FTTH Builders Procedures.		

Approvals

What you will receive

On purchasing your lot at Valley Lake you will receive a number of important documents that will assist you and your designer to prepare your house design plans. These include:

- A plan of subdivision relevant to the site, including dimensions, driveway location and easements.
- A building envelope plan for your lot.
- A copy of the Memorandum of Common Provisions (MCP) which outline the key rules for building at Valley Lake.
- A copy of this Siting and Design Controls, plus appendices.
- Geotechnical classification report for your lot.

It is recommended that you discuss your design proposal first with Places Victoria before submitting your plans for approval. Contact the Valley Lake Sales Office to arrange a time.

What you need to submit

Your package of plans and accompanying material should include the following:

Design Approval

- House site plan at 1:200 showing location of house, any outbuildings and driveway, garage or carport.
- Roof plan (this may be included on site plan) at 1:200 scale, indicating roof slopes, location of solar hot water unit, water tank location and area of roof draining to the water tank.
- House design plans which include:
 - Floor Plans (including electrical and roof plans)
 - Elevations

- Sections a minimum scale of 1:100.
- Proposed list of external materials and colours — this may be included on the drawings.
- Landscape design.
- Endorsement application (refer Appendix 6)
- Application for siting and design endorsement (refer to Appendix 7)

FTTH Endorsement

Along with the complete set of building plans that are preliminary approved, the following plans are required to be submitted containing detailed information relative to FTTH:

- Site Plan drawing(s)
- Services Plan drawing(s)
- Floor Plan drawing(s)
- Slab Setout Plan drawing(s)
- Slab Engineering Plan drawing(s)
- Electrical Plan Drawing(s)

The detailed required for these plans can be found in the Fibre to the Home (FTTH) Builder's Procedures.

The plans should include eave overhangs, pergolas, services (such as heating plant clothesline), location of the fibre-to-the-home outlets, meter and rubbish/recycle bin locations. An outline of the building envelope should be included on all plans, elevations and relevant sections.

Your package of plans and accompanying material can be submitted to Places Victoria in the following ways:

By email to:

valleylake.design@places.vic.gov.au

Places Victoria's approval

Places Victoria will assess your house design plans to determine whether they comply with the requirements of the Siting and Design Controls.

Places Victoria's response will be one of the following:

1. A request for further information;
2. Approval without conditions or design modifications;
3. Approval with conditions and/or design modifications;
4. Rejection of the design with attached reasons.

The aim of the preliminary consultation phases is to avoid outcomes 1 and 4 and to achieve a quick approval.

Enforcement

Ensuring that houses are constructed in accordance with the approved design plans is important to a successful outcome at Valley Lake.

This will be achieved through:

1. On-site inspections;
2. Notification to owners of any nonconforming items that need rectifying; and
3. Enforcement action, if required.

Responsibility for the enforcement of designs (including infringement notices) rests with the City of Moonee Valley.

Definitions

Allowable Encroachment

Part of the dwelling, or an associated structure, that is permitted to be outside the building envelope. Allowable encroachments include eaves, bay windows, chimneys, verandahs, porticos, balconies, pergolas, and in some instances garages and carports. Where an Allowable Encroachment is noted on the building envelope plan, a garage or carport may extend beyond the building envelope into that side setback.

Building Envelope

A three-dimensional shape within which the dwelling and associated structures must fit. The plan of subdivision shows the land area covered by the building envelope, along with a note of the envelope profiles. Heights and setbacks are shown in the building envelope profiles provided with the Memorandum of Common Provisions (MCP).

FSL (Finished Surface Level)

The ground levels on the lot at the time of subdivision, assumed to be the levels shown at each corner of the lot in the Individual Lot Plan, and a straight line interpolation of levels between each of these points.

Floor Area

The area of each occupiable level beneath the roof and within the exterior walls of a building. This includes garages but excludes balconies, terraces, decks and alfresco dining areas.

Building height: the height of a building measured from the natural ground level (finished surface level as defined in the individual engineering lot of plan prior to construction) to the highest point of the building.

Lot Gradient

The slope on the lot, usually expressed as '1 in x; or as a percentage. For example, a 30m deep lot with a fall of 3m has a gradient of 1 in 10, or a 5.74 percent fall.

MCP (Memorandum of Common Provisions)

A document containing development of controls, that apply to all the allotments in one stage of the estate.

Mullion

A vertical bar within a window frame.

Pergola

An unroofed structure on columns, commonly supporting climbing plants, used as a walkway or sitting area. It may be attached to a building or freestanding.

Primary Frontage

The lot boundary facing the street or footpath that forms the main address to the dwelling. On a lot with two street frontages, the shorter boundary is the primary frontage.

Secondary Frontage

A lot boundary facing a street, footpath or public open space that is not the primary frontage.

Site Coverage

The area covered by the ground floor of structures on a lot, including the dwelling, garage, carport, sheds, workshops and decking. It does not include garden beds, lawn, outdoor paths, pools or ponds.

Street

Any public open space used for public movement, including roads, lanes, footpaths, and parks.

Transom

A horizontal bar within a window frame.

The siting of your home on your land

1. Site Coverage

Site coverage is the area covered by the ground floor level of the house, including the garage, carport, garden sheds, workshops and decking.

Objective

- To help ensure that dwellings at Valley Lake do not cover an excessive area of the lots.

Control

- The maximum allowable site coverage is 60% of an individual lot.

2. Passive Solar Design

Objectives

- To maximise private outdoor living area on the north and east sides of the dwelling.
- To provide north light (and winter sun) into north facing living spaces.
- To capture views (where possible) across Niddrie Lake and those within the lot.
- To make the most of northerly orientation and sunlight into private outdoor open spaces.
- To create north facing courtyards to allow north-light access into the dwelling (Refer to Figure 3).

Guidelines

- Locate living spaces on the northern side of the dwelling, with north facing windows wherever possible.
- Create semi-internal and recessed courtyards to allow north-light access into living spaces.
- Minimise west and east facing windows.
- Use landscape (trees and shrubs) to assist with shading east and west windows.

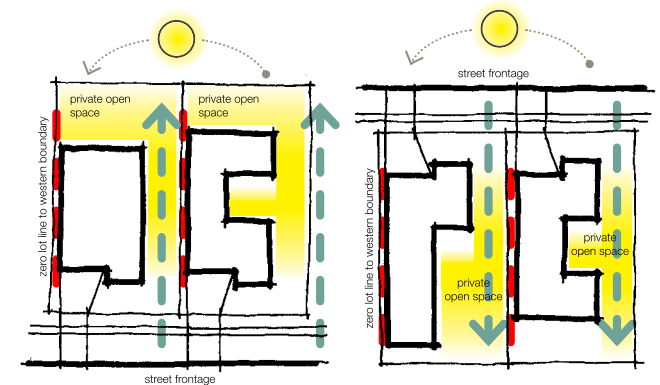


Figure 1
South Street Frontage — Detached

Figure 2
North Street Frontage — Detached

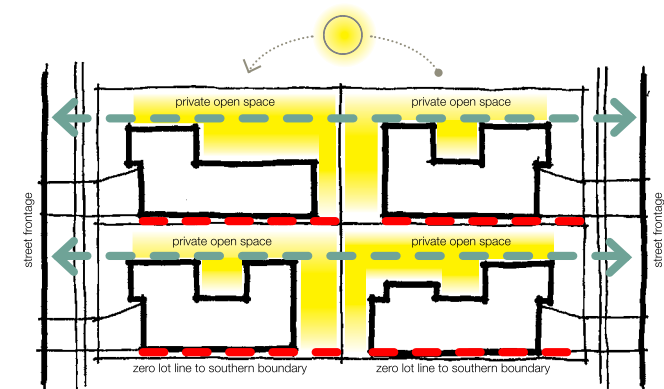


Figure 3
East and West Street Frontages — Detached

How your house will look

3. Building Envelopes

The siting and design of houses at Valley Lake must comply with the building envelope plan for each residential lot.

Each lot at Valley Lake has a building envelope which defines the maximum area and height within which your house may be sited.

The building envelopes consist of plans with nominated setbacks from each of the boundaries and sections that illustrate the required boundary setbacks at various heights.

The vertical profile of each proposed building needs to be in accordance with the Memorandum of Common Provisions (MCP) specific for each stage.

Building envelopes are considered to be the optimal size and shape given the particular circumstances of the lot, and no alterations to a building envelope should be necessary to accommodate your house design. The expectation is that you and your designers will “fit” the design to the approved building envelope.

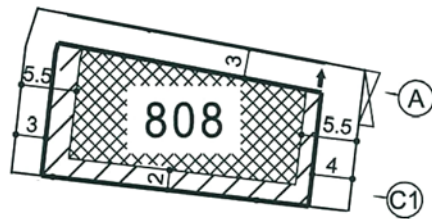
Each lot has a specific building envelope.

Objective

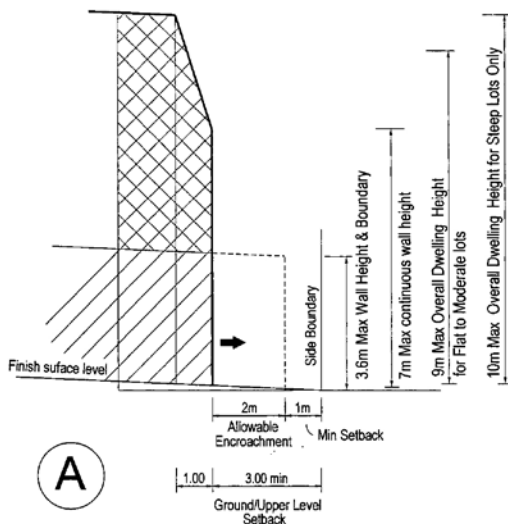
- To establish a visual harmony for all dwellings and buildings consistent with the Valley Lake vision.
- To promote correct orientation and alignment of your dwelling in response to the existing topography and environmental conditions.
- To promote dwellings that are integrated with the landscape — sitting comfortably amongst other dwellings whilst not dominating them.
- To provide consistent setbacks to dwellings along street frontage, whilst encouraging a high quality streetscape.

Control

- Every house must be designed and built within the building envelope specific for the lot. Refer to the relevant MCP profiles.



Building Envelope Plan



Building Envelope Section

How your house will look

4. Dwelling Size

Objectives

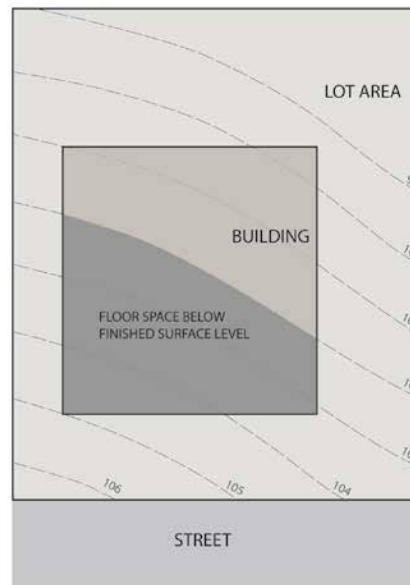
- To ensure that the dwelling size is appropriate for the size of the lot.
- To establish desirable overall dwelling proportions.
- To create dwelling types that respond to the Valley Lake landscape.
- To minimise overlooking and overshadowing of neighbouring properties.

Controls

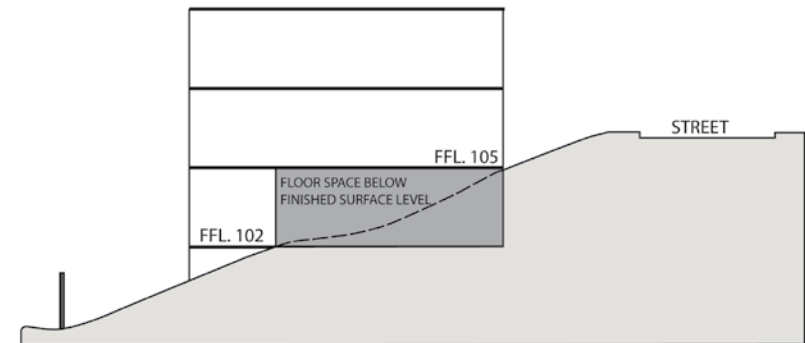
- Dwellings, excluding the garage, must have a minimum internal floor area of 160m².
- The total house floor area of the dwelling, including the garage, must be no greater than the total lot area.

Exceptions for sleep lots (see 'Building Heights', Section 5 to determine if a lot is a steep lot).

The total house floor area, including garage **but excluding any floor space below finished surface level (FSL)** must be no greater than the total lot area. That is, any floor space below FSL will be excluded from the total area calculations. The boundary between the area included in floor area calculations and the area excluded from these calculations shall be a straight line between the points on the exterior walls where the finished floor level (FFL) meets the FSL.



PLAN



SECTION

How your house will look

5. Building Heights

5.1 Overall Dwelling Height

To achieve a scale that respects the development, landscape and neighbouring properties, dwellings must be no higher than the maximum building height.

The building height is measured from the natural ground level (finished surface level as defined in the individual engineering lot plan prior to construction) to the highest point of the proposed dwelling. (Refer Figure 4).

Lots at Valley Lake are divided into three slope categories:

1. Flat lots – a slope of less than 1 in 17.5 from highest point to lowest point on lot
2. Moderate lots – a slope of between 1 in 17.5 and 1 in 7 from highest to lowest point on lot
3. Steep lots – a slope of more than 1 in 7

Height controls depend on the classification of the lot.

Objectives

- To ensure that all dwellings at Valley Lake conform to consistent heights.
- To ensure that all dwellings at Valley Lake respond to the existing slopes.
- To provide greater flexibility to achieve a quality dwelling design on a steep site.
- To achieve a high quality streetscape.

Controls

- On Flat or moderate lots, the maximum height of any part of any multistorey house (excluding chimneys) must not exceed 9m above finished surface level at any point.
- For steep lots, the maximum height of any part of any multistorey house (excluding chimneys) must not exceed 10m above finished surface level at any point.

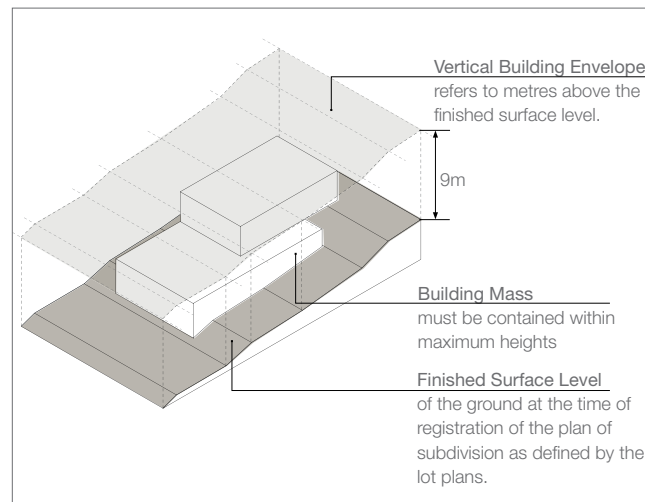


Figure 4
Vertical Building Envelopes

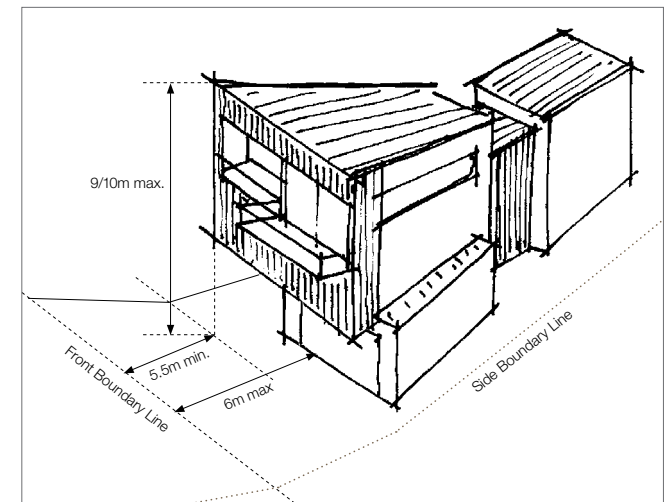


Figure 5
Building Heights Control

How your house will look

5.2 Maximum building height to primary frontage

The maximum building height to the primary frontage (front façade) is subject to the following height restrictions:

Control

- Where a gable roof is located on the primary façade, a maximum wall height of 7m measured from the finished surface level to the underside of the eave at its lowest point applies. (Refer to Figure 6).
- If the primary façade is one continuous vertical plane, it must be articulated by at least two of the following:
 - open-framed pergola
 - extended entry portico
 - horizontal canopies
 - feature walls
 - siting of carport or garage
 - verandah and/or covered balcony

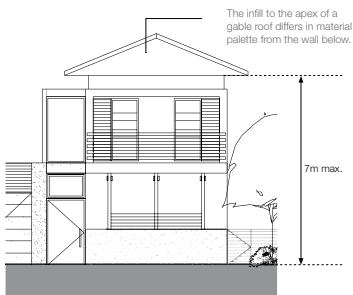


Figure 6
Building Heights — Primary Facade

5.3 Building heights to side and rear elevations

Control

Ground Floor Level (unless noted otherwise in the MCP)

- 3.6m maximum building height on the boundary above finished surface level (as defined in the individual engineering lot plans).
- 3.6m maximum building height for walls set back 1m from side boundary.
- Total wall height on a side or rear elevation must not exceed 5m in continuous vertical wall.

Steep Site

- The maximum building height on the boundary or 1m from the boundary above finished surface level is relaxed to 4m with an average height of 3.6m.

Note:

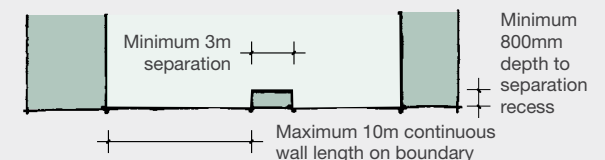
- Walls built on or within 150mm of the boundary, must be designed in accordance with the height controls and walls on boundary controls.



5.4 Walls of buildings on boundaries

Control

- Maximum combined length of walls on or within 150mm of a boundary is 10m + 25% of the remaining boundary.
- Any single continuous wall on a boundary or within 150mm of a boundary must not have a length exceeding 10m.
- A light well must be provided when a further wall is to be built on or within 150mm of the boundary.
- A light well must be a minimum of 3m length along the boundary by 1m in depth.



How your house will look

6. Setbacks and Encroachments

Objectives

- To establish a visual harmony for all dwellings and buildings consistent with the Valley Lake vision.
- To promote correct orientation and alignment of your dwelling in response to the existing topography and environmental conditions.
- To promote dwellings that are integrated with the landscape — sitting comfortably amongst other dwellings whilst not dominating them.
- To provide consistent setbacks to dwellings along street frontage, whilst encouraging a high quality streetscape.

Guidelines

- The dwelling should be the dominant building on the site. Other elements, such as fences, walls, garages and pergolas, are secondary elements to be integrated with the house.
- Roof decks, balconies and pergolas should be used as devices for softening and articulating the façade.

Allowable encroachments

An allowable encroachment is where part of the designed and built dwellings (or associated structures) is permitted to be built outside the building envelope.

Typical encroachments include eaves, pergolas and garages in some circumstances.

6.1 Primary frontage setbacks

Principles

The primary frontage is the lot boundary facing the street or footpath that forms the main address to the dwelling. Where a lot is on two frontages (eg. a corner lot), the shorter boundary is the primary frontage.

The façade facing the primary frontage is the primary façade.

Controls

- Setbacks for all lots are described in the MCP or shown in the building envelope plans.
- 6m maximum front boundary setback.
- Garages and/or carport setbacks can be relaxed on designated steep lots to a minimum of 0.5m to avoid steep driveways.

Allowable encroachments to the primary frontage setback

- Open verandahs, and entry porticos can encroach into the minimum front setback, however a minimum setback of 3.0m from the lot boundary must be retained. (Refer to Figure 9)
- An entry portico must have a minimum depth of 1.5m. (Refer to Figure 9)
- Eaves, balconies and bay windows can encroach up to 1.0m into the primary frontage setback.

Note:

- Building height restrictions apply to the primary frontage setbacks (Refer to section 12.2).
- MCPs and building envelopes are contained within the contract of sale specific to each lot.

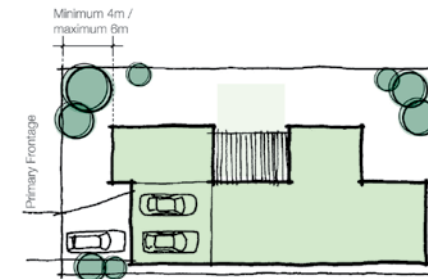


Figure 7
Primary Frontage Setback
Ground Floor Level

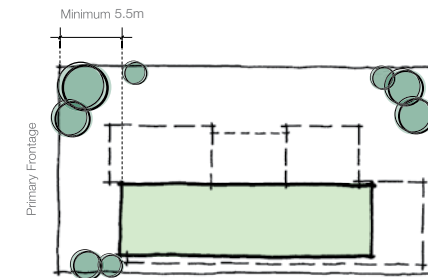


Figure 8
Primary Frontage Setback
Upper Floor Level

Minimum 3m setback to
open verandahs, entry
porticos and pergolas

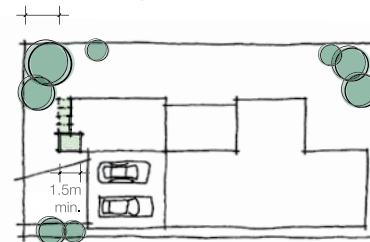


Figure 9
Primary Frontage Setback
Allowable Encroachments
Verandahs / Pergolas / Entry Porticos

How your house will look

6.2 Side boundary setbacks

Control

Ground Floor Level:

- Refer to building envelope plan.

Upper Floor Level:

- Setbacks from side boundaries vary with the height provisions outlined in the MCP Profile diagrams and building envelope plan.

Allowable encroachments to side boundary setbacks:

- Eaves may encroach up to 900mm into the side boundary setbacks providing a 400mm gap is retained between the eave fascia and the side boundary.
- Pergolas can encroach into the setback with a minimum setback from the boundary of 1.0m.
- Balconies can encroach into the setback with a minimum setback from the boundary of 1.5m
- A garage and/or carport can encroach into a side setback if the building envelope plan for that lot shows an 'allowable encroachment' within that setback.
- Carports can encroach up to 750mm into a setback on a secondary frontage.
- Roof decks may partially or totally cover garages or 2 carports within the side setbacks.

Note:

- A setback of 150mm or less is deemed to be on the boundary.
- Side boundary setbacks must be in accordance with the building envelope plan specific for that lot. MCP Profile diagrams can be located within the Contract of Sale document.

6.3 Rear boundary setbacks

Control

Ground Floor Level:

- Refer to building envelope plan.

Upper Floor Level:

- Refer to building envelope plan.

Allowable encroachments to rear boundary setbacks

- Eaves may encroach up to 900mm into the rear boundary setback.
- Pergolas and balconies may encroach up to 1.0m into the rear boundary setback.

Note:

- Height restrictions apply to setbacks. (Refer to MCP Profiles)

6.4 Corner lots and secondary frontages

Principles

Corner lots (Refer to Figure 10)

The primary frontage on a corner lot is the shorter width of the lot i.e. on a 15m x 30m lot, the primary frontage is the 15m wide frontage, the 30m is the secondary frontage.

Lots fronting public open spaces

Where the lot boundary fronts an off-street pedestrian footpath, that boundary is considered to be the secondary frontage and the boundary facing the street is considered to be the primary frontage. Where public open space without a pedestrian path fronts the lot, that boundary is considered to be a secondary frontage and the boundary facing the street is considered to be the primary frontage.

Objectives

- Dwellings on corner sites are to be designed to address both street frontages.
- Entries, windows and balconies facing the street are encouraged to promote passive surveillance over streets, footpaths and public open space.

Guidelines

- Houses should include windows, terraces, balconies and decks to overlook streets and paths on secondary frontages.
- Locate living spaces on façades facing secondary frontages.

Control

- Dwellings on corner sites must be designed to address both street frontages with façade treatments and habitable rooms.
- Dwellings must be designed to promote informal observation of streets, footpaths and public open space.
- Setbacks from secondary frontages must be in accordance with the applicable building envelope plan.

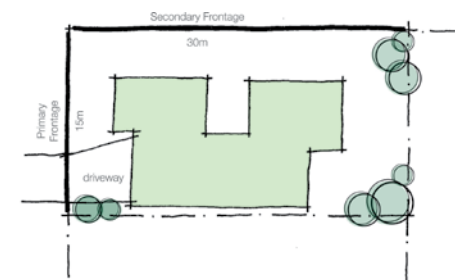


Figure 10
Corner Lots and Secondary Frontages

How your house will look

7. Site Cut and Fill

7.1 Cut and Fill

Objectives

- To encourage dwelling designs to respond to existing slopes and avoid excessive modifications to Places Victoria's finished surface levels.
- To encourage optimal footing design in accordance with ground conditions of lots at Valley Lake.
- To minimise retaining wall heights on lots, and encourage terracing on steep lots.

Table One

The maximum allowable cut over each lot.

This applies to all lots in Valley Lake. (Refer to Figure 16).

Lot Types and Grades		
Slope Categories	Finished Surface Level Grade Length or Width	Maximum Cut Length or Width
Steep lots	1 in 5	10m
	1 in 6	12m
	1 in 7	14m
Moderate lots	1 in 8	16m
	1 in 10	20m
	1 in 12.5	25m
	1 in 15	30m
Flat lots	1 in 17.5	35m
	1 in 20 or >20	40m

Controls

- Excavation on any site should not exceed 2m* below the finished surface level. Refer to Table One for maximum width/length of cut for lot gradient.
- The top of a cut must be no less than 1m from any boundary (except where building a wall of a house on the boundary). (Refer to Figure 9)
- Lot gradient, for purposes of measuring length or width of benches, is to be calculated from the highest point of the lot to the lowest point.
- Site fill must not be used to substantially alter the finished ground level. Depth of any fill must not exceed 400mm.
- Where the floor of a habitable room is below the modified ground level, it must have adequate natural light.
- Levels on the boundaries of an adjoining lot must only be changed with written approval of the lot owner.

Note:

Finished surface levels are those defined in the individual lot plans.

*An excavation may be deeper than 2m only if:

- It does not compromise the footings and structure of any neighboring buildings.
- It does not increase the substructure cost of any future neighboring buildings or other structures.
- Written approval is obtained from a geo-technical expert with professional indemnity insurance equal to or greater than \$5m that the proposed design will fulfill the conditions above. Where Type A fill applies, the limitations of excavation (both length and depth) is to be a minimum of 1, thickness (of type A fill) from beneath (or the side) of the foundation level of a standard Class H stiffened raft in accordance with AS2870.

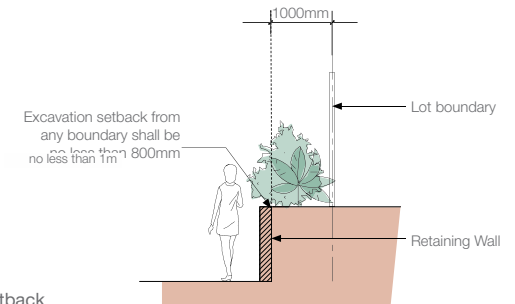


Figure 11
Excavation Setback

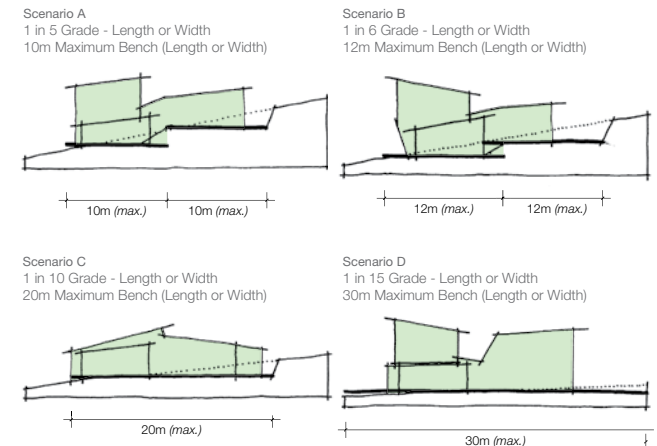


Figure 12
Benching Examples

How your house will look

7.2 Retaining walls within lots

Objective

- To provide a consistent approach to freestanding retaining walls to all house lots in Valley Lake.

Guidelines

- Freestanding retaining walls within lots should consist of one of the following:
 - natural stone construction
 - in-situ concrete/blockwork with natural stone cladding
 - rendered finish
 - rammed earth walls
 - timber sleeper wall
- Finish and colour of retaining walls should reflect the base and hard materials colour palette.

Controls

- Avoid retaining walls exceeding 1.0m in height. Where a level change exceeds 1.0m, provide two or more retaining walls separated by a garden bed terrace. Minimum width of a garden bed terrace should be 600mm. (Refer to Figure 13)

Note:

Residents should obtain all necessary permits and approvals from relevant authorities for retaining walls. Any wall on the boundary of an adjoining lot must have written approval from the lot owner.



Retaining Wall
Recommended Construction Options within Lots



Retaining Wall – 1.0m high
Terraced Retaining Wall – for heights over 1.0m (where height of each wall does not exceed 1.0m) presents an opportunity for creating garden beds within Lots.

Figure 13
Retaining Wall

1. Wistow Sawn Bluestone Wall
2. Porphyry Stone Wall
3. Natural Stone Retaining Wall
4. Eco-Concept Stone Cladding

How your house will look

8. Garages, Carports, Driveways and Car Parking

Objectives

- To ensure that garages and carports do not dominate the primary façade of the dwelling.
- To provide suitable parking for two or more vehicles on every lot.
- To integrate the garage and carport within the overall house design.
- To ensure appropriate level of access

8.1 Garages and Carports

Guidelines

- Both garages and carports may be used on the same lot.
- Provide storage behind or inside the garage for boats, jet-ski, trailers, or work equipment.
- Where verandahs, eaves, balconies and upper floors project forward of the façade, the garage may be constructed flush with the front building line.

Controls

- Garages and/or carports must be included in house design plans.
- The maximum width of a garage and/or carport must not exceed 50% of the lot width or 7m in total width, whichever is smaller.
- Garages must be integrated with the rest of the house to create a single building form.
- Garage doors must be finished in a colour that matches other elements used in the primary façade of the house.

- Garage can be included in the main building envelope.
- Garages can be designed outside the building envelope where an allowable encroachment is indicated on the building envelope plan.
- Garages must not form a continuous plane with the primary façade, but should be used to articulate the façade.
- Where a carport is provided, a dedicated storage area must also be provided. The storage area must be integrated within the built form, adjacent to the carport. A garage adjacent to the carport is an acceptable storage area.

Street-facing Garages

- Garages must be set back a minimum of 500mm from primary frontage (not including porches).
- On steep lots, the setback from the front boundary may be relaxed to 500mm to avoid steep driveways

Side-facing Garages

- Where a 'swing in' driveway is used, the wall of the garage facing the primary frontage must be treated with architectural detail consistent with the front façade.

8.2 Driveways

Objectives

- To provide a consistent approach to all driveways across Valley Lake.
- To minimise the impact of driveways on the Valley Lake streetscape.

Guidelines

- Where possible, driveways must be offset a minimum of 1.0m from the side boundary to allow for landscaping. (Refer to Figure 14 Driveways).

Controls

- Driveways must be narrowed to a width of 3.0m at the front property boundary, except for 'steep' lots where a 6m wide driveway is permitted to enable access to off-street parking located within 0.5m of the front boundary.
- Driveways must be constructed of pigmented grey concrete with broom finish, exposed aggregate concrete, natural stone or unit pavers. Stamped or stencilled concrete is not permitted.
- Driveway finish must comply with the Valley Lake Colours and Finishes Palette.



Figure 14
Driveways

How your house will look

8.3 Car Parking

Objectives

- To ensure that adequate off street car parking is provided to every home.
- To minimise the impact of car parking on the streetscape.
- To provide adequate storage for goods in carports.

Controls

- A minimum of two car parking spaces must be provided on each lot, one of which must be covered.



1. Claypave Pavers
2. Porphyry Stone Setts
3. Anston Paving Slabs
4. Exposed Aggregate Paving

9. Façade Design

This section outlines a range of building components required to provide for individual selection whilst encouraging consistency across all dwellings.

Objectives

- To create a community where all the dwellings will be in harmony with, and complement the dramatic Valley Lake landscape.
- To encourage dwelling designs, shapes, colours and scales that contribute to the overall streetscape.
- To ensure a contemporary approach to the design of dwellings, reflecting current architectural trends.
- To encourage a sustainable approach to dwellings designs.
- To ensure consistency in architectural detailing and composition to tie the streetscape together
- To ensure attractive composition of components.

Controls

- Façades must be contemporary in style. Façades must not include historical references.
- Parapets used on the front façade must extend a minimum of 1.5m along the side elevation
- Double storey homes must use architectural detailing to distinguish the transition from ground floor to first floor.
- External screens and feature walls incorporated into the façade design must be consistent with the overall building design.
- Houses on corners or bordering on public open space must have elements of the front façade continued for at least 6.6m along the secondary frontage.

How your house will look

10. Verandahs/Terraces/Balconies/Roof Decks/Pergolas

10.1 Verandahs, Terraces and Balconies

Verandahs, terraces and balconies facing the street help create a high quality streetscape, provide shelter for residents and visitors, reduce the visual impact of the house and encourage community interaction.

Objectives

- To provide outdoor living spaces that face streets and public open spaces.
- To create weather protection for residents and visitors.
- To reduce the visual bulk of the dwelling.

Guidelines

- Provide terraces, balconies and verandahs to the front and north side of houses, directly accessed from living spaces.
- All outdoor living spaces should be adequately sized to allow for outdoor living activities (e.g. outdoor dining).
- Consider privacy to and from adjoining allotments in the design of outdoor living areas.

Controls

- Verandahs, terraces and balconies may encroach into the minimum lot setbacks in accordance with allowable encroachments. (Refer to Section 13 Setbacks)
- Balconies can be built over a garage or carport.
- Screening must be provided to balconies to avoid looking into a neighbour's dwelling or secluded private open spaces.

10.2 Roof Decks

Roof decks can provide a valuable addition to the quality of houses at Valley Lake, providing they are designed to minimise excessive overlooking into neighbour's properties.

Guidelines

- Roof decks should be designed to increase the informal observation of streets and other public open spaces.

Controls

- Roof decks may be located above garages and carports, or otherwise integrated with the dwelling in accordance with the relevant Building envelope.
- All roof decks must be located in a manner to reduce overlooking or otherwise screened to prevent views into neighbouring properties less than 15m away. Screens must be provided where overlooking is considered to be an issue.
- Screens must be a minimum of 1.7m high.



How your house will look

10.3 Pergolas

Pergolas can help to diversify the streetscape, provide shade and shelter, and help break down the building mass.

Objectives

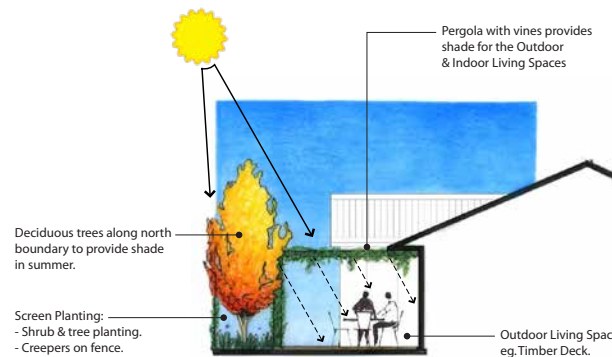
- To use pergolas to reduce the visual impact of the house on the street.
- To use pergolas to provide shade to north, east and west facing windows to assist with the thermal performance of houses.

Guidelines

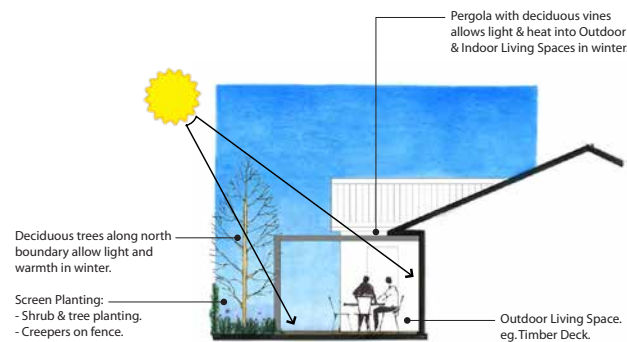
- Use pergolas on the façades of houses facing streets or public open space to assist with providing shade to north, east and west facing windows.
- Pergolas should be designed to reduce direct summer sun through windows, but allow sun to enter the house in winter (in particular, through north facing windows).
- Clear, or semi transparent glass or polypropylene cladding may be used to enhance the effectiveness of the pergolas.
- Landscape (in particular deciduous vines) may be used to enhance the effectiveness of the pergolas.

Controls

- Pergolas must not exceed 1.5m encroachment into the side boundary setback.
- Pergolas must not be greater than 3.5m above the finished floor level of the outdoor living space.



SUMMER COURTYARD



WINTER COURTYARD

11. Windows

Objectives

- To minimise overlooking of neighbouring lots

Controls

- A habitable room window or raised open space of a building on an allotment must not provide a direct line of sight into a habitable room window or on to a secluded private open space of an existing dwelling on an adjoining allotment.
- Where a direct line of sight cannot be avoided, screening must be provided to at least 1700mm above floor level.

How your house will look

12. Roof Form

Objectives

Roof forms should read as simple elements at street level. Attention to detail, form and proportion are important to successful roof designs.

Preferred roof styles include (but are not limited to):

- Gabled roofs.
- Flat roofs behind parapets.
- Mono-pitch, butterfly and saw-tooth lightweight metal roofs.

Guideline

- Eaves are encouraged to facilitate good environmental practice (shading and wall protection).

Controls

- Gutters and downpipes must be integrated with the built form.
- All roof colours and materials must be selected from the External Materials, Colours and Finishes palette, and must be non-reflective in accordance with the requirements of Melbourne Airport.
- Roof forms must be an integral component of the design.
- Flat roofs must be pitched at 10° or less and pitched roofs must be greater than 25°.

Note:

Non-conventional designs may be considered.

12.1 Eaves and undercrofts

Objectives

Eaves and undercrofts are often visible from the street and other public open spaces. Inadequately lined eaves and undercrofts will detract from the overall design quality of Valley Lake.

Guidelines

Lining materials should include:

- Timber battens/panelling with either a paint or stain finish.
- Fibre-cement sheeting with a paint finish.
- Cast in-situ concrete.
- Metal sheet.
- Finished colours should reflect the Valley Lake colour palette.

Controls

- Eaves must be a minimum of 600mm width, except where adjoining a boundary.
- Eaves may encroach into setbacks in accordance with allowable encroachments (Refer Section 13, Setbacks and Encroachments).
- Undercrofts (eg parking areas, porch entry and rear patio areas) and eaves must be lined.

Note:

Eaves over easements are subject to Moonee Valley City Council approval and may require an additional permit.



How your house will look

13. Entry Portico

Objectives

- To ensure that entry porticos provide sufficient space to create a suitable entry to the house.

Controls

- Entry porticos must have a minimum depth of 1.5m, and a width that allows the entry to be a major element without dominating the front façade.
- Entry porticos must clearly be the entry to the home.
- Entry porticos may encroach 1m into the primary frontage setback, however a 3m front setback must remain to the building front boundary.
- Entry porches and verandahs should be sympathetic to the main roof design, and should usually match the main roof in form, material and colour.

14. Screening and Shading

Balconies, decking screens and window sunscreens (sun shading) in translucent or opaque material can be used to ensure privacy were desired, as well as improving the energy efficiency of the home.

Guidelines

- All screens should be consistent with the form, style and colour of the dwelling.

Controls

- Fibre cement sheet screens are not permitted.
- External roller shutters are not permitted.
- Screens must consist of one or more of the following:
 - timber battens
 - masonry (with patterned openings)
 - solid masonry (rendered or painted finish)
 - metal battens and/or metal frames
 - metal mesh (perforated or woven)
 - landscaping (hedge, screening shrubs, climbers on trellis frame)
- All balcony and roof deck screens must be a minimum of 1700mm high to prevent overlooking.

How your house will look

15. Outbuildings, Outdoor Structures, Service Equipment and Sheds

15.1 Outbuildings and Outdoor Structures

Objectives

- All outbuildings and other structures should complement the character of the dwelling.
- Outbuildings and outdoor structures include garden sheds, swimming pools, external swimming pool pump enclosures, firewood enclosures, rubbish bin enclosures, gazebos, bird aviaries, and storage sheds.

Guidelines

- Enclosures are encouraged to be integrated within the dwelling or garage.

Controls

- Outbuildings/outdoor structures must be shown on site plans when submitting for approval.
- Outbuildings/outdoor structures must not be visible from the street or must be located in the rear 50% of the lot.
- Sheds or enclosures that are visible from public open spaces must be integrated with the built form of the dwellings or screened from view.
- Outbuildings must have a maximum built area of 10m², with maximum height of 2.5m.

15.2 Service Equipment

Objectives

- To minimise the visual impact of services on the streetscape and public open space.
- To provide guidance to locating services around the house.

Guidelines

- Wherever possible, services should be integrated with the house.
- Use enclosures, screens or landscape to screen services, plant and equipment.
- Rubbish bins are to be stored to the rear 50% of each property or in a location not visible from the street. Small discreet enclosures of similar character to the house may be used where a location within the rear of the site is not feasible.

15.3 Meter boards and meters

Controls

- Meter boards and meters must be located near the entry to the house and must be integrated into the house façade.
- Gas meters and water meters must be located in a discreet but accessible location near the front of the lot, but concealed from view from the street.

15.4 Plumbing

Controls

- All external plumbing other than downpipes and spouting must not be visible from the street, public open spaces and neighbouring residences.
- For houses with two or more storeys all plumbing, except for downpipes and spouting, must be internal.

15.5 TV Aerials/Satellite Dishes

Controls

(Note that free to air television and pay TV will be provided via the Valley Lake optical fibre network)

- Television aerials and satellite dishes must be concealed from view from the street, or located in the rear 50% of the lot.
- Aerials or satellite dishes must be mounted no more than 2m above the house.

15.6 Exposed Conduit

Controls

- Exposed conduit must not be located on external walls.

15.7 Vacuum Systems

Controls

- Motors for built-in vacuum systems must be concealed in a dedicated enclosure within the house structure, and acoustically insulated to prevent excessive noise.

16. Maximising Sustainability in Your House and Lifestyle

16.1 Energy rating

Guidelines

- 6-star energy rating reports must be by an accredited professional from Sustainable Energy Authority of Victoria (SEAV). A 6-star energy rating is the minimum requirement for all new homes in the State of Victoria as of 1st May 2011. By encouraging the utilisation of the following siting and design principles, comfort and energy savings can be achieved:
 - appropriate siting to allow good solar access;
 - correctly orientated and sized windows;
 - judicious selection of building materials;
 - good insulation;
 - ventilation;
 - draught proofing;
 - energy efficient appliances;
 - energy efficient lighting; and
 - energy efficient cooling, heating and hot water systems.

Note:

The Sustainable Energy website (www.sustainable-energy.vic.gov.au) provides comprehensive information about designing and building your home to optimise energy efficiency and savings. It also provides information on how to work with designers and builders to achieve the best results.

Control

- Houses at Valley Lake must achieve a minimum 6 star energy rating by an accredited professional.

16.2 Insulation

Objectives

- To reduce excessive heat loss in winter and heat gain in summer.
- To encourage the use of environmentally friendly insulation products.
- To improve the acoustic performance of the house.

Guidelines

- The installation of environmentally friendly insulation products such as recycled polyester, new or recycled wool and natural insulation products is encouraged.
- Thermal insulation should be provided to all ceiling spaces, external walls, below timber floors and to the perimeter of concrete slabs.
- Double-sided reflective insulation should be used in conjunction with 'air space' insulation such as wool batts or fibreglass batts to provide insulation against radiant heat as well as conducted heat.
- Provide air vents to ceiling spaces.
- Provide acoustic insulation to walls around all bathrooms and toilets; to walls between bedrooms and living areas, and in the floor space between storeys (note that thermal insulation is rarely a good acoustic insulation and vice versa).

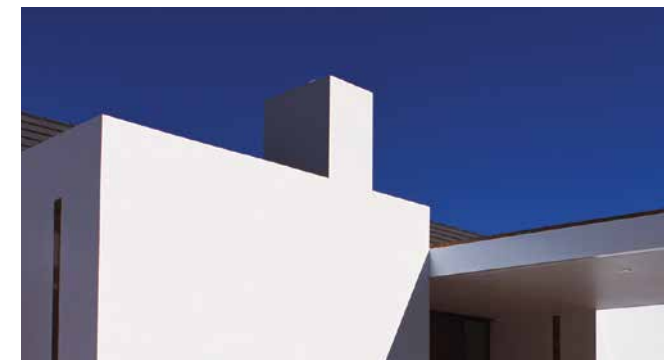
16.3 Chimneys/flues and fireplaces

Objectives

- To minimise the visual impact of chimneys and flues on the Valley Lake community.
- To reduce emissions from chimneys and flues
- To reduce heat loss and resource use.

Controls

- Chimneys and must be integrated with the elevations and treated as a feature element, or appropriately screened/concealed from the streetscape.



16.4 Heating your home

Objectives

- To provide effective heating to each dwelling.
- To improve the comfort level of the dwelling.
- To reduce resource consumption in the heating of the home.

Guidelines

- Hydronic heating is the preferred method of heating homes at Valley Lake, providing a better quality of heat to your home. It is more effective in creating comfortable living conditions and is more energy efficient.
- Locate heating outlets below windows where possible.
- Provide bi-directional ceiling fans in living areas with high ceilings to circulate heated air around the room.
- Provide lined curtains to single glazed windows with pelmet boxes to minimise heat loss through the window.
- Where split system air conditioners are used, these should also be heating units to provide for occasional heating needs outside of winter.

Controls

- Heating plant must be concealed from view from the street or located in the rear 50% of the lot.

16.5 Cooling your home

Objectives

- To provide effective cooling to every home in Valley Lake.
- To improve the comfort level of residents in their house.
- To reduce resource consumption in the cooling of the home.
- To promote passive methods of cooling the home.

Guidelines

- Provide shutters to the outside of west facing windows to minimise summer heat gain through windows.
- Minimise the use of skylights, and where required, use double glazed vented skylights with heat absorbing glass.
- Air-conditioning condenser units should be located to avoid noise impact on neighbours.

Controls

- All air conditioning plant must be concealed from view from the street, or must be located in the rear 50% of the lot.

16.6 Hot water for your home

Objectives

- To provide an efficient and reliable source of hot water for the residents at Valley Lake.
- To reduce resource consumption and carbon dioxide emissions.
- To reduce the cost of heating hot water in the home.
- To integrate solar hot water units into Valley Lake in a manner that minimises visual impact.

Guidelines

- All solar hot water systems should be sized according to the number of residents in the house.

Controls

- A roof mounted solar hot water unit must be provided to every house.
- Solar hot water storage tanks must be concealed from view from the street or located in the rear 50% of the lot.

16.7 Conserving water in your home

Objectives

- To reduce the consumption of potable water.
- To ensure water tanks are designed as an integrated component of the house.

Guidelines

- Flow restrictions should be to all shower and vanity taps. The flow restrictions must be rated to reduce the water flow to 9-12 litres per minute. This reflects the 6 star sustainability standard.
- Washing machines should be at least AAA rated (or WELS equivalent).
- Water tanks that exceed 5000 litres have little additional benefit in reducing potable water consumption. Increasing the roof catchment area is more effective.
- Locate the water tank where gravity can assist with the water reticulation.
- Optimise the use of fittings and fixtures to be fed by the rain water tank.

Controls

- Rain water tanks with a minimum capacity of 3,000 litres must be provided to all dwellings.
- The water tanks must be fed by a minimum 120m² roof catchment area
- The rainwater tank must be used for landscape irrigation and toilet flushing.
- Water tanks must be located in non-visible, private internal/courtyard spaces, or integrated into the built form, underground or screened by built form and/or landscaping.

17. Fibre to the Home

Principles

Every house at Valley Lake will be connected to the Valley Lake Optical Fibre network. This network will provide telephone services, ultra-broadband internet access, Valley Lake intranet access, free to air television, video on demand and pay TV. Connection to the system eliminates the need for TV aerials to receive free to air TV broadcasts.

Objective

- To ensure that all houses are provided with appropriate wiring to ensure access to the Valley Lake Fibre to the Home network.

Controls

- All houses must comply with Fibre to the Home standards.
- All designs must be approved by the Fibre to the Home team prior to construction.

Materials and finishes

18. The external material finishes and colour palette

The materials and colour palette for Valley Lake has been chosen to ensure all houses have a consistent theme. Colours and materials have been selected to reflect the textural and tonal qualities of the Valley Lake setting. Guidance has been drawn from the rich texture and colour of the stone quarry walls. The palette matches key earthy tones and is supplemented by a range of complementary hues. The palette structure has been devised to simplify the selection process. These schemes consist of 'standard' colours assigned to selected building components, with a list of 'optional' materials and colours that further complement the scheme allowing the buyer to personalise their house.

Guidelines

- Use materials that are natural, true to form and do not require excessive finishing or maintenance.
- Use materials described in this section for the various components of the house.

Controls

All materials must be in accordance with the material and colour palettes included in the Siting and Design Controls as described in the following sections.

Note:

Due to printing irregularities, the colours as printed for "materials and colours palettes" are indicative only and should not be relied upon. Refer to the nominated suppliers for true representations of material, finishes and colours.

Where materials identified are no longer available, please consult with Places Victoria for an appropriate substitute.

18.1 Base colour palette

Objective

Colour and textural qualities are considered of high importance in Valley Lake and should be considered when designing dwellings.

Guidelines

- Use of colours should create a play between lightweight and heavyweight materials together with a mix of smooth and rougher textures.
- The base colour palette should be used for external rendered, bagged, broomed, painted, and tiled finishes.

Control

- Base colours must be in accordance with base colour palette.

Note:

Alternative colours may be accepted subject to approval by Places Victoria.



Base colour palette



Materials and finishes

18.2 External walls

Objective

A varied, yet complementary mix of materials and textures should be used in the external wall designs, to provide further diversity to the built form.

Acceptable wall treatments are:

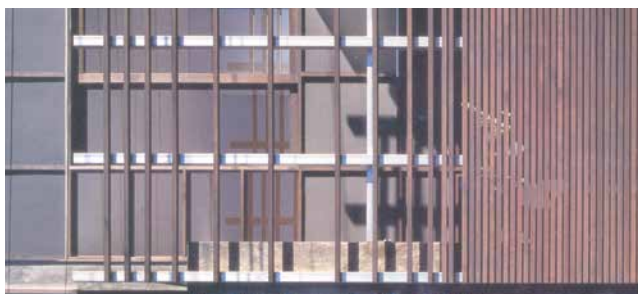
- Natural stone, rendered, bagged brick/block masonry.
- Lightweight materials may be used on all levels.
- Reverse brick veneer is a preferred alternative to common brick veneer construction, providing additional internal thermal mass.
- Granolithic and textured paint finishes are acceptable, provided they are of the finest texture available.
- Rendered or bagged brick or blockwork should be coloured or painted with colours derived from the base palette colour range provided in this section. (Refer to Section 25.1 Base Colour Palette).
- External walls not visible to the public should be constructed of materials consistent with the front of the home.
- Timber cladding in horizontal or vertical profile, or painted weatherboard to the approved colour palette is acceptable.
- Feature cladding of timber boarding, styrofoam sheeting, painted fibre-cement sheeting, timber boarding or plywood stained, in either banding panelling or sections of the elevation.
- Styrofoam sheeting is a preferred material over fibre cement sheets to attain better insulation qualities.
- Split-face blockwork (for feature use only).
- Terracotta cladding in accordance with the approved colour palette.

Note:

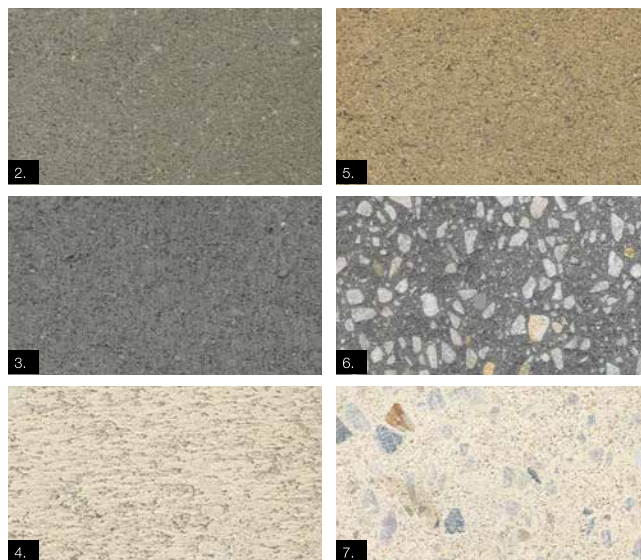
- Additional material combinations may be acceptable subject to Places Victoria approval.

Controls

- At least two different coloured materials must be used on the walls. Imitation finishes such as vinyl brick sheeting are not permitted.
- If the front façade is rendered, the same treatment must be extended for at least 1.5m along the side façades.
- Face brickwork or concrete blockwork (smooth face) must be not more than 50% of the façade surface area on both primary and secondary frontages.

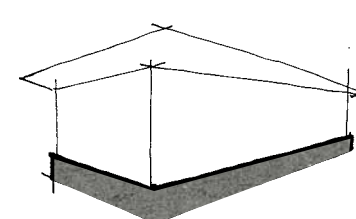
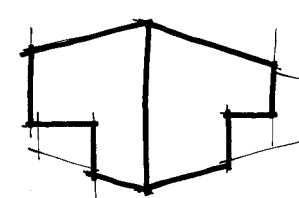
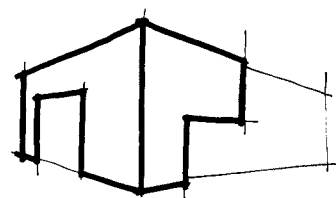
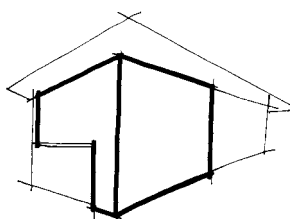


Materials and finishes



Heavyweight materials and colour palette

1. Mugga Way House, Canberra; Cox Architects
2. Boral Designer Block — 'Wilderness' — smooth face
3. Boral Designer Block — 'Charcoal' — smooth face
4. Boral Designer Block — 'Alabaster' — smooth face
5. Boral Designer Block — 'Paperbark' — smooth face
6. Boral Designer Block — 'Charcoal' — honed face
7. Boral Designer Block — 'Alabaster' — honed face



18.3 Heavyweight materials and colours

Principles

Heavyweight building materials will primarily consist of selected clay face brickwork, concrete blockwork (smooth, honed or split-face finish), rendered masonry or concrete.

Objectives

- To provide variety and interest to the appearance of the dwelling.
- To reduce the visual bulk of the dwelling.

Guideline

- Use heavyweight materials for walls that meet the ground, or visually support upper areas of the house.

Controls

- Finished colours must be similar to the colour of materials shown in the Heavyweight Materials and Colour Palette.

Materials and finishes



Heavyweight materials and colour palette

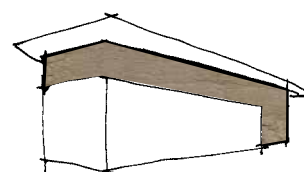
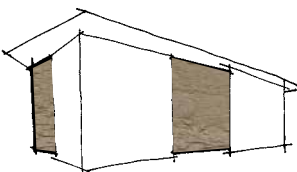
- 8. Austral Concrete Blockwork — smooth face
- 9. Boral Escura 'Pearl Grey' — smooth face
- 10. Austral 'Urban Grey'
- 11. Austral Terracade 'Tennant Grey'
- 12. Austral Elements 'Zinc'
- 13. Austral Elements 'Blue Onyx'
- 14. Austral Elements 'Graphite'
- 15. Austral Elements 'Garnet'
- 16. Austral Elements 'Blue Onyx'
- 17. Austral Elements 'Graphite'

Materials and finishes



Lightweight materials and colour palette

1. EcoPly 'Shadowclad'; Sunshine University Library; Bligh Voller Nield
2. Quantum Opaque Stain — 'Gold'
3. Quantum Opaque Stain — 'Slate Grey'
4. Quantum Opaque Stain — 'Gum Leaf'
5. Quantum Opaque Stain — 'Elephant's Breath'
6. Quantum Opaque Stain — 'Plum'
7. Quantum Opaque Stain — 'Onyx'
8. Quantum Opaque Stain — 'Fog'
9. Quantum Opaque Stain — 'Weathered Cedar'



18.4 Lightweight materials and colours

Principles

Lightweight visual building materials can effectively be used to reduce the impact of houses, while enriching the overall house composition.

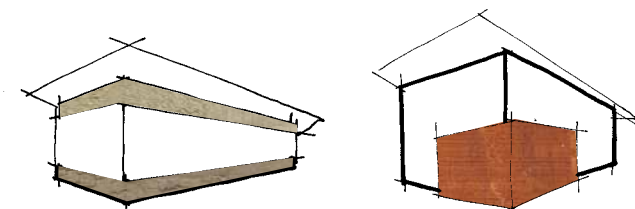
Lightweight building materials consist of timber boarding or plywood panelling, metal cladding such as powder coated corrugated sheeting, Alucobond, or zinc products, and Styrofoam cladding and fibre cement-sheeting (plain or rendered finish).

Guideline

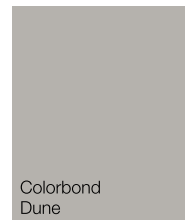
- Use lightweight materials to articulate the façades, breaking down the visual massing.

Control

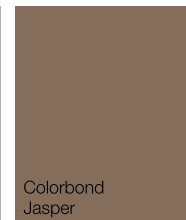
- Lightweight materials must be consistent with the Lightweight Materials Colour Palette.



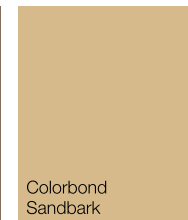
Materials and finishes



Colorbond
Dune



Colorbond
Jasper



Colorbond
Sandbark



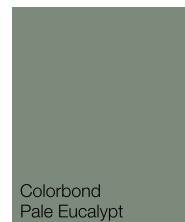
Colorbond
Paperbark



Colorbond
Shale Grey



Colorbond
Blue Ridge



Colorbond
Pale Eucalypt



Colorbond
Plantation

Lightweight materials and colour palette

- 10. Quantum Opaque Stain — 'Mist'
- 11. Quantum Opaque Stain — 'Ginkgo'
- 12. Quantum Opaque Stain — 'Latte'
- 13. Quantum Opaque Stain — 'Sandringham'
- 14. Quantum Opaque Stain — 'Portsea Mist'
- 15. Rheinzink

Materials and finishes



18.5 Feature elements

Principles

Feature elements consist of elements attached to the house such as pergolas, balustrades, stairs, and screens.

Feature elements should reflect or complement the colours and materials used for the house.

Feature walls should be used to integrate external house components into the overall design of the house. A 'tacked-on' appearance should be avoided.

Guidelines

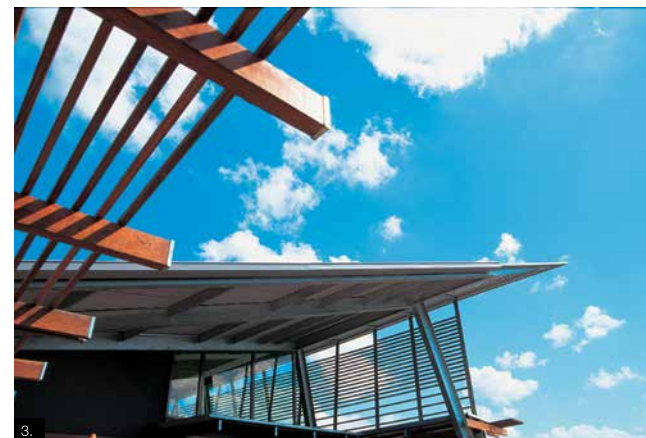
- Use feature walls to provide internal thermal mass, and/or sun shading and control.
- Provide a visual link between the inside and outside by continuing the feature walls into the house.

Controls

- Accent and ancillary elements attached to the house must have a powder coated, natural, anodised, or paint or stain finish.
- Feature element materials must be non-reflective.
- Colour of timber stain finish must be either natural or similar to the natural timber colour.
- The paint and powdercoat colour of feature elements must reflect the Dulux colour palette selected for window and door frames, or the lightweight colour palette as appropriate.
- Feature walls should consist of materials found elsewhere on the house's façades.

Note:

Alternative colours and materials may be used subject to Places Victoria approval.



2. Riparian House, Brisbane; Cox Rayner
3. North Lakes, Brisbane; Cox Rayner Architects
4. North Lakes, Brisbane; Cox Rayner Architects
5. North Shore, Brisbane; Cox Rayner Architects

Materials and finishes

18.6 Door and window materials and colours

Guidelines

- Doors, door frames and window frames should reflect or complement the colours and materials used in the adjacent walls.
- Doors should be selected to complement the house style and materials and finishes of the walls adjacent to the door.

Controls

- Doors, door frames and window frames must be either timber (painted or stained), natural anodised or powder coated metal. Vinyl (PVC) window frames are not permitted.
- The paint or powdercoat colour of door and window frames must be from the adjacent Dulux colour palette, and may be supplemented with a colour selected from the Dulux powder-coat range for metal finish frames.
- Colour of stain must be either natural, or similar to the natural timber colour.

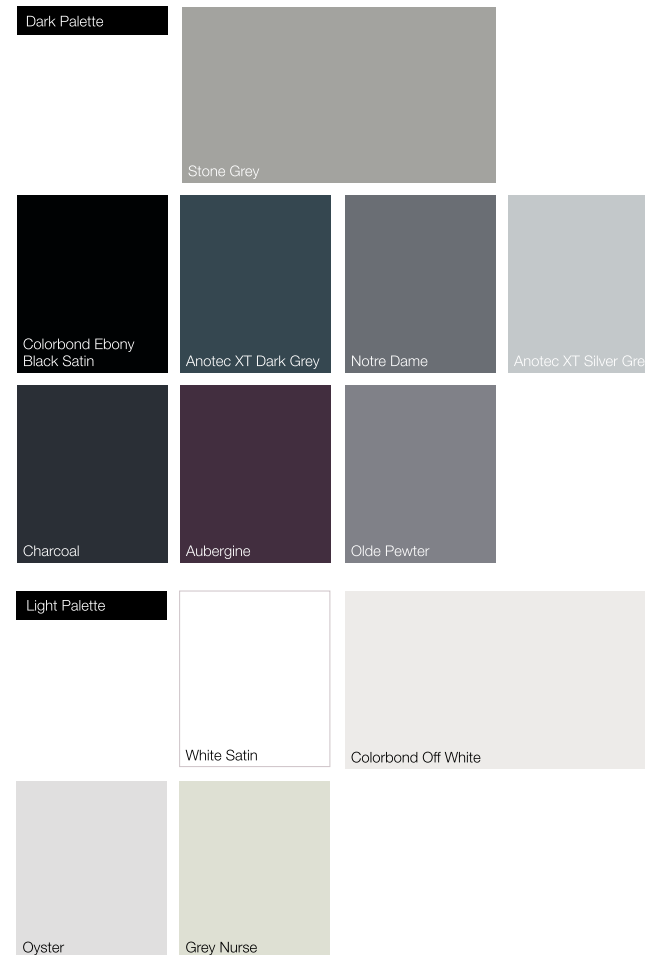
Note:

Colours from alternative suppliers may be used subject to Places Victoria approval.



1.

1. Mugga Way House, Canberra; Cox Architects



Doors and Windows colour palette

Materials and finishes

18.7 External windows

Objectives

- Provide and finish windows to houses in a manner that complements the house form, and assists with solar control.
- Provide window furnishings and finishes that assist with maintaining privacy to internal rooms.

Guidelines

- Acceptable window and door frame types include (but are not limited to), stained or natural cedar, stained or painted hardwood; natural or precoloured aluminium frames.
- Where aluminium frames are adopted, they should be rectilinear in section and slimline and discreet in profile.
- Window frames should be simple and elegant in design. Further 'ornamental' detail should be kept to a minimum, and be restricted to discreet use of mullions or transoms.
- Double-glazing and specification of energy-efficient glass is encouraged.
- If required for privacy, opaque glass may be fitted to bathrooms and ensuites.
- The use of glass blocks should be limited to entry areas or highlights within feature walls.
- Timber shutters and similar shading devices on the outside of windows should be considered to assist with reducing summer heat load. (These are much more effective than internal curtains.)
- Glazing must be clear, or tinted, non-reflective glass.
- Screens or awnings made from timber battens, metal frames, or alternative treatments are suggested for all north, east and west facing windows, where eaves are not provided.

Controls

- Doors, door frames and window frames must be either timber (painted or stained), natural anodised or powder coated metal. Vinyl (PVC) window frames are not permitted.
- Colour of stain must be either natural, or similar to the natural timber colour.

Note:

Colours from alternative suppliers may be used subject to Places Victoria approval.



Materials and finishes

18.8 Roof materials and colours

Objectives

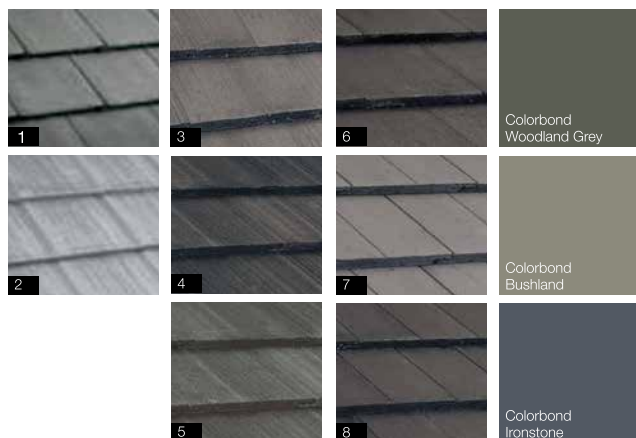
The selection of appropriate roof materials is an essential part of the Valley Lake colour palette. Careful consideration should be given to roofing materials as rooftop form will be more evident and visible on the sloping terrain of the site.

Guidelines

- Roof materials should consist of low or non-reflective terracotta or concrete tiles, metal and powder coated steel roofing.
- Roof forms should read as the dominant element from the street with roof colour playing a more subdued role.

Controls

- Roof materials must comply with colour palette.
- Roof sheeting must be non-reflective.
- Roof tiles must be unglazed or matt finish.



Roof Materials and Colour Palette

1. Monier Cambridge 'Welsh Black'
2. Monier Georgian 'Arctic Grey'
3. Boral Grange — Striata 'Storm Grey'
4. Boral Grange — Striata 'Charcoal Grey'
5. Boral Grange — Striata 'Daintree'
6. Boral Grange — Uno 'Charcoal Grey'
7. Boral Grange — Linea 'Ash'
8. Boral Grange — Linea 'Charcoal Grey'

18.9 Garage, shed and carport materials and colours

Guidelines

- Garages, carports and sheds should be integrated with the house with finishes indistinguishable from the remainder of the house.
- Where a carport or shed is not connected to the house the materials and colours used should complement those used for the house.

Controls

- Garage, carport and shed materials, including doors, must use the same materials and colour finishes as used for the main house.
- All window and door frames, and feature elements used in garages, carports and sheds (including garage doors) must complement those used in the house.
- Garage doors must be tilt-up or panel-lift.
- Garage doors must not open horizontally (similar to a gate).
- Garages must not include an integrated access door visible from the street.

Materials and finishes

19. Landscape

Principles

The landscape controls incorporate design principles that encourage a cohesive, visually appealing and environmentally responsive development.

The landscape design for houses at Valley Lake should provide a natural, robust appearance responding to the existing landscape. The use of natural stone is encouraged, as is the use of timber (dressed or rough sawn). The use of imitation stone is discouraged, however where it is used, emphasis should be on high quality product.

Use of native and indigenous plant species, drought-tolerant plants in garden beds and incorporating solar design principles such as north-facing courtyards will contribute to the environmental quality of the area.

A wide range of materials are available for use in domestic landscaping. The following controls are designed to promote a cohesive and consistent landscape design at Valley Lake.

19.1 Front Garden Design

Objective

- To provide an attractive setting for the house while contributing to the Valley Lake streetscape.

Guidelines

- Garden-bed planting is preferred to lawn for areas not built upon or paved.
- Planting low maintenance shrubs and groundcovers between trees in place of lawn is encouraged.
- Hard materials used for front gardens are to conform to the colour palette.
- All taps located at the front of the house are to be fixed to a wall face.

Controls

- All areas visible from any public space adjoining the allotment must be landscaped within three months of a Certificate of Occupancy being issued.
- At least one advanced tree (a minimum of 2m in height) of a small to medium species from the Valley Lake planting list (or similar approved species) must be planted between the front building line and street boundary. (Refer to Appendix 3 Front Landscape options.)



19.2 Side and rear courtyards

Objective

- Provide useful landscaped outdoor spaces that promote both high quality outdoor living spaces, and meet utility needs for the house.

Guidelines

- Maximise outdoor living spaces to the north side of house with a mixture of hard and soft landscaped spaces.
- Plant deciduous trees on the north and west sides of outdoor living spaces to provide summer shade and winter sun. (Refer to Figure 15 and 16.)
- Use screen planting along adjoining lot boundaries to minimise the impact of side fences.
- Shade trees and shrubs and pergolas should be integrated into the courtyard design.
- When using timber for decking and pergolas, the use of CCA for treating timbers should be avoided (ACQ or LOSP treated pine is acceptable).



Materials and finishes

SECTION A A

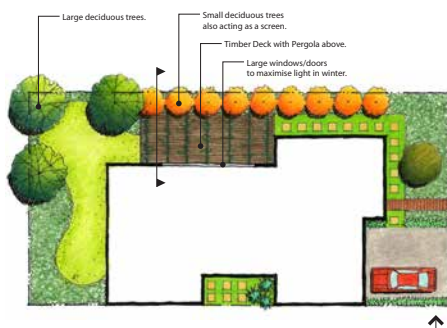


Figure 15
Side Courtyard Facing North



Figure 16
Rear of Courtyard Facing North

19.3 Hard materials

Guidelines

- Where hard materials are used in the front yard landscapes, they should provide an attractive setting for the house and in conjunction with the planting, contribute to the streetscape.
- Provide permeable paved surfaces in preference to solid paved surfaces.
- Materials selected for paving must be easy to maintain while being aesthetically pleasing.

Controls

- Materials used for paving areas within lots must be either cast in situ, precast, concrete, natural stone unit paving or granular material (e.g. crushed quartz or pebbles).
- Materials must conform to the landscape colour palette.
- Hard materials (including pebbles and crushed rock) must not exceed 20% of the total site area.

19.4 Trees

Objectives

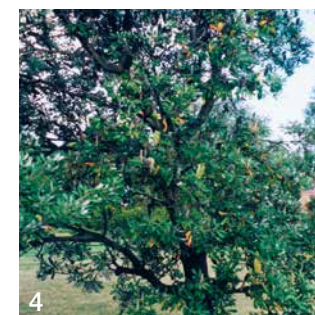
- Trees should be selected from those that respond well to local climatic conditions and require minimal irrigation once established.
- Trees should contribute to the surrounding landscape in Valley Lake estate.

Controls

- Trees planted in your lot must be selected from the Valley Lake Planting List. (Refer to Appendix 1 Plant Listing.)
- Trees from the Valley Lake Weed List must not be planted. (Refer to Appendix 2 Weed List.)

Note:

Other drought tolerant species may be allowed, subject to Places Victoria approval.



Materials and finishes



1. Lawn
2. Organic mulch

19.5 Shrubs and Groundcovers

Guidelines

- Shrubs and groundcovers should be drought tolerant so that they can succeed in harsh site conditions.
- At least 50% of all shrubs and groundcovers planted at Valley Lake should be endemic species.

Controls

- Shrubs and groundcovers must be selected from the Valley Lake Planting List. (Refer to Appendix 1 Plant Listing).
- Species from the 'Valley Lake Weed List' must not be planted. (Refer to Appendix 2 Weed List).

Note:

Other drought tolerant species may be allowed, subject to Places Victoria approval.

19.6 Creepers and Climbers

Guideline

- Use of creepers and climbers to soften the hard landscape elements like retaining walls is recommended.

Controls

- Creepers and climbers must be from the Valley Lake Plant List.

Note:

Other drought tolerant species.

19.7 Lawn Areas

Guideline

- Use drought-tolerant lawn species such as tall fescue, buffalo or native grass species.

Controls

- Artificial grass is prohibited.

19.8 Inorganic Mulches

Guideline

- Use inorganic mulches like pebble mulch or gravel to add textural interest while reducing the lawn area.

19.9 Organic Mulches

Guideline

- Organic mulches including pine bark, red gum, straw, and so forth that break down and enrich the soil are preferred in garden bed areas.

Materials and finishes

20. Landscape Features

20.1 Letterboxes

With no front fences in Valley Lake, letter boxes become an important element of the streetscape. Careful design is therefore important.

Objectives

- To provide a consistent design approach to all letterbox designs across Valley Lake.
- To integrate letter-box design with the design of the house.

Controls

- The letterbox materials and design must complement the main residence.

20.2 Swimming pools/water features/hot tubs

Objectives

- To ensure that swimming pools, water features and hot tubs are integrated with the design of the house.
- To minimise the impact of swimming pool fences on the Valley Lake streetscape.
- Swimming pools must be installed with the necessary Council approvals and must meet all statutory fencing and safety requirements.

Controls

- Swimming pools, spa pools, hot tubs, ponds, lap pools and water features must be integrated and complement the overall house designs.
- Excavation for pools must not exceed 2.0m below the finished surface level.
- The setback from any boundary to the top of a cut must be no less than 1m for excavation of a swimming pool.
- Swimming pools, water features and hot tubs can be built outside an allocated building envelope.
- Water feature pumps and pool filter pumps must be provided with timers and be located in enclosures that provide both visual and acoustic protection to the neighbours.

20.3 Fences

Objectives

- To minimise the visual impact of fences at Valley Lake.
- To provide a consistent design approach to fences where they occur.

Front Fences

Guidelines

- Front fences are discouraged at Valley Lake.

Controls

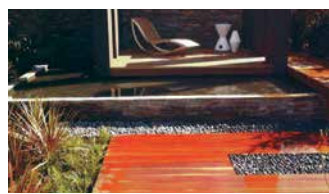
- Front fences are not permitted on or within 1.2m of the front boundary of lots except where the front boundary abuts public parkland or public open space.
- Fences on retaining walls must be set back a minimum of 1.0m from the front face at the top of the retaining wall.
- Front fences and fences on retaining walls must not exceed 1.0m in height
- Front fences must be tubular metal 'pool' style fencing and charcoal in colour.

Materials and finishes

Interlot Fences

Controls

- All interlot fences must be 1.8 – 2.0m high ACQ or LOSP treated pine timber paling fences. Fence posts must be Class 1 durable timber sourced from sustainable harvested timber plantations.
- Interlot fences being replaced shall be of the same material and similar design to those already constructed.
- Interlot fencing forward of the return fence or the primary façade line of the house is not permitted. Refer wing fencing section for controls on fencing forward of the front façade.



Eucalyptus nicholii
(Willow-Leaf Peppermint)



Eucalyptus leucoxydon 'Rosea'
(Red Flowering Yellow Gum)

Return Fences

Controls

- Return fences between houses and interlot fences must be of the same material and height (1.8m – 2.0m) as interlot fences, or another material consistent with the façade of the house.
- Return fences must be set back a minimum 7m from the front title boundary.

Boundary fences on secondary frontages including fences on corner lots/facing parkland and public open space:

Guideline

- Use of soft landscape to soften the appearance of fences and to provide privacy is permitted along such fences.

Controls

- Fences to the boundaries facing public open space (not including a road reserve) must consist of transparent tubular steel or aluminium fences, charcoal in colour and 1200mm maximum height.

Corner Lot

Controls

- Side boundary fences (rear of return fencing) must not exceed 2m in height.
- Solid area of side boundary fences must not exceed 40% of the total length of the secondary frontage.
- Solid area side boundary fencing must complement the colour palette used for the house.

Wing Fencing

Guidelines

- Wing fences (interlot fences forward of the front façade of the house) are discouraged.
- Use of landscaping (e.g. shrubs and hedges) is the preferred method of defining property boundaries.

Controls

- Wing fencing between the front fence and return fencing must not exceed 1.0m in height.
- Wing fencing must be metal "pool" style tubular fencing.
- Colour of fence must to be charcoal.

Materials and finishes

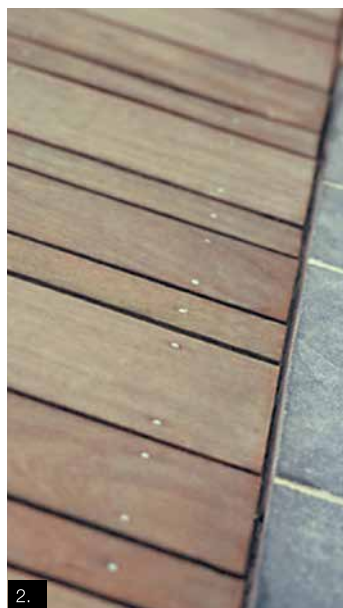
20.4 Landscape material and colour palette

The materials and colours in this section should be used as a guide.

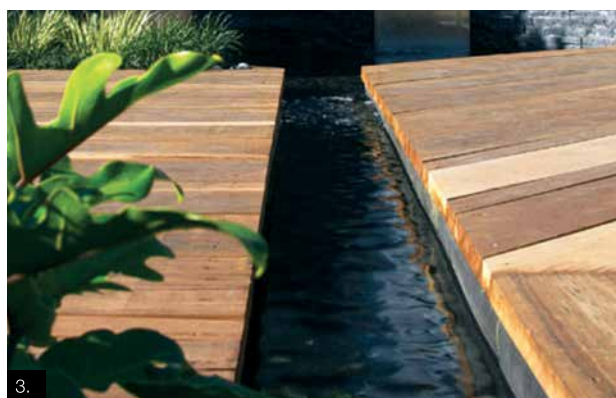
Refer also to other materials noted in the landscape section.



1.



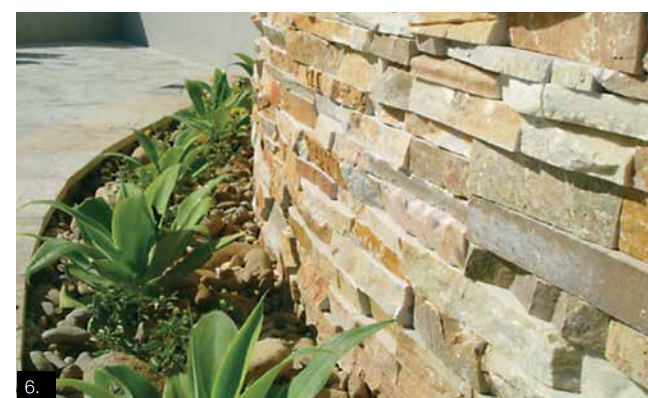
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3.



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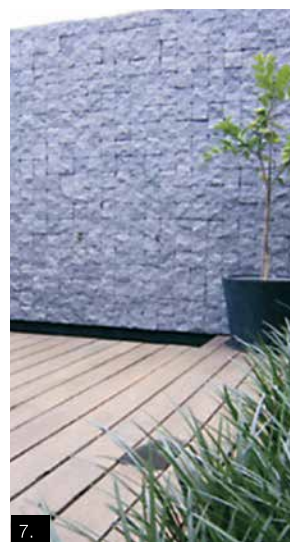
6.

Landscape material and colour palette

1. Australian Recycled Timber Floorboards
2. EcoConcepts Timber Decking
3. EcoConcepts Timber Decking
4. EcoConcepts Siltstone Pavers
5. EcoConcepts Stacked Siltstone
6. EcoConcepts Stacked Sandstone
7. EcoConcepts Granite Cobbles
8. EcoConcepts Stack Stone panels
9. EcoConcepts Coloured Pavers



5.



7.



8.



9.

Appendices

APPENDIX 1 — PLANTING AND ENVIRONMENTAL WEED LIST

APPENDIX 2 — PRELIMINARY DESIGN CHECKLIST

APPENDIX 3 — ENDORSEMENT APPLICATION FORM

APPENDIX 4 — APPLICATION FOR SITING AND DESIGN ENDORSEMENT

Appendix 1 — Planting and Environmental Weed Lists

Planting Lists

Native Trees

Large

Acacia melanoxylon (l)
Blackwood

Eucalyptus microcarpa
Grey Box

Eucalyptus sideroxylon 'Rosea'
Pink-flowering Ironbark

Medium:

Acmena smithii
Lilly Pilly

Allocasuarina verticillata (l)
Drooping She-oak

Allocasuarina littoralis (l)
Black She-oak

Angophora costata
Smooth Bark Apple Myrtle

Corymbia ficifolia
Red Flowering Gum

Eucalyptus leucoxylon 'Rosea'
Pink Flowering Yellow Gum

Eucalyptus nicholii
Willow Leaf Peppermint

Eucalyptus polyanthemus (l)
Red Box

Hymenosporum flavum
Native Frangipani

Small

Acacia pycnantha
Golden Wattle

Agonis flexuosa
Willow Myrtle

Banksia spinulosa
Hairpin Banksia

Brachychiton bidwillii
Little Kurrajong

Callistemon viminalis
Weeping Bottlebrush

Native Shrubs

Large

Acacia acinacea
Gold Dust Wattle

Acacia floribunda
Flinders Wattle

Acacia iteaphylla
Lightwood

Callistemon 'Kings Park Special'
Bottlebrush

Eriostemon myoporoides
Long-leaf Wax Flower

Pittosporum tenuifolium cultivars
Pittosporum

Medium

Agonis flexuosa 'Nana'
Dwarf Willow Myrtle

Callistemon 'Captain Cook'
Bottlebrush

Callistemon 'Little John'
Little John Bottlebrush

Correa glabra
Rock Correa

Correa reflexa
Common Correa

Goodenia ovata
Hop Goodenia

Thryptomene saxicola
Thryptomene

Westringia glabra
Native Rosemary

Westringia fruticosa
Coast Rosemary

Small

Correa 'Dusky Bells'
Dusky Bells Correa

Rhagodia nutans
Nodding Salt Bush

Native Ground Covers

Brachyscome multifida
Cut-leaf Daisy

Grevillea x gaudichaudii
Grevillea

Myoporum parvifolium
Creeping Boobialla

Viola hederacea
Native Violet

Native Grasses and Tufted Foliage

Anigozanthus flavidus
Kangaroo Paw

Dianella longifolia (l)
Pale Flax Lily

Dianella revoluta (l)
Spreading Flax Lily

Dietes bicolor
Wild Iris

Dietes grandiflora
Wild Iris

Lomandra longifolia (l)

Spiny-headed Mat Rush

Patersonia occidentalis (l)
Native Iris

Poa labillardieri (l)
Common Tussock Grass

Native Climbers and Creepers

Clematis aristata
Australian Clematis

Clematis microphylla
Small-leafed Clematis

Hardenbergia violacea
Purple Coral Pea

Kennedia rubicunda
Dusky Coral Pea

Pandorea 'Lady Di'
Lady Di Bower Vine

Exotic Trees

Large (Deciduous)

Liriodendron tulipifera
Tulip Tree

Liquidambar styraciflua
Sweet Gum

Quercus palustris
Pin Oak

Ulmus procera 'Lutescens'
Golden Elm

Populus yunnanensis
Yunnan Poplar

Medium (Deciduous)

Acer negundo
Box-Elder Maple

Gleditsia tricanthos 'Shademaster'
Shademaster Honey Locust

Jacaranda mimosifolia
Jacaranda

Pyrus ussuriensis
Maichurian Pear

Small (Deciduous):

Lagerstromia indica
Crepe Myrtle

Magnolia x soulangeana
Saucer Magnolia

Malus ioensis
Flowering Crab Apple

Malus floribunda
Japanese Crab Apple

Medium (Evergreen)

Michelia doltsopa
Michelia

Ulmus parvifolia
Chinese El

Small (Evergreen)

Acacia pycnantha
Golden Wattle

Agonis flexuosa
Willow Myrtle

Banksia spinulosa
Hairpin Banksia

Brachychiton bidwillii
Little Kurrajong

Callistemon viminalis
Weeping Bottlebrush

Key (l) INDIGENOUS

Appendix 1 — Planting and Environmental Weed Lists

Citrus limon
Lemon Tree

Gordonia axillaris
Poached Egg Plant

Michelia doltsopa
Michelia

Exotic Shrubs

Large

Abelia x grandiflora
Glossy Abelia

Camellia sasanqua cultivars
Camellia

Choisya ternata
Mexican Orange Blossom

Lonicera nitida
Box Honeysuckle

Myrtus luma
Myrtle

Nandina domestica
Sacred Bamboo

Viburnum tinus
Laurustinus

Medium

Cistus 'Brilliance'
Rock Rose

Coleonema album
White Diosma

Hebe buxifolia
Box-leaf Hebe

Lavandula angustifolia
English Lavender

Raphiolepis indica

'Springtime' Indian Hawthorn

Small

Argyranthemum frutescens
Marguerite Daisy

Convolvulus cneorum
Silver Bush

Felicia amelloides
Blue Marguerite

Hebe 'Blue Gem'
Veronica

Exotic Groundcovers

Ajuga reptans 'Catlin's Giant'
Catlin's Giant Bugle

Arctotis Hybrids
African Daisy

Cerastium tomentosum
Snow in Summer

Erigeron mucronatus
Seaside Daisy

Juniperus horizontalis
Horizontal Juniper

Exotic Climbers and Creepers

Gelsemium sempervirens
Carolina Jasmine

Lonicera x americana
Honeysuckle

Parthenocissus quinquefolia
Virginia Creeper

Trachelospermum jasminoides
Chinese Star Jasmine

Environmental Weed Lists

Trees

Acacia baileyana
Cootamundra Wattle

Acacia longifolia
Sallow Wattle

Acacia sophorae
Coast Wattle

Casuarina cunninghamii
River Casuarina

Fraxinus rotundifolia
Desert Ash

Pinus radiata
Radiata Pine

Salix species
Willows

Schinus molle
Peppercorn

Shrub

Equisetaceae
Horsetails, scourn rushes

Cytisus palmensis
Tree Lucerne

Chrysanthemoides monilifera
Boneseed

Coprosma repens
Mirror Bush

Cotoneasters species
Cotoneasters

Genista linifolia
Flax-leaf Broom

Lucium ferocissimum
Boxthorn

Polygala myrtifolia
Myrtle -leaf Milkwort

Rosa rubignosa
Sweet Briar

Melaleuca armillaris
Giant Honey Myrtle

Rubus fruticosus spp agg.
Blackberry

Ulex europaeus
Gorse

Sedges

Cyperus eragrostis
Umbrella Sedge

Cynodon dactylon
Couch Grass

Juncus acutus
Spiny or Sharp Rush

Grasses

Ehrharta erecta
Panic Veldt Grass

Nassella trichotoma
Serrated Tussock

Pennisetum setaceum
Fountain Grass

Stipa neesiana
Chilean Needle Grass

Herbs

Agapanthus praecox spp.
Orientalis Agapanthus

Cortaderia spp.
Pampas Grass

Cynara cardunculus
Artichoke Thistle

Diplotaxis muralis
Wall Rocket

Echium plantagineum
Pattersons Curse

Foeniculum vulgare
Fennel

Asparagus asparagoides
Smilax or Bridal Creeper

Vinca major
Blue Periwinkle

Hedera helix
English Ivy

Tradescantia albiflora
Wandering Jew

Allium triquetrum
Angled Onion

Appendix 2 – Preliminary Design Checklist

Preliminary design checklist

DATE:

LOT NO

STREET

STAGE NO

BUILDER/DESIGNER:

CONTACT

NUMBER:

ITEM	✓	COMMENT
BUILDING ENVELOPE		
Setbacks (Section 6)		
Ground Floor (Front, side, rear, corner)	<input type="checkbox"/>	
Upper Floors (Front, side, rear, corner)	<input type="checkbox"/>	
Garage/Carport (Front, side)	<input type="checkbox"/>	
Garage/Carport set back from primary façade	<input type="checkbox"/>	
Allowable encroachments (balconies, etc)	<input type="checkbox"/>	
MCP Profile		
Building Height (Section 5)		
Overall	<input type="checkbox"/>	
Wall height on boundary	<input type="checkbox"/>	
Wall height of primary façade	<input type="checkbox"/>	
Site Coverage (Section 4)		
Less than 60% of lot	<input type="checkbox"/>	
Internal floor area (160 sq m min)	<input type="checkbox"/>	
Garage width less than half lot width	<input type="checkbox"/>	
Total floor area less than lot area	<input type="checkbox"/>	
Boundary wall length	<input type="checkbox"/>	
Cut and Fill (Section 7)		
Cut dimensions (<2m)	<input type="checkbox"/>	
Fill dimensions (<400mm)	<input type="checkbox"/>	
Setback of cut (at least 1m)	<input type="checkbox"/>	
APPEARANCE		
Roof Pitch (Flat roof <10%, Pitched roof >25%) (Section 11)	<input type="checkbox"/>	
Materials (Section 18)	<input type="checkbox"/>	
Colours (Section 18)	<input type="checkbox"/>	
Eaves (600mm min depth) (Section 13)	<input type="checkbox"/>	
Sun shading (to North, East and West elevations) (Section 13)	<input type="checkbox"/>	
Portico (min depth 1500mm) (Section 12)	<input type="checkbox"/>	
Articulation (Section 5)	<input type="checkbox"/>	
Extent of face brickwork (max 50% primary and secondary frontages)	<input type="checkbox"/>	
Corner site addressing both frontages (Section 6)	<input type="checkbox"/>	
Screening to prevent overlooking (Section 13)	<input type="checkbox"/>	

Preliminary design checklist (continued)

[illegible]

Submission checklist

For Design Approval	✓
Site Plan	<input type="checkbox"/>
Landscape plan (can be incorporated into site plan)	<input type="checkbox"/>
Roof Plan (can be incorporated into site plan)	<input type="checkbox"/>
Floor plans	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section(s) in both directions	<input type="checkbox"/>
Area schedule	<input type="checkbox"/>
First Rate Energy Report	<input type="checkbox"/>

For Fibre to the Home	✓
Slab Layout	<input type="checkbox"/>
Services plan	<input type="checkbox"/>
Electrical plan	<input type="checkbox"/>

NOTES

- All heights, setbacks, walls on boundary, porches, balconies etc to be fully dimensioned
- All materials and finishes to be noted on drawings
- Building envelope and MCP profiles to be indicated on plans and elevations as applicable
- All cut and/or fill to be fully dimensioned, both horizontally and vertically
- Area schedule to include at least lot area, internal floor areas, external areas, garage, etc

Appendix 3 – Endorsement Application Form

ENDORSEMENT APPLICATION FORM

Places Victoria requires via a restriction on the Plan of Subdivision of the relevant stage that development plans (building and works) for each lot be endorsed by VicUrban, prior to a building permit being obtained.

Plans require the endorsement of Places Victoria to ensure compliance with the Memorandum of Common Provisions and being consistent with the relevant Valley Lake Stage Development Plan and the Valley Lake Design Controls.

An application for endorsement is made by completing this form and must be accompanied by the following material:

- **Site plan** (1:200) showing the following:
 - dimensions and areas of proposed building works;
 - setbacks to all boundaries;
 - nominated secluded private open space;
 - original and proposed finished ground levels;
 - location of Third Pipe tap outlets; driveways, areas of all hardstand surfaces, fencing and letterbox;;
 - details of proposed retaining walls.
- **Floor plans, roof plans and elevations** (1:100) showing the following:
 - internal layout and dimensions of rooms, balconies, verandahs, pergolas, decks, windows and openings;
 - proposed locations of solar panels, hot water storage tank, meter box and reverse cycle / evaporative cooling unit (if applicable);
 - elevations from four sides indicating overall building and ceiling height;
 - detail of all shading devices (if applicable);

- roof form and pitch;
- a section.

- **Electrical plans** showing the following:
 - ceiling fan locations;
 - fibre optic points.
- **Materials and colour schedule** showing the following:
 - colour schedule of external walls, roof, paths and driveway.
- **First Rate Energy Rating Report in PDF and First Rate formats** showing the following:
 - a minimum 6-star energy rating;
 - any assumptions made by the energy rater.

Applications for endorsement will generally take up to fifteen (15) working days to process if no changes to the plans or no further information is required (It is strongly advised that this application includes all the required information to avoid any possible delay in the approval process).

Any queries or applications for endorsement should be directed to:

Nathan Alexander
Design Review Panel Member
Phone: 9836 1721
Email: valleylake.design@places.vic.gov.au

PLEASE COMPLETE THE FOLLOWING

Address of

Property: Street _____

Lot Number _____

Applicant:

Name _____

Company _____

Postal Address _____

Telephone _____

Facsimile _____

Signature _____

Application Type

☐ New Design Approval

☐ Variation of Approved Design

Proposed Building Surveyor

Date _____

Declaration by Owner/s (This section to be completed by property owners prior to Places Victoria endorsement)

I / We _____ being the owner/s of

lot _____ confirm that I / we have viewed the final

plans submitted by _____ for building approval / endorsement in accordance with the

Valley Lake Development requirements.

Signed 1: _____ Dated _____

Signed 2: _____ Dated _____

Appendix 4 – Application For Siting and Design Endorsement

APPLICATION FOR SITING & DESIGN ENDORSEMENT**Owner/s / Builder – Code of Practice**

I, am lawfully authorised to make an application for Places Victoria Siting and Design Endorsement on the behalf of the owner/s of the land at address;

Lot, Keilor East – Valley Lake and in doing so the owner/s and builder agree that for the duration of the building works all building site activities will be carried out in a manner complying with;

- 1) Moonee Valley City Council's Local Laws
(Note: Moonee Valley City Council's Local Laws are available from the Moonee Valley City Council offices upon request.)
- 2) The requirements of the Moonee Valley Planning Scheme and Valley Stage Development Plan.
- 3) The Building Act 1993 and the Building Regulations 2006.
- 4) Furthermore, I agree to ensure that;
 - A. Prior to the commencement of building works on the site;
 - i. topsoil shall be stripped from the building site, and
 - ii. stockpiled on the allotment away from the building works, and
 - iii. stored in a manner which does not cause interference or detriment to adjacent allotments, public land or to the public, and
 - B. Stockpiled topsoil which is superfluous to site needs, shall be transported from the site in a manner compliant with Moonee Valley City Council Local Law requirements to a legal place of disposal, and
 - C. All waste and material excavated for the purposes of carrying out building works that is not topsoil shall be removed from the site in a manner compliant with Moonee Valley City Council Local Laws and transported to a legal place of disposal.

I understand that failure to comply with the above requirements may result in prosecution and/or infringement notices and fines being issued by Moonee Valley City Council.

SIGNED
(Builder or Builders/Agent)

DATE:/...../ 20.....

SIGNED
(Owner/s)

DATE:/...../ 20.....



Places Victoria

valley lake