

Urban Renewal – Winner

Valley Lake by Places Victoria

The winner of the Urban Renewal award goes to Valley Lake. The development is set to feature 541 homes when the transformation from a vacant quarry to a residential neighbourhood is completed.

Development of the site is an urban renewal success story.

It was once the proposed location for a waste facility.

Today, Valley Lake is a premium housing development just 17 kilometres from Melbourne's CBD.

The original lake that formed a part of the disused quarry was an important part of the landscape for residents in the area.

The masterplan for Valley Lake recognised this and the lake was reduced and reshaped.

Developing a residential community on such challenging terrain makes Valley Lake a unique urban renewal project.

Valley Lake is one of the first urban renewal projects in Melbourne to offer 'fibre to the home' technology, which is advanced fibre-optic cabling allowing for very fast internet speeds.

Lot sizes range from 300 square metres to 1154 square metres.

While there are some similarities in relation to set backs, height restrictions and colour palette, each design required a tailored response to suit the individual lot.

Owners and builders have personalised their homes with different facades.

Valley Lake homes are contemporary and are designed to comply with Places Victoria's design controls to improve the homes' design and energy efficiency.

What the Judges said

The site is a model for an exemplary outcome from contentious beginnings for what was a high-profile site within the local community.

The site sat dormant for many years with the previous developer proposing a landfill as one of many options for the area which were rejected because of prohibitive costs or community objections.

Some \$20m of site works later the result is a large water body, open space and mixture of densities which integrates with the surrounding development.

There is no doubt the site's complexities and challenging terrain that the developer faced, make the outcome all the more impressive.

With views of the city from some sites and medium density sites capitalising on internal views of the lake and open space, the development has turned a veritable 'sows ear' into a silk purse.

