

AUGUST 2023

# Coomoora Community Update



Artist impression of Coomoora Streetscape

**Coomoora is a new residential development located at 15-29 Coomoora Road, Springvale South. We're transforming the area with new housing opportunities and outdoor spaces. Read on for all the latest news...**

## All systems go at Coomoora

We've reached an important milestone at Coomoora with house construction now underway!

You may be curious about what is happening behind the scenes, and how this may impact you over the coming months.

We have put together the following Q&As covering some key information you might want to know.

## How many homes are being built on site?

We are building 47 new townhouses at Coomoora – including a mix of two, three and four-bedroom homes. The development also features 16 land-only lots around the border of the site.

All works will take place in and around the project site. As such, there will be no changes to local traffic conditions, however you may notice an increase in traffic in the area as vehicles move in and out of the site.

## Who is building the homes?

National builder, Creation Projects, has been engaged to build the 47 townhouses on behalf of Development Victoria. The land lots have been sold to individual purchasers who will then engage their own builders to construct their homes.

## Are the homes all sold?

There are a few townhouses and land lots still available for sale. For more information visit [Coomoora.com.au](https://Coomoora.com.au).

## Will the construction of new homes impact local traffic around the site?

All works are contained within the project site. There will be no changes to local traffic conditions, however you may notice an increase in traffic in the area during work hours as vehicles move in and out of the site.

The main site access will be via Coomoora Road, and occasionally through Teddy Crescent. We appreciate your patience and cooperation as construction workers access the site during this period.

## Will there be noise during construction – if so, how will you manage this?

There will be some noise associated with construction of the new homes. However, we will work closely with Creation Projects to manage these impacts.



Development site facing Coomoora Rd



Interior artist impression

**For more information and to register for updates:**

**Visit** [development.vic.gov.au/projects/springvale-south](https://development.vic.gov.au/projects/springvale-south)

**Email** [springvalesouth@development.vic.gov.au](mailto:springvalesouth@development.vic.gov.au)

### When will construction take place?

Works will be completed during standard construction hours of Monday to Friday, 7am to 6pm and Saturdays, 9am to 1pm.

### What precautions are in place to ensure the safety of residents?

To provide protection for families accessing the nearby school, we will ensure access for most larger vehicles and trucks is restricted during school drop and pick up times (8am-9:30am and 2:30pm-4pm).

There may be times where traffic management is required. In this case, pedestrians will be safely guided by traffic controllers.

To help keep the site safe at night, the gates will be locked.

### How are you protecting existing trees during construction?

We have a Tree Protection Plan in place and will ensure all existing trees are protected during construction in line with this plan.

### Will there be any public open space built as part of the development? If so, when will it be finished?

Around 10 per cent of the site has been designated as public open space facing along Coomoora Road, which has been recently completed. This space was designed to ensure several existing trees onsite were retained and will feature new plantings throughout.

### When will the Coomoora townhouses be finished?

We anticipate the 47 townhouses will be officially completed by early 2025.

### If I have a question of concern about the project, who do I contact?

We're committed to keeping the community updated as this exciting project continues. Stay tuned for our next update in the coming weeks or feel free to reach out via the contact details below.

### Project timeline

2023

**June:** Townhouse construction commences

**June:** Public open space works complete

**Late:** Land lot home constructions commence



2025

**Early:** Final townhouses complete

\*All dates are indicative only, and subject to change.

### Did You Know?

Have you checked out other communities that Development Victoria is creating? At Officer we're delivering 'Olio', a new residential development that will deliver 200 sustainable homes to suit a variety of budgets.

Sienna Homes has been engaged to deliver the townhouses and have begun construction on Stage 1 homes. Stage 2 is on sale now.

For more information visit [olioofficer.com.au](http://olioofficer.com.au).



The new open space at the front of Coomoora

### For more information

**Coomoora** [coomoora.com.au](http://coomoora.com.au)

**Visit** [development.vic.gov.au/projects/springvale-south](http://development.vic.gov.au/projects/springvale-south)

**Email** [springvalesouth@development.vic.gov.au](mailto:springvalesouth@development.vic.gov.au)

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we create places for people.

We are a government agency partnering with industry and communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct, Flinders Street Station and Melbourne Park to transform them for future generations. We develop entire precincts like Docklands and Fitzroy Gasworks – unlocking public land to create connected, sustainable places where people can live close to jobs, services and transport. We build homes in places people genuinely want to live – and we sell them to Victorians on average incomes, so they too can have the security of a place to call home.

Together, we deliver places that make a genuine difference to the people of Victoria.



If you require information in another language, please call us on **9280 0755**

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

