

MARCH 2023

# Coomoora Community Update



Artist Impression

## Coomoora is a new residential development located at 15-29 Coomoora Road, Springvale South.

We are transforming this site into a welcoming residential community.

The development includes 47 townhouses and 16 land-only lots. All land lots have been sold and townhouses are selling fast.

As this new neighbourhood begins to take shape, we are excited to share our next community update.

### Open Space

Coomoora has been designed with approximately 10 per cent of the site devoted to common open space for residents to enjoy, including two key park areas featuring communal bench seating and landscaped areas.

In addition to this, a further 10 per cent has been designated as public open space facing Coomoora Road.

These spaces have been designed to ensure a significant number of the existing trees onsite are retained and enhanced.

We have engaged renowned landscaper MALA Studio to design, and Bild Group to deliver, the public open space with works due to commence mid-year and take around three months to complete (weather permitting). The common open space for residents will be delivered by late 2024.

### Home construction

Civil works are progressing well, including earthworks, sewer and drainage works.

We appreciate the patience and cooperation of residents as we continue to access the site through Coomoora Road and Teddy Crescent to undergo these works.

Creation Homes has been engaged to deliver the townhouses and will begin construction mid-year after civil works are complete.

There will be some noise and dust during construction however we will work closely with Creation Homes to manage these impacts as much as possible.

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.

We're committed to keeping the community updated as the project progresses and encourage you to contact us via [springvalesouth@development.vic.gov.au](mailto:springvalesouth@development.vic.gov.au) if you have any questions or concerns.



Civil works



Civil works

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)



## Sales

The sales team has been kept busy at the on-site sales office, meeting with potential homebuyers and talking through the range of options available to choose from.

We have partnered with Creation Homes to deliver a range of sustainable and affordable townhouses including a mix of two, three and four bedroom homes.

There's been strong interest since we launched Coomoora to the market in the second half of last year. More than 50 per cent of the townhouses are sold and our sales agent expects high demand for the remaining homes.

A range of buyers have been attracted to Coomoora, including first home buyers, growing families, downsizers and investors, thanks to the diverse and affordable housing options on offer and the fantastic location.

A key feature of the Coomoora project is that it provides eligible, moderate-income earners an opportunity to buy affordable, quality homes through our Priority Access Program.

This program offers people earning income within specific bands an exclusive opportunity to buy a home before they're made available to the general public.

We know many people want to own a home close to work, school and the services they need – the priority access program is just one of the ways we're making that possible for more Victorians.

If you know a family member or friend who's looking to buy, encourage them to call our sales agent, Al Bogdani on 0425 869 940 or visit the coomoora website at [coomoora.com.au](http://coomoora.com.au) to learn more.

## Did You Know?

Springvale South's population is expected to rise from 147,000 in 2014 to 179,000 in 2024, according to the Greater Dandenong Housing Strategy 2014-2024. Our new homes in Springvale South will help cater for this growth and ensure growing families can stay close together.



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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.

