

MARCH 2024

# LUMA Community Update



Artist impression of LUMA Stage 1

## Welcome to our first newsletter for 2024 updating you on the exciting things happening at LUMA Sunshine North.

There's been plenty of activity at LUMA since our last update, with construction of homes in Stage 1 well underway.

LUMA will deliver around 300 townhouses, with a mix of 1-, 2-, 3- and 4-bedroom homes to suit a range of budgets, lifestyles and needs.

We plan to enrich the area with a diverse range of homes, outdoor spaces, and new community facilities.

All homes at LUMA will be energy efficient and feature solar panels and battery storage, helping to reduce residents' carbon footprints and energy bills.

The 86 homes which make up Stage 1 are due to be completed by mid-2025.

### Stage 2 LUMA on sale now!

In late February, we reopened our LUMA Display Suite and commenced sales for Stage 2, which features 85 new homes.

A key feature of Stage 2 is our Priority Access program which offers those on incomes eligible for affordable housing a chance to buy homes before they're made available to the general public.

Homes in Stage 2 are 'all-electric' with no gas connection and achieve a minimum 7-star energy rating. These homes have been designed to maximise energy efficiency with

a range of sustainable features, such as solar PV systems with battery storage, double glazed windows, and heat pump hot water services.

If you, a family member, or friend are looking to purchase, please visit our Display Suite and speak to our friendly Sales Consultant, Awot Abbay. The Display Suite is located at 247 St Albans Road and open 7 days a week from 11.00am to 5.00pm.

For more information about homes in this stage, visit: [lumaliving.com.au](https://lumaliving.com.au).



LUMA Stage 1 construction underway



Artist impression of a LUMA stage 2 townhouse

### For more information

Visit [development.vic.gov.au/projects/luma-sunshine-north](https://development.vic.gov.au/projects/luma-sunshine-north)

LUMA [lumaliving.com.au](https://lumaliving.com.au)

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



## New open spaces and community facilities on the way

Inspired by our vision to create a neighbourhood filled with well-designed open spaces connected by lush green links, LUMA's streets will be filled with native landscaping and feature a large central park.

Covering 3,600 square metres, LUMA park is designed around clusters of existing established trees and will feature a fully equipped children's playground, sheltered BBQ facilities, a picnic area and kick-about spaces.

Construction of the park is expected to start mid-year and be completed in early 2025.

Future plans for the site also include a pedestrian and vehicle bridge over Stony Creek via Metherall Street, providing a link between LUMA and the existing community, and a vision for a thriving neighbourhood retail precinct featuring a mix of specialty stores to support the everyday needs of the local residents.



Artist impression of the future LUMA park

## LUMA design competition – ILLUMINATE

The heritage-listed former City West Water building at LUMA was the subject of a nation-wide design competition in 2023 which challenged designers to reimagine the building and make it more environmentally friendly.

The winners of the Living Future Institute of Australia 'ILLUMINATE' Living Building Challenge Design Competition were announced in December, with many of the awarded recipients emphasising circular economy and nature-based design at the heart of their submissions.

While these designs are ideas only, they may provide inspiration for the future design and development of the building in the years to come.

To learn more and view the submissions visit: [living-future.org.au/living-building-challenge-design-competition-2023-design-entries](https://living-future.org.au/living-building-challenge-design-competition-2023-design-entries)



The winning design scheme by Includesign and Mine in the Sky.

## Project timeline

# 2024

**Early 2024: Stage 2 homes sales commence**

**Mid 2024: Works on LUMA Park commence**

**Mid 2024: Stage 2 civil works complete**

**Mid 2024: Stage 2 home construction commences**



# 2025

**Early 2025: LUMA Park opens**

**Early 2025: First homes in Stage 1 complete**

**Early 2025: Pedestrian and vehicle bridge construction commences**

**Mid 2025: All Stage 1 homes complete**

**Late 2025: First homes in Stage 2 homes reach completion**

**Late 2025: Stage 3 home sales commence**

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

## Stay in touch

We're committed to keeping you updated as our work in Sunshine North continues. Stay tuned for our next update or feel free to reach out anytime via the contact details below.

### For more information or to contact us:

**Project information:** [development.vic.gov.au/projects/luma-sunshine-north](https://development.vic.gov.au/projects/luma-sunshine-north)

**Sales enquiries:** [lumaliving.com.au](https://lumaliving.com.au)

**Project-related enquiries:** [sunshinenorth@development.vic.gov.au](mailto:sunshinenorth@development.vic.gov.au)

**On-site enquiries:** [lumacommunity@sawconstructions.com.au](mailto:lumacommunity@sawconstructions.com.au)

At Development Victoria, 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.

