

OCTOBER 2023

# LUMA Community Update



Artist impression of LUMA Stage 1

## Welcome to our first update for LUMA, a new neighbourhood being created by Development Victoria in Sunshine North.

LUMA Sunshine North is situated on the former City West Water site on St Albans Road. When complete it will feature approximately 300 homes and green open spaces.

LUMA will deliver sustainable and affordable housing opportunities for individuals, couples and families.

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



LUMA Stage 1 civil works now complete

### First homes on the way at LUMA

We are delighted to announce that we have appointed Melbourne-based SAW Constructions to deliver 86 townhouses in Stage 1 of LUMA.

All key infrastructure within the site, such as roads and footpaths, underground sewerage, and water main works, is in place ready for home construction to start in September.

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.

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

There may be some minor noise associated with the construction, however we will work closely with SAW Constructions to manage impacts.

We thank you again for your patience as we get on with building these homes.

### Stage 2 LUMA coming soon

We're aiming to launch the next stage of sales at LUMA in early 2024.

A key feature of Stage 2 will be our Priority Access program which offers eligible moderate-income earners an opportunity to buy affordable homes before they're made available to the public.

If you are interested in being kept updated regarding the release, please register your details at [lumaliving.com.au](http://lumaliving.com.au).



Artist impression of a LUMA townhouse

### For more information

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

**LUMA** [lumaliving.com.au](http://lumaliving.com.au)

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



## New community park on the horizon

LUMA's spacious local park will be a welcoming green spine that links the neighbourhood together.

Covering 3,600 square metres, the park is designed around clusters of retained established trees. It is planned to feature a fully equipped children's playground, a sheltered BBQ, picnic area and kick-about spaces.

Subject to Council approval, the park is expected to be completed in early 2025.



Artist impression of the future LUMA park

## LUMA design competition – ILLUMINATE

We are thrilled to announce that Development Victoria is partnering with Living Future Institute of Australia for this year's Living Building Challenge Design Competition!

This competition is open to architects, designers, and students to propose ideas to reimagine an existing 1970s heritage building in Sunshine North (pictured) and create a 'Living Building', capable of generating its

own energy, in line with LUMA's commitment to sustainability and innovation.

The competition aims to break the misconception that only new buildings can be regenerative.

For more information about the competition visit: [living-future.org.au](http://living-future.org.au)



Photography ©John Jovic

## Bug hotel boom!

Just a few kilometres from LUMA, along the banks of Kororoit Creek, there's a hotel construction boom taking place... although these are no ordinary hotels – they're for bugs only!

Designed to provide shelter and protection for insects and smaller animals, these bug hotels have been carved by renowned artist Mike Nicholls using logs removed from LUMA.

Where possible we try to avoid tree removal as part of our developments. We always work with local councils to ensure we have approved permits if removal is required and develop a plan to assess ways we can reuse trees.

We were delighted to provide these logs to the 'Friends of Kororoit Creek' for this project, and plan to enrich the area around LUMA with new trees and vegetation in the months to come.



Bug hotels

## Keeping the community informed

We're committed to keeping the community 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

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

**LUMA** [lumaliving.com.au](http://lumaliving.com.au)

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

