

OCTOBER 2022

Coomoora Community Update



Artist impression

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

What is Coomoora

Development Victoria, the Victorian Government's property developer, is transforming the site into a welcoming residential community.

The development includes 47 townhouses and 16 land-only lots. All of the land lots have been sold, with the sale of the townhouses currently underway.

Coomoora has been designed with approximately 10% of the site devoted to common open space focused around two key park areas featuring communal bench seating and landscaped areas for the community to enjoy.

In addition to this, a further ten per cent of the site has been designated as public open space facing along Coomoora Road. These spaces have been designed to ensure a significant number of the existing trees onsite are retained and enhanced.

Location

Coomoora is conveniently located in a pocket of Springvale South close to an abundance of existing and established open space.

Just down the road is Coomoora Reserve, which is home to the Coomoora Cricket Club and Keysborough Soccer Club.

Behind the sports facilities lies the Coomoora Woodland, which is perfect for bushwalking and is also an important public space to observe the area's biodiversity.

It is a great location to bird watch, bushwalk and enjoy the seasonal wildflowers.

The development is located next door to Keysborough Primary School, making the location perfect for families with young children. Keysborough Primary School was formed in 2010 as a result of a merger between Coomoora Primary and Keysborough Park Primary schools.

New buildings within the school, allow students to access high-quality and sustainable education in comfortable modern facilities.

Current status of the project

Good news! Our new Coomoora neighbourhood is starting to take shape.

Civil works commenced in June 2022 and approximately 25% of these works have been completed so far, including earthworks, sewer and drainage works. These works are currently expected to be finished by mid-2023. Creation Homes has been engaged to deliver the townhouses and will begin construction shortly after the civil works are complete.

We appreciate the patience and cooperation of residents as we access the site through Coomoora Road and Teddy Crescent, and we'll continue to work with our contractors to minimise any impact to the community.



Construction site

For more information and to register for updates:

Visit development.vic.gov.au/projects/springvale-south

Email springvalesouth@development.vic.gov.au





The Coomoora Sales Office

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 at Coomoora including a mix of two, three and four bedroom homes available for purchase.

We are excited to be providing quality housing options to the community through this project, and welcome you to visit the sales office if you would like to speak to a member of our team.



The Coomoora master plan, showing location of homes and open space.

Priority Access

Our Priority Access program is open to moderate income earners (incomes ranging up to about \$130k* for families) and offers affordable homes which are priced so that people can continue to meet their basic living costs.

To find out more about Priority Access, and whether you may be eligible, please visit coomoora.com.au/priority-access

*As defined by the Planning and Environment Act 1987.

Visit our Coomoora website at Coomoora.com.au for more information, or pop into our Sales Office at 15-29 Coomoora Road, Springvale South open Wednesday to Sunday, 11am - 5pm

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.

