

JUNE 2025

# Sunshine North Community Update

LUMA Stage 1

## Welcome to our Community Update featuring all the exciting things happening at LUMA Sunshine North!

### First residents move in – Welcome to LUMA!

We're excited to share a big milestone for LUMA — every one of the 86 homes in Stage 1 is now either complete or just about there, and our first residents have officially moved in!

A huge welcome to our new residents, and a big thank you to SAW Constructions for delivering high-quality homes that set the standard for the next stages of the development.



Stage 1 at LUMA

When complete, LUMA will feature around 300 new homes across three stages, along with vibrant outdoor spaces and new community facilities designed to bring people together.

Every home at LUMA has been designed with sustainability in mind, featuring energy-efficient layouts and solar panels — helping residents shrink their carbon footprint and their energy bills.



The Easter egg hunt

We're proud to be building not just new homes, but a connected and thriving community. Please join us in giving our new neighbours a warm Sunshine North welcome!

We look forward to seeing LUMA continue to grow and thrive.

### Willowbark Park officially opens at LUMA!

On Saturday 13 April, over 400 residents and neighbours celebrated the opening of Willowbark Park — the new green heart of our LUMA community!

Families enjoyed Easter-themed activities including a lively egg hunt and face painting, while exploring the new park's open lawns, nature-inspired playground, picnic shelters, and barbecues.



Willowbark Park

A standout feature was the trio of hand-carved timber wombats by Indigenous artist Glenn Romanis - with residents invited to help name them!

Willowbark Park spans 3,600 square metres and prioritises natural design and sustainability, including the planting of more than 40 new trees.

We look forward to seeing Willowbark Park become a favourite gathering place for our growing community!

### Stage 2 Construction Well Underway

Construction of 85 new homes in Stage 2 is progressing well, with SAW Constructions leading the works.

All construction activity remains contained within the project site, however residents may notice increased construction traffic during work hours as vehicles move in and out of the site.

Some noise is expected as works continue, but we are working closely with SAW Constructions to manage and minimise impacts wherever possible.

We would like to thank LUMA residents for your patience and support as we continue to grow your community.

If you have any questions or concerns about the works, please contact us via the details below — we're here to help.

### Thinking about joining the LUMA community? Now's the Perfect Time!

There's still time to become part of our growing LUMA community, with Stage 2 homes now selling!

We've made it easier than ever to secure your future at LUMA with a new low deposit offer: **just 2.5% upfront to secure your home, and a further 2.5% six months after signing.** Best of all, there are no progress payments required during construction — helping to make homeownership more accessible to more people.

For the months of May and June, you can also save \$10,000\* on all homes at LUMA — just another way we are helping you reach your new home dreams sooner.

Stage 2 also features our Priority Access Program, offering individuals eligible for affordable housing the chance to purchase a home before public release.

For more info visit [lumaliving.com.au](http://lumaliving.com.au)

### More Open Spaces, Facilities and Connections Coming to LUMA

At LUMA, we're creating more than just homes — we're building a neighbourhood shaped by open, green spaces and thoughtful design.

Our tree-lined streets will feature native landscaping and nature strips, with homes and gardens designed to blend seamlessly into the streetscapes and internal parks.

The recently opened Willowbark Park is just the beginning — a diverse range of new outdoor spaces and community facilities are on the way.

One of the major upcoming projects is a planned pedestrian and vehicle bridge over Stony Creek, via Metherall Street, connecting LUMA with the community.

We look forward to sharing more updates with you soon as these exciting developments unfold.



Willowbark Park outdoor shelter

### Project timeline

## 2025

**Early 2025: Willowbark Park opens & Stage 1 homes complete**



## 2026

**Early 2026: First homes in Stage 2 completed**

**Mid 2026: All stage 2 homes completed**



## 2027

**Pedestrian and vehicle bridge construction commences**

**Stage 3 home sales commence, followed by civil construction.**

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

### 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.

### For more information or to contact us:

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

**Sales enquiries:** [lumaliving.com.au](http://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're a government agency partnering with industry leaders and local 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 deliver regional projects like the Geelong Arts Centre, and Galkangu — Bendigo GovHub, utilising public land to create connected, sustainable places which will provide lasting benefits for regional communities.

We build homes in places people genuinely want to live, close to jobs, services, and transport — and we deliver infrastructure to support these growing communities, including new and upgraded sporting facilities, and public open space.

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**

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.

