

Crossley & Bourke

6 Cross Street Footscray Victoria



Acknowledgement of country.

In the spirit of reconciliation, the Crossley & Bourke team acknowledges the Traditional Custodians of the land surrounding the project – the Wurundjeri Woi Wurrung and Bunurong peoples of the Kulin Nation.

We pay our respect to their Elders past, present and emerging, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Designed for life.

A welcome new addition to the Footscray streetscape, Crossley & Bourke is a carefully considered architect designed project that combines beautiful spaces that are functional, sustainable, and that contribute to the community.

These meticulously curated one, two and three bedroom residences combine stylish finishes, thoughtful design, and unrivalled location - just 6km from the CBD in the thriving West Footscray neighbourhood.



A new dawn of Footscray living.

Welcome home to your very own stylish sanctuary, offering a sophisticated urban lifestyle that places everything you need within easy reach, yet elevates you above the hustle of daily life.



Construction Commenced



Nestled amongst amenities.

With its close proximity to the CBD, transport and infrastructure, Crossley & Bourke at its heart is a neighbourhood infused with a sense of community and connection.

This hidden gem is surrounded by beautiful streets and homes, nestled in a quieter pocket of Footscray.

From here, West Footscray's thriving Barkly village is just a short stroll away, with a lively café culture and bustling restaurants.

While the soon to be redeveloped Whitten Oval with its additional public amenities is just steps from your door.

PRINCES
HIGHWAY

MELBOURNE
CBD

WHITTEN
OVAL

CROSSLEY &
BOURKE

WEST FOOTSCRAY
STATION



The fabric of Footscray.



New Town Hall, Footscray. 1876



R. Dick, Footscray. 1895



The Park Footscray. 1920 - 1950

FOOTSCRAY HAS MORPHED FROM AN INDUSTRIAL PAST INTO A CULTURED, URBAN VILLAGE AND AN ECLECTIC SOCIAL HUB OF PEOPLE, IDEAS, COLOUR AND LIFE.

Crossley & Bourke will be an important contribution to the evolution of Footscray's urban landscape. The modern materiality, sophisticated landscape design and streetscape appeal add a refined new chapter to the neighbourhood with the two distinct sections of the striking façade blending the residential past and future of the surrounding area.



Trocadero Theatre, Hopkins Street, Footscray 1941



Australian Estates Woolstore Sunshine Road West Footscray. 1950

PRE-1800

Home to the Wurundjeri Woi Wurrung and the Bununong peoples and clans of the Kulin Nation.

1853

County Bourke proclaimed between Werribee River in the west and the Great Dividing Range in the north.

1872

Colonial Sugar Refinery built on the banks of the Maribyrnong River.

1891

City of Footscray Football Club joins the VFA and win their first match against St Kilda.

1916

The pre-cursor to Victoria University - Footscray Technical School - is formed.

1933

Olympic Tyre & Rubber Co. establish their new factory in Cross St, West Footscray.

Beautifully curated residences.



The facade speaks to the neighbourhood's industrial past - exhibiting red brick, concrete and steel. While the overall design blends strong clean lines with multiple parts that combine to form one cohesive whole, inspired by the many facets of the community and its unique character.

The landscape design brings a layer of greenery that is integrated into the recesses of the façade and the central sky garden is inspired by the traditional village green and central square where the community comes together to socialise and celebrate.

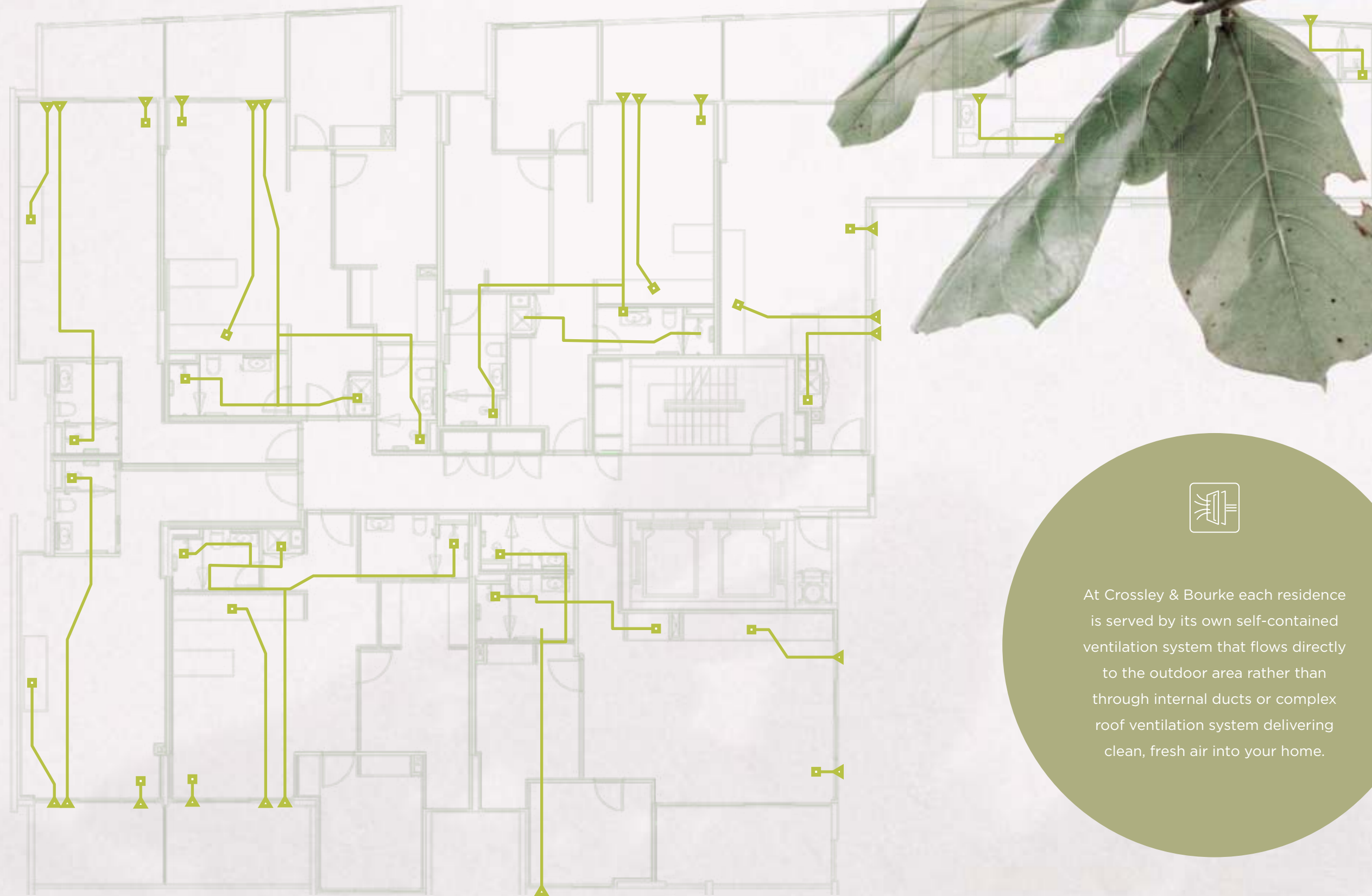


JOHN HAIR
DIRECTOR ARTISAN ARCHITECTS





A breath of fresh air.



At Crossley & Bourke each residence is served by its own self-contained ventilation system that flows directly to the outdoor area rather than through internal ducts or complex roof ventilation system delivering clean, fresh air into your home.



This HVAC ventilation systems improves indoor air quality by controlling humidity and outside airflow and the benefits include improved energy efficiency, reduced pollutants and allergens, and moisture control that can lead to mould and mildew.

Bringing the outdoors in.

An abundance of natural light.

While inviting sunlight into the living rooms, expansive windows provide views of the city skyline, Whitten Oval, and the local neighbourhood.

Airy balconies extend the home and provide a seamless transition between outdoor and indoor spaces, while delivering a place to unwind and recharge as you admire the views.





Artists Impression

25 / 88

Your private sanctuary.

Your modern bathroom is an uncluttered space featuring a sleek and luxurious design.

Large format tiles extend from floor to ceiling, increasing a sense of depth and volume, complemented by exquisite above counter basins, premium tapware, and custom joinery.

Twin rail shower heads and frameless, walk-in showers afford space and deliver luxurious functionality, while smart mirror cabinets illuminated by LED strip lighting not only maximise storage, but add a touch of finesse.

A place to retreat.

Offering ultimate comfort, the spacious, light-filled master bedrooms are fitted with built-in wardrobes and 100% wool carpets, providing a secluded sanctuary nestled away from the bustle of the vibrant and cosmopolitan surrounds.



Your private sky garden.

Life at the top - A place to get to know your neighbours and make new friends.

The lush central podium level terrace is more than just a place to admire the breathtaking views of the CBD.

Equipped with comfortable seating and a BBQ, residents can come together to create treasured memories with family and loved ones.

If serenity is more your thing, take a peaceful moment to bask in the sunshine on warm sunny days, enjoy a spot of yoga, or cosy up with a book in the communal gardens. This really is an oasis-like setting above the hustle and bustle below.



Make time for yourself.

WELLNESS CENTRE

With busy work, family and social lives running us off our feet, it's critical to set aside a little me-time to stay our best and brightest selves.

Residents at Crossley & Bourke will enjoy access to a number of exceptional amenities. To help you refresh and recharge, there will be a fitness centre, sauna and a range of amenities and services designed to enhance your well-being.



Landscapes designed to thrive.

The garden features a considered sustainable design by award winning Memla landscape architects. The clever use of drought tolerant plants and integrated watering from rainwater collection provide all year-round greenery while reducing the impact on the environment. While the use of planter boxes and pergolas provide height and separation.



CORREA GLABRA - ROCK CORREA

Upright and dense in growth, this bird attracting shrub produces bell shaped flowers in autumn and winter.



PITTOSPORUM TOBIRA - AUSTRALIAN LAUREL

An ornamental hedge plant with tightly compacted leaves that produces fragrant cream flowers.



EMERALD ARCH® DIANELLA TASMANICA

This flax lily has deep green foliage. The broad arching leaves create a tropical feel.



CHINESE STAR JASMINE

A popular evergreen climber with highly fragrant blooms that in warmer weather fill the air with a lovely sweet scent.



DICHONDRA REPENS - KIDNEY WEED

This lush native groundcover is an evergreen perennial with distinctive kidney-shaped leaves.



CORREA ALBA - WHITE CORREA

This is an attractive, handy and versatile perennial shrub features velvety rounded leaves and star shaped flowers.

Landscape design by

memLa

Your digital concierge.

Crossley & Bourke will incorporate the latest technology to keep you safe and informed through its partnership with Wumbo, which has created the WE building management platform.

Put your feet up as your virtual concierge takes care of maintenance requirements, parcel management, personal household bookings and other additional services.

CLICK AND COLLECT

Hassle free parcel management using smart lockers.

NEWS & EVENTS

Stay up to date with social events and local news.

MAINTENANCE REQUESTS

Upload and monitor your maintenance requests in real time.

IN HOME SERVICES

Book personal household cleaning and dry cleaning, among other services.

PAPERLESS SYSTEMS

Access user manuals, train and bus timetables, body corporate policies and more directly from your phone.

WUMBO CLUB

Connect to your local and surrounding community’s special deals and promotions, curated for you.





Future proofing for tomorrow.

SMART HOME AUTOMATION

Designed to make life easier, increase comfort and reduce costs by integrating your home's electronic products, Crossley & Bourke residents have the option to upgrade at an additional cost to a range of solutions that can be customised to your needs for a more efficient, comfortable, and convenient lifestyle for years to come.

SMART AUDIO

High-resolution in-ceiling streaming speakers.

ACCESS CONTROL

Number plate recognition for hands free garage access.

VOICE CONTROL

Enable connection with Alexa or Google Home, includes remote access through the Control4 app.

SMART LIGHTING

Control lighting remotely for cost savings and convenience.

HOME SECURITY

Remotely access video intercom systems and monitor access for better security.

BLIND CONTROL

Remotely activate your blinds for all day comfort and thermal efficiency.

TEMPERATURE CONTROL

Adjust the temperature before you get home and manage energy savings with smart insights.

Delivering faster connections.

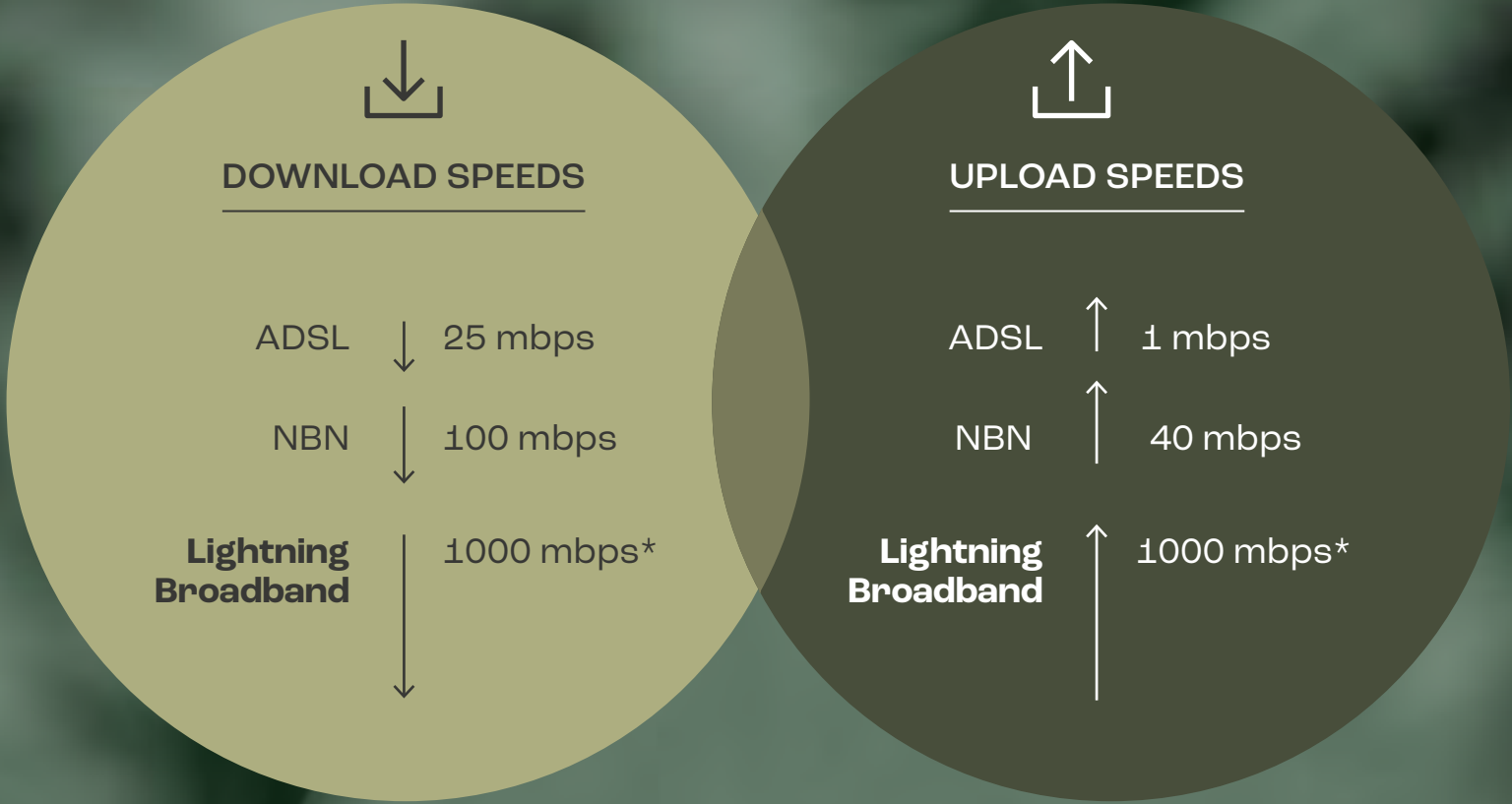


Whether you are working from home or facetimeing your friends in London, staying connected has never been more important. Crossley & Bourke residences will be equipped with Lightning Broadband - Australia's fastest and most reliable internet service.

Most apartment fibre optics come from a single connection that can adversely affect your internet speed, particularly the higher you go up the building.

At Crossley & Bourke, the advanced fibre-optics will be cabled separately for each level to give a premium stable connection, eliminating buffering and lag.

Residents will be provided with a no lock-in contract that gives you the freedom to change or cancel plans at any time. No hidden fees or surprises, just pure and fast internet from Australia's top performing provider.



Note: Comparison is with typical ADSL and NBN FTTN speeds

* Maximum theoretical speed, actual speeds will vary based on technology, location and customer equipment. Actual speeds may vary and are subject to availability.

MARIBYRNONG
RIVER

Jackson & Boyd.

Inspired by the creeks that flow
into the mighty Maribyrnong.

CROSSLEY & BOURKE
6 CROSS ST. FOOTSCRAY

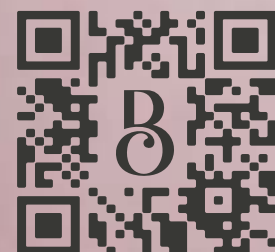
Stretching 160km from the slopes of Mount
Macedon all the way down to Port Phillip Bay,
the Maribyrnong River is home to a diverse
range of flora and fauna providing nature
lovers and fans of the outdoors a wealth
of recreational activities, from boating and
fishing, to cycling and walking along the
25-kilometre Maribyrnong River Trail.

The two towers of Crossley & Bourke are
named after two of the river's tributaries -
Jacksons Creek in Gisborne and Boyd Creek
in Darraweit Guim that feed into the water of
the mighty Maribyrnong river basin.

YARRA
RIVER

PORT PHILIP
BAY

8.3_{star}
DEVELOPMENT



Scan the QR code to learn more
about NatHERS ratings.

Environmentally responsible homes.

Crossley & Bourke has been designed to foster sustainable living, implemented with a range of eco-conscious design features creating an efficient living experience for its residents whilst reducing its impact on the world of tomorrow.



THE BUILT ENVIRONMENT SUSTAINABILITY SCORECARD

The BESS report results confirm the unwavering commitment to sustainability at Crossley & Bourke. Recognised as 'Best Practice' by the Victorian Government based on its own review and point system, the development exceeds the highest standards set by the Built Environment Sustainability Scorecard (BESS) in terms of energy and water efficiency, thermal comfort, and overall environmental performance.

These smart design choices result in reduced carbon footprints for residents and significant savings on energy bills, solidifying Crossley & Bourke's reputation as a development of exceptional standards.



NATHERS RATING - BUILDING BETTER HOMES FOR A BETTER TOMORROW


Good design can reduce the amount of energy needed to keep a home comfortable. The Australian Government is encouraging developers to become more mindful of this through its Nationwide House Energy Rating Scheme (NatHERS), which rates the energy efficiency of a home out of ten.


Crossley & Bourke is well and truly ahead of the game in this area. By surpassing development norms, some of its residences have achieved an 8.3 Star NatHERS rating, translating to reduced carbon footprints for residents and significant cost savings on their energy bills through smarter design choices.


Designed with your environment in mind.


Crossley & Bourke features a range of sustainability measures designed to ensure future ready residences that are not only better for the environment, but that will also provide savings to you, the home owner.


ENERGY EFFICIENT INITIATIVES

 Double glazed windows for reduced heating and cooling costs.


 Energy and water efficient electric heating and cooling.


 Renewable energy 25kW PV solar panels.


 Smart lighting.


 Energy efficient electric hot water heat pump systems

ENVIRONMENTALLY FRIENDLY CONSTRUCTION


 Improved indoor air quality with the use of non-toxic paint and low volatile organic compound (VOC) materials.


 Durable and environmentally friendly materials including greener concrete mixes and accredited plantation timber.


 Energy efficient induction cooktops that eliminate the need for gas infrastructure.


 Separate waste stream and recycling facilities.


SUSTAINABLE DESIGN

 Passive solar design and ventilation.


 Excellent public transport on your doorstep.


 Individual metering of services to each dwelling and tenancy.


 Provisions for electric vehicle charging.


 Tap on balconies to encourage balcony vegetation.

WATER SAVING INITIATIVES

 Water efficient tapware and fixtures.

 Rainwater tanks connected to toilets and irrigation.

 Best practise stormwater treatment with onsite water use and infiltration.

 Use of low maintenance, drought tolerant plantings.








The twenty minute neighbourhood.

At just six kilometres west of the CBD, Crossley & Bourke’s location is the perfect fusion of culture, heritage, community, convenience, and outdoor living that make Melbourne one of the world’s most liveable cities.




Footscray isn't your average suburb. It's a lively mix of old-school locals buying produce at Footscray Market and new-school locals soaking up the arts, cafes, and multicultural vibes.

Positioned on the border of West Footscray or WeFo as it's colloquially known, Crossley & Bourke is a dream for staying connected. Walk or cycle to local shops, cafes, and conveniences – or simply pop outside your door and board a train destined for the CBD.



WALK

-  1-minute to West Footscray train station
-  1-minute to Whitten Oval
-  3-minutes to Bunnings
-  5-minutes to McDougall Reserve
-  6-minutes to Barkly St Village
-  13-minutes to Footscray Hospital
-  14-minutes to Hansen Reserve, home to Yarraville Cricket & Kingsville Tennis Clubs

BIKE

-  10-minute to Yarraville Swim Centre
-  11-minutes to Highpoint Shopping Centre
-  12-minutes to the Maribyrnong River Trail

TRAIN

-  5-minutes to Footscray Market
-  15-minutes by to the CBD





80

WALKSCORE

Very walkable - most errands can be accomplished on foot.

Footscray
proud.



Fill your weekends with scenic bike rides or avoid congestion and parking charges in the CBD by choosing to cycle and leave the car at home.

2.5_{KM}

Spanning 30km, the Maribyrnong River Trail is a comfortable 2.5km ride away, and features stunning scenery, parks and connections to the Footscray Community Arts Centre, Flemington Racecourse and Docklands.



Storing your bike at home is no problem with secure basement bike parking spaces that provide peace of mind, while freeing up space in your personal storage area.

8_{KM}

8km bike ride to the CBD along dedicated bike paths and the Sheperd's Bridge shared path.



For those that commute by car, Crossley & Bourke is well placed with Princes Highway connecting you to Footscray Road, the Westgate Freeway, or Bolte Bridge and the Monash and Tullamarine Freeways within minutes.



8_{MINUTES}

to Highpoint shopping centre

15_{MINUTES}

to the CBD

20_{MINUTES}

to Tullamarine Airport

South of Barkly.

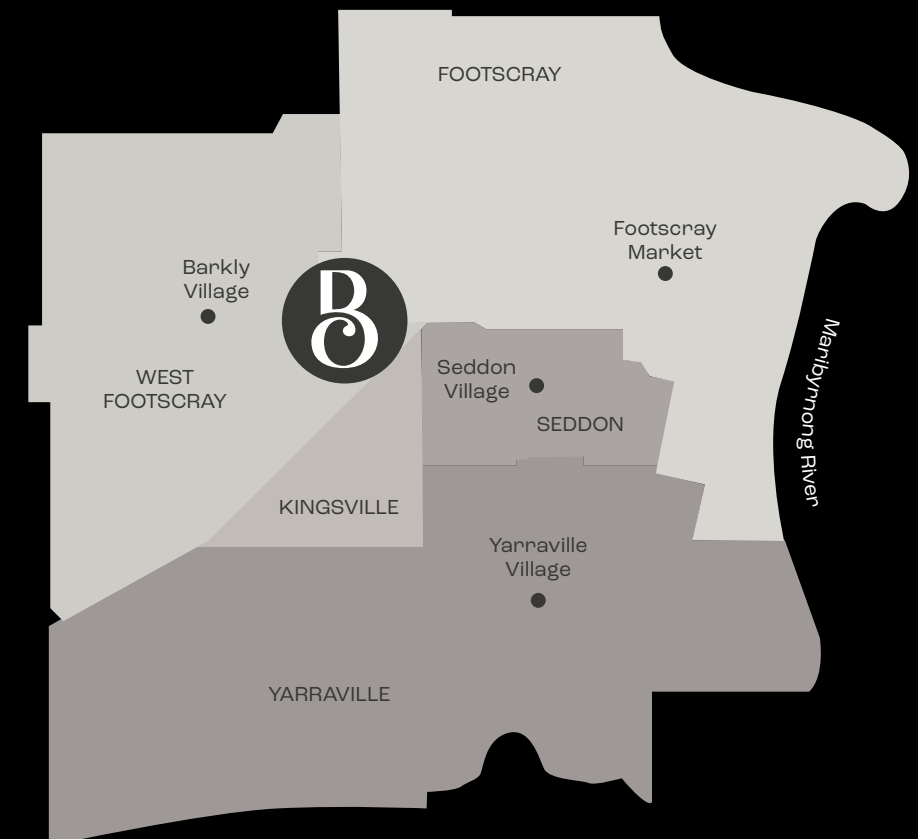
With its mix of exceptional transport connections, parklands, dining destinations, shopping hubs and quality schools, this neighbourhood is one that delivers the very best of city living while still holding on to an authentic, village-like character.

Zymungy - 800 metres from Crossley & Bourke

CROSSLEY & BOURKE
6 CROSS ST. FOOTSCRAY

The golden triangle.

Bordered by West Footscray, Yarraville, the Maribyrnong River and West Gate Freeway, this pocket of Melbourne is fast becoming a playground for foodies and urbanites alike.



With both Barkly and Seddon Villages an easy walk from your new home, you're at the centre of the burgeoning Inner West.

The beating heart of Footscray's soul.

A location brimming with eclectic lifestyle provisions all on your doorstep.

HOSPITALITY

- 1. Bruger
- 2. Chibog
- 3. Aangan
- 4. Zymungy
- 5. 540 On Barkly
- 6. Biryani King
- 7. Harley & Rose
- 8. Saigon Desserts
- 9. Migrant Coffee
- 10. West Footscray Wines
- 11. Dumbo
- 12. Bar Josephine
- 13. West 48
- 14. Common Galaxia
- 15. Luxsmith
- 16. Seddon Deadly Sins
- 17. Brother Nancy
- 18. Hop Nation Brewing Co.
- 19. Plough Hotel

RETAIL

- 20. SloFo WeFo Farmer Market
- 21. Bunnings
- 22. Footscray Market
- 23. Highpoint Shopping Centre
- 24. IGA West Footscray
- 25. Central West Shopping Centre
- 26. Bharat Traders Indian Supermarket
- 27. Inner West Swedish Baker

PARKS & RECREATION

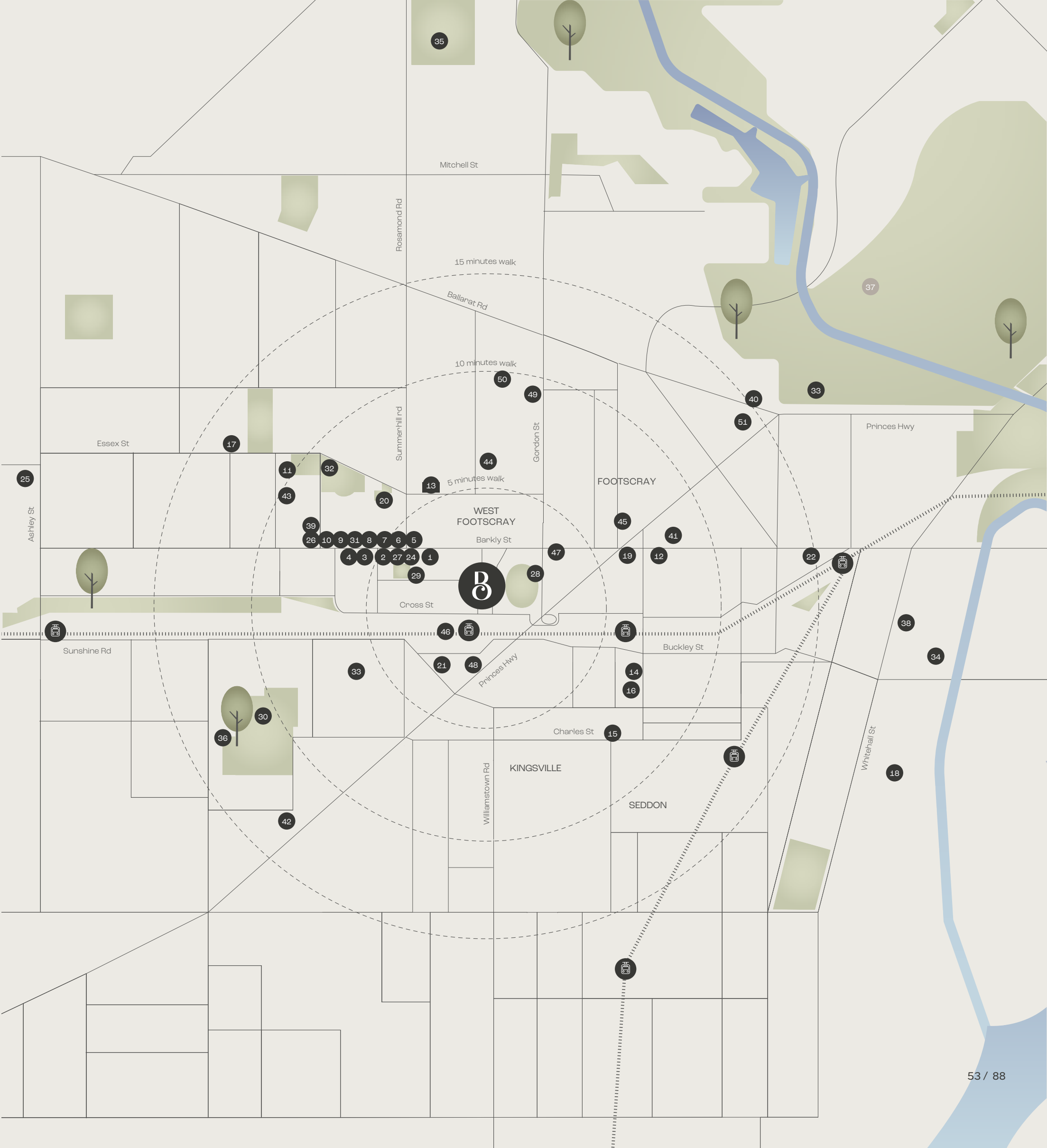
- 28. Whitten Oval
- 29. McDougall Reserve
- 30. Hansen Reserve
- 31. Assembly Yoga + Pilates
- 32. Shorten Reserve
- 33. Footscray Park
- 34. Maribyrnong River Trail
- 35. Maribyrnong Aquatic Centre
- 36. Yarraville Swim Centre
- 37. Flemington Racecourse
- 38. Footscray Community Arts
- 39. The Corner Studio

EDUCATION & TRANSPORT

- 40. Victoria University
- 41. Footscray High School
- 42. Corpus Christi School
- 43. Footscray West Primary School
- 44. St Johns Primary School
- 45. Footscray Primary School
- 46. West Footscray Train Station
- 47. No. 220, 216, 410 Buses
- 48. No. 411, 412 , 472 Buses

MEDICAL

- 49. Footscray Hospital
- 50. Western Private Hospital
- 51. New Footscray Hospital





HANSEN RESERVE

CBD

BUNNING

WEST FOOTSCRAY STATION

CROSSLEY & BOURKE

FOOTSCRAY MARKET

WHITTEN OVAL

MARIBYRNONG RIVER

MC DOUGAL RESERVE

BARKLY VILLAGE

NEW FOOTSCRAY HOSPITAL PRECINCT

VICTORIA UNIVERSITY

FLEMINGTON RACECOURSE

FOOTSCRAY PARK

SHORTEN RESERVE

FOOTSCRAY HOSPITAL

PIPEMAKERS PARK

MARIBYRNONG AQUATIC CENTRE

HIGHPOINT SHOPPING HG CENTRE

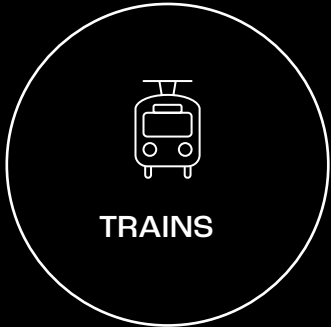
B

Connected living.



PUBLIC TRANSPORT

Crossley & Bourke could not be better connected, positioned just metres from West Footscray Station and with frequent bus services that provide links to shopping and medical centres within minutes from your new home.



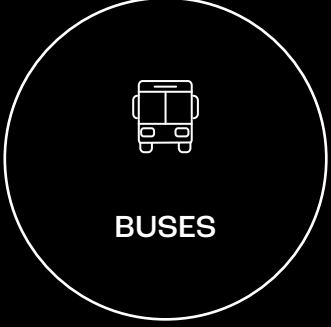
TRAINS

5 MINUTES

Footscray Market and central Footscray's amenities

15 MINUTES

to the CBD with connections to greater Melbourne and regional travel



BUSES

3 MINUTES

Footscray Hospital & Western Region Health services

12 MINUTES

to Central West Shopping Centre

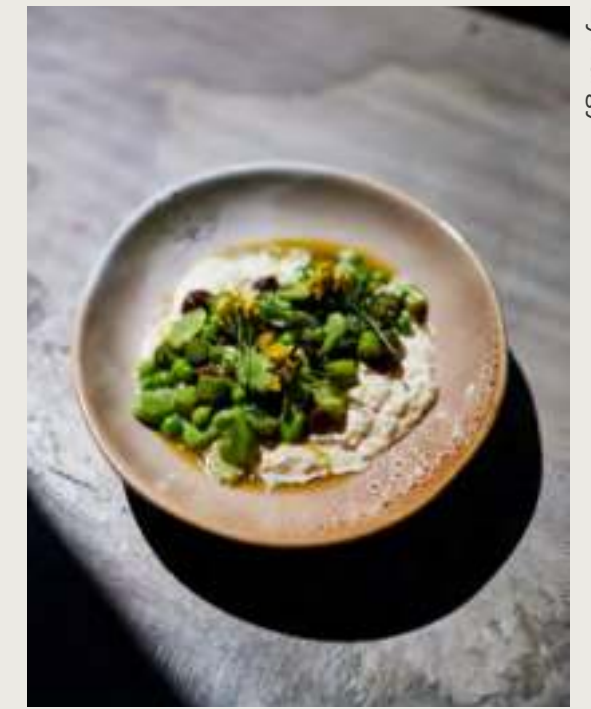
A flourishing foodie destination.

HOSPITALITY

Exotic flavours, exceptional cups of coffee and a relaxed and inclusive atmosphere. What's not to love!

Footscray's charm stems from its diverse, multi-cultural and wholly innovative dining scene. Having experienced rapid-fire gentrification in recent years, the inner-western gem now plays host to a thriving café scene with new eateries popping up regularly, churning out flavours from Asia, Italy, Africa and beyond.

For brunch, head to West 48, located in Footscray's backstreets - this local hang-out serves up Allpress coffee and great breakfast fare. Minutes down the road to Barkly Street and a range of in demand cafes and restaurants from the fabulous barbeque and beer garden out back at Zymungy, to the modern Filipino cuisine on offer at Chibog, there really is something for every taste and budget.



Zymungy



A cultural melting pot.

An area rich with growth and transformation, yet reminiscent of its multicultural birth, Footscray has transformed itself from its industrial and working-class roots into a melting pot of cultures, cuisine and colourful, art-strewn streetscapes.



Popping up amongst its industrial strips are architect designed residences, art studios, craft breweries and sleek wine bars.

On weekends you'll find families walking their dogs along the picturesque Maribrynmong River or shopping at the vibrant Footscray Market; evenings are spent at one of the countless noodle eateries or sharing a curry with friends.

Whether you're digging for records, enjoying a night out with family and friends, or doing the weekly grocery run, Footscray delivers a diverse range of entertainment and amenity.



A cultural oasis.

Footscray has a thriving music and arts scene from weekly live music and trivia nights at The Plough Hotel to a diverse range of comedy, outdoor concerts, art exhibitions and workshops hosted by the Footscray Community Arts Centre.

Music lovers will enjoy the free pop-up Sunday afternoon sessions at The Deck out West overlooking the river, while the city of Maribyrnong plays host to hundreds of cultural, music and sporting events throughout the year, including Barkly Village's West Footscray Festival of Colours and Night Markets celebrating international music and cuisine.



Where the weekly shop is a sensory adventure.

Just opposite the Footscray Railway Station, Footscray Market is a long-standing icon of the area, where the atmosphere, variety and value are unmatched. Arrays of incredible produce ranging from fresh fruit and vegetables, meats, poultry, seafood, and exotic wares are in abundance.



Join the West Footscray Wines WeFo wine club for invites to special tastings, instore specials and more.

For home cooks, Bharat Traders in Barkly Village serves up an enticing range of Indian and Ethiopian spices, with lentils and beans, nuts, and a diverse range of speciality groceries from around the world.



Melbourne's most popular fashion brands and boutiques can be found just moments away at Highpoint with over 450 specialty fashion, homewares and lifestyle stores, a fresh food market, and late night dining and entertainment options.

Take a stroll...

WHERE LIFE IS A WALK IN THE PARK

Despite its urban character, the neighbourhood is peppered with lush, expansive gardens and immaculate neighbourhood parks and trails for that moment of peace, or to keep active and healthy in the outdoors.

Whether you're after a place to kick a ball, play a round of tennis, take a scenic bike ride or relax in the sun, Crossley & Bourke is in close proximity to a number of green spaces, including the Maribyrnong River Trail, Hansen Reserve & Whitten Oval.



Edgewater Marina with its lake and wetlands combines great walking trails and abundant natural bindlife in natural surrounds.



Footscray Park is a genteel, Edwardian garden positioned beside the Maribyrnong River with picnic facilities, playgrounds and water park. Its meticulously manicured lawns and canopied paths are set up for hours of enjoyment.





Sunday afternoon stroll along the river, Saturday morning at Footscray Market, Tuesday night dinner in Barkly Village, morning coffee downstairs, Friday night barbeque and sundowners admiring the city skyline in the Sky Garden....

These are the rituals that define an inspired, comfortable, and connected lifestyle.

An educated choice.



This location is blessed with a myriad of high-quality education choices from kindergarten years to tertiary studies, with Victoria University’s world-class sports and science facilities, aquatic and fitness centre a highlight, alongside the Footscray Community Arts Centre which runs a variety of programs and projects for the creatives among us.

Tertiary and Adult Education

Victoria University	Footscray Campus	1.6 km
Footscray Community Arts	Workshops Footscray	2 km
RMIT University	Melbourne City Campus	6.7 km

Secondary

Footscray High School Barkly Campus	Public	0.9 km
Footscray High School	Public	1.2 km
Maribyrnong Secondary College	Public	2.41

Primary

St John’s School	Private	0.57km
Footscray Primary School	Public	0.74km
Footscray West Primary School	Public	1.05 km
Corpus Christi School	Private	1.6 km

Kindergarten & Childcare

Bulldogs Community Children’s Centre	Childcare & Kindergarten	0.2km
The Learning Sanctuary Footscray	Childcare & Kindergarten	0.4km



Best of the west.

VICTORIAN UNIVERSITY WHITTEN OVAL

Whether or not you're a supporter of the Western Bulldogs, there's endless fun to be had watching the team train over at Whitten Oval. AFL women's and VFL games are also held here, where the atmosphere is totally enthralling. Finding a park is never an issue – just stroll over whenever you please.

Currently undergoing a \$77million renovation, due for completion in 2024, the precinct will be expanded to include an indoor sports stadium and recreations stadium with basketball, netball, futsal, volleyball and badminton, courts, a welcome public space, including a renewed entry plaza, and running track, retail, and food outlets. As residents you'll also gain exclusive memberships and access to the new development.



The New West Footscray

The neighbourhood of West Footscray is home to a diverse community and businesses that have made it a vibrant area that is enjoyed by residents and visitors alike.

The West Footscray Neighbourhood Plan has been developed to ensure the coordinated growth and development of the neighbourhood. It is a long-term planning framework that presents objectives, strategies, and actions to facilitate appropriate land use and built form for the core activity area along Barkly Street and the West Footscray station precinct.

The vision for West Footscray encompasses a well-connected, vibrant, sustainable, and green neighbourhood with inviting open spaces, offering diverse housing choices and facilities that can be accessed safely by all modes of transportation including walking and cycling.

The core activity area is envisioned as a place where people can gather, socialise, shop, work, live and make use of community and leisure services without having to travel far.





INCREASED GREEN SPACES



Johnson Reserve Re-Development



West Rec & Shorten Reserve Re-Development

- Additional greening and tree planting on existing streetscapes including Sunshine Road bordering West Footscray Station.
- Planned upgrades to Whitten Oval, Shorten Reserve, Johnson Reserve & Hansen Reserve's delivering a raft of additional amenities including:
- A New Tennis Pavillion
 - New Netball Courts
 - Basketball Practise Facilities
 - Upgraded Playgrounds including Water Play
 - New Picnic Areas and BBQ Facilites
 - Junior Bike Skills track and Plaza with skate elements
 - Netball / basketball multi-use courts with seating and lighting
 - Café seating plaza
 - Bocce court with seating and arbour
 - Multipurpose cricket nets



A THRIVING VILLAGE WITH EASY ACCESS FOR ALL



Artist Impression Barkly Village Square



Artist Impression Barkly Village Bike Lane

- The Barkly Village Streetscape Improvement Plan, endorsed by Council in December 2023, aims to create a more walking and cycling friendly neighbourhood centre that is leafy and green with slow-moving traffic that supports vibrancy in the village. These plans include proposals for:
- A planned central open space in Barkly Village to provide a place for social interaction and gathering.
 - Additional street trees planted in between parking bays to assist in calming traffic
 - Refreshed and additional plantings are planned to create a greener more vibrant Village.
 - A reduced 30km speed limit is currently before Department of Transport
 - Protected bike lanes
 - Raised bus stops
 - Extended seating and additional greenery at Warleigh Road
 - Accessible parking bays and zebra crossing at Russell Street
 - Raised crossing at Blandford Street
 - A safe and legible network of north-south and east-west pedestrian/cycle routes

Be invested in Footscray’s future.

Crossley & Bourke could not be better connected, positioned just metres from West Footscray Station and with frequent bus services that provide links to shopping centres and medical centres within minutes from your new home.



\$1,070 k

MEDIAN HOUSE PRICE FOOTSCRAY



8.6%

12 MONTH GROWTH



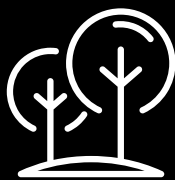
1.3%

VACANCY RATE



24%

FOOTSCRAY 5 YEAR POPULATION GROWTH



11 parks

FOOTSCRAY GREEN SPACES

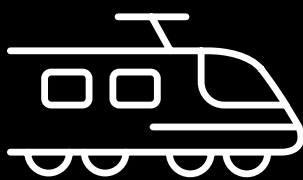
Footscray has 11 parks covering nearly 11.4% of the total area.



\$1.5 Billion

NEW FOOTSCRAY HOSPITAL PRECINCT

Due for completion in 2025 , the Victorian Government has provided up to \$1.5 billion to deliver a new Footscray Hospital – one of the state's largest ever health infrastructure investments. With an increase of nearly 200 beds, the new hospital will treat approximately 15,000 additional patients and enable around 20,000 additional people to be seen by the emergency department each year.



\$11 Billion

METRO TUNNEL

A new dedicated tunnel from Kensington to South Yarra will create a direct connection between the West and the South East. As a result, train travel will be easier with more trains able to carry more people on the Sunbury line.



\$6.7 billion

WESTGATE TUNNEL

This project includes widening the West Gate Freeway, a new tunnel underneath Yarraville, and an elevated road running above the centre of Footscray Road and a new bridge over the Maribyrnong River. This will allow for faster and safer travel and includes a new 2.5km elevated ‘veloway’ on Footscray Road, giving cyclists a safe express route to and from the city.



\$77 Million

VICTORIA UNIVERSITY WHITTEN OVAL UPGRADE

Victoria University Whitten Oval and the Western Bulldogs’ training and administration base is undergoing a major \$77 million renovation, which will be fully completed by 2024. This revamp includes a community hub with a mix of football, community, residential and retail facilities that will make the site a destination of the western suburbs.

Stamp Duty Concessions

Victoria's New Stamp Duty Concessions for Off-the-Plan Buyers is existing news for aspiring property owners.

- ✓

The Victorian Government has unveiled major updates to stamp duty concessions, making it more affordable than ever to buy apartments, units, and townhouses.

These enhanced savings aim to improve affordability for homebuyers and investors throughout the state, and they're available for the next 12 months, starting from 21 October 2024.
- ✓


Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers.

This cap has now been eliminated, allowing concessions for properties of any value. The uncapped stamp duty concessions will be available for a 12-month period until 21 October 2025.



SAVINGS FOR INVESTORS

Previously any investor was required to pay full stamp duty on their purchase. Until October 2025, investors and individuals purchasing in companies or trusts can also take full advantage of the stamp duty savings on offer!






REMOVAL OF VALUE CAPS

Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers. The cap has now been eliminated, allowing concessions for properties of any value.



Home Much Can I Save?

The dutiable value on Off-the-plan sales is calculated by taking the purchase price and deducting the cost of any construction that will occur after the date the contract is signed.

<div>PROPERTY PURCHASE PRICE</div>	<div>ESTABLISHED HOME STAMP DUTY</div>	<div>ESTIMATED OFF THE PLAN STAMP DUTY SAVINGS</div>
\$620,000	\$32,700	\$28,000
\$1,000,000	5.5% of the property value	\$55,000
\$1,500,000	5.5% of the property value	\$82,500

The uncapped stamp duty concession is a rare chance to save significantly on your next purchase, and Bricks & Mortar will work with your solicitors throughout the purchasing process and will be able to advise on the estimated dutiable value at the time of purchase.

Don't miss out! Take advantage of these stamp duty concessions before they expire on 21 October 2025.

Tailored spaces to call your own.

The team at Crossley & Bourke understand that your new home is an important milestone, and that you want to ensure that your home works for your lifestyle.

That’s why they are open to bespoke customisations and floorplan changes. While many projects lock you in to a standard package and design, at Crossley & Bourke we have a range of upgrades and a selection of finishes available, and are open to alterations that enhance your new homes liveability.



Our quality assurance.

At Crossley & Bourke your new home comes with a 6-year structural guarantee, and an extended post-settlement defect liability period for the builders to resolve any unlikely defects that may arise, providing peace of mind along with a range of initiatives designed to ensure the highest quality including:

MANDATORY INSPECTIONS

Inspections with building consultants and independent project engineers conducted regularly throughout all stages of construction.

ESSENTIAL SERVICES

Independent certified inspections on all essential safety measures followed by a review by services engineer and the fire brigade along with final testing on completion.

WATERPROOFING

Flood testing of waterproofing membrane and flashing inspections performed pre and post application to ensure membranes are watertight.

ACOUSTICS

Through the inclusion of double-glazed windows, acoustic insulation, and concrete ceiling and wall separation throughout the building, all residences will provide superior accoustic performance.

FIRE TESTING

Fire engineers complete extensive assessments of the building to ensure all fire resisting walls and junctions meets Australian Standards.

STRUCTURAL DESIGN

Registered external engineers work closely with our team to monitor and manage the design throughout construction to ensure all works meet Australian Standards. A third party engineer reviews and provides certification of the design.

PRE-SETTLEMENT DEFECT INSPECTIONS

Prior to each resident moving in and prior to settlement, each residence is thoroughly inspected by the builder, developer and architect to identify any items which require rectification prior to settlement.

The dream team.

DEVELOPER M PROPERTY

Founded in 2008, M Property is a Melbourne based design, development and construction group. From family origins, the company has grown substantially over the past five years, developing a culture of quality, balance, and integrity, while focusing on long term objectives across both the commercial and domestic housing markets.

Providing a holistic service from architecture through to construction, the M Property process promotes efficiency, quality and sustainability. Driven by these core values, they apply innovative thinking to the design and construction process, building intelligent homes that save the end user time and money.

With skilled trades and key personnel under its wing, M Property nurtures a core team of industry leading professionals who implement the company’s smart design and lean building principles.

mproperty.melbourne



ARCHITECTURE ARTISAN ARCHITECTS

With more than 50 years experience in the Melbourne development market, founding directors of Artisan Architects, John Hair and Andrew Pham, are committed to providing the best results for each and every client.

Their Melbourne based architectural practice is boutique in size and specialises in large scale residential and mixed use developments. The firm also has a wide range of experience in individual retail, hospitality and commercial projects.

Artisan Architects’ consultative approach ensures that client needs are understood, resulting in unique and tailored solutions. They strive to create integrated architecture, interior and landscape designs for each project to ensure a total built environment is delivered.

The firm believes that the best outcomes are achieved through a rich process of exploration and the testing of new ideas. They invest time and energy to harvest well considered designs that are responsive to people and place.

artisanarchitects.com.au



The dream team.

LANDSCAPE DESIGN MEMLA

MemLa is a Melbourne based landscape architecture firm that has built an enviable reputation over more than two decades. Their work has encompassed a wide range of projects from residential and commercial to education and community resources.

This small group of dedicated landscape architects have an approach that is structured around a love of the Australian environment in all its guises- natural, suburban, city, rural, sports, etc.

They are continuously inspired and motivated by what they see around them. This wonder and enthusiasm for the uniqueness in the Australian environment, which is often quite subtle, is what they really enjoy bringing to a project.

memla.net



SUSTAINABILITY DESIGN LID CONSULTING

Established in 2009 Low Impact Development Consulting are sustainability consultants with over 13 years expertise in delivering Environmentally Sustainable Development (ESD) in the built environment.

Over this time, they have primarily delivered ESD and waste consulting on new building developments – including new estates and precincts, apartments, townhouses, warehouses, schools, offices, retail, aged care, childcare, health and community buildings.

Their advice typically covers energy, net zero emissions, daylight, and stormwater treatment modelling, ESD design guidelines, sustainable materials selection, green travel plans, waste management plans, waste minimisation plans, and climate change adaptation planning for building developments.

They thrive on helping deliver better precincts, subdivisions, buildings, and organisations. They work with smart, sustainable design and waste solutions, to create buildings and organisations that work with the planet, not against it.

lidconsulting.com.au



The dream team.

SALES

BRICKS & MORTAR RE

Specialising in off the plan and project sales, Bricks and Mortar Real Estate has the rare ability to bring the undeveloped to life.

With a focus on the buyer experience, they understand that each person is different and their journey towards the purchase of their home is unique.

The team establishes a comprehensive information suite for each project, featuring the latest technology and an extensive collection of samples. They use all available resources to answer any question new homebuyers may have, bringing peace of mind and confidence to their potential investment.

With extensive planning experience, Director, Sahil Bhasin, can interpret any technical drawings and plans and works with each buyer to ensure their dream home is exactly as they expect.

Striving for top of the range, exceptional real estate service, Bricks & Mortar RE set the bar for Melbourne real estate agents and deliver nothing but the very best for its clients.

bricksamortar.com.au



All statements made in this brochure are expressions of opinion by the vendor. The statements made are believed to be correct at the time of printing, however changes may occur after that time which render the statements inaccurate. Potential purchasers, convenyancers and lawyers should review the terms of any contract proffered carefully to ensure that all required features are to be provided under that contract.



Crossley & Bourke

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