AN EXCITING NEW MIXED USE PRECINCT IN ONE OF AUSTRALIA'S FASTEST GROWING CATCHMENTS
The Crossing is a premium mixed use business park located in Melbourne’s booming western corridor.

Situated at the intersection of Leakes and Forsyth Rd, Truganina, The Crossing is centrally placed within one of Australia’s fastest growing residential and employment catchments and within close proximity to major road, rail and port infrastructure.

With designated retail, commercial and industrial precincts, The Crossing is set to accommodate a vast cross-section of small, medium and large businesses and a diverse customer base.

Designed by leading landscape and urban design firm Tract Consultants, The Crossing will provide occupants with a superior working environment and a premium grade of amenity.

With pre-lease, land purchase and turn key options available, The Crossing presents an opportunity for your business to secure its position within the west’s premier mixed use business park.
Sitting at the boundary of Melbourne’s Western Industrial Precinct and the established and rapidly growing residential areas of Wyndham, The Crossing puts occupants at the heart of one of Australia’s fastest growing regions.

Ideally located, The Crossing provides easy access to the Princess Freeway and Western Ring Road through a number of independent routes, with bus services and train stations readily accessible.

With an abundance of retail and recreational amenity within the surrounding areas occupants will have superior access to local goods and services all conveniently located within close proximity to the estate.
The Crossing’s master plan has been designed to provide premium land sale and leasing opportunities for local, national and international businesses alike from within the retail, commercial and industrial sectors.

By providing a diverse lot mix, a premium grade of estate amenity and superior built form and landscaped environment, The Crossing is set to become the west’s premier mixed use business park.

The masterplan proposes:

- **An Estate Cafe Offering City Style Food and Drink**
- **Retail and Services Precinct Located Along Leakes Road**
- **Exceptionally Landscaped Streetscapes and Entrance Statements**
- **Architecturally Designed Buildings and Rigorous Design Guidelines**
- **Multiple Signalised Intersections Accessing the Site**
- **Connections Through to Parklands and External Amenity to the West and South**
- **5 Separate Access/Egress Points Providing Unrivalled Accessibility to the Surrounding Areas and Beyond**
- **Flexible Sized Lots from 1,250SQM Up to 10HA to Accommodate Retail, Commercial and Industrial Uses**
AN ENVIRONMENTAL EMPLOYMENT HUB

In today’s ever-changing business environment, the ability to hire and more importantly retain high calibre and reliable team members has never been so critical to the operation of a successful business.

With an emphasis on staff satisfaction, The Crossing has been designed to provide a range of retail, hospitality and recreational amenity ensuring a high level of convenience and comfort for estate occupants and an enjoyable environment for people to come to work.

RETAIL & SERVICE PRECINCT

Situated along the prime frontage of Leakes Road and directly opposite the established residential community, this exciting new retail and service hub is destined to contain over 13,000 sqm of Large Format Retail, that will be supported by in excess of 350 car spaces. The Crossing’s Retail Precinct will provide the local community and occupants of the estate with access to a variety of established and well-known brands right on their doorstep.

With direct access from Leakes Road, the centre will include multiple retail convenience offerings and will be called home by more than a dozen household brands being developed as part of the first phase, that will ensure The Crossing becomes a must-visit destination for local shoppers.

THE CROSSING CAFÉ

Cadence has teamed up with experienced café operator Eamon Sheahan of Cremorne’s Espresso 3121 and Glen Iris’ Age of Sail to develop and run The Crossing Café.

Earmarked for the corner of Niton Drive and proposed Aspen Court, The Crossing Café is planned to serve a simple and modern style breakfast, lunch and catering menu as well as barista style coffee from some of Melbourne’s best roasters.

Whether it’s an early morning coffee to start the day or a place to hold a lunchtime meeting, The Crossing Café is planned to set a new benchmark for hospitality in Melbourne’s western industrial precinct.
SECURED AESTHETIC APPEAL

The Crossing seeks to evolve as a premium mixed use business park with emphasis on landscaping, architecture and occupant amenity, employing comprehensive design guidelines to govern the design and development of each lot within the estate. Combining this with estate landscaping designed by Tract, a recognised leader of landscape architecture in Australia, The Crossing strives to create a new benchmark for business park design. Maintaining such a vision seeks to add value to investment, and boost ongoing appeal to future occupants of the estate.

Strategically located CCTV systems will be installed for the duration of The Crossing’s development to protect your investment by deterring:
- Theft or damage at your construction sites
- Illegal dumping of rubbish on vacant lots

14 15
The Crossing is located within the Victorian suburb of Truganina and within the Wyndham City Council. The Wyndham City Council is the fastest growing municipality in Victoria and one of the fastest in Australia. Located midway between the Melbourne CBD and Geelong, Wyndham covers an area of 542km² and features 27km of coastline bordering Port Phillip Bay. Residential suburbs within the city include Werribee, Point Cook, Hoppers Crossing, Tarneit, Truganina, and Wyndham Vale.

A traditional manufacturing base at Laverton North and Truganina has traditionally been the major driver of the local economy. Strategically placed with excellent connections to air and sea ports the precinct has undertaken a major transformation, growing to be Australia’s most significant logistics hub. The city also offers intensive agriculture at Werribee South and major retail precincts including the Werribee Plaza and Point Cook Town Centre. The Werribee Park tourism precinct includes the Werribee Open Range Zoo, National Equestrian Centre, Werribee Park Mansion and Victoria State Rose Garden making it one of the largest and most frequently visited tourism destinations in metropolitan Melbourne.

**Wyndham’s Main Economic Sectors:**
- Transport and Warehousing: 13.9%
- Manufacturing: 11.9%
- Retail Trade: 13%
- Construction: 8.8%

**Economic Growth**
For over a decade Wyndham has been experiencing economic growth well in excess of that achieved by Victoria or Australia (municipality’s Gross Regional Product versus Gross State Product or Gross Domestic Product).

**Population**
Wyndham’s population in 2016 is 213,911. Between 2014 and 2015, Wyndham had the largest growth in Victoria, adding 10,202 people to its population. It also had the second largest percentage change in Victoria with 5.1%.

**2036 Projected Population**
424,476
Increase from 2016
98.4%
(Greater Melbourne = 40%)

**Growth Rate Since 2001**
6.2%
Wyndham
2.97%
Victoria
3.27%
Australia

**Sources:**
.id, home.id.com.au
Wyndham City Council, www.wyndham.vic.gov.au
JOIN US
CADENCE PROPERTY GROUP IS PLEASED TO OFFER THE OPPORTUNITY TO SECURE YOUR SPOT AT THE WEST’S PREMIER MIXED USE PRECINCT

LAND PARTICULARS
FLEXIBLE LOT SIZES FROM 1,250SQM UP TO 5HA
ALL LOTS FULLY SERVICED INCLUDING ELECTRICITY, SEWAGE, TELECOMMUNICATION, POTABLE WATER AND STORMWATER

FLEXIBLE INDUSTRIAL 3 ZONING

INDUSTRIAL AND COMMERCIAL LAND SALES
Buy your own lot and develop or build at your leisure.

LAND & BUILDING PACKAGES
Want more engagement? Buy the land from us then contact our in-house Design and Construct division to build your fit-for-purpose facility.

PRE-LEASES
Speak to us about building and leasing you a new facility to meet your exact requirements at The Crossing.

TURNKEYS
1 price, 1 brand new facility – we do all the work and deliver to your specification.
DEVELOPER

CADENCE PROPERTY GROUP

Cadence Property Group is a specialist property development group focused on the Australian commercial, industrial and retail sectors. Cadence provides innovative, practical and hands-on property solutions for its clients - tenants, owner occupiers, investors and partners. From the development and marketing of an entire business park to the design and construction of purpose-built facilities, Cadence maintains a highly customer-driven approach and prides itself on its intimate product and market knowledge.

www.cadenceproperty.com.au

LANDSCAPING ARCHITECT

TRACT CONSULTANTS

Tract is a recognised leader of landscape architecture in Australia. Tract’s philosophy is to ensure the landscape architectural treatment for any site is of the highest design quality that respects environmental, social and economic concerns. To achieve this, thorough site analysis informs the design process, to ensure the ultimate design is respectful of the place and provides a site-specific solution.

www.tract.com.au

CIVIL ENGINEER

DALTON CONSULTING ENGINEERS

Dalton Consulting Engineers (DCE) is privately owned and passionately managed civil engineering consultancy with a growing global footprint. Specialising in three core areas of expertise; urban development, infrastructure and sport, DCE has become one of the most recognisable firms in the provision of innovative civil engineering design and project management. With a commitment to world’s best practice, DCE is an industry leader in technological innovation and currently works with some of Australia’s largest property developers, water authorities and sporting associations.

www.dceng.com.au

ARCHITECTURE

concept (y) Architecture

TRAFFIC

PLANNING

DEVELOPER LANDSCAPING ARCHITECT CIVIL ENGINEER ARCHITECTURE TRAFFIC PLANNING

FOR FURTHER INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AGENTS

CBRE

TOM HAYES
0413 997 703
tom.hayes@cbre.com.au

HARRY KALAITZIS
0409 994 419
harry.kalaitzis@cbre.com.au

GREG JENSZ
0418 568 109
gjensz@savills.com.au

TIM CASANELIA
0419 547 369
tcasanelia@savills.com.au

This document has been prepared by Cadence Property Group Pty Ltd for general information purposes only. Whilst every care has been taken in preparing this document, Cadence provides no express or implied warranty in relation to its accuracy. This document does not form part of or constitute an offer or contract. Recipients of this document should rely on their own enquiries and independent advice about its accuracy prior to making any decisions. All images are for illustrative purposes only. All proposed details are STCA. * Approximately.