

**SEDDON SQ**

A new place for Seddon  
and the Inner West.



Corner of Buckley & Albert Street, Seddon, 3011







01.



Living at Seddon Square.

Seddon Square is a brand new, multi-stage development brought to you by ANPLUS in collaboration with DKO, Jack Merlo, and Point Polaris. The four uniquely designed quadrants are divided by a spacious urban oasis and neighbours a new park\*. Living at Seddon Square means you will have an array of amenities and retail at your fingertips. It is a place enriched by convenience and character in a vibrant, secure and connected community.

Introduction	10
Masterplan	12
The Square	14
The Park	20
Amenities abound	24

02.



Walter Lane.

The first stage of Seddon Square, Walter Lane, offers park and city views, a rooftop garden and private dining rooms. Walter Lane's architecture references the surrounding area and celebrates generous living spaces bathed in natural light.

Introduction	28
Location and private communal spaces	32
Living	34
Kitchen	36
Bathroom	38
Bedroom	40
Rooftop terrace	42
Private dining	44

\* Park to be built and developed by City of Maribyrnong.

03.



Keeping it local.

Seddon Square is located in Seddon, on the border of Footscray, with Yarraville to the south. Together they offer amenities, culture, community and character, with markets, shopping, drinking, dining and cultural events on your doorstep, and the centre of Melbourne just seven kilometres away.

The best of both worlds	50
Seddon	52
Footscray	54
Yarraville	56
Melbourne	57
Map	58

04.



A collaboration of experts.

The team behind Seddon Square is made up of experts dedicated to building lasting communities and respecting the local areas they work in. This collaboration has ensured a seamless connection between landscape, architecture, interiors and place.

Developed by ANPLUS Developments	62
Architecture and Interiors by DKO	63
Landscaping by Jack Merlo	64
Project Management by Point Polaris	65

Seddon Square

01.

Everything you need,  
all in one place.



Introduction

Seddon Square is a collection of architecturally designed apartments and townhouses set around welcoming outdoor spaces surrounded by the best of the Inner West.

Enriching everyday.

Seddon Square is a place where families and communities can focus on what's important to them. It's an environment where convenience, thoughtful design and open spaces come together to create a new area amongst the best of what inner-western Melbourne has to offer. Here, the little things, and the big picture, are taken care of.

Seddon Square's homes are beautifully designed spaces that feature natural light, generous floorplans and high-quality materials, with rooftop gardens, wellness spaces, and ample outdoor areas all at your door.

Seddon Square is surrounded by neighbourhoods that are culturally rich and bustling with dining and drinking options, convenient retail and amenities.



Walter Lane - Artist Impression



Life at Seddon Square - Vibrant retail



Lay Low Bar - Seddon



The Square - Artist Impression



Life at Seddon Square - The Park



Sourdough Bakery - Seddon



The Park - Artist Impression



Life at Seddon Square - The Square



Masterplan

A new park,  
somewhere to  
meet and places  
to eat.

A vibrant community.

Seddon Square is designed around the Square, the precinct’s main gathering place and a place for connection, activity and events.

The Square not only physically connects Seddon Square’s spaces, it provides a place for residents to congregate, move through and to socialise in. The Park is a generous green open space connected to the Square via the cascading Steps. Seddon Square’s open spaces are complimented by private resident amenities such as wellness spaces, co-working facilities and rooftop gardens.

The landscaped areas have been designed to provide vibrant, community-based uses at ground level and recreation and outdoor entertaining for residents on the upper levels, creating a lifestyle they will benefit from and enjoy every day.



- A Multi-purpose space
- B Gym
- C Co-working space

The Park.  
Bordered by trees and with a shaded playground, the Park is a beautifully landscaped place to gather, play and relax right at your doorstep.

The Steps.  
This space connects the Square and the Park and will have terraced bleacher seating and other places to stop and sit. Its landscaping – with a lawn, plants and trees – offers a greenery-filled thoroughfare for Seddon Square.

The Square.  
This 14-metre wide open central space gives Seddon Square its village atmosphere. It’s a place to meet, work, shop and gather, offering amenity and opportunities to create community.



## The Square

A place for you,  
your friends and  
their friends too.



The Square - Artist Impression

### Character and convenience.

The Square's cafés and retail will fill this spacious piazza-style open area with life that extends your home beyond its walls. Like Seddon Square's residences it has been created with convenience and Seddon's local character in mind and will be rich with amenity, landscaped seating, play and exercise zones, and green spaces to enjoy a moment of calm.

The Square will be designed with robust and authentic materials including natural stone, in-situ concrete, hardwoods and handcrafted metal to respond to the surrounding neighbourhood, ensuring the buildings and landscape will have a timeless, inviting character.





The Square - Artist Impression





Seddon Square retail - Artist Impression



## The Park

# Park yourself in Seddon Square.



### A place to play, meet and relax.

The Park is a 1,700-square-metre open space with a central lawn, shrubs, native plantings and canopy trees. It is dotted with seating and incorporates a children's play area surrounded by verdant landscaping providing an open-air spot for gathering and soaking up Seddon Square's atmosphere.

The social, health and convenience benefits inherent in having green spaces within a built environment are essential to enriching the everyday. That's why The Park also aligns with the City of Maribyrnong's five-year plan for open spaces by providing a multifunctional outdoor area where residents can unwind, children can play, and where communities can gather and connect.





The Park playground - Artist Impression



Amenities abound

Everything you  
need for a perfect  
day, week, life –  
at your fingertips.

Seddon Square’s amenities  
make living easy.

Seddon Square has up to 1,000sqm of communal indoor and outdoor space for amenities that all residents can enjoy. There will be a multi-purpose space and a large co-working hub all centred around a landscaped courtyard, as well as access to a gym and private and communal terraces. Seddon Square also offers parcel lockers, dining rooms, a dog wash and a workshop room, as well as retail on the ground floor fronting Buckley Street.

All residents can access these amenities via a Resident App, making living, working and relaxing at Seddon Square even easier.



Gym



Private communal terraces



Co-working hub



Multi-purpose spaces



Walter Lane

02.

Designed  
for real life.





Architecturally  
designed with  
local character.

# Walter Lane.

Walter Lane, at the corner of Walter and Albert Street, is the first residential stage of Seddon Square. The building's façade is inspired by the rich brickwork found in the local area.

It is designed to optimise daylight, outlook and privacy, and its multi-storey townhouses offer a refined aesthetic with a strong focus on form and materiality.





Walter Lane townhouses - Artist Impression



Walter Lane

Socialising,  
dining or relaxing.  
We've got the space.



Walter Lane comprises 77 homes from one to three bedrooms, including a series of two and three storey townhouses that line the southern edge of the building with individual front entries. It faces onto the Park to the west, and most of its apartments are oriented either west, to take advantage of park views, or east, towards the city skyline. It sits along the quieter residential Walter Street and has a private dining room and a garden podium terrace on the third floor.

- A Rooftop terrace
- B Private dining





Artist Impression

Living

A natural expression  
of refined design.

The apartments' design offers a seamless connection between landscape, architecture and interiors, with each apartment featuring generous open plan living spaces and access to views.

The modern and understated interior design approach offers residents the opportunity to make these functional and beautiful spaces their own.



Kitchen

Functional and comfortable, at the heart of the home.

The kitchens have been designed with functionality in mind. Residents will love the thick benchtops, high-level ovens, full-height pantry space and the thoughtful way the design maximises storage space, ensuring there is a place for everything.

Many of the apartments' kitchens have generous island benches and sculleries. They also feature high quality Asko appliances, a rear shelf (useful for quick-access storage), LED lighting on the underside of joinery to illuminate the cooking area, and textured stone.



- A Integrated fridge (optional upgrade)
- B Laundry
- C Asko appliances
- D Full-height pantry
- E Rear shelf and LED lighting

Residents can choose from two palettes for their homes. The first being the Natural scheme which uses light-timber laminates, light-grey textured stone, and cabinets with a light-grey veneer. The soft warm hues and textures of this palette are homey, welcoming and serene. Alternatively purchases can opt for the Artisanal scheme, which uses strong textures and refined details for an interior that reflects the heritage of the site. It uses mid-timber laminates, concrete textured stone and a mid-grey veneer on cabinets. It is distinct and strong, intended to resonate with residents interested in a modern and interesting aesthetic.







Apartment Bathroom, Natural scheme - Artist Impression

## Bathroom

A pause for  
calm and  
rejuvenation.

All the details that make a bathroom an oasis of calm have been thoughtfully included in these homes. They feature high-quality tapware and fixtures, and soft-close drawers and cabinets create an atmosphere of refinement. Face lighting, large showers and intuitive storage solutions are all functional yet beautiful design solutions.



Apartment Bathroom, Artisan scheme - Artist Impression





Bedroom - Artist Impression





Rooftop terrace - Artist Impression

Rooftop terrace

Meet you  
on the roof.

Walter Lane's private rooftop terrace is a green oasis above street level where residents can find a patch of grass, or a spot on its benches and cafe-style seating among the trees, to use as an extension of their home. It will have ornamental trees, evergreen screening and various shrubs, grasses and groundcovers that have been selected for seasonal flowering and contrasting foliage.



## Private dining

An extension of  
your living space,  
moments from  
your door.



Private dining - Artist Impression

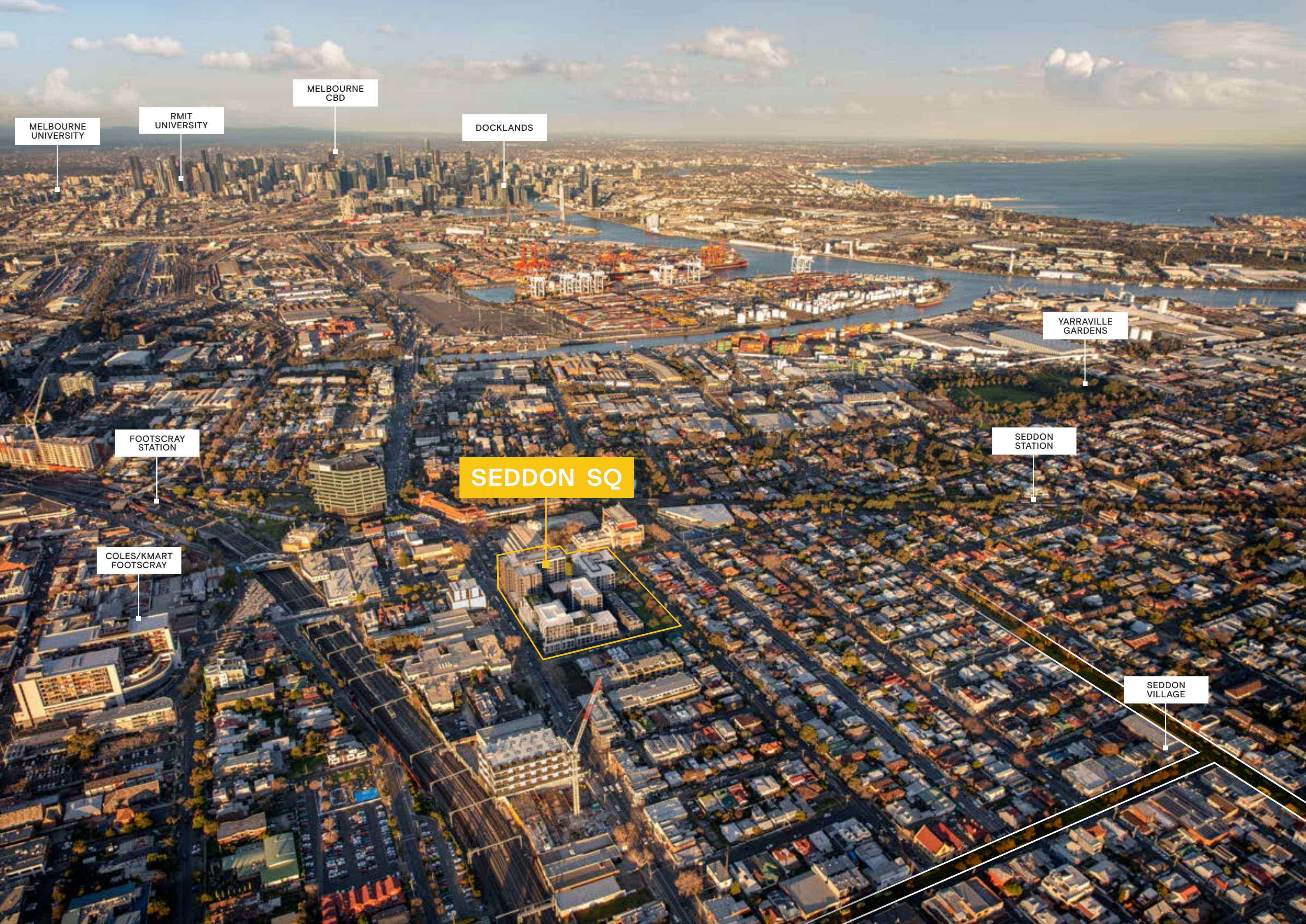
Walter Lane has two private dining areas available to residents on the ground floor for entertaining and gathering with friends. The private dining room leads through to the lobby's dining area, with access to a shared kitchen and each has a table that seats at least 8 people.



Location

03. Conveniently  
located in Seddon  
on the border of  
Footscray.





MELBOURNE  
UNIVERSITY

RMIT  
UNIVERSITY

MELBOURNE  
CBD

DOCKLANDS

YARRAVILLE  
GARDENS

SEDDON  
STATION

SEDDON SQ

SEDDON  
VILLAGE

FOOTSCRAY  
STATION

COLES/KMART  
FOOTSCRAY



# The best of both worlds.

Seddon is bordered by Footscray to the north and Yarraville to the south – some of the Inner West of Melbourne’s most interesting, bustling and diverse neighbourhoods. Seddon Square is close to three train stations: Footscray, Middle Footscray and Seddon. It’s also only seven kilometres from the Melbourne CBD, meaning it offers easy access to some of the city’s best cultural events, shopping, drinking and dining venues. Seddon Village is 10 minutes’ walk away, and all the flavours, convenience and variety of the famous Footscray Market are also at your door.

## Seddon Square neighbourhood

1. Advieh

2. Seddon Reserve

3. Mappin Reserve

4. Harris Reserve Playground

5. Elka Bulk Organic Wholefoods

6. Simple Form

7. ALFA Seddon

8. Westside Yoga
9. Miss An’am

10. The Happy Apple

11. Common Galaxia

12. Seddon Deadly Sins Café

13. The Little Man Café

14. Ben Kinnear Memorial Park

15. Victoria University

16. LoveLuvu
17. Pho Tam

18. Nhu Lan Bakery

19. Pho Hung Vuong Saigon

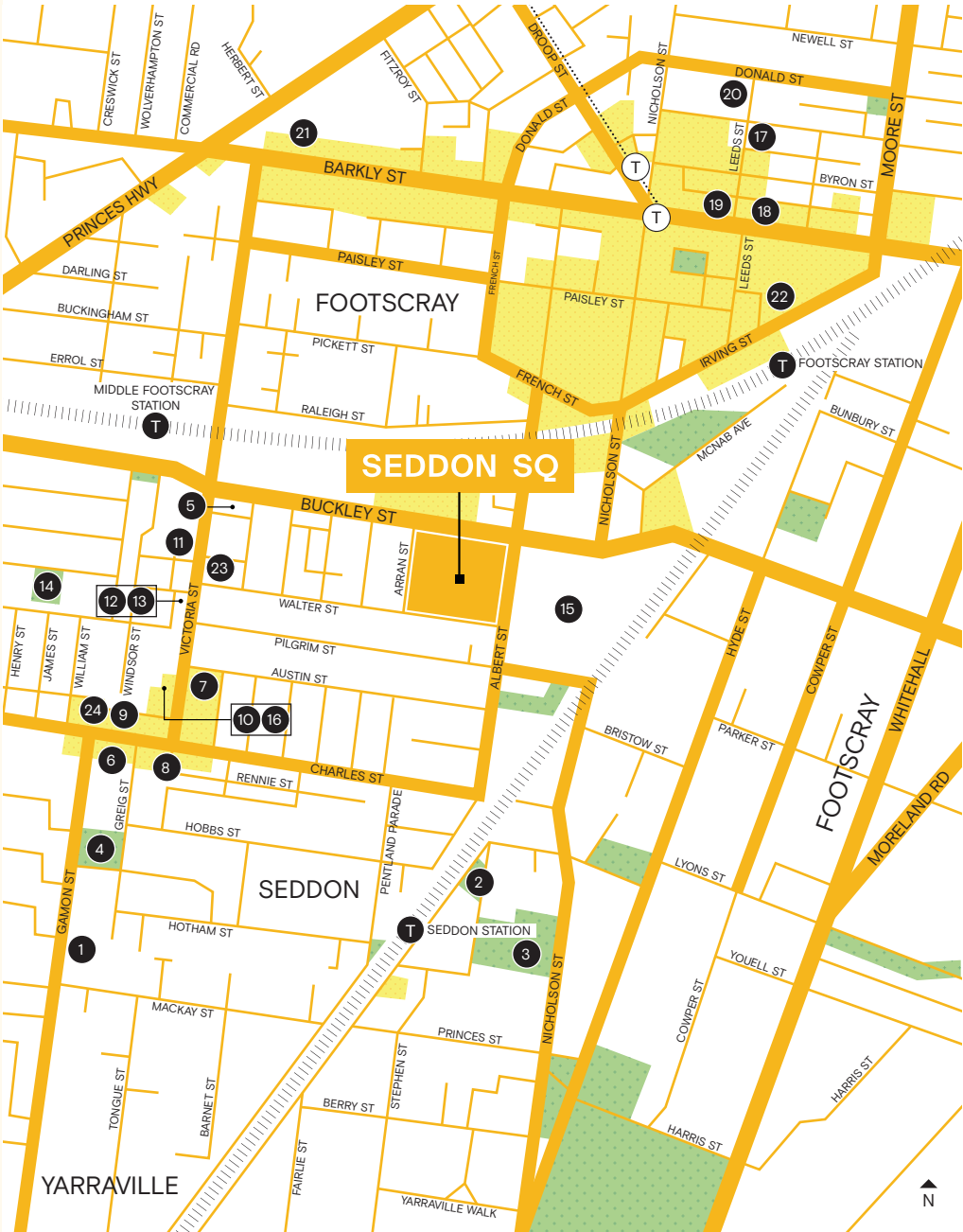
20. Rudimentary

21. Footscray High School Barkley Campus

22. Footscray Market

23. Clover Flower Co.

24. Hunters Harvest



## A

### World-class produce

Footscray Market is a bustling fresh-produce extravaganza. The local area also brims with local bakeries, cafés and restaurants serving casual as well as more refined takes on the best of Melbourne’s world-famous hospitality scene.

## B

### Open spaces to enjoy

Yarraville Gardens are a 15-minute walk from Seddon Square, and Seddon itself has Mappin and Seddon reserves. For a day-trip there’s Williamstown Beach to the south.

## C

### Dining and drinking

Seddon, Footscray and Yarraville have many modern eateries (such as Copper Pot), cafés (such as Common Galaxia) bakeries and wine bars. All offer spaces for soaking in the neighbourhoods’ sophisticated and colourful atmospheres.



Sedonia



Common Galaxia



Footscray Park



Local Groceries



Copper Pot



Williamstown Beach



Sourdough Bakery

- LEGEND
- Road network
  - Train station
  - Train line
  - Tram stop
  - ⋯ Tram line (Route #82)
  - Park/Reserve
  - Shopping & Retail



# Seddon

Seddon represents the best of the west, with its community-focused atmosphere, world-class dining and hospitality, lifestyle and abundance of amenity. Seddon's wine bars, cafés, restaurants and independent retail sit among the other local venues that established themselves early in the neighbourhood's history and function as the heart of the suburb: family-run restaurants, milk bars, grocers and bakeries all weave together to create the fabric that is Seddon.

## A

### Your own local

Drinking and dining options abound in Seddon. Seddon Wine Store is a favourite neighbourhood wine shop where you can grab a bottle to drink in (with a bite to eat) or to take away. There are also many fantastic café choices in Seddon, but Common Galaxia is the star.

## B

### Retail with heart

Seddon's retail options are many and varied, and its homewares offering is the perfect mix of boutique and down-to-earth. Sedonia has beautiful gifts, unique fashion and eclectic pieces for the home, and Love Luvo is a social enterprise that specialises in skincare, gifts, homewares, pampering products and scents with a conscience.

## C

### Village vibes

Seddon Village, a strip of shops on Victoria Street, is not just convenient – it offers the leafy village atmosphere and small, locally owned businesses that give Melbourne's Inner West its charm and community spirit.



Lay Low Bar



Love Luvo



Seddon Wine Store



Seddon Neighbourhood



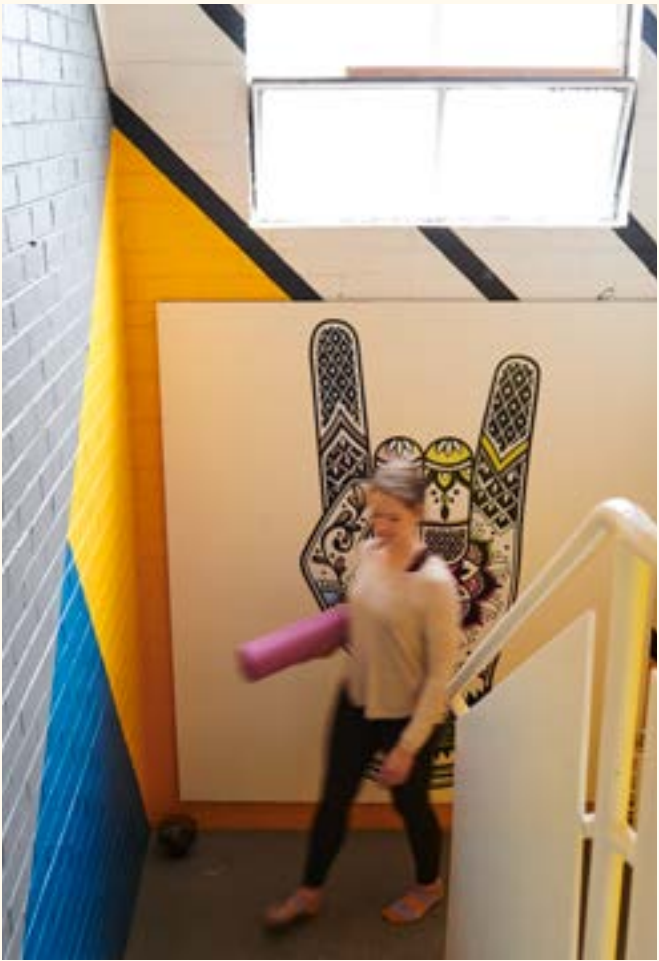
Copper Pot



Alfa



Sedonia



My Mama Said



Advieh



# Footscray

Long considered the epicentre of Melbourne’s west, Footscray treads the line between its working-class roots and its burgeoning arts, culture, dining and nightlife scenes. This mix makes for a neighbourhood brimming with energy, great food, innovative artisans and cultural diversity. The suburb shines thanks to the migrant communities that have settled in the area, and their influences continue to make Footscray the inner-city gem that it is.

A

## Footscray Market

From Seddon Square it'll take you just eight minutes to walk to this huge and bustling fresh-produce market, and you should plan to stock up on fruit, veggies, seafood, meat and other goodies there. Come hungry – the market’s food court is legendary.

B

## Culturally rich

From some of the best coffee in Melbourne, to restaurants serving cuisines from Vietnam, Malaysia, Ethiopia and more, Footscray’s local, family and independent businesses bring personality and amazing food to the area. Nhu Lan Vietnamese Bakery is famous for its banh mi, and Roti Road serves Malaysian-Chinese curry and sambal people from all over the city travel for.

C

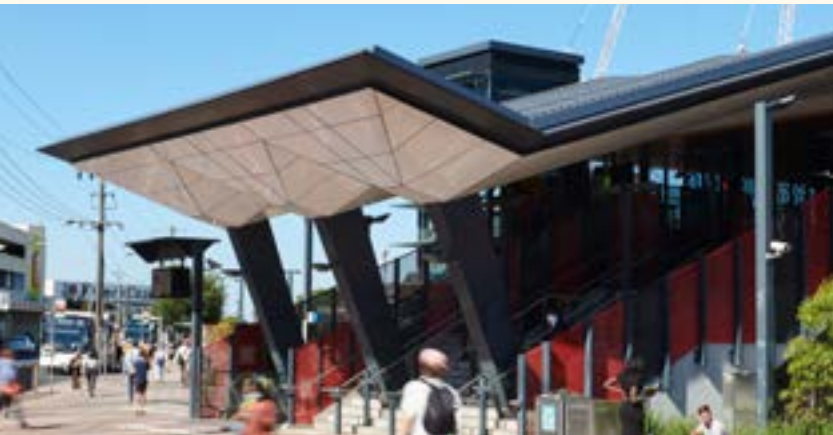
## A thriving arts scene

Footscray Community Arts Centre is responsible for some of the city’s best events, workshops, exhibitions and live music showcases. It’s a magnet for the city’s artists and art-enthusiasts and it’s perfectly at home in Footscray, where street art and local makers and artists are inspired by the vibrancy of the area.

D

## Amenities galore

As an established part of Melbourne, Footscray has everything you need. Schools, public transport connections, hospitals (such as The Western and Footscray Hospitals) and clinics are all nearby, making it a great and convenient neighbourhood.



Footscray Train Station



Maribyrnong River



Footscray Market



Hop Nation



Footscray Market



Roti Road



Nhu Lan Bakery



Victoria University



Footscray City Primary School



Victoria Hotel



# Yarraville

Yarraville is a small suburb with a perfect balance of inner-city buzz and village-like charm. It contains a large number of attractions, including a monthly farmers market, heritage buildings, and a large selection of cafés and shopping destinations.

The Sun Bookshop is one of the best in Melbourne, and the iconic art deco Sun Theatre is a landmark representing the ideal mixture of arts, heritage and utility. It was voted one of the world’s coolest suburbs in 2020 for its eclectic mix of things to do, lifestyle, and innovative makers and creatives who call it home.

A

## Drinking and dining

From fine-dining to weekend coffee and pancakes, Yarraville offers it all in an understated and elegant way that epitomises the suburb’s cool.

B

## Yarraville Gardens

Yarraville Gardens has running and walking tracks, and spots for picnics and enjoying the outdoors with friends. There’s a playground, an off-leash dog area, barbeques and all the laid-back restorative value that comes with an oasis in the inner city.

C

## Iconic destinations

The Sun Theatre opened in 1938 and today its iconic signage has come to symbolise Yarraville and its heritage and beauty. It has eight cinemas and has long been a favourite of Melbourne’s film buffs.



Sun Theatre / Ballarat Street



Mosey



Woven



Yarraville Gardens



Royal Melbourne Botanic Gardens



MoVida



The District Docklands



Higher Ground

# Melbourne

Melbourne has regularly been voted among the world’s most liveable cities for years. It boasts world-class cultural institutions; has a rich history of sporting excellence; attracts the best entertainers and tours in the world; has become renowned for its diverse and innovative dining, drinking and coffee culture; and benefits immensely from enriching and vibrant multiculturalism.

A

## Park life

From Albert Park Lake and Carlton Gardens, to the Royal Botanic Gardens and Melbourne’s beaches, rivers, cycling trails, walks and bays, there are so many ways to make the most of the outdoors throughout the city.

B

## World-class nightlife

Melbourne’s drinking culture offers refined as well as casual options across its bars, pubs, clubs, live-music venues and restaurants. The city’s personality shines most at night in these venues, up there with the best in the world.

C

## The home of café culture

Melbourne is home to innovative coffee beverages, exotic flavours, complementary foods and the communal table. This eclectic café scene is so much more than just premium flat whites. It is a way of life and true piece of pride for Melbournians.





# Location, location.

Everything you need is within Seddon Square's immediate vicinity. The local area thrums with convenience, access and lifestyle. The best of the rest of the city is just a short trip away.

## Parks & Recreation

- 1. Westside Yoga
- 2. Sun Theatre
- 3. Footscray Community Arts Centre
- 4. My Mama Said
- 5. All for One
- 6. Burndap Park
- 7. Harris Reserve Playground
- 8. Yarraville Gardens
- 9. Hanmer Reserve
- 10. Cruickshank Park
- 11. Mclvor Reserve
- 12. Maribyrnong River
- 13. Maribyrnong Family Park
- 14. Footscray Park
- 15. Royal Melbourne Botanic Gardens
- 16. Melbourne Aquarium
- 17. Melbourne Zoo
- 18. Flemington Racecourse
- 19. Scienceworks

## Shopping

- 36. Lonni
- 37. The Sun Bookshop
- 38. Mosey
- 39. Harry and Larry's General Store
- 40. Emporium
- 41. David Jones
- 42. Myer
- 43. The Strand Arcade
- 44. QV
- 45. Highpoint Shopping Centre
- 46. The District Docklands

## Cafés, Restaurants & Bars

- 47. L'uccellino
- 48. Woven
- 49. Corner Shop
- 50. Village Cantina
- 51. Coracle
- 52. Navi
- 53. There
- 54. The Railway Hotel
- 55. Rudimentary
- 56. Counterweight Vinyl & Espresso
- 57. 8Bit Burger
- 58. Pie Thief
- 59. Roti Road
- 60. Hop Nation
- 61. Victoria Hotel
- 62. The Station Hotel
- 63. Up in Smoke
- 64. Mr West Bar & Bottle Shop
- 65. Bar Josephine
- 66. Lickety Split
- 67. Back Alley Sally's
- 68. Higher Ground
- 69. Nhu Lan Bakery
- 70. Pho Hung Vuong Saigon
- 71. Ras Dashen

## Education

- 20. Victoria University
- 21. Victoria University: Footscray Nicholson Campus
- 22. Kingsville Primary School
- 23. Footscray High School Barkly Campus
- 24. St Monicas Catholic Primary
- 25. University of Melbourne
- 26. RMIT
- 27. Victoria University: City Campus

## Groceries & Supplies

- 28. Footscray Market
- 29. Kmart
- 30. Plump Organic
- 31. Woolworths
- 32. Coles
- 33. Foodworks
- 34. Queen Victoria Markets
- 35. T Cavallaro & Sons

## Hospitals

- 72. Royal Melbourne Hospital
- 73. Royal Women's Hospital
- 74. Royal Children's Hospital
- 75. Footscray Hospital
- 76. Western Private Hospital

### LEGEND

- Road network
- Train line
- Train station
- ... Tram line
- - - Bike/Walking path
- Park/Reserve
- Water area



Team

04.

Created and  
delivered by  
some of the best  
in the business.





Queens Domain, Melbourne

## Developed by ANPLUS Developments



A Melbourne based company with over 25 years' experience in local property and development, ANPLUS Developments is committed to delivering exceptional residential and commercial projects while adding tangible value to prime precincts. The company's considered approach brings communities together by providing important resources and amenity to enhance lifestyles and raise the standards of modern living.

Driven by a world's best practice philosophy, ANPLUS take the time to truly explore each location, understanding its attributes, challenges and opportunities. Collaborating with Melbourne's leading architectural, design and construction companies, they deliver places that speak of contemporary design, unparalleled quality and comfort for every resident. By partnering only with those who share their vision to create outstanding residential buildings and communities, they develop expertly crafted designs, uniquely sensitive to the needs of those who live there.



Arkadia Apartments, Sydney

## Architecture and Interiors by DKO



Since 2000, DKO has grown into a practice of more than 200 design professionals working in six offices across Australia, New Zealand and South-East Asia. While the practice has expanded, so too has the breadth of projects undertaken. From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality, workplace interiors, urban design and large-scale master planning. What remains consistent however, is the pursuit of high-quality architecture driven by the needs of the client, site opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO's design philosophy lies a commitment to an urban architecture that serves people, respects place and stands the test of time. Their passionate and accomplished design team focus on sharp, intelligent and articulated design. With an understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and experiences together to maintain a crisp, lively and reflective angle.





Kenley House, Toorak

# Landscaping by Jack Merlo

**JACK  
MERLO**

Leading Australia's premier landscape studio, Jack Merlo brings a unique architectural approach to landscape design, creating spaces that are instantly welcoming with the capacity to develop over time. From sprawling private gardens and urban courtyards to engaging public zones, the studio creates meaningful places where urban living and nature come together and form new relationships. Crafted outdoor zones work on multiple levels, connecting communities to one another, people to place, and places to nature. Thoughtful planning is not just about the aesthetics, designs also work to encourage people to spend more time outdoors. Drawing inspiration from the surrounding neighbourhood and the architectural intent, each design complements the lifestyles of its residents.

From garden rooftops to shaded courtyards or expansive estate gardens, Jack Merlo landscapes can look relaxed and effortless or formal and luxurious; a true synthesis of nature and home.



The Eminence, Carlton

# Project Management by Point Polaris



Point Polaris create places that enrich people's lives as they work, live, shop, play and stay that are enjoyed for generations. They act across Acquisitions, Capital Solutions, Development Advisory and Project Management and are currently delivering \$3.6bn in end value of property developments. They deliver projects expertly for highly satisfied repeat clients who share Point Polaris' passion for design and building quality that exceeds all others.



Contact us to talk more  
about your own place,  
in a new part of Seddon.

Visit our website for more information.

[SEDDONSQ.COM.AU](http://SEDDONSQ.COM.AU)



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