

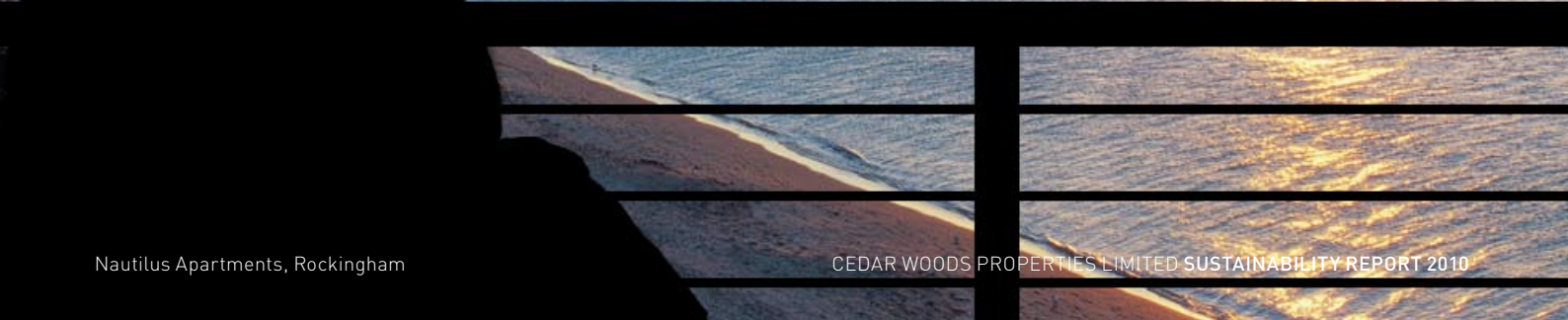
2010

SUSTAINABILITY
REPORT

Cedar  Woods



CEDAR WOODS & SUSTAINABILITY



We do more than develop land here at Cedar Woods, we create enviable lifestyles which collectively form vibrant and sustainable communities. A sustainable community is one which ensures that the economic, environmental and social dimensions of urban development are applied intelligently and in balance and, above all, provide a great place to live, work and play.

We recognize that our plight to create sustainable communities is a journey and not a destination. The challenge is for us to consistently improve on our achievements by ensuring that today's innovation is tomorrow's past practice. I have every confidence that this, our first sustainability report, will inform, inspire and assist us and others in this journey.

PAUL SADLEIR
MANAGING DIRECTOR



Williams Landing

PUTTING SUSTAINABILITY INTO PRACTICE



We have developed a sustainability assessment and reporting tool which aims to mainstream triple bottom line decision making into the whole life cycle of a Cedar Woods project, what we have termed our EcoUrban model. Central to EcoUrban is a set of Sustainable Community and Corporate Mission and Values Objectives. The Sustainable Community objectives outline what we do, what we see as the important components of a sustainable urban community. We use these objectives to set our project vision, inform the masterplan process,

report on sustainability performance and provide a basis for review, research and improvement throughout the life of a Cedar Woods project. The Corporate Mission and Values Objectives outline how we do it, including the standards we apply in the delivery of our projects. While these Sustainable Community and Corporate Mission and Values objectives apply on an individual project basis, this report uses them to report on our achievements and future direction on a 'whole of company' basis.



The Rivergums, Baldivis

SUSTAINABLE COMMUNITIES



URBAN DESIGN EXCELLENCE

Urban Integration and Connectivity	
Provide for an urban structure of highly interconnected neighbourhoods and towns with efficient personal and commercial transport connections to local and regional destinations.	We are committed to ensuring that all of our urban projects are integrated with existing and proposed urban development which may surround. This includes providing highly interconnected road networks, particularly to activity and employment centre, and to public transport nodes.
Optimise Intensity and Mix of Development	
Optimise density and landuse mix to facilitate efficient use of land, infrastructure and resources to reduce the need for people to travel; revitalise existing urban areas; and promote vibrancy.	<p>The company strives to get the right mix of landuse and residents, workers and visitors which combine to create dynamic vibrant communities. Many of our urban infill projects play a key role in rejuvenating existing urban areas.</p> <ul style="list-style-type: none"> ▪ The Nautilus Apartments in Rockingham won the 2008 State Urban Development Institute Award for the 'Best High Density Development' in Western Australia.
Walking and Cycling	
Promote walking and cycling as an alternative to motorised transport and as a recreational pursuit.	<p>Our heightened attention to creating healthy communities means that we work hard to provide safe and efficient pedestrian and cyclist networks and facilities in all of our estates. With good lighting, building orientations and sensitive landscaping, which collectively promote passive surveillance, we make sure that pedestrians and cyclists rule.</p> <ul style="list-style-type: none"> ▪ At Harrisdale Green the subdivision layout has been designed specifically for convenient and safe walking. Pedestrian friendly streets have shaded footpaths on each side and provide easy, direct access to public transport and community facilities. There are few driveway crossovers in the streets and public open space and bushland areas are linked by landscaped pathways. ▪ We have walked the extra mile at The Rivergums where the company has re-vegetated the adjoining part of a 25km greenway link, providing walking and riding opportunities on a regional scale. ▪ Cedar Woods has worked closely with both Local and State Authorities at Williams Landing to ensure integration of the development with the 24km Federation Bike Trail. The Trail is a network of shared paths, access crossovers and links the western suburbs with the city. Cedar Woods funded additional landscape works along parts of the Federation Trail and ensured that the estate and the Trail were connected. This has encouraged walking and cycling for residents within Williams Landing and the greater municipal community. ▪ At Banbury Village in Footscray we've established a shared pedestrian and bicycle pathway which integrates into the surrounding network.

Fostering Landuse and Transport Integration	
<p>Optimise opportunities to use public transport and non-motorised transport to reduce car dependency.</p>	<p>We recognise the importance of landuse and transport integration. This is about providing diversity of inter-modal transport options, with a preference towards public transport and walking and cycling.</p> <ul style="list-style-type: none"> ▪ Our Williams Landing project has been masterplanned to integrate with a major transport node, comprised of a freeway interchange, bus interchange and commuter rail. A 50 hectare mixed use town centre will integrate with this transport node. ▪ The medium density Banbury Village project at Footscray was one of the first Projects in Victoria to develop an integrated transport plan which outlines initiatives that will be undertaken as part of the project to foster the use of public transport and non-motorised transport. These include traffic management initiatives on and off site and Travelsmart initiatives to facilitate alternative transport usage e.g. public transport tool kit, way finding signage, bicycle store vouchers, bicycle parking facilities, transport user surveys and a community liaison officer to implement project programs.
Housing Diversity	
<p>Promote accessibility, adaptability and affordability in housing choice to match the changing needs of local demographics.</p>	<p>Housing diversity can also mean social diversity. For this reason, we seek to maximise diversity of lot sizes, housing options and zoning and residential density allocations in our estates. We have also been researching a number of small lot housing products which optimise lot size and home cost efficiencies to produce more affordable house and land packages, without diminishing the quality of our estates.</p> <ul style="list-style-type: none"> ▪ Our 'Y-Rent' house and land packages specifically target first home buyers. ▪ Harrisdale Green has a mix of lot sizes and variety of housing types, including solar smart laneway lots, cottage and regular shaped lots as well as single storey villas, two storey townhouses and studio apartments over shops and offices. ▪ At Banbury Village we've incorporated a mix of housing products so as to provide the greatest opportunity for different household types to purchase, thereby establishing a more vibrant and cohesive community. ▪ At Carlingford, Cedar Woods has partnered with a range of builders to develop innovative small lot housing product and the project has generally sought to deliver a wide range of housing types.

THE ENVIRONMENT

Environmental Enhancement	
Actively seek to remediate, protect and enhance areas of environmental significance and protect biodiversity.	<p>One of our corporate objectives is to be recognised as an environmentally responsible developer.</p> <ul style="list-style-type: none"> ▪ Mariners Cove won the 2002 and 2003 State and National, respectively, Urban Development Institute of Australian 'Environmental Excellence' awards. The company rehabilitated and protected a spectacular 230 acre wildlife reserve, which formed part of the Creery Wetlands, an internationally recognized migratory water bird habitat. ▪ In 2006 The Kestrels won the City of Wanneroo Environmental Excellence Award. ▪ Rehabilitation of contaminated industrial land is an important part of our urban renewal process at Banbury Village. ▪ At Williams Landing, Cedar Woods manages and enhances 3 major environmental areas. Activities include pest control, biomass reduction, species monitoring and data collection.



The Landings at Mariners Cove, Mandurah

<p>Green Estates and Buildings</p>	
<p>Provide for resource efficient, comfortable and healthy buildings through energy efficient lot configuration and building controls</p>	<p>We are a strong advocate of the Housing Industry Association 'GreenSmart' initiative, which encourages energy efficiency through good solar orientation of lots and buildings, water conservation and waste minimisation.</p> <ul style="list-style-type: none"> ▪ Mariners Cove was awarded the inaugural HIA GreenSmart development of the year. The residential estates at The Rivergums and The Kestrels are also HIA GreenSmart accredited. ▪ Our partnership with the City of Wanneroo to design and construct best practice affordable and sustainable demonstration homes within The Kestrels estate has materialised with commencement of construction in 2010 of the Ecovision Wanneroo sustainable demonstration homes, which will showcase sustainable home design, construction and operation. ▪ At Banbury Village we're developing 6 star homes and townhouses which incorporate passive solar design principles. Additionally the homes and townhouses incorporate paints and sealants with low amounts of volatile organic compounds, compact fluorescents throughout and an increased percentage of recycled steel and cement substitutes in concrete.
<p>Urban Water Management</p>	
<p>Manage the total water cycle in a manner that promotes efficiency and preserves ecosystem health, reduces demand on potable water and improves 'at source' protection of water quality.</p>	<p>We are committed to implementing water sensitive urban design in all of our projects.</p> <ul style="list-style-type: none"> ▪ The display village at The Rivergums utilises waterwise principles and was one of the first Water Corporation Waterwise Display Villages in Western Australia. ▪ Cedar Woods was recognised for excellence in water management at the Western Australian State Government 2006 inaugural Water Awards. The joint Cedar Woods and City of Mandurah Snake Drain at Mariners Cove was 'Highly Commended' in the Water Conservation and Efficiency category. ▪ Cedar Woods has formed a partnership with the Western Australian Department of Water to undertake research and modeling for the managed groundwater recharge of wetlands. ▪ At Williams Landing and Banbury Village we have incorporated water sensitive urban design principles by constructing rainwater storage tanks under the central park in each project. These will serve to irrigate the parks all year round and reduce the outflow of pollutants to local waterways.

Public Open Space	
Provide open space in a manner which: contributes to sense of place; maximises reservation of biodiversity; promotes healthy lifestyles by providing for a variety of uses and activities; and promotes efficient urban water management.	<p>Criteria that influence the location of our open space reserves include the preservation of existing vegetation and local biodiversity values.</p> <ul style="list-style-type: none"> ▪ At The Kestrels, public open space location, design and revegetation has focused on maintaining and enhancing habitat for prominent local bird species. ▪ At Harrisdale Green a large central public open space area is a focal meeting point for the local community, providing for passive and active recreational pursuits and community events. ▪ Ashcroft Park at Williams Landing is just one of the many green spaces incorporated into the 70 hectares set aside for conservation reserves and parks at Williams Landing. Rainwater from the roads is captured and stored in two underground storage tanks with capacity to hold 250,000 litres. ▪ Linked to the Federation Bike Trail, Ashcroft Park was designed to offer a range of community facilities for Williams Landing residents. These include state-of-the-art play equipment incorporating references to the site's aviation history, a kick about space, BBQ facilities, a netball/basketball court and an extensive covered area. ▪ At Banbury Village we've delivered a central park to a standard unprecedented in the west which is intended to act as a focal point for the local residents both on and off the estate.
Waste Minimisation and Recycling	
Reduce waste sent to landfill and promote efficient use of resources.	<p>This is all about encouraging recycling of demolition and construction waste to reduce the amount of waste sent to landfill, minimising creation of waste during site works and construction, promoting the reuse of materials, promoting awareness and encouraging recycling, composting and waste reduction and promoting the more efficient use of resources.</p> <ul style="list-style-type: none"> ▪ Cedar Woods requires building companies to submit a waste management plan which requires home construction waste materials to be sent to a recycling facility. At Banbury Village we're recycling greater than 90% of building waste by both volume and weight. ▪ Where possible Cedar Woods have encouraged and requested civil and building contractors to specify and source recycled and sustainable construction materials including; reinforcing steel to contain recycled content, concrete mixes to contain industrial waste (cement substitute) to minimise the use of cements, re-use of site rocks as aggregate in road base construction and preference for no rainforest timbers will be used on construction. ▪ At Carine we are preparing a Waste Minimisation, Reuse, Recycle and Disposal Plan to be implemented as part of the demolition of the existing buildings. ▪ At Banbury Village we've incorporated the use of recycled materials where possible into the landscape design.
Interface Management	
Minimise any adverse impacts to and from potentially conflicting land use, infrastructure and environmentally significant areas.	<p>This is all about addressing buffer and management requirements relating to conflicting land use, such as market gardens, poultry farms and industry, infrastructure, such as major roads, rail and service corridors and environmentally sensitive areas.</p> <ul style="list-style-type: none"> ▪ At Banbury Village we've incorporated noise attenuation measures into the design of homes facing the railway shunting yards adjacent.

BUILDING COMMUNITY

Community Engagement	
Engage meaningfully with key stakeholders, including the community, government and industry, in all aspects of project management.	<p>We recognise the crucial role the community plays in the planning and implementation of our projects and the need for us to be responsive to the needs and expectations of those affected by our actions.</p> <ul style="list-style-type: none"> We have a number of strategies to reach out and be responsive to the needs and aspirations of existing communities affected by its projects and in developing partnerships with organisations and authorities which bring benefits to the broader community, including: <p>Neighbourhood Grants Schemes have been developed by Cedar Woods in recognition of the important role that community groups play in building healthy and vibrant neighbourhoods. In 2010 Cedar Woods will donate a total of \$46,000 to local communities. Williams Landing will allocate up to \$20,000, Carlingford Estate will allocate a further \$16,000 and Emerald Park will contribute \$10,000 to community groups in grants of \$500, \$1,000 or \$2,000. The Neighbourhood Grants Scheme will also be extended to The Rivergums and Harrisdale Green.</p> <p>The program is funded by Cedar Woods through a percentage of sales from every lot sold. Sporting, welfare, culture and recreation groups have been the beneficiaries of these grants.</p>
Building Community and Place Activation	
Provide facilities, services and initiatives which stimulate community development, business and community interaction and sense of place.	<p>The company runs a number of programs designed to promote community activation and vibrancy and to integrate the new project communities with existing community and social networks, such as 'Residents' Events' including movie nights and community fairs.</p> <p>The company also supports and sponsors many charitable and community groups in its project areas. Such sponsorship initiatives over the past 12 months include:</p> <ul style="list-style-type: none"> City of Wanneroo Charity Golf Day Rockingham Mussel Fest Mandurah Crab Fest Baldivis Community Fair Dudley Park Bowling Club
Heritage	
Provide for the conservation and interpretation of Aboriginal and European heritage.	<p>We undertake ethnographic and archaeological research when developing new estates to ensure that we recognise indigenous heritage where appropriate.</p> <ul style="list-style-type: none"> At Port Mandurah, the redevelopment of the historic Sutton Farm site has involved restoration of the heritage listed farm buildings. We were successful in securing a federal grant to assist in this restoration work and have worked in cooperation with the Heritage Council of Western Australia. Work at Banbury Village will see the restoration and adaptive reuse of the former headquarters of the Olympic Tyre & Rubber Factory that Sir Frank Beaurepair founded.

Sense of Place	
Create a local identity and pride which people can relate to and engage with.	<p>We try to install into our projects a strong Sense of Place. Sense of Place is about having an identity that people associate with. Sense of Place usually consists of things like cultural heritage, landscape values, natural assets or landmark buildings. It may also consist of less tangible factors such as how people gather together, social networks and a sense of community pride.</p> <ul style="list-style-type: none"> At Banbury Village we propose to adapt for residential use the former office and showroom buildings associated with the former use of the site for the Olympic Tyre and Rubber Factory. Additionally we have named the local streets based on the list of long standing employees (some intergenerational) at the tyre factory as well as having developed an interpretive signage strategy for the site to tell the story of the former use of the site and why it is so significant from a cultural and heritage perspective.

ECONOMIC DEVELOPMENT

Business Activation and Employment	
Enhance the catchment and economic base of existing activity and employment centres and promote the creation of new local employment opportunities.	The company implements business and investment attraction strategies for its commercial buildings to ensure that the timing and type of local businesses meet the needs of the establishing community.
Infrastructure Coordination	
Promote cost efficient provision of infrastructure and services in a manner which supports sustainable development practices.	<p>The company seeks to ensure that infrastructure provision in its estates (sewer, water, fire fighting, power, gas, street lighting, communication services etc) is cost effective to both the service provider and consumer.</p> <ul style="list-style-type: none"> At The Kestrels we have sought to increase water recycling, reducing reliance on scheme water by installing rainwater tanks within public open space reserves.



Emerald Park, Wellard

CORPORATE MISSION & VALUES



PROFESSIONAL CONDUCT

Leadership																															
To exceed industry best practice in the creation of sustainable urban communities.	<p>We are always seeking to apply new innovation and technology in the creation of sustainable communities. Our recognition as an 'Award Winning Developer' highlights many of our achievements.</p> <p>Our awards</p> <table> <tr> <td>2008 Nautilus Apartments</td> <td>UDIA (WA) 'Best High Density Development</td> </tr> <tr> <td>2007 Cedar Woods</td> <td>HIA (WA) GreenSmart Partnership Award</td> </tr> <tr> <td>2006 The Kestrels</td> <td>City of Wanneroo Environmental Excellence Award</td> </tr> <tr> <td>2006 Mariners Cove</td> <td>WA Water Award: Highly Commended (Snake Drain)</td> </tr> <tr> <td>2005 Mariners Cove</td> <td>UDIA National Best Residential Development 250 or more lots</td> </tr> <tr> <td>2004 Mariners Cove</td> <td>UDIA (WA) Best Residential Development 250 or more lots</td> </tr> <tr> <td>2004 Mariners Cove – The Islands</td> <td>Landscape, Design and Irrigation Excellence Award</td> </tr> <tr> <td>2003 Mariners Cove</td> <td>HIA Inaugural GreenSmart Development of the Year</td> </tr> <tr> <td>2003 Mariners Cove</td> <td>UDIA National Environmental Excellence Award</td> </tr> <tr> <td>2002 Mariners Cove</td> <td>UDIA (WA) Environmental Excellence Award</td> </tr> <tr> <td>2000 Leeward Port Mandurah</td> <td>UDIA National Best Residential Development under 250 Lots</td> </tr> <tr> <td>1999 Port Mandurah Stage 3</td> <td>UDIA (WA) Best Residential Development under 250 Lots</td> </tr> <tr> <td>1997 Port Mandurah Stage 2</td> <td>(Civil Contractors Association) Case Earth Award</td> </tr> <tr> <td>1997 Port Mandurah Stage 2</td> <td>UDIA National Presidents Award</td> </tr> <tr> <td>1996 Port Mandurah Canals</td> <td>UDIA (WA) Best Residential Development under 250 Lots Award</td> </tr> </table>	2008 Nautilus Apartments	UDIA (WA) 'Best High Density Development	2007 Cedar Woods	HIA (WA) GreenSmart Partnership Award	2006 The Kestrels	City of Wanneroo Environmental Excellence Award	2006 Mariners Cove	WA Water Award: Highly Commended (Snake Drain)	2005 Mariners Cove	UDIA National Best Residential Development 250 or more lots	2004 Mariners Cove	UDIA (WA) Best Residential Development 250 or more lots	2004 Mariners Cove – The Islands	Landscape, Design and Irrigation Excellence Award	2003 Mariners Cove	HIA Inaugural GreenSmart Development of the Year	2003 Mariners Cove	UDIA National Environmental Excellence Award	2002 Mariners Cove	UDIA (WA) Environmental Excellence Award	2000 Leeward Port Mandurah	UDIA National Best Residential Development under 250 Lots	1999 Port Mandurah Stage 3	UDIA (WA) Best Residential Development under 250 Lots	1997 Port Mandurah Stage 2	(Civil Contractors Association) Case Earth Award	1997 Port Mandurah Stage 2	UDIA National Presidents Award	1996 Port Mandurah Canals	UDIA (WA) Best Residential Development under 250 Lots Award
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Corporate Ethics																															
To maintain the highest ethical standards in all aspects of project implementation and management.	The company is committed to undertaking all aspects of work in accordance with high ethical principles, values and behaviour.																														
Financial Growth																															
To create value for shareholders through growth in earnings.	<p>Our financial strategies are aimed at delivering earnings growth for our shareholders, syndicate and joint venture partners. This means ensuring that our projects are economically sustainable.</p> <ul style="list-style-type: none"> Financial achievements are detailed in the company's Annual Report. 																														



The name of Cedar Woods and its team, the company's positioning and reputation as an 'Award Winning Developer' and the quality of our estates, making them sought after addresses, is the culmination of all of these objectives and their interactions. However, we recognize that the success in creating sustainable communities is the fact that we are not doing it alone. Our objectives integrate and are supported by State and Local government policy frameworks and we are surrounded by a like-minded development industry,

which spurs us on to continuously improve to stay ahead. But most importantly, we know that when we move on, it is the individual residents living in our estates who are left with the responsibility of continuing to make lifestyle choices that collectively promote a more sustainable future.

'A hundred years after we are gone and forgotten, those who never heard of us will be living with [and hopefully inspired by] the results of our actions'

Oliver Wendell Homes.



The Rivergums, Baldivis

Cedar  Woods

cedarwoods.com.au