



AWARD WINNING  
PROPERTY DEVELOPER

## CEDAR WOODS NEWS SUMMER EDITION: 2018

### PROGRESS REPORT ON THE LATEST DEVELOPMENTS

**I am pleased to share with you the latest progress update on Cedar Woods developments from around the country.**

As always, Cedar Woods is focused on creating dynamic and high quality residential communities and offering a diverse range of housing options to cater for a range of lifestyle needs.

This summer, we have achieved some exciting milestones including the launch of Karmara Estate in Western Australia and the commencement of civil construction at Glenside, in South Australia. There has also been considerable construction progress at our Victorian projects, St.A and Jackson Green, as well as our Queensland project, Ellendale.

We look forward to providing further updates on the status of our national projects in our half year results release in February 2018.



Artist Impression / Glenside

## GLENSIDE LAUNCHES IN SOUTH AUSTRALIA

**The first homes to be built at Glenside have been approved by the South Australian State Planning Commission with registered buyers able to purchase just prior to the sales launch in February 2018.**

The unveiling of the brand in late 2017 led to a sharp rise in the number of registrations of interest, with pre-launch marketing initiatives sustaining high demand and the number of registered prospects now running into the thousands.

Glenside will see the transformation of the 16-hectare site into a master-planned community with around 1,000 new dwellings and high quality public spaces linked to walking and cycling trails. Homes will be set in a lush green botanical

environment including landscaped parks planted with 400 new trees, alongside sensitively restored heritage buildings.

Glenside is located on the CBD fringe, close to Adelaide's southern parklands and adjacent to the Frewville Shopping Centre which boasts the world's best independent supermarket. It's also just a few minutes from Burnside Village.

Initial site works for the \$400 million Glenside development started in June 2017, including construction of the development's sales centre and project office which is nearing completion.

**To register your interest for the Glenside development, visit [www.glenside.com.au](http://www.glenside.com.au)**



Nathan Blackburne / Managing Director



# FIRST RESIDENTS MOVE IN AT JACKSON GREEN

**The first residents of Jackson Green are moving into their new architecturally designed homes in the master-planned community in Clayton South. The next residences are anticipated to be completed by mid 2018.**

It is exciting to see the start of the Jackson Green community come to life, providing the best aspects of life in Melbourne's leafy south-eastern suburbs.

With the first dwellings now occupied, work has begun on the central park, designed by highly regarded landscape architects MDG Landscaping. The park will form a focal point for the new community and will include a playground, shelter and a recreational 'kick-about' space for both residents and the local community to enjoy.

Located near the Monash Employment Cluster (which has Melbourne's largest concentration of jobs outside the CBD), Jackson Green provides a diverse range of housing types, from one and two-bedroom apartments, and two, three and four-bedroom town homes.

Jackson Green town homes are designed by award-winning architects DKO and deliver architectural excellence, catering to the needs of a broad range of buyers. The last town home release for the estate is anticipated in March 2018. A variety of apartment options will continue to be available over the next few years.

**To register your interest for the Jackson Green development, visit [www.jacksonsgreen.com.au](http://www.jacksonsgreen.com.au).**



Artist Impression of Jackson Green

## KARMARA ESTATE SALES STRONG



**Karmara Estate in Perth's south east was officially launched in September and the affordable, lifestyle focused estate is already proving to be a hit with buyers.**

In the first eight weeks of sales, 33 buyers purchased at Karmara, with titles due in March 2018.

The estate's location, next to the beautiful Piara Waters Nature Reserve, its proximity to new and planned local amenities, and easy access to transport make it a great option for families, first home buyers and upgraders.

Cockburn Central Station, Kwinana Freeway, Nicholson and Armadale Roads provide easy access to Fremantle and the Perth CBD, all within 30 minutes' drive or less.

Access to a great range of educational facilities – from primary to tertiary – is another plus for the Estate, with residents having a range of schools and universities to choose from.

This, combined with the proximity to Harrisdale and Cockburn Shopping Centres as well as the beautiful natural environment, makes Karmara Estate a wonderful lifestyle choice and a sound investment.

**To register your interest for the Karmara development, visit [www.karmaraestate.com.au](http://www.karmaraestate.com.au)**



## STRATA OFFICES ATTRACTING BUSINESSES TO WILLIAMS LANDING



Artist Impression / 111 Overton Road, Williams Landing

**In June 2017, Cedar Woods launched the first strata office building, 111 Overton Road at our master-planned community Williams Landing in Melbourne's west. There has been a strong response to date, with over 60 per cent of the office suites in the building already sold.**

Following Target Australia's decision to relocate its national headquarters to Williams Landing, the success of the launch of 111 Overton Road proves there is strong demand for high-quality commercial space in the west.

111 Overton Road offers premium commercial office spaces ranging from 53 square metres to 168 square metres. The building will also include secure covered parking, individual

kitchenettes, a conference centre, end-of-trip facilities and NBN infrastructure.

The new strata office building is the next stage in the creation of an employment hub within the suburb. The offices are located near the Williams Landing train station and Williams Landing Shopping Centre.

With its sound infrastructure, high levels of amenity and an established community, Williams Landing is now on the radar for businesses that are looking for office locations in established suburbs at a reasonable price point.

**To register your interest for the 111 Overton Road development, visit [www.111overton.com.au](http://www.111overton.com.au)**

## COMMUNITY FOCUS FOR BUSHMEAD ESTATE

**Creating a vibrant, engaged and connected community is a key focus for Cedar Woods at its flagship new Western Australian estate, Bushmead.**

Surrounded by 185 hectares of pristine, natural bushland, Bushmead is a unique community in Perth's eastern suburbs, which recently received the coveted Six Leaf Enviro Development Accreditation.

One of those leaves is 'community', and in recognition of its importance, Cedar Woods engaged Creating Communities in April 2017 to develop a five-year strategic plan.

The plan focusses on empowering the community, to ensure a collaborative and sustainable community is established for future generations.

One of the most successful events to date was a Sunday Best BBQ hosted by Cedar Woods and Creating Communities, which included a pop-up pub and encouraged residents to bring a salad to share with their new neighbours.

Partnerships have also been developed with the local primary school and local environmental groups. A Welcome Survey has provided invaluable understanding of the estates'

purchasers to date and their aspirations for life in Bushmead.

Cedar Woods looks forward to helping nurture Bushmead to become a strong, connected estate that gives back to its local community.

**To register your interest for the Bushmead development, visit [www.bushmead.com.au](http://www.bushmead.com.au)**



Sunday Best BBQ Event / Bushmead

## ELLENDALE TO REACH MILESTONE OF 100 HOMES AT CONSTRUCTION PHASE

**There are over 70 homes currently under construction at Ellendale in Upper Kedron. The first settlements were completed in May 2017, and over 30 more homes are about to commence construction. Ellendale is quickly reaching a milestone of over 100 homes at the construction phase of Stage One.**

Noted as Brisbane's newest master planned community, Ellendale has maintained its popularity since its first sales release in May 2016 and buyers have embraced Ellendale's vision as a premium, leafy village address that features quality home designs that complement the natural environment.

Nestled within the existing neighbourhood of Upper Kedron, only 12 kilometres from Brisbane's CBD, Ellendale is adjacent to the South D'Aguilar National Park with approximately 40 per cent of the 227 hectare site being dedicated to Brisbane City Council as green space. Design Standards have been developed for Ellendale which promote a consistent high standard of architectural design, sustainability, and integrated landscaping.

A 10-year, 227-hectare development, the first 10 stages of Ellendale were approved in July 2015 with the first residents already moving into their new homes.

**To register your interest for the Ellendale development, visit [www.ellendale.com.au](http://www.ellendale.com.au)**



Artist Impression / Ellendale



# CONSTRUCTION WELL UNDERWAY AT ST.A

## Construction is well underway at St.A, our master-planned community in St Albans.

Civil construction is nearing completion across Stages 1–5 and housing construction is well underway. Led by building contractor Burbank, concrete slabs have been poured for the majority of the homes in Stages 2, 3 and 4. Framing and brickwork is now moving ahead on these stages.

Homes at St.A are architecturally designed and built to high standards, with carefully selected materials to achieve optimum energy performance ratings.

Our customers have recognised the value of these beautiful homes and demand has been strong, with the past four consecutive releases selling out within a week of release.

Civil construction is set to begin on the later stages of the St.A community in early 2018, which will pave the way for construction to begin on future town home releases.

St.A is located 16 kilometres from Melbourne's CBD, at the heart of the reinvigorated suburb of St Albans.



Aerial Image / St.A Construction

It is conveniently positioned within walking distance to Victoria University, the train station, the St Albans town centre and Alfreda Street retail precinct, which have recently been rejuvenated by road level crossing removals and the train station upgrade.

The next release at St.A is planned for early 2018.

**To register your interest for the St.A development, visit [www.staliving.com.au](http://www.staliving.com.au).**

## CEDAR WOODS COMMUNITY PROGRAMS



### Not-for-profit organisations across Australia have benefited from more than \$415,000 in community assistance through the Cedar Woods Neighbourhood Grants Programs.

The grants are designed to help not-for-profit community organisations with a wide range of projects including new equipment, uniforms, revegetation, community events, wildlife protection and environmental improvement.

Recently in Western Australia, organisations in localities close to The Rivergums, Byford on the Scarp, The Brook at Byford, Bushmead and Ariella Private Estate, had the opportunity to apply for \$10,000 grants as part of the program.

The 2017 WA Neighbourhood Grants Program winners will be announced at the Cedar Woods Neighbourhood Cinema event in early 2018.

The free outdoor cinema will be open to everyone and will feature movies, live entertainment, food and refreshments. The Rivergums, Byford on the Scarp and The Brook at Byford will each host their own outdoor cinemas, where the successful grant recipients will be announced.

**To keep up to date with community programs, visit [www.cedarwoods.com.au/about-cedar-woods/sustainability/community](http://www.cedarwoods.com.au/about-cedar-woods/sustainability/community)**

Cedar  Woods

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