

CASE STUDY

TRANSIT ORIENTED DEVELOPMENTS



Williams Landing VIC

Transit-oriented developments (TODs) have emerged as a powerful urban planning strategy helping to meet Australia's increasing housing demands and fast-growing population.

As cities grapple with the challenges of accommodating increasing populations and ensuring affordable housing, TODs offer a viable solution by maximising land use efficiency and minimising environmental impact.

Cedar Woods exemplifies this approach by creating innovative, community-focused developments

that prioritise connectivity and accessibility. With a proven track record of delivering high-quality, complex TODs in Australia, many of which have received industry recognition for their leading design, urban renewal achievements and integrated streetscapes, Cedar Woods is committed to creating vibrant and sustainable communities that meet the demands of a growing nation.



Williams Landing Station, Williams Landing VIC

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USING PUBLIC
TRANSPORT AS A
PRIMARY MEANS OF
TRANSIT CONSERVES
FUEL, REDUCES AIR
POLLUTION, AND LOWERS
THE COMMUNITY'S
CARBON FOOTPRINT.

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WHAT ARE TODS

Transit-oriented developments (TODs) are urban projects closely integrated with public transport infrastructure and supported by retail and commercial amenities. They are designed to maximise residential, business, and leisure spaces, offering numerous lifestyle, environmental, and economic benefits.

Cedar Woods Managing Director, Nathan Blackburne, emphasises the importance of TODs for smart and sustainable development. He says, “Creating integrated urban places around transit hubs supports population growth where people can work and access recreation and entertainment. These spaces become vibrant communities where residents can live, work, and play in their own neighbourhoods.”

Revitalising neglected inner-city industrial areas and other urban sites presents significant opportunities to diversify housing types and price points, enhance community engagement, and drive economic growth through improved retail and service offerings. These areas often benefit from existing or upgraded infrastructure as well as high-frequency public transport, making further development easier and leading to better environmental outcomes.

TODs address the challenges of urban sprawl and population growth. Cedar Woods recognises substantial opportunities for collaboration between industry

and government to unlock new urban development possibilities and accelerate growth around key transit locations across Australia.

BENEFITS OF TODS

Transit-oriented communities, with local amenities and public transport access, reduce reliance on cars and promote cycling and walking to local services and retailers. This eases traffic congestion, lowers household spending on vehicle maintenance and fuel, and encourages exercise.

Using public transport as a primary means of transit conserves fuel, reduces air pollution, and lowers the community's carbon footprint. TODs enhance livability through compact, walkable neighbourhoods that foster vibrant, accessible communities. They encourage economic development through local investment and provide well-located, affordable housing options for a broad range of buyers, from first-time homebuyers to those looking to downsize.

“TODs offer diverse housing types and price points, creating inclusive communities focused on sustainable living,” says Blackburne. “Buyers increasingly prioritise connectivity and seek lifestyles that reduce living costs and environmental impact. The convenience of easily accessible public transport and nearby amenities is a major drawcard, leading to better capital growth over time.”

TOD PROJECTS

Williams Landing

LAND AREA 275ha

LOCATION Williams Landing, Victoria

OUTCOME 2400 dwellings and 1400 apartments, over 200,000sqm of office and retail space

AWARDS PCA Innovation and Excellence Awards – Best Office Development, Finalist 2022

Williams Landing is truly 'The Centre of the West' and one of Melbourne's most dynamic mixed-use projects, combining a regional public transport hub, retail, residential and commercial buildings. It is strategically situated 20km from the CBD, or a 30-minute train ride from the Williams Landing train station.

Cutting edge amenities for modern living have been harmoniously combined with beautiful landscapes at Williams Landing. There are four residential neighbourhoods comprised of over 2,400 residential dwellings, in medium-high density housing types, that flow around the thriving town centre with its own transport hub as well as direct freeway access.

Each neighbourhood has an abundance of parkland, as well as the Williams Landing Boulevard Reserve and the adjacent 24km Federation Bike Trail.

The Williams Landing town centre is a dynamic commercial and retail hub for Melbourne's western region which is home to over 300 businesses. It is designated a project of State Significance and a Major Activity Centre under Melbourne 2030, the Victorian Government's long-term plan for managing Melbourne's growth and development. It is also designated a Priority Development Zone, which provides flexible planning to encourage high-quality commercial, retail and mixed-use development.

Over 12,000 jobs have been created for those who work in business services, health, education, government, hospitality, high value-added industry, service industry, and personal services.

Cedar Woods has already successfully delivered the Target Australia head office, with 850 employees moving into the new office facility located adjacent to the Williams Landing train station. In addition, 5 commercial office complexes have been developed providing premises for over 300 local businesses.

Williams Landing features a mix of residential homes, townhouses and apartment product, that has been carefully planned and designed to create a 20-minute neighbourhood. Higher density product is located near the rail station and town centre featuring commercial and retail businesses so residents can work from or near their home, shop, entertain and enjoy leisure activities in one closely connected and walkable community.

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THE WILLIAMS LANDING TOWN CENTRE IS A DYNAMIC COMMERCIAL AND RETAIL HUB FOR MELBOURNE'S WESTERN REGION.

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Williams Landing VIC



Jackson Green VIC

Jackson Green

LAND AREA 6.5ha

LOCATION Clayton South, Victoria

OUTCOME Over 578 residential dwellings

AWARDS UDIA Awards for Excellence -
New Communities,
Development of the Year, 2020

Jackson Green is just one of Cedar Woods' standout transit-oriented developments designed with sustainable connections in mind. Located in Clayton South, just 20km from the Melbourne CBD, the community is well-served by public transport and is close to retail outlets, schools, employment opportunities and public open space.

Comprising a diverse range of high-quality, affordable homes and well-designed green spaces, Jackson

Green is in a very convenient location for residents, many of whom have no need to own cars because of the excellent public transport options.

Over 1,000 residents enjoy easy access to Clayton Station, which forms part of the future Suburb Rail Loop, connecting them to major employment, health, education and retail destinations including the Melbourne CBD.

Two of the estate's newest apartment buildings, Huntington and Aster Apartments, also boast electric vehicle car share facilities where residents can hire an electric vehicle through a partnership with proptech company Ohmie Go, which is looking to roll out similar schemes across Australia.

The project was recognised in 2020 as Development of the Year for new communities in The Urban Developer Awards for Excellence.

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JACKSON GREEN
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BY PUBLIC
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OUTLETS, SCHOOLS,
EMPLOYMENT
OPPORTUNITIES
AND PUBLIC OPEN
SPACE.

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CEDAR WOODS' VISION FOR EGLINTON VILLAGE IS TO DELIVER A MODERN, CONNECTED COMMUNITY THAT WILL HAVE ALL LOTS WITHIN WALKING DISTANCE TO FUTURE SHOPS, PRIMARY SCHOOL, RECREATIONAL AMENITY AND EMPLOYMENT OPPORTUNITIES.

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88 Leveson Street

LAND AREA 1,416m²

LOCATION North Melbourne, Victoria

OUTCOME 15 luxury townhomes

In the heart of North Melbourne, 88 Leveson Street offers inner-city townhome living with unparalleled convenience.

Boasting a walk score of 97/100, it is a walker's paradise where daily errands can be accomplished without a car. And with a perfect transit score of 100, future residents will be just a three-minute walk from the 57 Flinders Street tram. This naturally connected location allows residents to fully embrace the ease and accessibility of urban living.

Eglinton Village

LAND AREA 86ha

LOCATION Eglinton, Western Australia

OUTCOME 1200 dwellings

Western Australia's Eglinton Village is a vibrant 1200-lot masterplanned community just 500m from the new Eglinton Station.

The vision for Eglinton Village is to create a modern, connected and walkable community. With streets leading to green open spaces, residents will be able to easily stroll to future proposed shops, primary school, recreational facilities and local employment opportunities.

Cedar Woods has prioritised quality community amenities in the development of Eglinton, including a neighbourhood supermarket and retail shops, all within easy reach for residents. This thoughtful design eliminates the need for residents to get in the car to complete their daily shopping and errands.

Eglinton offers unparalleled convenience with its close proximity to public transport offering a stress-free commute to the Perth CBD, just 46 minutes away by train.



Eglinton Village WA

*Artist impression



Fletcher's Slip

LAND AREA 15ha

LOCATION Port Adelaide, South Australia

OUTCOME 497 residential dwellings

The Port Adelaide town centre and waterfront offers a significant opportunity to transform a historic shipping and industrial harbour to a contemporary, mixed-use urban area with a sustainable local economy and regional activity centre.

Cedar Woods is leading the charge in this transformation through the purchase of a major part of the redevelopment area, including the Sugar Wharf precinct located adjacent to the rail corridor and Glanville train station.

This vibrant project aims to seamlessly integrate residential living areas with public transport, offering a medium-density, mixed-use development in a community designed to thrive. A diverse range of housing types are being developed within Fletcher's Slip, based on the transit-oriented development principles, featuring buildings that transition in height from 3 storeys up to 5 storeys at the core of the precinct near Glanville station. This location is perfect for young families looking to downsize or those seeking a brand-new home in a community that offers it all.

Upgrades are also planned for the nearby bus interchange, promising enhanced accessibility and convenience.

Glenside

LAND AREA 16.5ha

LOCATION Glenside, South Australia

OUTCOME 998 residential dwellings, consisting of both townhomes and apartments

AWARDS UDIA SA Awards for Excellence – Medium Density Housing 2023

UDIA SA Awards for Excellence – Boutique Development, Finalist 2023

Glenside in South Australia is within a 15-minute stroll to the Adelaide CBD through the Victoria Park, which neighbours the Glenside community, combining both city and parkland living.

The project is an exceptional example of considered urban infill and one of Cedar Woods' most coveted projects, previously winning industry awards with the Urban Development Institute of Australia (UDIA) SA for best masterplanned development, residential development and urban renewal project.

The Glenside masterplan includes open spaces, walking paths and bike trails that link to the existing surrounding parklands. Visitor bike racks are featured at street level within the estate and secure bike racks are also available in all Glenside apartments for resident use.

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GLENSIDE INCLUDES OPEN SPACES, WALKING PATHS AND BIKE TRAILS THAT LINK TO THE EXISTING SURROUNDING PARKLANDS.

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