



KEY INFORMATION

PROJECT	Ellendale
LOCATION	Upper Kedron, Queensland
SCALE	227ha
PRODUCT	Master-planned community, with a focus on environmental excellence. Over \$4.03 million will be spent on the environmental rehabilitation over the life of the development.
DURATION	2015 - 2029
CAPITAL COST	\$367.7 million
PROJECT ISSUES	Complex environmental design requirements with steep topography, re-establishment of significant areas of habitat.
INDUSTRY RECOGNITION	Cedar Woods has nineteen years of award-winning development success in Queensland and nationally, including the prestigious 2021 National Landscape Architecture Award - Land Management.

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THE VISION FOR
ELLENDALE
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”

PROJECT SUMMARY

For more than 30 years, Cedar Woods has been creating attractive, responsive and forward-thinking places, built around the needs of today, with an eye on tomorrow.

We build communities that minimise our environmental footprint and ensure the natural features, benefits and attractions remain unspoilt for generations to come.

Ellendale is a 227-hectare master planned community, located just 12 kilometres from the Brisbane CBD, and is an exemplar of our commitment to preserving the local environment.

Backing onto the South D'Aguilar National Park, the community embraces 91 hectares of natural corridors and recreation space.

Cedar Woods' Development Director Blair Britton said Cedar Woods identified, early, the value of the site's location at the foothills of the D'Aguilar Range and made a commitment to retain and rehabilitate 40 percent of it as green space.

"An urban design was developed that nestled distinct neighbourhood clusters amongst existing topography, incorporating the rise and fall of the land as a lifestyle feature rather than levelling development across the site," he said.

"This approach not only retained existing vegetation and riparian corridors to benefit biodiversity, wildlife habitat and movement but also enhanced community amenity."

Lot sizes within the development will range from 300m² to 26,000m² (2.6ha), providing housing diversity with a mix of flat, split and sloping lots. Premium homesites are amongst undulating land, creating a leafy village like feel and design standards ensure the look and feel of Ellendale is maintained across all stages.

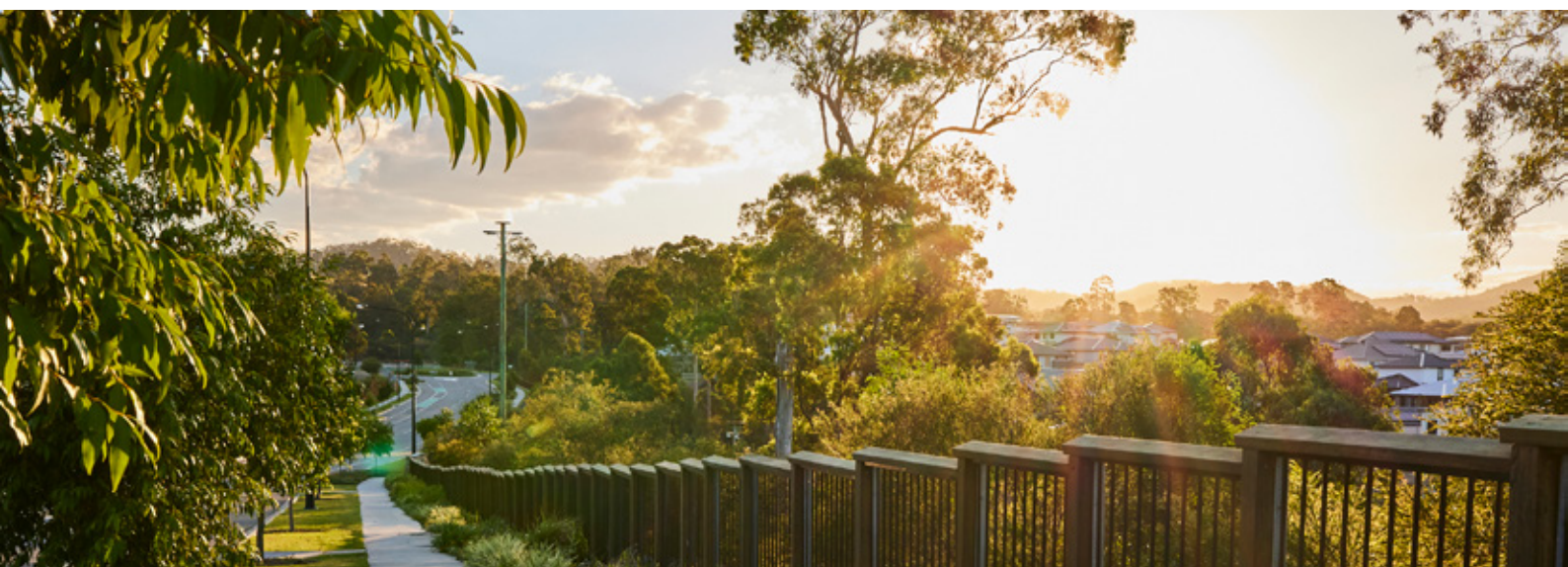
To supplement the existing vegetation, Cedar Woods has embarked on extensive rehabilitation works to achieve the 91 hectares of natural areas of natural space – ensuring the highest ecological value to enhance local biodiversity and provide long-term habitat, encouraging fauna movement. Rehabilitation works have included revegetation planting, translocation of significant plant species from development areas into rehabilitation areas, seed propagation from site as well as fauna infrastructure such as nesting boxes, glider poles and fauna underpasses.

Mr Britton said the extensive environmental planning and mapping undertaken by Cedar Woods had resulted in a superior environmental outcome for the local community.

"The vision for Ellendale was to create a place where city meets nature in perfect harmony," he said.

"Ellendale is a great example of Cedar Wood's track record in successfully balancing development and environmental outcomes to deliver environmental excellence."

Over \$4.03 million will be spent on the environmental rehabilitation over the life of the development.





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UPON COMPLETION, OVER 40 PERCENT OF THE OVERALL SITE WILL BE HANDED OVER TO BRISBANE CITY COUNCIL AS GREEN SPACE.

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KEY FEATURES

Ellendale, Upper Kedron is located 12km north west of Brisbane's CBD, bordered by natural bushlands to the West and established residential communities to the East.

The area offers residents proximity to employment, public transport, medical, education, retail, social and recreational assets.

Due to its diverse surrounds, Upper Kedron has become a popular destination for both young and mature families. Approximately 90 percent of purchasers at Ellendale to date are owner occupier, with a great referral rate amongst buyers.

Upper Kedron benefits from convenient access to Samford Road to the North and Waterworks Road to the South, two of Brisbane CBD's Northern feeder roads. Ferny Grove Train Station is within close proximity, offering direct lines to the CBD.

Upper Kedron also features connectivity to infrastructure and amenity including key retail hubs, health infrastructure and education precincts, with three schools within 2km of Ellendale.

Convenience retail needs are catered for by Ferny Grove Shopping Village, with larger regional shopping centres including Arana Hills Plaza and Brookside Shopping Centre within a 10-minute commute.

State of the art play spaces sit alongside natural bushland – featuring stunning views of the adjoining South D'Aguilar national Park.

Upon completion, over 40 percent of the overall site will be handed over to Brisbane City Council as green space. To date, more than 83,000 ground covers, 25,000 trees and 73,500 shrubs have been planted throughout Ellendale's rehabilitation works, with almost 60 hectares of green space dedicated to Brisbane City Council.

A COMMUNITY IN HARMONY WITH THE LOCAL ENVIRONMENT

Ellendale is an exemplar of Cedar Wood's approach to environmental excellence.

When considering new project acquisitions, Cedar Woods develops strategies to ensure that ecologically sustainable development outcomes can be achieved in a way that ensures environmental values and biodiversity are maintained for future generations. These strategies often require substantial investment in areas like decontamination, revegetation, the donation of land for ongoing conservation, fauna habitat restoration, groundwater and waterways protection and offsets.

In Cedar Woods portfolio, all projects with environmental impact are accompanied by approved environmental strategies, with Cedar Woods maintaining a track record of over compliance. This continued investment in environmental rehabilitation and management sees over 324 hectares of project land designated for conservation purposes across Cedar Woods projects, with approximately 260 hectares owned and managed by the company.

Ellendale's Masterplan and continuation of revegetation works, sees the preservation of more than 40% of the site as green space.

The ninety-one hectares of green space are testament to the focus of the development – which was to retain, rehabilitate and enhance key corridors within the site, providing habitat for fauna, opportunities for fauna movement and long term environmental benefits to the broader community.

Rehabilitation works include an extensive five-year planting program totalling 189,000 trees, shrubs, ground covers and fauna connections, and will continue until 2029.

The enhanced habitat created supports native fauna including local and nationally significant species such as koalas, squirrel gliders, possums and owls. To date, Cedar Woods has established 64 squirrel glider poles, 320 nesting boxes and 120 metres of fauna underpasses, complete with koala crawl bars, which have been installed under roads that cross the environmental corridors. The nesting boxes have reported recording Common Brushtail Possums, Squirrel Gliders and Antechinus species.

The community also features recreational spaces, including a state-of-the-art playground, BBQ areas, shaded picnic tables, pathway nodes for walking and biking, nature lookout shelters throughout, as well as good transport links and shopping options.

Ellendale is a great example of Cedar Woods' position as a developer focused on delivering exceptional environmental outcomes for the local community.



AWARDS

2021 Australia Institute of Landscape Architecture Awards (AILA) - Land Management

Ellendale won the prestigious 2021 Land Management Award at the Australia Institute of Landscape Architecture Awards (AILA), for a best practice approach in the context of a suburban residential development. The award acknowledged Cedar Woods' approach in retaining topography and existing vegetation as well as the commitment to rehabilitation and fauna management. The jury said Ellendale was a great example of a "strong, trusting relationship between landscape architect, client and local authority."