

ELLENDALE UPDATE

ellendale
UPPER KEDRON



CONSTRUCTION UPDATE

Civil construction is expected to commence from early in 2016, subject to approvals. We will be taking a number of steps to minimise inconvenience to the community during construction.

TRAFFIC MANAGEMENT AND CONSTRUCTION TRAFFIC

To ensure a safe environment for the community, a traffic management program will be implemented to maintain safety of vehicles and pedestrians at all times.

Measures will be put in place to limit dirt and debris being tracked onto local roads and the civil contractor will monitor any impact on surrounding roads and additional street sweepers will be used as required.

CONSTRUCTION HOURS AND NOISE

State legislation permits construction works between 6.30am and 6.30pm Monday to

Saturday, however we anticipate that work will usually cease by 4pm and Saturday work is unlikely to be frequent. There will be no construction work on Sundays or Public Holidays unless prior authorisation is provided by Council.

DUST CONTROL

Dust caused by construction works will be controlled by:

- Dust reduction techniques, including the use of water carts during construction.
- Dust mesh will be installed as required to reduce airborne dust.
- Hydro-mulching and natural stabilising techniques following completion of construction.

URBAN WATER MANAGEMENT

Erosion and sediment control strategies will be implemented to protect downstream waterways during construction.

Ellendale has been designed to include best practice stormwater detention and treatment measures to ensure the properties downstream are not adversely impacted by the

development of the site. In conjunction with the proposed waterway rehabilitation works and stormwater quality treatment basins, the proposed development is likely to result in a net benefit to the health of the waterways through the site and downstream.

SECURITY AND SAFETY

Cedar Woods values the importance of safety procedures and will implement industry best practice strategies during the design and construction of Ellendale. The civil contractor is required to complete a detailed occupational health and safety management plan which will be audited externally prior to construction.

CONTACT DETAILS

Should you have any queries relating to construction works please feel free to contact Cedar Woods Properties Brisbane office on **07 3007 2900** or email us at **info@ellendale.com.au**

REGISTER
YOUR INTEREST

To keep up to date on the upcoming land release call 1300 720 858 or register your interest online at www.ellendale.com.au



A SUSTAINABLE NEW COMMUNITY

Initial designs are now complete for the first stage of Ellendale, which will transform disused farm land on Canvey Road into a leafy urban village. With construction starting soon, Cedar Woods wants to ensure you are kept up to date with activities on the site.

Cedar Woods received approval from the State Government in July 2015 for an initial development stage of 480 lots. The first release of this stage will comprise 143 lots, including a display home village. Sales will commence in the first quarter of 2016, with strong interest to date, including expressions from residents already living in the area.

Ellendale will see residential precincts nestled amongst bushland corridors, with 40 per cent of the overall site dedicated to green space which will be rehabilitated and handed over to Brisbane City Council for the benefit of the community.

Cedar Woods Properties has over 25 years' experience in creating quality, responsible and award-winning communities.



PROTECTING NATURAL VEGETATION AND WILDLIFE

Backing on to D'Aguilar National Park, Ellendale has been designed to retain 95 per cent of the remnant vegetation on the 227 hectare site.

Cedar Woods is proud to create 91 hectares of green space. This equates to 40 per cent of the overall Ellendale site dedicated to nature corridors that will increase the habitat onsite and strengthen fauna movement corridors in the area.

We have already been working with Greening Australia to rejuvenate the site, which was previously farm land, and have recently started collecting native seeds from the site to be replanted as part of the habitat corridors.



Williams Landing - Victoria

Cedar  Woods

Cedar Woods Properties is an award winning Australian developer with over 25 years' experience in creating communities and a portfolio of projects spanning Western Australia, Victoria, Queensland and South Australia.