



ELLENDALE

INSIDER

NEWSLETTER 2019 | ISSUE NO 1



Hello... and welcome to the Insider

Welcome to the first edition of our newsletter, the Ellendale Insider.

This newsletter aims to keep our fast-growing community up-to-date with the latest milestones and developments at Ellendale, while introducing new faces and keeping our residents informed about the great events happening in and around the area. There's been a lot happening at Ellendale lately! We've officially opened

our new park, construction continues to move ahead in leaps and bounds, we are about to launch our latest stage and have opened this year's Ellendale Neighbourhood Grants Program.

We are also excited to be regularly welcoming new people to Ellendale and caught up with our very first residents to talk about their experience living in the community.

I hope you find the first edition of our newsletter informative and look forward to sharing more news with you in future editions.

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WHAT'S ON

Keep up to date with what's going on in the area

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UPPER KEDRON

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First in, favourite address

Nikhil Kamani and Nancy Patel were the first residents to call Ellendale home and, two years later, still love watching the sun set over the community.

"The beautiful sunsets really are not to be missed," says Nikhil.

The couple made the move from an apartment in the city to their custom built, four bedroom Metricon home at Ellendale, with plenty of backyard space for a family and pet, in 2017.

Nikhil says his favourite thing about living at Ellendale is the people.

"We love the fact it is a very multicultural community with kind and friendly people who are always watching out for others," he said.

"We like how everyone gets together to celebrate events and believes in having a good time, and we appreciate how quickly things like public transport were put in to place for the convenience of residents.

"It was incredible to see how quickly the estate grew and how quickly people started moving in. Within our first month, we had a neighbour we could talk to and a few months later there were kids playing in the street.

"Ellendale continues to grow beautifully."

Nikhil says the community appealed to the couple immediately.

"We were looking to build our first home in a beautiful suburb that was close to nature and not too far from city," says Nikhil.

"It was a very quick and easy decision to go with Ellendale. The fact Cedar Woods had it all planned out - including transportation, road access, nature strips and the proposed retail space on Canvey Road really made us feel excited about buying our first home here."



SUNSET STREET PARTY

WE'RE HOLDING A SUNSET STREET PARTY AND WE WOULD LOVE YOU TO BE THERE!

The event will offer a mouth-watering selection of pizzas from *Flint's Pizza Food Truck* and free live music and popcorn for locals wanting to enjoy a family-friendly afternoon.

Ellendale is offering a **discount for the first 100 pizzas purchased** so be sure to get in early!

Date Saturday 4th May **Time** 4pm-7pm

Location Ellendale Sales Centre, 324 Canvey Rd, Upper Kedron



Neighbourhood Grants Program Now open

Ellendale developer, Cedar Woods, is looking to support community groups making a difference in the local area, with its third annual Neighbourhood Grants Program now open for submissions.

The program offers grants of \$500, \$1000 or \$2000 to assist schools, community groups and not-for-profit organisations, which have been operating for more than 12 months.

Last year, 15 groups received funding, including Ferny Grove's St. Andrews Catholic Primary School, which was awarded \$2000 for a cutting-edge robotics program (pictured).



The grants are a great way to 'pay it forward' by helping to encourage and advance the work being done by local organisations. Groups located in the suburbs of Upper Kedron, Ferny Grove, The Gap, Arana Hills, Keperra, Ferny Hills, Everton Hills and Mitchelton are eligible to submit applications before 24 May 2019, by visiting: www.ellendale.com.au/neighbourhood-grants

Judges from a committee of community representatives will review submissions and Cedar Woods will announce the successful applicants in June 2019.

We encourage all our local community groups to apply!

CONSTRUCTION UPDATE

Evolving Ellendale

The Ellendale community continues to take shape, with work nearing the finish line on stage 2, as construction of stage 3 moves into the next phase.

Civil services and retaining walls are now going in to stage 2F, the final phase of stage 2, with construction of homes in the balance of the stage now almost complete.

Stage 3 earthworks are also nearing completion, with work commencing on civil services, retaining walls and road infrastructure in stages 3A and 3B.



New parkland now open!

It was great to see hundreds of residents from the Ellendale community join in the fun at the official opening of our brand-new parkland at Cascade Place.

Those who headed along to the opening event, held in March, were treated to live music while they relaxed on the green, enjoyed delicious delights from Ruby the ice cream van (we handed out more than 320 ice creams on the day!) and competed in 'giant' games.

The new parkland features state-of-the-art play equipment designed to suit all ages, including a one-of-a-kind, eight metre play tower, climbing nets, tunnel slides, swings, quattro see-saw, shade sails and a hill structure for toddlers.

There are also three sheltered lookout areas, a barbecue, links to walk and cycle pathways and a 500sqm kick-about space, with views across the community.

The new Ellendale park is already proving popular as a meeting place for residents to come together with friends, family and neighbours to relax, play and socialise.

Parkland and natural bushland will be a cornerstone of Ellendale, with more than 40 per cent of the community to be dedicated as open space.



One-of-a-kind design

Our new parkland was envisioned by Place Design Group to highlight the unique aspects of life at Ellendale.

Senior Landscape Architect, Cathy Dibden, says the park is fun, functional and environmentally-friendly.

"You can see the playground from many places in the community – the tower fort is bright orange so it is easily recognisable as a meeting place.

"When designing the park, we opted to use natural materials where possible to reinforce the connection with the site, featuring stone and timber," says Cathy.

"This choice of materials helps the park blend with the surrounding environmental corridor, which adds to the leafy, tranquil feel, while also providing habitat for the abundant wildlife in the area.

Extensive planting underway

Tens of thousands of trees, shrubs and groundcovers will be planted at Ellendale over the coming three months, with the extensive revegetation of the nature corridor north of stage 3 underway.

The final planting in the stage 1 and 2 nature corridors is also in progress, with the onset of cooler temperatures ideal for an additional 4,500 trees, which will add to the 155,000 trees, plants and groundcovers already planted in this area.

The corridors and open spaces have been positioned in areas with the highest ecological value or which offer favourable characteristics for establishing vegetation, providing long term habitat and encouraging fauna movement.

The corridors are rehabilitated with native vegetation similar to what exists elsewhere on the site or was present prior to farming activities, which commenced approximately 40 years ago.

As was the case for stage one and two, trees removed from the site are within approved development areas and this removal is offset by the significant revegetation being undertaken in the corridors which creates meaningful habitat.

The revegetation program includes the planting of tubestock, which is beneficial for a number of reasons. Research shows that planting tube stock establishes a healthy root system quicker than larger trees, they have less transplant shock, a

higher survival rate and ultimately outgrow trees that were more mature when planted.

Additionally, to increase fauna movement pathways through the corridors, Cedar Woods has installed more than 60 glider poles, almost 300 nesting boxes and a number of fauna underpasses under the road crossings to assist with the movement of wildlife around the site while vegetation matures. We're pleased to see the monitoring showing both gliders and birds are already using the nesting boxes.

Overall, more than 40 per cent of Ellendale – equating to 91 hectares – will be retained as green space, with 50 hectares of environmental corridor already handed over to Brisbane City Council.

New Cedar Glen release coming soon

New land will soon be available at Ellendale, with the release of Cedar Glen.

This new stage has been designed to offer the rare chance to build a new home close to the Brisbane city centre for less than \$500,000, with 41 boutique homesites ranging from 260m² to 539m².

The new Cedar Glen release is aptly named after the former homestead that occupied the site, located on Levitt Road, which took its title from the adjoining Cedar Creek and the 'glen', being the valley.

Council's planning for the area supports smaller lots in this location to provide a diversity of housing options and because the site adjoins a planned neighbourhood shopping precinct with a proposed small-scale supermarket and childcare centre.

The lots are designed to meet the needs of buyers wanting affordability, low maintenance and a prime location.

Ellendale is a diverse community, with a wide range of lot sizes and outlooks available, and this latest release further adds to that choice.

For more information about the upcoming release, visit the Ellendale Sales Centre and Display Village, open Saturday to Wednesday from 11am to 4pm, visit ellendale.com.au or call 1300 720 858.

CEDAR GLEN

— AT ELLENDALE —



What's on?

Helping our residents get out and about and meet new people is what we're all about at Ellendale. We've taken a look at Brisbane City Council's What's On in Brisbane calendar (which you can search here – www.brisbane.qld.gov.au/whats-on/search), and have the low down on some of the fun (and mostly free!) events coming up in our area.



GET FIT

Boxing 4 fitness

Friday 3, 10, 17, 24, 31 May 2019
10:30am - 11:30am

Open to all ages, these free classes will help you tone-up, de-stress, have fun and box your way to fitness! Bookings aren't required. Find out more by phoning Fitness 4 U on 0412 552 885. Meet near the playground on the north-east side of Waterworks Road in the Walton Bridge Reserve at 941 Waterworks Road in The Gap.

SENIORS OUT AND ABOUT

Ferny Grove suburban explorer

Monday, 27 May 2019
9.30am - 12.30pm

Seniors can join this undulating 20-25 kilometre ride exploring cycling routes around Ferny Grove, including a section of the old Ferny Grove to Samford rail corridor. A bicycle and helmet is required – and is available for hire for \$15 if needed through Bushranger Bikes on 0409 053 694. Meet at the Upper Kedron Recreation Reserve, 270 Upper Kedron Road in Upper Kedron.

SKATEBOARDING

Revolutions skateboarding workshop

Saturday 4, 11, 18, 25 May 2019
3:30pm - 5:00pm

Get the kids (aged three years and over) active, learning the basics, improving their skills and landing new tricks under the guidance of qualified coaches - all while making new mates. Bookings are essential by contacting 1300 918 531, and you'll need to bring a skateboard and helmet. Meet at the Ferny Grove Picnic Ground Park at 1233 Samford Road in Ferny Grove.



KIDS WORKSHOP

A bug's life stories and games

Friday 10 May 2019
10:00am - 12:00pm

Kids aged three to five will love this free event, uncovering the secrets of bees, beetles, ladybirds and butterflies. In this workshop, they will hear stories, play games and go for a walk with magnifying glasses to see which little creatures they can find. For more or to book phone 0411 246 487. Meet at the playground in Wittonga Park at 98 Hilder Road in The Gap.

FREE WASTE DROP

Household hazardous waste free drop-off day

Saturday, 1 June 2019
8am - 3pm

Keep our beautiful part of the world clean and green by taking part in Brisbane City Council's free drop-off days. The free drop-off day is being held at the Ferny Grove Resource Recovery Centre at 101 Upper Kedron Road in Ferny Grove.

LIBRARY TIME

Mitchelton Library - various events

Whether you're looking for something to entertain the little ones (think Toddler Time, Babies Books and Rhymes, and First 5 Forever children's story time), or to learn a new skill while meeting new people (like the Mitchelton Organic Gardeners, Western Mahjong Group and Purls Knitting group) the Mitchelton Library has you covered! Stop in to find out more at 37 Heliopolis Parade in Mitchelton.

