

An aerial photograph of a forest, heavily processed with a green color overlay. The image shows a dense network of trees and paths, with the green tint varying in intensity from dark forest green to bright, almost white-green highlights, creating a textured, marbled effect. The overall composition is centered around the text.

Emerald Way
MT. BARKER





EMERALD WAY

A premium estate and a world of its own, Emerald Way is set to become one of the most desired living locations in the stunning Adelaide Hills.

It's the way of rolling hills and open spaces, where you can lose yourself on a walking trail teeming with native flowers and birdlife. Neighbouring a golf course and regional Sports Hub, it's the way of activity – a bustling area where young families come together to build a safe, friendly community.

Rich with natural beauty, ripe with opportunity, it's time to 'Live Wonderful'. Discover Mount Barker's secret little gem today and make your way, the Emerald Way.



A romantic scene of a couple walking away from the camera on a dirt path through rolling green hills. The woman is on the left, wearing a white dress, and the man is on the right, wearing a dark shirt and shorts. They are holding hands. The sun is low on the horizon, creating a warm, golden glow. The hills are covered in tall grass, and the sky is a mix of soft blues and oranges.

*it's the way
of rolling hills*

LOCATION MAP

A stone's throw from the buzz of Mt Barker, this idyllic Adelaide Hills community is sprinkled with hidden pockets of awe and a lifestyle like no other.

A hub of childcare, schooling, shops and cafes, it's where morning drop-offs lead to coffee catchups, and the famous Adelaide Hills Farmer's Market is only a short trip away.

It's a space filled with fitness and activity, with Mount Barker's golf course on your doorstep and the brand new multi-million-dollar regional Sports Hub with sports fields, grandstands and state-of-the-art clubrooms right down the garden path.



← to SE Freeway

to SE Freeway ↗

to SE Freeway ↗

Cornerstone College

Kmart

Coles

Mt Barker Central

Woolworths

ALDI

St Francis de Sales College

Mount Barker Kindergarten

Wallis Cinema

Homemaker Centre

Springs Rd

Mount Barker Primary School

Dan Murphy's

Foodland

Early Learning Centre

Park 'n' Ride

TAFE SA

Dan Murphy's

Mount Barker Village

Swim School

Laratinga Wetlands

Sports Hub (2021)

Keith Stephenson Park

Mount Barker High School

Homemaker/Trade Centre

Mitre 10

Bald Hills Rd

Golf Club

Mount Barker South Primary School

IGA Fresh

Hurling Drive

Wellington Rd

Albert Rd

Alexandrina Rd

Mount Barker Waldorf School

Emerald Way
MT. BARKER

Hurling Drive

Sims Rd

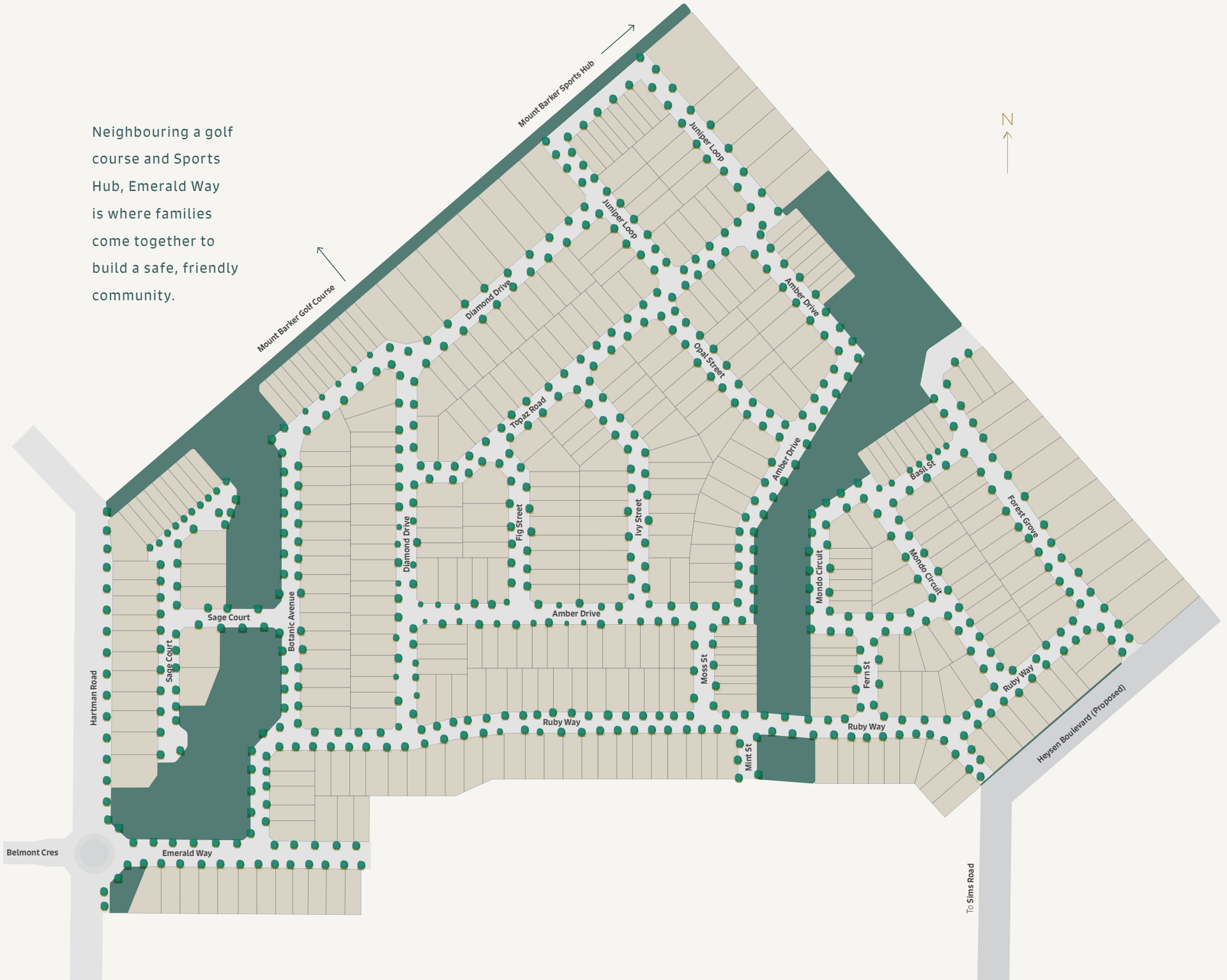
Hartman Rd

Peach Rd

Heysen Bvd

7

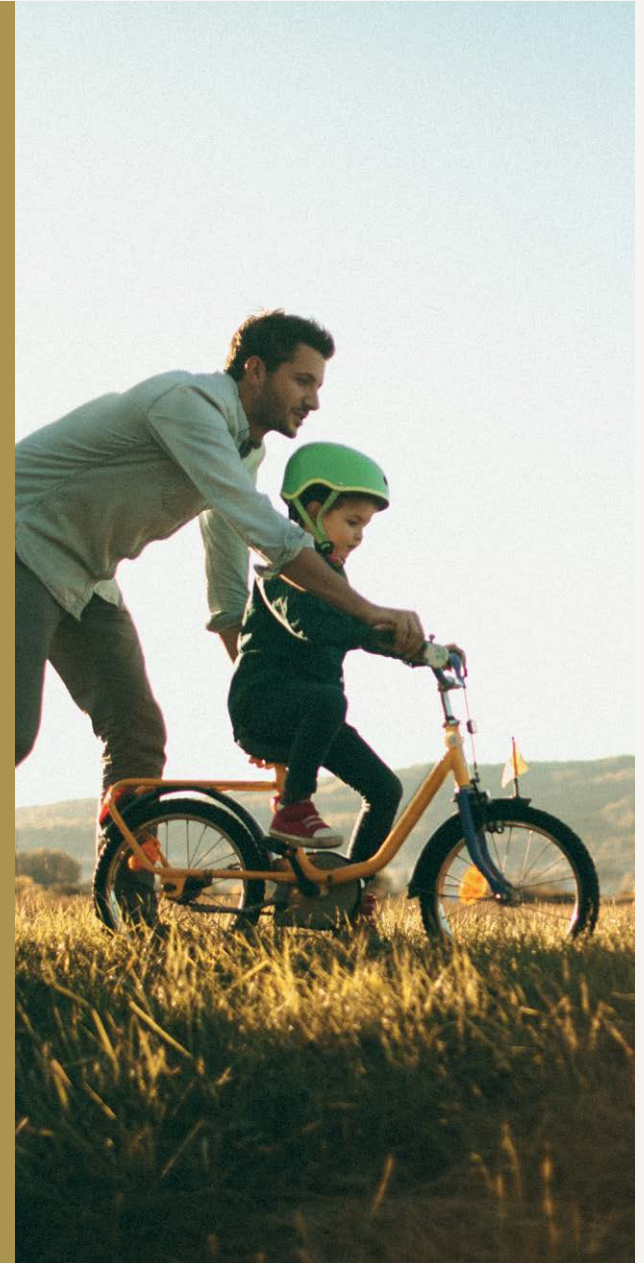
Neighbouring a golf course and Sports Hub, Emerald Way is where families come together to build a safe, friendly community.



MASTER PLAN

The Emerald Way master plan has been designed to unfold in five construction stages. The first of which plays host to its impressive display village. The land has been designed to provide homeowners with a range of block sizes and shapes, allowing for a diverse range of potential home designs.

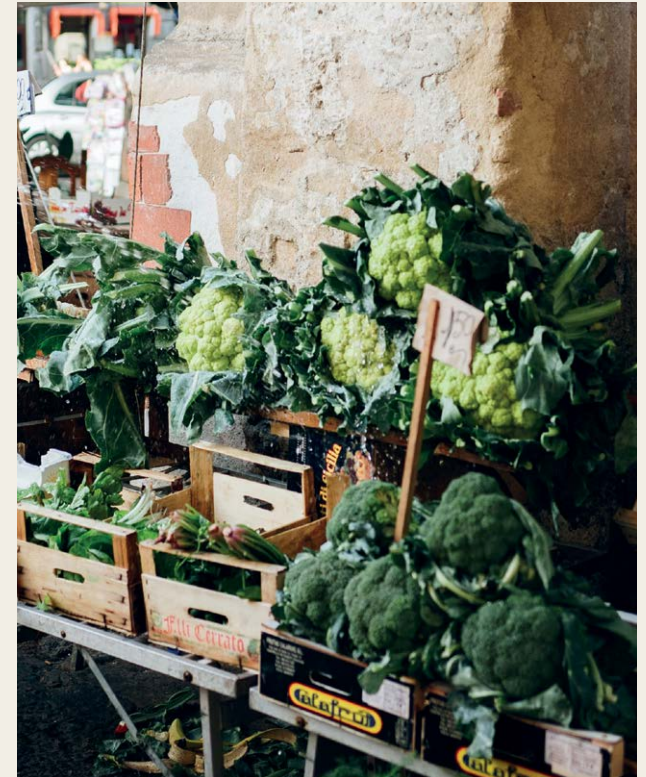
With a network of gently curving streets and the generous provision of natural reserve, Emerald Way will maintain an attractive balance between a modern, vibrant suburb, and the natural beauty of the surrounding area.



EMERALD WAY — MT BARKER

LIVE WONDERFUL





Here, there's plenty to explore, from the wide, open spaces to the bustling markets and shops. Take it all in and enjoy your surroundings.



*Ripe with
opportunity*



LANDSCAPE CONCEPT

Central to the landscaping of Emerald Way is the creation of a small neighbourhood which enhances the natural surroundings and sets a new benchmark for the region.

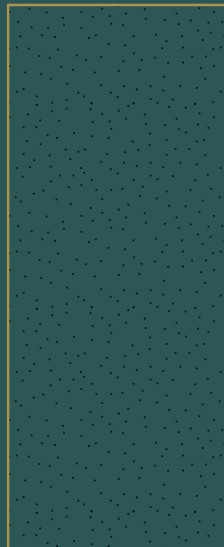
The development is designed to be a safe, environmentally-friendly space, where neighbours can take part in recreational activities, socialise or just relax under the shade of a tree.



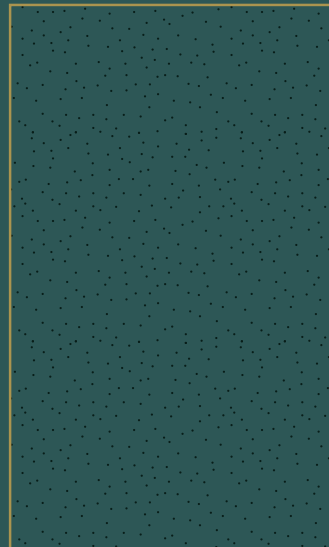
LIVING OPTIONS

With a greater range in block sizes available at Emerald Way, and the diversity in the shape and orientation, you are presented with the opportunity to choose a piece of land that best suits your dream home, so you don't need to settle for whatever will fit.

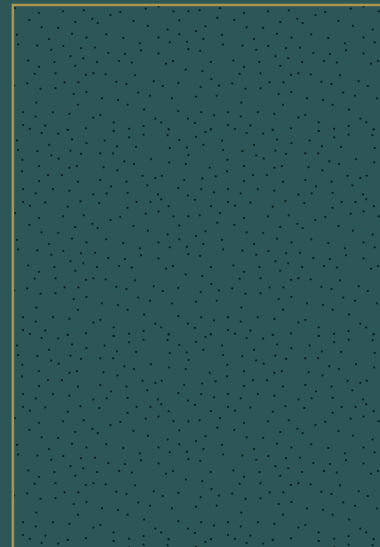
Whether it's three, four, five or more bedrooms you're after, one storey or two, or perhaps even a swimming pool – Emerald Way has the flexibility to cater to your unique needs.



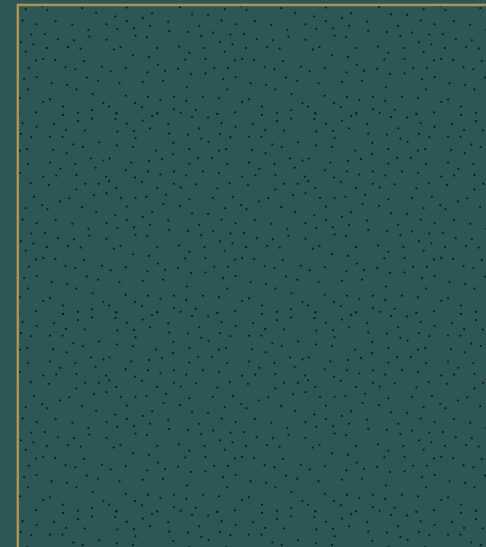
7-9 m wide allotments (Terrace)



10-12.5m wide allotments (Villa/ Super Villa)



14-15m wide allotments (Courtyard)

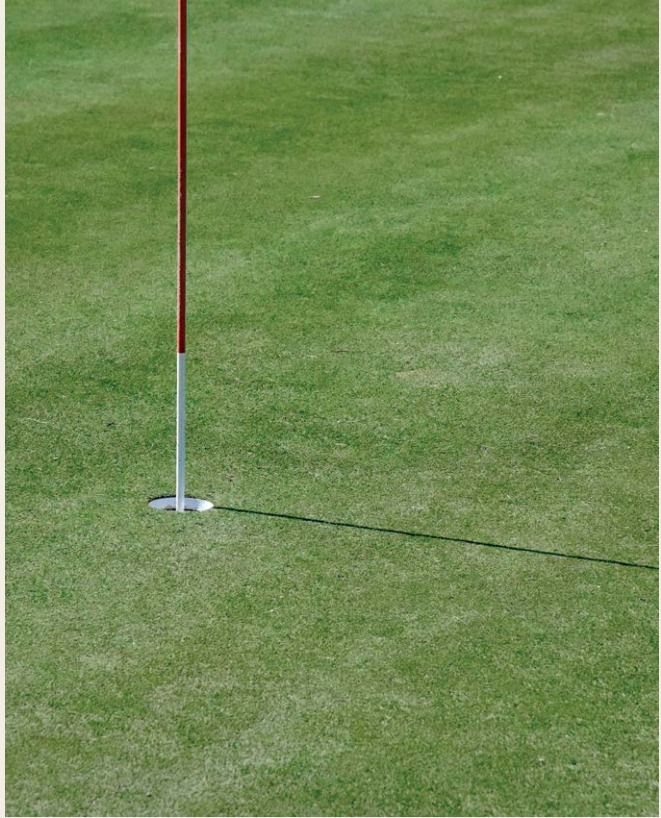


18 +m wide allotments (Traditional/ Premium)



Mount Barker's impressive golf course is right on your doorstep, ready and waiting.







*A world
of its own*

TREE PLAN

Quality tree varieties will enhance the natural and built environment.

Tree varieties are subject to council approval and may change.



Acer 'Pacific Sunset' Maple



Fagus sylvatica 'Purpurea'
Copper Beech



Quercus robur English Oak



Acacia Melanoxyton
Blackwood



Magnolia 'Exmouth' Bull
Bay Magnolia



Brachychiton 'Jerilderie Red'



THE PROCESS

When you purchase an allotment at Emerald Way, an encumbrance is registered on the title. This requires that prior to any development of the allotment, approval must be sought and obtained from the Encumbrance Manager who will administer the urban design guidelines. All developments at Emerald Way must align with the urban design guidelines. This includes new house construction as well as renovations to existing houses, and the development of outbuildings and fixtures.

If applicants are unsure of whether or not their proposed dwelling or other structure meets the requirements of the urban design guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for advice prior to finalising drawings and specifications. This is aimed at streamlining the approval process and avoiding costly redesign work.

In particular, care should be taken to ensure that house designs are suitable for the particular orientation of the allotment.

The following sets of plans should be submitted for encumbrance approval, including:

1. Site plans (showing setbacks to boundaries and driveway locations)
2. Floor plans
3. Elevations
4. Colour and Material Schedule
5. Encumbrance Checklist

When approval has been granted by the Encumbrance Manager, applicants will need to submit the required documentation to the Mount Barker council for development plan consent and building rules consent.

A copy of the encumbrance approval will be necessary to forward to the Mount Barker council to demonstrate the application has met the requirements of the urban design guidelines.

Applications for approval under the provisions of the Emerald Way urban design guidelines should be forwarded to:

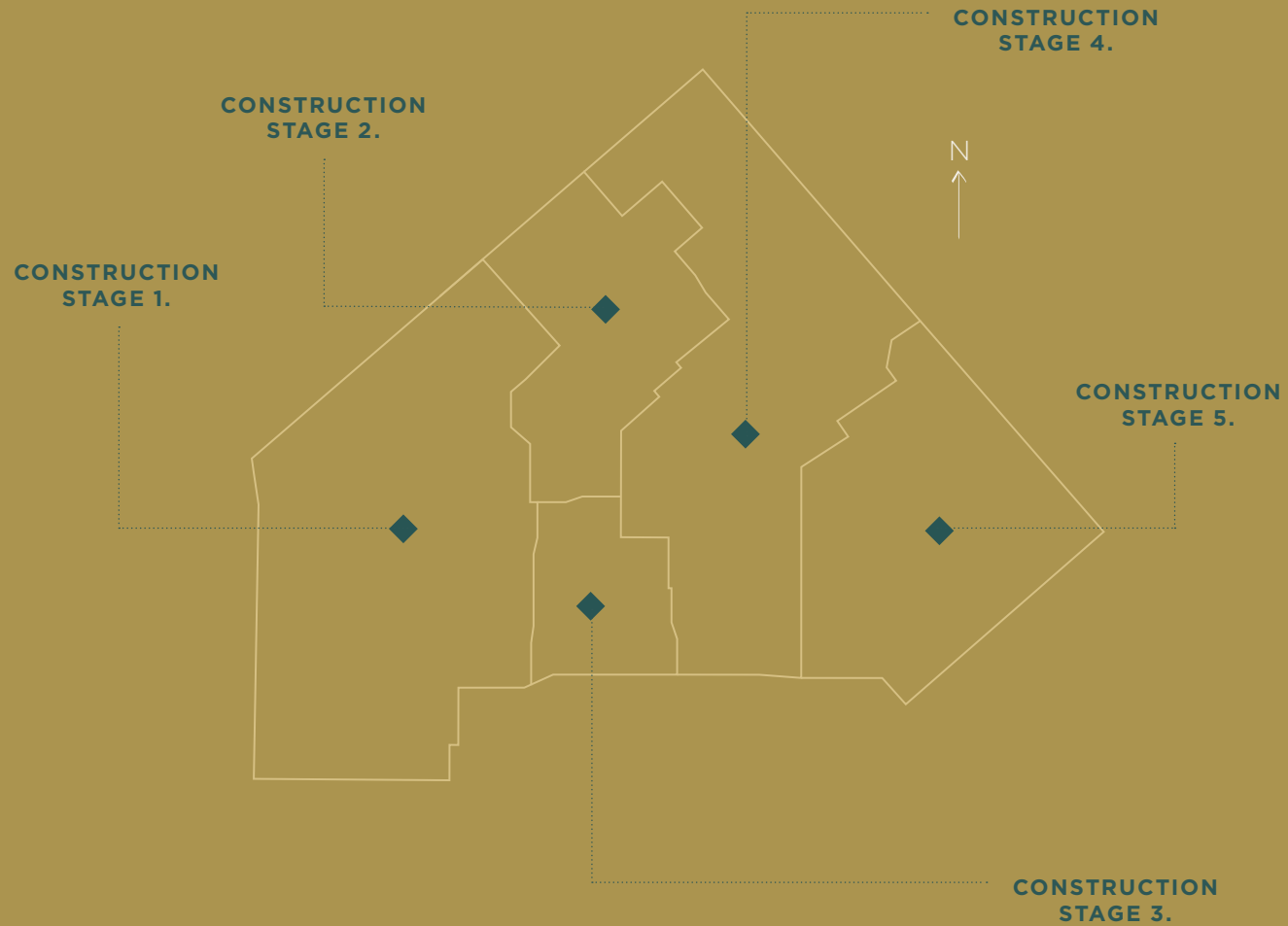
The Emerald Way

Encumbrance Manager

PARKFIELD GLADES PTY LTD

Email: admin@wgdevelopments.com.au

Emerald Way will unfold in five construction stages.





A well connected community,
Emerald Way is the perfect
place for young families to
grow and build their future.





ANSTRUTHER BAY - MT BARKER
LEGEND WONDERS



SETBACKS & SITE COVERAGE

FRONT BOUNDARY SETBACKS

Dwellings should be set back at least 3 metres from the front of the boundary and in accordance with the relevant building envelope plan.

Garages and carports should be set back at least 5.5 metres from the front boundary.

SIDE BOUNDARY SETBACKS

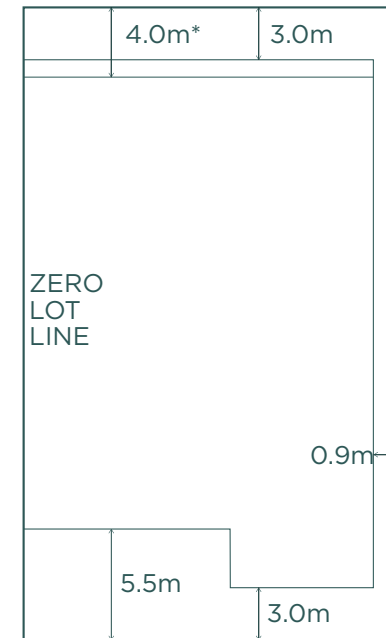
Single storey dwellings should be set back a minimum of 0.9 metres from side boundaries. Those showing 'zero lot lines' on the relevant building envelope plan will be permitted to build the garage wall to one side boundary. Refer to figure 1.

For dwellings on corner allotments, the setback from the side or secondary boundary road frontage should be no less than 0.9 metres.

REAR BOUNDARY SETBACKS

Rear boundary setbacks for single storey dwellings should not be less than 4 metres* for allotments greater than 300m², and 3 metres for allotments 300m² or less, such as a distance to exclude open sided carports. In the case of two storey dwellings, the second storey should not be less than 6 metres from the rear boundary.

REAR



FRONT

LIVE WONDERFUL

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CENTURY 21 SPECIAL PROJECTS (SA)