



Glenlea Estate

Holmes Dyer was responsible for the master planning, urban design and development approvals for a prestigious 600 lot estate on undulating countryside at Mt Barker.

The concept delivers a number of distinctive features which set it apart from most of its competitors in the region, most notably:

- The concept works with the topography, vegetation and hydrological features of the landscape, managing site crossfalls and road gradients to produce optimum allotments, meandering roads around trees to preserve the environment and create an interesting design that enhances the movement experience around the estate and preserves and complements creeklines to provide pedestrian movement corridors and areas of quiet contemplation.
- The concept combines a wide range of allotment sizes, with 1,000m² + lots in premium locations with long distance views, a majority of allotments in the 300m² - 750m² range which accommodate most project home products and small lot housing on 70m² - 120m² lots in three distinct enclaves. Each product type merges seamlessly with its neighbours.
- The preparation of comprehensive design guidelines to ensure the ongoing quality of the estate.
- The highlighting of feature trees, often large majestic eucalyptus hundreds of years old in appropriately sized reserves to act as focal points for the community.
- Management of stormwater detention, flows and flood levels to protect residents and provide the cooling and calming effect of water in the environment.