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An artist's impression of Glenlea development.

\$100m land release in the Adelaide Hills

THE first land allotments at a new environmentally focused \$100 million residential development in the Adelaide Hills have been officially released to the market.

The Glenlea Mount Barker housing estate will be set on 50ha of rural land bordered by Wellington Rd and Bradfield Lane with 600 homes among parks, recreation facilities and natural woodlands.

It is a joint partnership between ASX listed developer Axiom Properties Ltd and Mount Barker's Gilbert family who have owned the land for the past 40 years and are seeking to set new design and sustainability benchmarks.

Axiom general manager Paul Rouvray said Glenlea would appeal to a wide spectrum of buyers.

"We'll be maintaining 7ha of open space for the enjoyment of residents, including preserving an abundance of mature eucalypt trees that will ensure the estate maintains its beautiful natural ambience from the outset," he said.

"We're also placing enormous importance on creating attractive streetscapes that residents can take pride in, and as part of this, we'll be undergrounding all power and data lines throughout the development."

A sales suite has been opened on the corner of Adelaide Rd and Gawler St in Mount Barker town centre and will host a project launch for interested buyers on October 8 and open for visitors on Mondays, Wednesdays, Thursdays and on weekends.

THE Courier

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SOLAR SUBURB

ALL HOMES TO HAVE SOLAR PANELS AND BATTERY STORAGE

By **Lisa Pahl**

Solar power and battery storage technology will be part of a new 600-lot housing estate in Mt Barker in a move that could cut power bills by up to 80% for its future residents.

In a first for the region, all homes in the \$100m Glenlea Mt Barker development will be fitted with solar panels to boost environmental sustainability

and slash homeowners' energy costs. The estate will be built on 50ha of farmland bordered by Wellington Road and Bradfield Lane in partnership between developer Axiom Properties and the Gilbert family, who have owned the land for the past 40 years.

Axiom Properties general manager Paul Rouvray said the company's commitment to the energy initiative stemmed from growing problems with power prices and supply in SA.



An artist's impression of the new Glenlea housing estate off Wellington Road in Mt Barker, where 600 new homes will be built and connected to solar.

“By providing the battery/solar solution, we feel we are giving the buyer the best chance to minimise the risk of growing power bills and power outages,” he said.

Adelaide company Living Energy, run by brothers Ben and David Lovell who grew up in the Hills, will design the solar and battery network for the estate.

While the system is yet to be finalised, company spokesman Ben Lovell said every home would be fitted with a 5kW solar PV system with some form of battery back-up.

That could include individual units in each home or a cluster of batteries at a central location.

“Glenlea really is going to be a sneak peek into the electricity grid of the future – think solar plus batteries to deliver electricity savings of over 80% to the homeowners whilst proportionally reducing Glenlea’s carbon footprint,” Mr Lovell said.

The company estimates the solar set-up would be equivalent to the amount of carbon sequestered in almost 5260ha of forest over the life of the system.

“In addition to this, and although the exact mix of energy tools is not yet finalised, Glenlea and the Living Energy sustainability team are exploring the implementation of other novel disruptive technologies that will result in homeowners being able to sell their battery energy to the grid at high rates in peak times,” Mr Lovell said.

It could also lead to community and household-to-household electricity trading in the Hills, he said.

“The vision is there, we are now navigating the regulatory side and are hopeful that we can



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– Energy Living’s Ben Lovell

participate in the new way to balance energy from renewables and the grid providing a more robust and sustainable energy source, whilst aiming toward a fair energy environment – one that questions the one-sided transactive methodology that exists today that hasn’t been looking after the homeowner,” Mr Lovell said.

Mr Rouvray said early buyers into the estate would have the technology fully-subsidised by the developer, while later homebuyers would only be charged a wholesale rate for the energy package.

The developer has also committed to providing 7ha of open space, retaining remnant native gums and the creek that runs through the property.

Site works at the estate will begin this month, coinciding with the release of the first stage of allotments.