



DEVELOPMENT A WINNER

Springlake success at State awards

By **Lisa Pahl**

A Mt Barker housing estate that aims to deliver the best of Hills living has won four State development awards.

Springlake was singled out by judges at this month's Urban Design Institute of SA (UDIA SA) Awards for the accolades for best residential development (50-600 lots), environmental excellence and affordable development.

It also won the prestigious president's award.

The 550-home subdivision off Barker Road contains a mix of housing styles, ranging from affordable living to premium houses with a \$1m build cost.

Developer Richard Osborne said the awards were recognition of the efforts made to reflect the best of life in Mt Barker in the development's design.

"Springlake was always going to be a project that complemented Mt Barker and the Hills lifestyle, rather than a 'new town' project," he said.

"We wanted to enhance what was already here with the old town and encourage that Hills lifestyle."

Land owner and project manager Colin Steinert said to win four awards was a huge achievement.

"We were up against every other development in SA, so it is remarkable," he said.

A developer for over 30 years, Mr Steinert said he believed Springlake was his best project yet.

"I'm enjoying seeing the success of it and creating something that is going to be special for the community for years to come," he said.

The environmental excellence award recognised the estate's water sensitive urban design features, which use a

series of wetlands to capture and filter stormwater.

Built under a powerline easement, the wetlands have transformed land that would previously have had limited use into an environmental public asset.

The development also prioritises the protection of significant remnant native trees on the site.

The estate's exclusive Hampton Cottage design – a two to three bedroom, two-storey home built by Gasparin Homes – won the affordable development award.

The house and land package, from about \$300,000, is designed for those such as young first home buyers who qualify to buy through SA's Affordable Homes Program, targeted at lower income earners.

UDIA SA chief executive Pat Gerace said it was "no surprise" Springlake received the overall President's Award after its success in the three other categories.

"Springlake, as with all the other award winners, demonstrated a commitment to excellence and to delivering projects that our State can be proud of," he said.

Springlake will represent SA at the national UDIA awards early next year.



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Springlake project manager Colin Steinert, left, and developer Richard Osborne celebrate the Mt Barker development's success in winning four State development awards.