

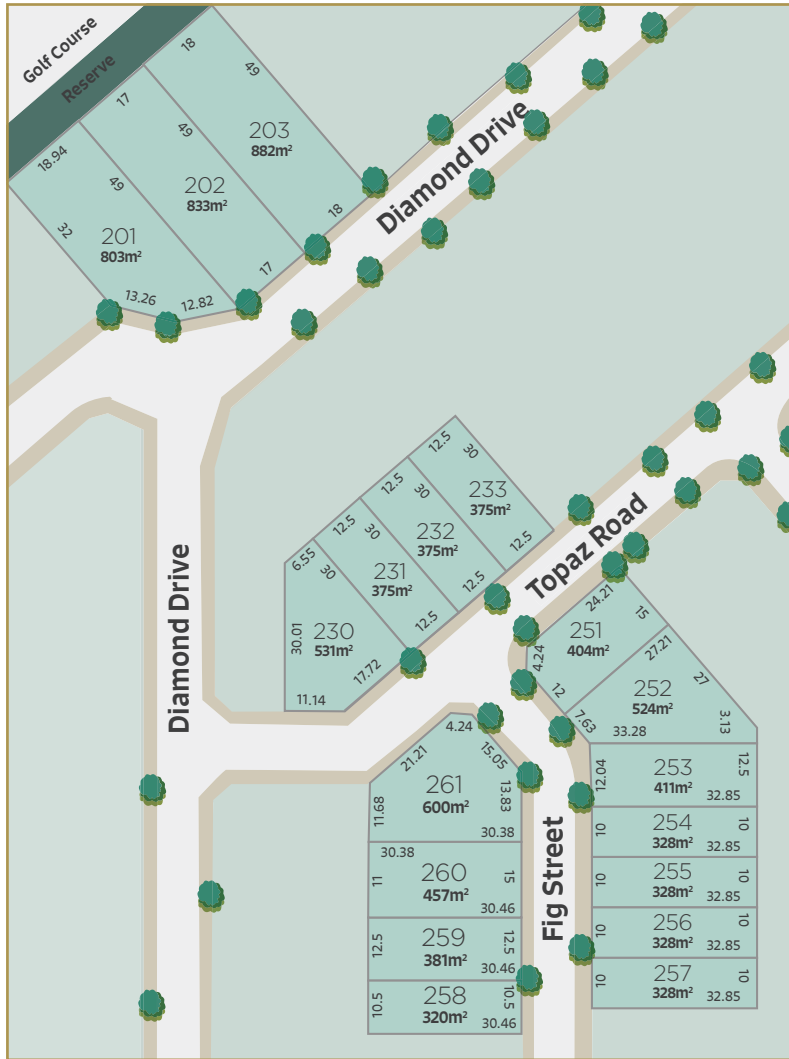
STAGE 2A TOPAZ RELEASE

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



EMERALD WAY — MT BARKER

STAGE 2A — TOPAZ RELEASE



AREA MAP



LIVING OPTIONS



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



**14-15m wide
allotments**
(Courtyard)



**17-19m wide
allotments**
(Premium)

KEY

 Future Release

emerald-way.com.au | Century 21 Special Projects (SA) | sales@propertypeople.com.au | (08) 8258 4222

Whilst reasonable care is taken to ensure that this plan is correct, all areas are approximate only and may vary. The plan is an artist impression from the Proposed Plan of Division. Street names are subject to change during life time of development. Purchasers must rely on their own enquiries and the contract for sale. Park and landscaping shown are indicative only. RLA2140.

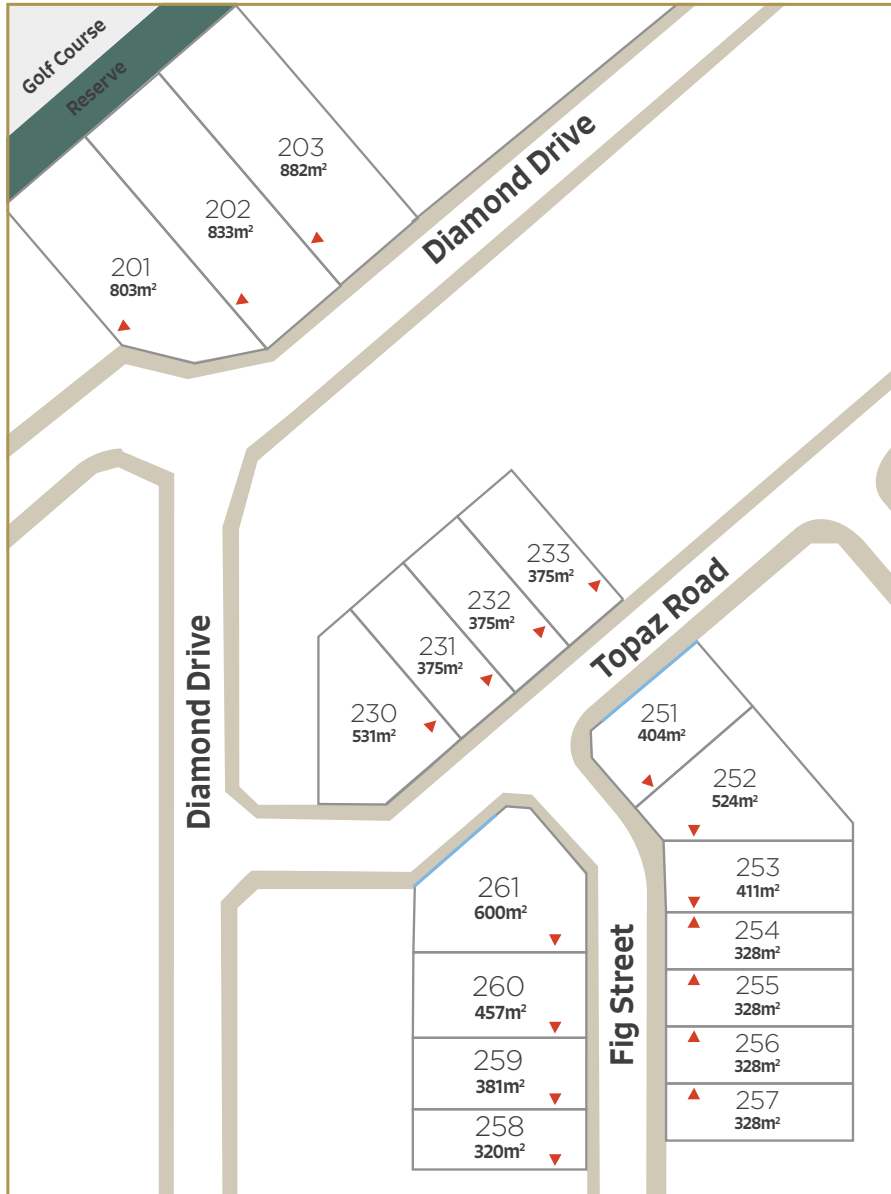
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BUILDING GUIDELINES PLAN





EMERALD WAY — MT BARKER

STAGE 2A — TOPAZ RELEASE



KEY

-  Zero Lot Line
-  Retaining walls

GUIDELINES

Streetfront Boundary Setbacks

PRIMARY STREET: 3.0m
SECONDARY STREET: 0.9m
GARAGE/CARPORT: 5.5m

Side Boundary Setbacks

0.9m (where no Zero Lot Line)

Rear Boundary

3.0m SETBACK FOR ALLOTS 300m² OR LESS
4.0m SETBACK FOR ALLOTS GREATER THAN 300m²

NOTES

Setbacks as per guidelines unless otherwise noted.

Easement requirements take precedence over setbacks.

The Mt Barker Council may have design code requirements which include site coverage of buildings, vehicle parking and private open space.

Purchasers should consult the Mt Barker Council for setbacks of multi-storey dwellings.

Building guidelines indicate the minimum setback requirements for single storey dwellings.