



TV

BUILDERS HANDBOOK

LARKVIEW

THE VISION

Nestled within the natural beauty of the Adelaide Hills, Larkview in Mount Barker embraces the future with a boutique new master planned community of approximately 354 lots across 9 stages.

Hallmarked by high quality master planning from leading developer Jinding and thoughtful landscape design, we boldly invite buyers to “Own the high ground in Mount Barker”— playing on the elevated site that offers sweeping views of the Adelaide Hills and Mount Barker Summit. Larkview caters to a diverse range of product types and customer needs, from contemporary townhomes to traditional family homes, and a handful of homestead sized lots.

The central community park will become the beating heart of the address providing a place where neighbours become friends and families create lasting memories in the great outdoors. Carefully preserved mature trees and thoughtfully planned reserves offer pockets of tranquillity throughout the masterplan.

Larkview provides first home buyers the perfect entry point to the highly desired Adelaide Hills lifestyle. Here, modern living meets natural beauty through stunning streetscapes, abundant green space and a genuine sense of community that residents will be proud to call home.





WHY THIS OPPORTUNITY STANDS OUT



Strong growth corridor



Limited supply of land in Mt Barker



Benched and retained lots



Diversity of lot sizes and styles



Attainable price points



Brought to you by a developer with a proven track record



Stunning undulating land



Walking distance to Mt Barker South Shopping Centre



MASTERPLAN FACTS

- Gross Area of 22.38 hectares
- 354 Allotments, including 20 Townhomes and 7 Homestead (1000m2+) Lots.
- Average lot size of 400m2
- Over 80% of product with a depth of 30m or above
- All lots benched and retained
- 2.94 hectares of Parks and Open Space
- Considered urban design to maximise the retention of established trees
- Walking distance to Mount Barker South Shopping Precinct

PRODUCT SUMMARY (AS AT JULY 2025)		
Typology	No. of Lots	Proportion%
25m Depth		2.0%
10.5 x 25	1	0.3%
12.5 x 25	5	1.4%
15 x 25	1	0.3%
28m Depth		6.8%
10.5 x 28	5	1%
12.5 x 28	15	4%
15 x 28	3	1%
18 x 28	1	0%
30.5m Depth		84%
10 x 30.5	10	3%
10.5 x 30.5	86	24%
12.5 x 30.5	133	38%
15 x 30.5	60	17%
18 x 30.5	7	2%
Medium Density		6%
Townhomes	20	6%
Homestead Lots (1000m2+)		2%
Homestead Lots	7	2%
Total	354	100%



Please note this is subject to change through the project development programme.

Plan is indicative only and subject to change.

A THRIVING REGION IN THE ADELAIDE HILLS

CAFÉS & RESTAURANTS

1. Auchendarroch House & Oak and Iron Tavern
2. Barker Hotel
3. Clover and Stone
4. Kitchen Farm Pantry
5. Prancing Pony Brewery
6. Sazon Espresso
7. Hagen Arms Hotel
8. Jarn Leva Vietnamese
9. Future Heysen Hotel
10. The Wistow Bakery & Café

HEALTHCARE

11. Adelaide Paediatrics
12. Dr Jones & Partners Radiology
13. Medical Imaging
14. GPcare General Practice
15. Mount Barker District Soldiers' Memorial Hospital
16. Summit Health Centre

EDUCATION

17. Cornerstone College
18. Mount Barker High School
19. Mount Barker Primary School
20. Mount Barker Sth Primary School
21. Mount Barker Waldorf School
22. St Francis de Sales College
23. St Mark's Lutheran School
24. TAFE SA Mount Barker Campus
25. Mount Barker Kindergarten
26. Edge Early Learning (Grantchester Avenue)
27. Guardian Childcare

PARKS & RECREATION

28. Anembo Park
29. Barton Reserve
30. Aston Hills Golf Club
31. Aston Hills Mountain Bike Park
32. Keith Stephenson Park
32. Laratinga Wetlands
34. Mount Barker Summit Hike
35. Skate Park
36. Summit Sport and Recreation Park
37. Totness Recreation Park
38. Trinity Park
39. Weld Park
40. Mount Barker Park Run

TRANSPORT

41. Princess Highway Access Ramp
42. Bus Stop 79 Wellington Road
43. Gawler Street Bus Stop

RETAIL & SHOPPING

44. **Mount Barker Central Shopping Centre**
- Major stores: Coles, Woolworths, Aldi, Kmart
- 50+ specialty stores
45. **Mount Barker Village Shopping Centre**
- Major store: Foodland
- Specialty: Terry White Chemmart, Funk Coffee + Food, Pizza Gio's, and more.

Mount Barker South Shopping Centre

- Major store: Woolworths
- Specialty: BWS, McDonalds, Variety Meats & St. Georges Bakehouse

Aston Hills Shopping Centre

- Major store: Drakes Supermarket
- Specialty: Amcal, Snap Fitness, Schnithouse, Sushi Ito

Mount Barker Homemaker Centre

- Focus: Home, furniture, lifestyle retailers
- Big-brand outlets (e.g., furniture, appliances, homewares)

49. Bunnings Hardware Store
50. Mitre10 Hardware Store

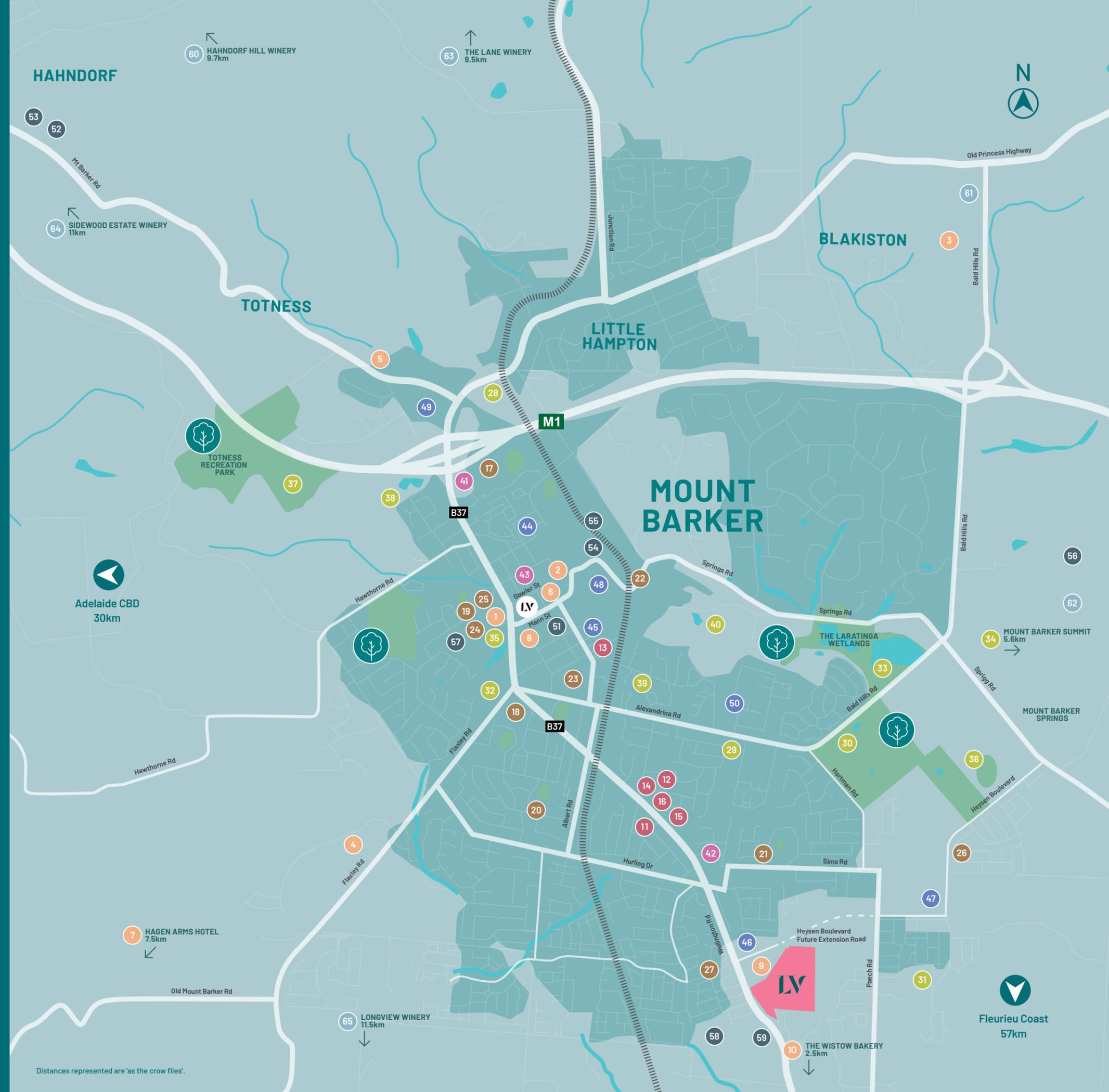
ARTS & CULTURE

51. Adelaide Hills Farmers Market
52. Beerenberg Farm
53. Hahndorf Main Street
54. Hills Sculpture Trail
55. SteamRanger Heritage Railway
56. UKARIA Cultural Centre
57. Wallis Cinema
58. Mount Barker Strawberry Farm
59. Our Lady's Rosary Garden

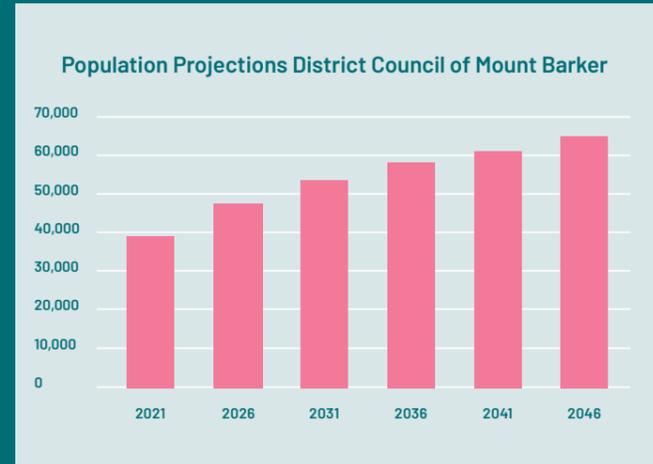
WINERIES

60. Hahndorf Hill Winery
61. Howard Vineyard
62. Ngeringa Biodynamic Vineyard & Farm
63. The Lane Vineyard
64. Sidewood Estate Winery
65. Longview Winery

LARKVIEW SALES OFFICE 4.2KM DISTANCE FROM SITE



MARKET RESEARCH



Source: Oliver Hume Research, Profile.id

Population Growth

Mount Barker is experiencing exceptional population growth, with projections showing sustained expansion at 2.0% annually—well above national averages and indicating robust regional development.

The population trajectory is substantial: from 39,620 residents in 2021 to a projected 64,810 by 2046. This represents a 63.6% increase over 25 years, adding 25,190 new residents to the area.

This steady progression indicates the growth is driven by sustained migration patterns and structural attractiveness rather than temporary market conditions. The implications for housing demand are significant and this level of population increase will require substantial residential development to accommodate new residents while maintaining the area's liveability and character.

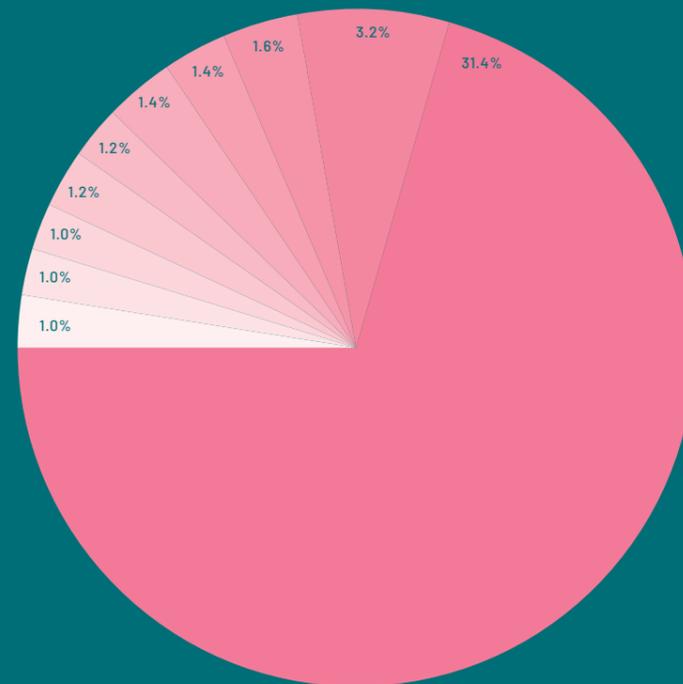
Population Flow

Mount Barker dominates regional migration patterns, capturing 31.4% of all postal address redirections—nearly one-third of all tracked population movement to the Mount Barker Suburb.

This substantial flow reflects Mount Barker's appeal as a destination that combines accessibility with lifestyle advantages. The area attracts new residents through its unique positioning as a regional centre that offers lifestyle benefits including space, community, amenities, and the appeal of hill's living while maintaining connectivity to Adelaide's growing employment opportunities as the region develops its economic base and attracts new businesses.

There's also significant infrastructure development in Mount Barker that supports population growth with improved services, facilities and connectivity.

The scale of this migration, with Mount Barker receiving nearly one in three moves, demonstrates the area's role as a primary growth centre in the Adelaide Hills, driving both housing demand and broader regional development.



- MOUNT BARKER 31.4%
- STRATHALBYN 3.2%
- ADELAIDE 1.6%
- HAHNDORF 1.4%
- WOODCROFT 1.4%
- NAIRNE 1.2%
- ROXBYS DOWNS 1.2%
- CHRISTIE DOWNS 1.0%
- STIRLING 1.0%
- VALLEY VIEW 1.0%

Source: Oliver Hume Research, Aus Post

Demand and Supply

Over the next few years, Mount Barker is expected to continue facing a significant undersupply of new homes, with demand consistently outstripping the rate at which dwellings are being completed. Population growth, shifting household needs and increased migration to the region are all placing ongoing pressure on the local housing market. This persistent imbalance highlights a pressing

need for well-planned, high-quality residential communities that can help meet demand. Developments like Larkview play a vital role in addressing this shortage — not only by delivering much-needed housing supply, but by offering thoughtfully designed neighbourhoods that enhance liveability, foster community connection and provide long-term value for residents and the wider region.



Source: Oliver Hume Research, Quantify Strategic Insights



Barton Reserve - Mount Barker

Land Sales

Dramatic land price increases in Mount Barker have occurred over recent years, with prices nearly doubling since 2019. Median land prices have surged from \$169,975 in 2019 to \$330,000 in the first half of 2025 – a 94% increase over 6.5 years.

Lot sizes have remained relatively stable, fluctuating between 413–543m² and the average appears to be around 450–480m². The effective cost per square meter has increased from approximately \$378 in 2019 to \$764 in H1 2025 – more than doubling.

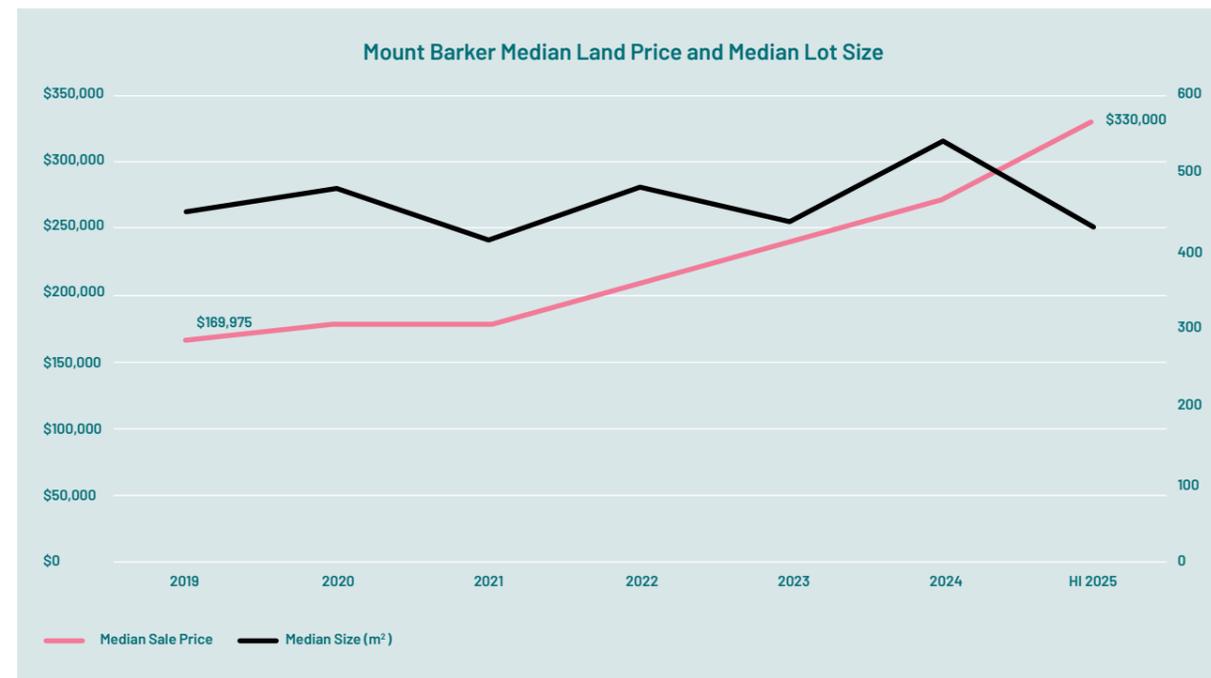
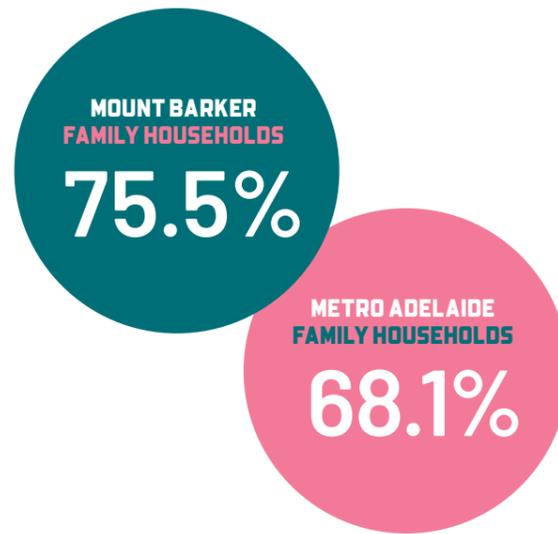
This represents significant land price escalation, likely driven by:

- High demand from the population growth and migration patterns shown in your earlier data
- Limited land supply in desirable locations
- Broader housing market pressures
- Mount Barker's attractiveness as a growth area

The 2025 data suggests the market may be entering a particularly intense phase, with prices accelerating beyond the already strong growth of previous years.

Mount Barker Settled Land Sales		
Year	Median Sale Price	Median Size (m ²)
2019	\$169,975	450
2020	\$180,000	480
2021	\$179,000	413
2022	\$209,000	480
2023	\$240,000	438
2024	\$270,000	543
H1 2025	\$330,000	432

Source: Oliver Hume Research, Property Edge



Source: Oliver Hume Research, Property Edge



WELCOME TO JINDING: WHERE COMMUNITIES GROW AND FUTURES BEGIN



At Jinding, we've been creating places people love to call home since 2016. We're passionate about building vibrant, sustainable communities that offer real value today, and for generations to come.

From Melbourne to regional Victoria, Queensland, and now South Australia, our \$3.7 billion portfolio will deliver more than 4,600 new homes in thriving masterplanned neighbourhoods. Each one is thoughtfully designed in collaboration with trusted partners, with a focus on quality, sustainability, and liveability.

Larkview marks our exciting first step into South Australia, and we're thrilled to welcome new families to a place designed with their future in mind.

We look forward to welcoming you to a Jinding community. Where promises are delivered and where trust, care and great living come standard.



Sales Agent

With 70 years of industry experience, Oliver Hume is one of Australia's most reputable residential real estate services and property groups. We work with developers, builders and industry consultants to plan and deliver masterplanned communities and built-form projects nationwide.

As Australia's largest privately owned project marketing business, we combine deep market expertise with comprehensive research capabilities. Our national research team continuously analyses market history, demographics and emerging trends, providing stakeholders with the knowledge and insight to make informed property decisions.

Our approach is straightforward: we lead through innovation, deliver on commitments, and maintain the tenacious focus that has driven our continuous growth for seven decades. When you choose a development marketed by Oliver Hume, you're working with Australia's most experienced residential sales and marketing team.



Urban Designer & Civil Engineer

Spiire is an integrated team of passionate civil engineers, landscape architects, construction consultants, surveyors, town planners, urban designers, water engineers and visual media artists providing specialist services to the property and infrastructure sectors.

As property and infrastructure consultants, we are connected with the industry, and work together every day to deliver a high level of forward thinking and creative solutions our clients are proud of.

With over 350 employees across our Melbourne, Brisbane, Adelaide, Canberra, Geelong, Ballarat, Bendigo, Shepparton, Gippsland and Albury / Wodonga offices, we are one of Australia's largest employee owned property and infrastructure consultants, supporting local development projects with local expertise.



Urban Planner

Ekistics Planning and Design, established in March 2014, is a South Australian professional services firm specialising in urban and regional planning.

The team comprises experienced and highly regarded planning professionals with strong local knowledge and a breadth of national and international experience. Ekistics delivers planning and development advisory services across the private, government, and not-for-profit sectors, with expertise spanning strategic and statutory planning, structure and policy planning, master planning, urban design, project facilitation and management, and development strategy.

Known for their integrity, professionalism, and tailored approach, Ekistics has earned a respected position in the South Australian market through reliable and accessible planning and property advisory services.



Landscape Architect

Clover Green Space is proudly based in the Adelaide Hills and works across the regions and metropolitan South Australia. Our team of eight landscape architects has built a reputation for engagement led processes and creating thoughtful and responsive design grounded in place and community. We respect the natural environment and the character of the landscape, recognising the importance of connecting people with place through careful design and planning. The climatic, psychological, aesthetic, economic, social, and transformative benefits of green spaces are realised through considered engagement, design, and integration with the surrounding context.

With over 25 years of industry experience, CLOVER brings innovative design thinking, strategic problem-solving, and a proven ability to navigate complex approvals and deliver projects with care and clarity. We provide landscape architecture services and a partnering approach to the design and master planning process across a wide range of sectors throughout Australia. We take the time to listen, to understand, and to contribute meaningfully to a shared vision.





Sales and Information

10 Gawler Street, Mount Barker SA 5251

Open 7 Days, 11am – 5pm

Contact Oliver Hume – 0483 935 791

Scan the QR or visit us at LarkviewMtBarker.com.au

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