



ASTON HILLS

at Mount Barker

**COMMUNITY
UPDATE**

**DECEMBER
2020**



Summer IS HERE!

As the holiday season approaches, it is time to update everyone on the latest happenings at Aston Hills...

CONTENTS

1. LANSER LIVING LAUNCHES

The Summit View introduces Lanser Living to Aston Hills...

2. ASTON HILLS UPDATE

2020 milestones...

3. THE LANDING @ EAST VILLAGE

We chat with Ryan Philcox, the chef and owner of Aston Hills' new café

4. CONQUERING THE SUMMIT

Aston Hills races to the Summit

5. 2020 MOMENTS

We look back on our favourite moments of 2020

6. HELP US KEEP ASTON HILLS LOOKING BEAUTIFUL!

Our Urban Design Guidelines

7. Q&A with KAREN

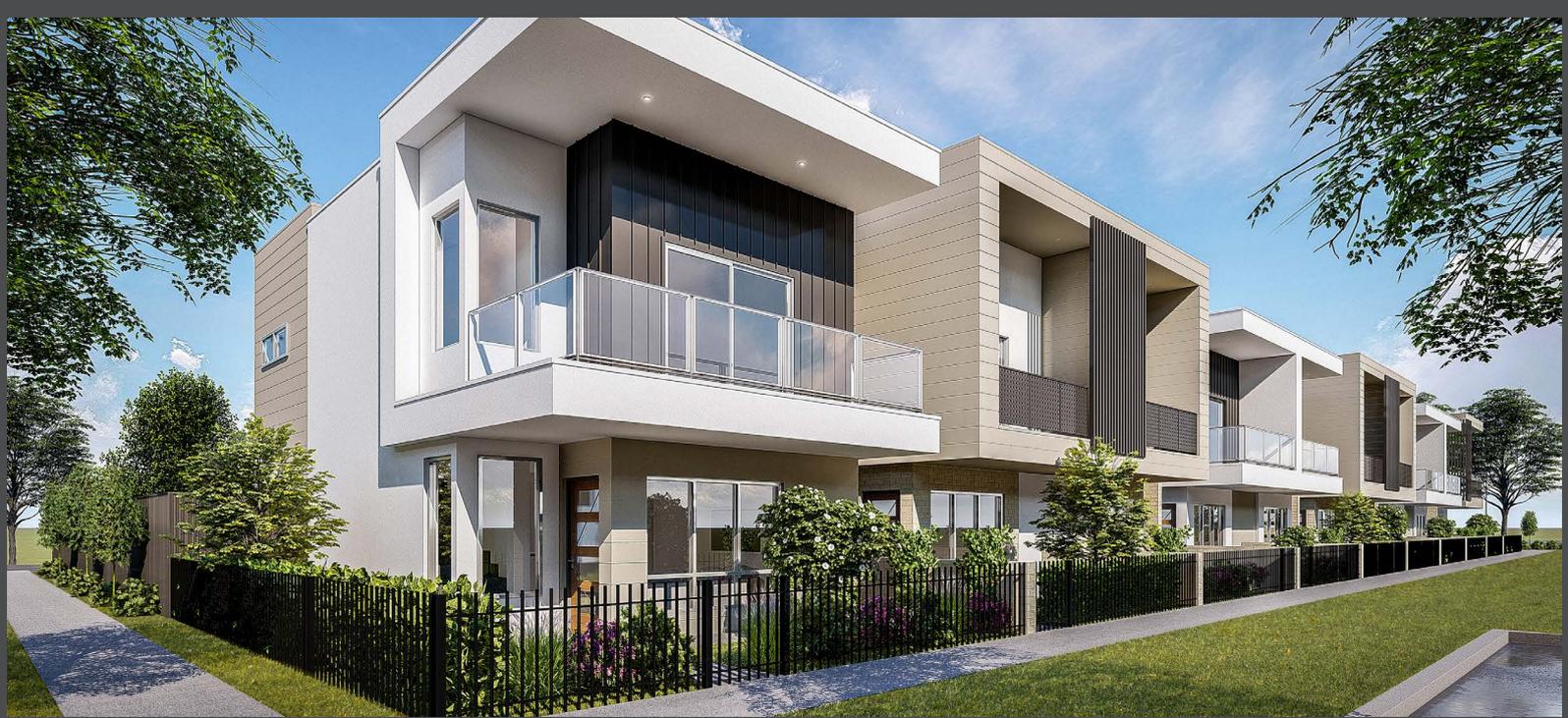
We caught up with Karen Illanes to get her top tips on buying a home at Aston Hills

8. HOME SWEET HOME!

Making Aston Hills home...

LANSER LIVING LAUNCHES THE SUMMIT VIEW TOWNHOMES

As we celebrate 20 years in business, Lanser is thrilled to launch Lanser Living at Aston Hills. Our team is excited to extend our business from land development to architecturally designed built form products.



The Summit View is a collection of townhomes at the heart of Aston Hills. These HomeBuilder eligible homes offer a luxurious lock-up-and-go laneway lifestyle, with stunning views across parklands all the way to the Summit.

Jason Green, Managing Director of Lanser and President of the Urban Development Industry Association, said that building was a natural extension for Lanser.

“We’ve been in the business for some time now and a lot of the feedback we receive is that building can be a stressful experience for our customers. Although we masterplan our developments and sell the land, we don’t traditionally offer homes. With Lanser Living we are offering a selection of pre-approved, turnkey homes that have been designed in conjunction with our team. Our team is design driven and we’ve done a lot of the legwork already – we want the home building journey to be simple. It should be fun and creative.”

Lanser’s pre-approved home designs means shorter build times for homebuyers and a streamlined selections process means your brand new Lanser Living home won’t blow the budget. And purchasing turnkey means that all homes will come with options of fencing, paving, flooring and appliances which are not normally included with home and land packages.

“We know people are busy and it can sometimes come as a shock to homebuyers that their new home isn’t fully complete. Then people struggle to find the time and money to finish off their fencing or paving. We think it’s important to offer a package that includes all of these things. Plus we will be building at our own developments and we are familiar with the sites, the soil and the orientation of the blocks which means we can get you into your new home quickly and efficiently without too many surprises,” Green said.

To find out more about The Summit View townhomes please call **0452 136 091**.

ASTON HILLS UPDATE

While 2020 has been a challenging year for everyone, it brought with it the rollout of the HomeBuilder stimulus. This new grant helped to deliver unprecedented sales at Aston Hills...

It's been a busy year at Aston Hills, with lots of construction milestones being met. As the global pandemic created uncertainty for everyone, the Federal Government HomeBuilder grant was introduced to incentivise homebuyers to build brand new homes.

This stimulus, coupled with the disruption in our collective working and schooling habits, meant that lots of people decided to make the Adelaide Hills home. We're thrilled to welcome you all to Aston Hills this year!

The Range

We're excited to announce that the first stage of our premium precinct, The Range, is completed. This new precinct will be home to our new Sales Centre alongside a brand new display village at Aston Hills. This village will be home to 21 homes by 13 of SA's best builders. Watch this space!

Laratinga Trail Extended

This year the Mount Barker District Council announced that they are building a new trail to link the Linear Trail from Laratinga Wetland to the new Regional Sports Hub.

This means that everyone will be able to walk uninterrupted from Aston Hills to the Mount Barker town centre. It's not only a vital link for users of the regional sports hub, local residents and visitors, but the new trail will be safe as it winds its way under an existing bridge beneath Bald Hills Road away from traffic. A boardwalk made out of recycled plastic will also be installed and as part of remedial works, patches of scrub will be landscaped to replace small self-sown saplings with appropriate native trees and shrubs.



HUBdate

We've been keenly following the Council's HUBdates with regards to the new Regional Sports Hub. The light towers for both soccer pitches and the premier oval are now installed, and laying of turf to the premier oval and wicket has recently been finished. Voting has also started on a shortlist of potential names for the Hub! For more HUBdates you can follow @yoursay_sportshub on Instagram or sign up for the Council's HUBdate newsletter.





Heysen Boulevard

We're proud to have built more metres of Heysen Boulevard than anywhere else in the Hills. Our latest completed section of Heysen Boulevard provides a key connection to the edge of the new Regional Sports Hub and once Council completes the connection road on their site, access will be available. The new section of Heysen Boulevard also directly interfaces with the Aston Hills Golf Club. We are also working on the connection to Springs Road by extending Heysen Boulevard and providing a roundabout intersection between the two major roads.. This exciting new piece of infrastructure – funded by State Government, designed and driven by the team at Lanser – will commence 2021.

The Landing @ East Village

The team at Aston Hills is excited to announce that a new café is coming to our Central Park & Lakes precinct! The Landing @ East Village is an exciting new destination offering brunch, burgers and bowls within walking distance from every new home at Aston Hills. Psssst... it also has a fenced in play space outdoors with an undercover area for children young and old! More details below...

2021 – watch this space!

As 2020 winds down, our team is focussed on our projects for 2021. We will continue to progress major infrastructure projects including the future Lutheran education and commercial Village Centre sites with third parties, and work together with homebuyers to help them access the incredible Government grants and incentives currently available.

Two projects we will have particular focus on will be our Springs Road roundabout and a major reserve and playspace during the course of the year.

We have the broadest selection of HomeBuilder Ready allotments available in the Hills, and we're pleased that the high volume of sales these incentives have stimulated, will help to onboard more features and amenity to Aston Hills in the coming year.



The Landing @ EAST VILLAGE

We chatted with chef Ryan Philcox who together with Glenis Fantis is bringing a brand new dining destination to Aston Hills...



Congratulations on The Landing Ryan, tell us more about this exciting new project!

I've been involved with the hospitality industry for around 25 years, starting here in the Hills at the Birdwood Pizza Bar while in high school. Since then I have travelled Australia with my trade, along with Asia and Europe, constantly learning and refining as I go.

About 8 years ago I came full circle and returned to the Adelaide Hills as a chef at Auchendarroch House for two years before moving to Semaphore. In 2016 I returned to the Adelaide Hills as Head Chef at Auchendarroch House before leaving to work with Bracegirdles House of Fine Chocolate in Blackwood while also working as Sous Chef at the Adelaide Oval.

This all changed with the arrival of Covid. Since the pandemic hit I have worked with several Adelaide Hills businesses assisting with the transition into the new way of thinking both during and post Which is how I met Glenis Fantis at Shop 6! The timing was perfect for the two of us to partner and take on the space offered at Aston Hills... so here we are.

What attracted you to the Adelaide Hills?

I was born here, at Gumeracha Hospital to be exact, and my children are the fourth generation of my family to be brought up here. The Adelaide Hills has always been home, as I grew up on the families cattle property near Mount Pleasant.

Tell us about The Landing @ East Village...

The setting is fantastic, in my opinion one of the best in and around Mount Barker. The space itself will sit over the unique lakes making up Aston Hill's dual wetland system which has been incredibly well thought out and planned from both an aesthetic and eco-friendly point of view. Inside will feature a bar area built to complement the timber used externally with a casual high dining table and window seating to make the most of the views over the lakes. The main dining space will be cosy with a fireplace and views both over the generous deck to the lakes and the lawned area behind.

The large decking will be undercover and able to be enclosed in colder months, featuring the best views over the lakes and surrounding park. There will also be an enclosed lawn area, which will be perfect for families to relax and spend time together. As a father of four, two teenagers and two under three, I am acutely aware of the requirements of a truly family friendly venue and hope to encompass these across both venue design and the food and drink offerings.

Tell us about the menu...

The food and beverage menus will evolve as the venue and surrounding developments evolve. Initially we will be focused on an offering of 'Brunch, Burgers & Bowls' showcasing the incredible produce at our doorstep. Supporting our local community is more important than ever right now so I have been reaching out to many local suppliers to source the best of the best.

What is your most memorable dining experience, and what about that experience makes it your favourite?

There's been too many to choose a singular experience and they vary too much to give any one more credit than another. Watching my Gran on Kangaroo Island whip up homemade bread and the best battered whiting to the young family making crepes at the Esplanade des Feuillants in Paris and everything in between have influenced me in some way or another.

"Supporting our local community is more important than ever right now so I have been reaching out to many local suppliers to source the best of the best".

Tell us about your signature style in the kitchen?

If I had a signature style it would be making simple comfort food into something a little more special, while staying true to the roots of the dish. Food that brings back childhood memories without any pretension or unpronounceable ingredients but delivered in a way that adds to the experience utilising more modern techniques and styles without losing the core dish in the process.

Do you have a hero chef? Who inspires you?

Like a "most memorable dining experience" there have been far too many chefs that have influenced me over my career... Both of my grandmothers were my first great influences, along with my mother. Working for Maggie Beer in '02 was a whirlwind experience where I learnt an incredible amount in a very short time. Among the big TV heros Anthony Bourdain was by far my favourite just for his absolute honesty about the industry.

What do you love doing when you're not in the kitchen?

Outside of work I still love to cook with my family. My family is everything so outside of work they are my life, my partner and four kids plus dog that thinks he's number five (he really is!). I dabble in photography and visual media so do a little work with that on the side, doing menu and marketing work along with website design. Aside from that I like to spend time in my gardens, between native gardens and my veggie patch I like to potter about with the kids, teaching them what's what.

You can follow Ryan on Instagram at [@_chefrys_](#). For more information on The Landing @ East Village make sure you follow Aston Hills on Facebook or Instagram!

Image of his food?



CONQUERING THE SUMMIT

We're proud to be a major sponsor for Conquer the Summit in 2021 - a fun run event held annually in Mount Barker to raise money for Operation Flinders and other local charities.



Aston Hills of Mt Barker are getting behind the community all the way to the top of the Summit. A team of runners from Lanser might be mounting a challenge in the team division of the event!

Jason Green, our Managing Director, said that the organisation is committed to building strong communities and excited to be involved.

"The team at Lanser is proud to be involved with Conquer the Summit in 2021. Our ethos in masterplanning Aston Hills has been not only to design a wonderful place to live, but a place that also supports a sense of community and healthy living," he said.

"Helping to bring people together in this way reflects this ethos, and we look forward to seeing participants achieve their Summit goals," he said.

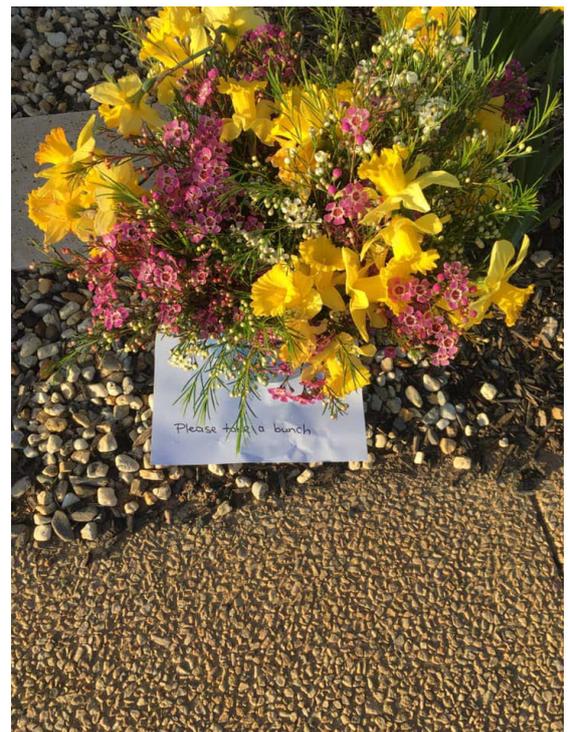
To find out more – please visit conquerthesummit.org.au

2020 Moments

2020 has been a rollercoaster year – but amongst it all we have our favourite Aston Hills moments, and we wanted to share in case you missed any of them throughout the year!

That feeling when action starts on sight – this cute snap from Siobhan is one of our favourites! We love seeing your snaps on socials – don't forget to tag Aston Hills and #lanserliving!

The sense of community we've seen grow during the Covid pandemic has been incredible – but this has to be one of our favourites...The lovely Sam has been cutting bunches of fresh flowers and putting them out for her neighbours to pick up for free... Thank you for brightening everyone's day Sam!



We launched our referral program this year, and have enjoyed seeing so many friends become neighbours! Tina and Megan sent us this cute photo of them enjoying lunch at Lot 100. Thanks for sharing your story with us guys! For more information about our referral program please call Karen on **0452 136 091**.



There's nothing better than seeing families enjoying our beautiful new Adventure Trail Park. We're thrilled it has provided an opportunity for fun and exercise in the great outdoors so close to home during 2020 for so many of our residents!



The elves have been busy at Aston Hills! We have loved seeing all of your homes lit up as silly season is upon us again. Thank you all for getting into the spirit despite a tiring year!



HELP US KEEP ASTON HILLS LOOKING BEAUTIFUL!

It takes a village – that’s why we’re asking everyone at Aston Hills to help us keep this a beautiful place to call home...

Understanding our Urban Design Guidelines

If you’re new to Aston Hills, it’s important to know there are Urban Design Guidelines (or “encumbrances”) in place at all Lanser developments for building designs and landscaping. These are clearly marked in your contract or can be found on the development website, and it’s helpful to familiarise yourself with these before you commit to your build plans as doing so will speed up your approval times! We have dedicated advisers on our team that will help you with any enquiries you or your builder may have.

Neighbourhood Watch

It takes all of us to keep Aston Hills looking lovely. If you see any illegal dumping or tradies working in a way that negatively impacts the presentation of Aston Hills, please email our team on admin@astonhills.com.au If you haven’t already – please also feel welcome to join our Facebook community page Aston Hills – Mt Barker S.A. to keep in touch with your local community.

Home SWEET HOME

Aston Hills' residents Kirsten and Luke let us take a sneak peek inside their stunning home, and shared their home building journey with us...

Lanser: Congratulations on your gorgeous home! Are you guys from the Hills originally?

Kirsten: Thanks so much! No we aren't, we're both from Tea Tree Gully area, so Mount Barker was a big move.

L: What do you love the most about living in the Adelaide Hills?

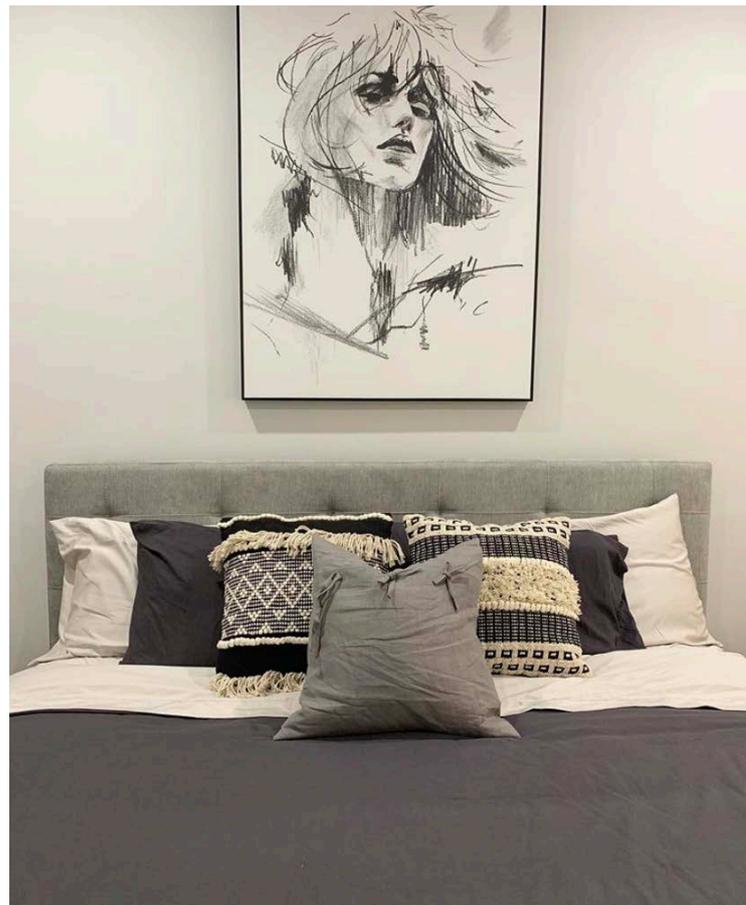
K: We love the 'safe' feeling we get no matter where we are. It feels like everyone has your back here. And breweries & wineries being a 5 min drive away!

L: What made you choose Aston Hills as the place to build your dream home, and what's your favourite thing about living here?

K: Our friends actually built here and we decided to do the same after seeing the estate. Our favourite thing would be the calmness of the estate and friendly people. Oh and the cows that live across the road from us!

L: Tell us about your home - who did you build with and did you include any bespoke features into the design?

K: We built through Simonds Homes & loved them. We only made a few changes to the original floor plan, but our favourite is the 3.3m raised ceiling as you walk in the door, and our kitchen stone bench top!



L: Who has the eye for design in your home – and how did you furnish it? Was it a quick process or did you take your time?

Luke: Kirsten has decided if she wasn't a teacher she would be an interior designer, so you could say that she loved furnishing the home! We still haven't finished furnishing the house the way we want to but we are making sure we buy pieces we absolutely love and save up for them one by one.

L: What tips would you give to people building their first home?

K: Patience is key! We went to multiple builders and didn't settle until we felt comfortable with what we were being offered. Use Pinterest or anything similar to find designs that you love, because when it comes to selections you can get everything exactly as you like it.

L: If you did it again is there anything you would do differently?

K: We're pretty happy with how everything went for us!

L: What are you looking forward to most about Aston Hills as it grows and develops?

L: We're really excited to see the Village and Sports Hub come to life. They will be awesome once up and running!

L: Where do you guys work and is the commute very long – do you use the new freeway interchange at all?

L: Kirsten works in Westbourne Park and I work in the city. We both find the commute pretty easy, around 40 minutes. We both travel via the freeway.

L: What are some of your favourite places to shop and dine in Mount Barker and the Hills region?

K: My favourite shops are Farrago and Pearle Botique on Gawler Street. Our favourite places to dine are definitely Sazon's for breakfast, 5 Spice for takeaway and The Barker Hotel or Lot 100 for dinners/drinks.





Friendly **TO NEIGHBOURS**

Inspired by the spirit of community mindedness this year, Lanser launched our first ever Friends to Neighbours referral programme. This means that you can now encourage your friends and family to move to a Lanser community, have someone close by when you've run out of milk or need a last minute babysitter, plus you get a little thank you from the Lanser team!

So as we all look out for each other – we'd like to look after you for recommending us! Refer a friend or family member to a Lanser development and you'll both be eligible for a **\$500 EFTPOS card*** (*T&C's apply).

For more information please visit
lanser.com.au/friends-to-neighbours/