

Seaside
EMU BAY

CONTACT

Salty Air Circuit via Gap Road, Emu Bay
www.seasideki.com.au

Developer

Caj Amadio

0418 826 687

Genny Amadio

0417 873 775

cgamadio@internode.on.net



Century 21 KI

Michael Barrett

0427 727 333

michaelbarrett@century21ki.com.au

RLA219280

All information in this brochure was correct at time of printing and is subject to change. All plans are copyright. Images and plans shown are for illustrative purposes and may vary.

Version 1

SEASIDE EMU BAY

4 SEASIDE EMU BAY

Adventurous Side

6 COASTAL LIFESTYLE

South Australian Getaway

Adventurous Side

10 KANGAROO ISLAND

Travel

12 RESIDENCE

Escape the Mainland

Masterplan

DESIGN GUIDELINES

18 INVESTMENT PROTECTION

19 ENCUMBRANCE

BUILDING GUIDELINES

Building Time

Placing Your Home on Your Land

Outdoor Areas

Streetfront Appearance

20 BUILDING GUIDELINES

Materials and Colours

Verandahs and Entrances

Roof Pitch and Height

Privacy

Garages and Carports

Energy Efficiency

23 AROUND YOUR HOME

Fencing

Retaining Walls

Sheds and Other Structures

Driveways

Landscaping

Ancillary Services and Vehicle

/ Boat Storage

26 ENCUMBRANCE APPROVAL

Lodging your plans for

Encumbrance Approval



An aerial photograph of a coastal area. On the left, a residential neighborhood with numerous houses is situated on a gentle slope. A long wooden pier extends from the shore into the water. The water is a vibrant turquoise color, revealing a large, dark, textured area of kelp or seaweed in the foreground. The ocean extends to the horizon under a clear blue sky.

SEASIDE EMU BAY

An aerial photograph of a small motorboat moving across clear, turquoise water. The boat is leaving a white wake behind it. In the background, a white sandy beach curves along the shoreline, with some dark vegetation on the dunes. The water is so clear that dark patches of coral or rocks are visible beneath the surface.

IT'S WHERE YOU

want to be



SEASIDE AT EMU BAY IS
A REFRESHING NEW LAND
RELEASE LOCATED AT EMU
BAY, ON THE NORTH COAST
OF KANGAROO ISLAND.

Positioned on a picturesque hillside, just a three-minute walk to the beach, Seaside Emu Bay will consist of 78 generous lots where brand new homes will have the opportunity to embrace modern benefits including NBN connectivity and renewable off-grid power.

Emu Bay is a favoured location for holiday makers and permanent residents alike, where a relaxed and unique sense of space and peace comes to life along the beach. Emu Bay's 3.5kms of pristine sands are sheltered by rugged cliffs teeming with native wildlife, and better still, virtually no traffic.

Seaside at Emu Bay is designed to truly bring out your relaxed side.

LOCATED ON THE STUNNING NORTH
COAST OF KANGAROO ISLAND, EMU BAY
IS A FAVOURED HOLIDAY SPOT FOR KI
LOCALS AND MAINLANDERS ALIKE.

Famed for its long, white sandy beach and turquoise waters, it's one of the only beaches on the island with direct vehicle access. Despite its popularity, the beach is rarely crowded even in the summer months.

Fishing along the north coast of Kangaroo Island is renowned as one of the best spots in South Australia and Emu Bay is well equipped for boating and fishing with a jetty and recently redeveloped boat ramp.

Only a 15 minute drive to Kingscote, Emu Bay is close enough to essential amenities yet far enough away to really unwind in your tranquil coastal lifestyle.

And don't forget all the fabulous attractions that Kangaroo Island has to offer, all on your doorstep – a burgeoning food and wine scene with fantastic cellar doors, delicious local produce and great little cafés; abundant wildlife – seals, kangaroos, wallabies, echidna, sealife and birdlife and unique natural scenery including Remarkable Rocks, Admiral's Arch, Little Sahara and endless unique beaches and walking trails.





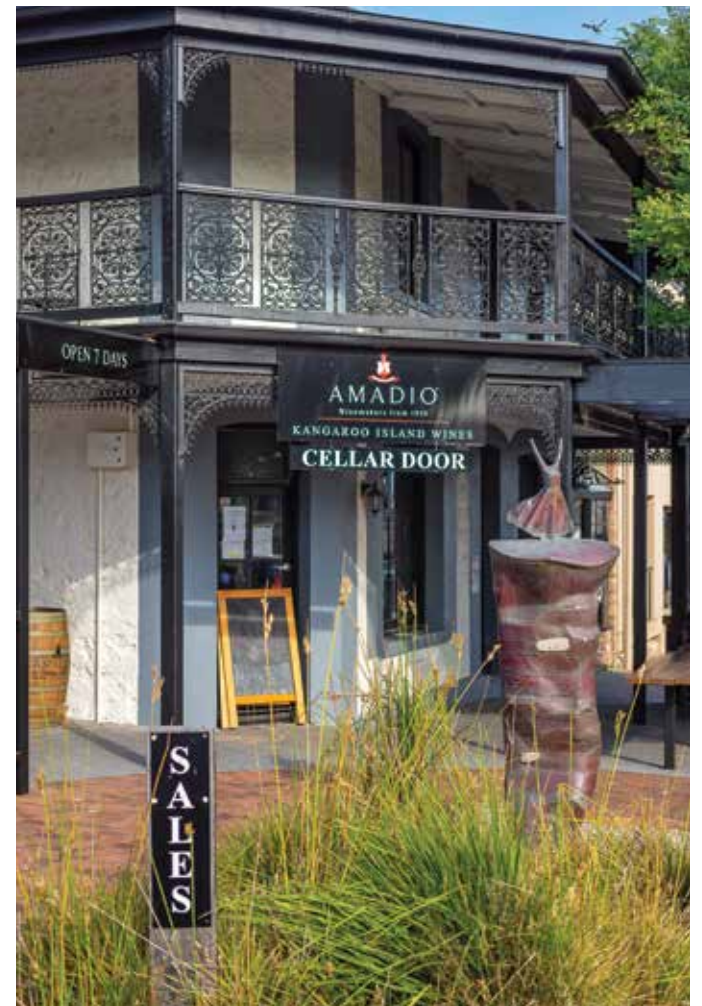
PRISTINE WHITE

sandy beaches

THERE IS JUST SO MUCH TO DO AT EMU BAY AND
KANGAROO ISLAND TO REALLY BRING OUT YOUR

adventurous side







SEASIDE EMU BAY IS A BRAND NEW RESIDENTIAL LAND ESTATE
OF 78 LOTS LOCATED ON A PICTURESQUE HILLSIDE AT EMU BAY
ON KANGAROO ISLAND'S NORTH COAST.

It's a pleasant 3 minute walk to the beach and a short 15 minute drive to the main township at Kingscote where all essential amenities are at hand.

Kangaroo Island's main airport is a 20 minute drive, with flights to Adelaide taking just 25 minutes. The ferry terminal at Penneshaw is 50 minutes away and a relaxing 45 minute ferry ride to the mainland.

Emu Bay is surrounded by Kangaroo Island's plentiful natural beauty, wildlife and tourist attractions. It features many cellar doors, distilleries and cafés, wildlife and national parks, outdoor activities and water sports, and a recently approved international golf course.

Emu Bay's location is second to none.

TRAVEL

Kingscote	15mins
Airport	20mins
Smith Bay	20mins
American River	35mins
Parndana	40mins
Ferry Terminal	50mins
Flinders Chase National Park	1hr 15mins

SEASIDE EMU BAY IS A TRANQUIL RESIDENTIAL LAND ESTATE OF 78 GENEROUS-SIZED LOTS OVERLOOKING EMU BAY. THE PERFECT PLACE FOR A HOLIDAY HOME OR INVESTMENT PROPERTY.

Take the family and escape the mainland to this island paradise.

- 78 generous-sized lots (Stage 1: 20 lots)
- Lot sizes range from 1,500m² to over 2,100m²
- Adequate space for boat sheds adjoining a residence
- NBN Connectivity
- Hybrid power supply with solar and battery storage system and mains SAPN supply for back-up
- House and land package options
- Many lots with ocean views
- 3 minute walk to beach
- 15 minutes to Kingscote
- Design guidelines ensure appropriate building design and to protect your investment.

Where else is there a comparable getaway in the state of South Australia?

- Unique cellar doors
- 3.5 kilometre drive-on beach
- International golf course
- World-class coastal walks and bikeways
- Great fishing – the best whiting and snapper grounds
- Famous tourist attractions such as Little Sahara, Remarkable Rocks, Admirals Arch and more
- No stress to get there and return
- Pristine natural environment

Finance packages available

STUNNING VIEWS

from your home

BEACH ACCESS

STAGE 1









3 MINUTE WALK

to the beach



masterplan

-  Stage 1 Lots
-  Future Lots
-  Neighbourhood Reserve
-  Reserve/Detention Basin



Scale

0 25 50 75 100





DESIGN GUIDELINES

INVESTMENT PROTECTION

Seaside is committed to Encumbrances to provide residents with peace of mind and investment security.

This Encumbrance consists of the following legally binding documents.

- Memorandum of Encumbrance (registered on your certificate of title)
- Encumbrance Guidelines
- Any 'Special Requirements' which relate to your block

Where any conflict occurs the conditions of the Special Requirements take precedence. The interpretation of these documents is at Seaside's discretion.

Approval from Seaside is additional to and not in lieu of any State or Local Government requirements.

Seaside encourages diverse and innovative design. An application which seeks approval of something which is not strictly within the guidelines may be considered on its merits.



ENCUMBRANCE BUILDING GUIDELINES



Building Time

Construction of your home will need to commence within 5 years of settlement of the land or as otherwise specified in the Memorandum of Encumbrance, with completion being achieved without any undue delay.

Placing Your Home on Your Land

The positioning of your dwelling on your block of land should be consistent with the siting requirements as outlined under the Kangaroo Island Council Development Plan.

Outdoor Areas

Allotments at Seaside are large enough for you to accommodate your dwelling and associated outbuildings. We recommend that you consider siting your house so that you take maximum benefit of views, access to sunshine and outdoor spaces etc.

Street Front Appearance

Variations of housing styles are encouraged with an emphasis on street front design quality. Both contemporary and traditional building styles are encouraged through the consistent use of front verandahs/porches, increased roof pitches and ceiling heights, a reduction in the visual impact of garages and carports, and varying street facades.

BUILDING GUIDELINES

Materials and Colours

A selection of materials and colours which add variety and complement the coastal environment of the development is encouraged. Dwellings should aim to complement the natural landscape in textures, colours and tones, so that the natural elements and scenic quality of the area is respected. Dwellings should utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

Note: the following materials will generally not be permitted for any external building works.

- Galvanised iron, zinc or aluminium coated steel
- Corrugated fibre cement sheeting, un-rendered cement sheeting or plain cement sheet panels
- Second-hand materials unless approved as a feature design element of the building
- Bare, painted or pre coloured concrete blocks
- Untreated timber finishes, log cabins etc

The roof material should complement the style of your home. Corrugated Colorbond, terracotta or concrete tiles are accepted. Commercial/industrial profiles will generally not be approved. Two storey homes should be fully enclosed on the ground floor and should have all services such as plumbing, down pipes etc. fully concealed

and integrated into the dwelling design. Fully open/exposed ground floor areas under the main dwelling will not be permitted except for the provision of garages/carports. Carports, verandahs and front porches should have minimum 90mm x 90mm painted timber or metal posts, or suitable masonry or brick constructed columns.



Use of different colours and quality materials can give your home a unique style and character.



Verandahs and Entrances

All dwellings are to incorporate a verandah or porch/entry portico etc to the front of the dwelling. The minimum depth of any balcony, verandah or entry porch/portico should be 1.5m.

Roof Pitch and Height

A variety of roof pitches are encouraged that are reflective of different architectural styles in a coastal environment. Higher roof pitches are encouraged. Flat roofs or reduced roof pitches will be considered on their merits.

Privacy

When designing and siting your home make sure you take into consideration any unreasonable overlooking into your neighbours' outdoor living/entertainment areas from upstairs windows and

balconies. Screening to rear and side windows and balconies may be necessary subject to the requirements of the Kangaroo Island Council under their Development Plan.

Garages and Carports

Covered car accommodation in the form of a garage or carport should be provided prior to the occupation of the dwelling. Garages or carports should be at least 1.0 m behind the main building line. Garages or carports can be built parallel to the main building line only if the front façade incorporates a substantial verandah integrated with the main dwelling, or the home is a two storey dwelling and incorporates a two storey roofed entry portico/balcony forward of the building line. The design and detailing of your garage must complement the style of the main dwelling.

BUILDING GUIDELINES CONTINUED...

Energy Efficiency

Good house design can make the most of the sun in winter and minimise its impact in summer. The winter sun is lower in the sky which gives the opportunity for sunshine to enter through north facing windows, providing a natural source of warmth. In summer, the sun can be particularly harsh in the morning and afternoon, adding unwanted heat to your home through east and west-facing windows. Also consider how natural ventilation can improve air quality within your home.

When speaking to your builder or architect talk about designs that can help minimise heat load in the house in summer and capture warmth in winter. Getting the siting of your house and the orientation of living areas right at the planning stage can potentially save you money in heating and cooling in the long run.

Kangaroo Island is renowned for its approach to environmental sustainability. All homes at Emu Bay are required to install and maintain in good working order a Home Energy System (HES) which will comprise:

- a minimum of 4 kW of solar panels
- a minimum of 12 kWh of usable battery storage
- A South Australia Power Networks (SAPN) approved Energy Management System (EMS)



More information regarding this can be obtained by contacting Michael Magin at SAPN on 8404 4627 or 0403 582 108 or email at michael.magin@sapowernetworks.com.au

AROUND YOUR HOME



Fencing

Fencing erected by Seaside must not be altered, removed or modified in any way, without prior written approval. Boundary fencing between adjoining blocks should be 1.8m high and be constructed from Colorbond metal or similar. Colorbond fencing is required to be Woodland Grey in colour, or similar. Boundary fencing of this nature is to finish parallel with the main building line. Alternatives such as face brick, rendered masonry etc may be considered subject to agreement with your neighbour. You need to speak to your neighbour regarding shared boundary fencing responsibilities. Please refer to "Fences and the Law" prepared by Legal Services Commission of South Australia.

We strongly encourage you to make contact with owners of all neighbouring allotments where your property shares a common boundary during the early stages of considering your fencing/retaining requirements. Please contact Seaside in the instance where your property shares a common boundary of an unsold allotment or future development land.

Boundary fencing forward of the building line should integrate with street front fencing in terms of height, colour and materials. The use of Colorbond boundary fencing forward of the building line is not permitted. For corner lots street front fencing to secondary frontages must be a decorative fence. Colorbond style fencing described above is acceptable in these situations.

AROUND YOUR HOME CONTINUED...

Retaining Walls

The use of retaining walls visible from the street or park frontage shall be kept to a minimum. Where necessary they should be constructed prior to the occupation of the dwelling and are to be of materials that complement the natural environment. You need to speak to your neighbour regarding any retaining walls that may form part of your shared boundaries/fencing. Please refer to "Fences and the Law" prepared by Legal Services Commission of South Australia.

Construction of a series of lower terraced retaining walls is a preferred solution to constructing large walls. This construction method is often cheaper, removing the need for technical engineering calculations. Any retaining walls 1.0m high or greater will require council approval. Retaining walls should be constructed of materials that complement the natural environment such as stone or feature rock, feature exposed or rendered brick, interlocking feature panels such as treated concrete sleepers or feature timber.



Lower terraced retaining walls is better than larger expensive walls

Sheds and Other Structures

Galvanised iron, aluminium or zincalume finishes will not be permitted. Sheds and other ancillary structures are to be located behind the main Street front building line and preferably towards the rear of your allotment. They are to be constructed Colorbond or painted metal to complement the main dwelling or associated boundary fencing, or be constructed of other materials and finishes that match the main dwelling.

Some external structures such as shade sails, pergolas etc. may be considered forward of the building line as long as they integrate with the main dwelling in terms of colours, finishes etc. and are consistent with Kangaroo Island Council development requirements.



Driveways

Your driveway is required to be completed prior to occupation of the dwelling. A driveway providing hard pavement access to the carport, garage or shed is to be constructed of pavers, coloured concrete, or compacted rubble with a defined edge. Such driveways are not to replace or damage any paved footpath provided by the developer in the street.

Landscaping

All garden areas including front verges within public view should be landscaped within 12 months of occupation of the dwelling. In the case of a corner allotment you should also landscape the area between the side alignment of the dwelling and the kerb alignment or pedestrian walkway.

Landscaping details for your front yard and front verge area etc needs to be shown on your plans for Encumbrance approval. We encourage the use of low maintenance, sustainable landscapes that are appropriate for a coastal environment.

Ancillary Services and Vehicle / Boat Storage

All ancillary structures including TV Antennae, solar hot water heaters, air conditioning units, satellite dishes and rainwater tanks should be located or screened so as to cause minimal visual impact from any street or public space.

Boats, trailers and other associated vehicles should be stored or parked behind the street front building line, unless they are being frequently used during the day.

ENCUMBRANCE APPROVAL

Lodging your plans for Encumbrance Approval

We encourage you to lodge concept plans for comment prior to final plans for approval. There is no fee required to get your house plans approved under the Seaside Encumbrance. Once we have approved your plans you can lodge them with the Kangaroo Island Council for approval.

Your builder/architect will be familiar with this process and what information is required. Below is a checklist to assist with a timely approval:

- A site plan showing full dimensions, setbacks to all boundaries, proposed Finished Floor Levels, Bench Levels, extent of cut/fill and any proposed retaining walls. In addition the location of the driveway crossover highlighting any fixed services etc in the street.
- Complete floor plans, elevations, and relevant cross sections including any relevant information on floor area, site area, private open space, site coverage etc.
- Any fencing/retaining wall details if available, particularly if feature fencing is being used forward of the street front building line.
- Details of your front landscaping including verge areas.

You can lodge your plans electronically to Branford Planning & Design via bp-d@bigpond.com

For more information regarding encumbrance approval please talk with one of our sales consultants. Contact details can be found on page 2.

it's where you want to be

www.seasideki.com.au