



KILGARIFF
ESTATE

Wishing you ALL

A VERY MERRY
CHRISTMAS!



Yummy Christmas Cocktail

Holly Jolly Christmas Citrus cocktail at home!

**CHRISTMAS
LIGHT TRAIL**



\$100 for Kilgariff Estate participants and the chance to win \$500!



BBQ beef fillet with sage + prosciutto

Perfect for christmas lunch with family and friends!



 LJ Hooker



LAND DEVELOPMENT
CORPORATION

COMMUNITY NEWSLETTER

ISSUE 5

CHRISTMAS ISSUE 2020



WELCOME TO **ISSUE 5**

Merry Christmas!

I hope you are all well as we near the end of a very interesting 2020.

It has been great to see Stage 1 of the Kilgariff Estate fill out as new builds continue and more locals make Kilgariff Estate their home.

At the Land Development Corporation (LDC), we enjoy hearing from new residents as they settle into the estate. If there are things we can do to make moving into your new community as smooth as possible, please do not hesitate to contact us at kilgariffestate@landdevcorp.com.au

The planning and design phase of Kilgariff Estate Stage 2 is steaming ahead with a further 54 housing lots to be delivered during 2021.

The project team was pleased to achieve planning approval in September for the next 87 lots and a new park. We have been working collaboratively with our stakeholders to fast track the release of further land to provide more opportunities for Centralians to call Kilgariff home.

As Stage 2 progresses into construction, LDC will continue to provide project and product updates to keep you informed. Please refer to page 3 for the latest developments.

I hope you have a safe and relaxing holiday period and we wish you all a prosperous 2021.

A handwritten signature in blue ink, appearing to read 'Paul Schneider'.

Paul Schneider
Project Director



STAGE 2 UPDATE

Stage 2 Lifestyle lots
Visit our website for more information on these house and land packages.
www.kilgariffestate.com.au/lifestyle

STAGE 2 DESIGN AND CONSTRUCTION UPDATE

Kilgariff Estate Stage 2 is progressing well following subdivision approval in September 2020. Throughout the subdivision planning and design phase, the project team has been working closely with stakeholders to ensure Stage 2 delivers outcomes that benefit current and future residents.

Set to be released over two phases (2A and 2B), a future tender opportunity for the construction of Phase 2A allotments was issued in October 2020. A tender package will soon be released seeking prices from civil contractors on the construction of roads and services. Phase 2A will deliver a further 54 residential lots and a new park during 2021. Land will include single dwelling lots between 550m² and 900m², in addition to larger lots proposed for future multiple dwelling development.

Stage 2 Lifestyle lots

LDC is proposing a Registration of Interest process for house and land packages on new “**Stage 2 Lifestyle lots**”. The 7 new Lifestyle lots are 595m² and provide housing choice plus a low maintenance alternative to the traditional lots (760m² plus). The proposed house and land packages include 3 bedroom 2 bathroom designs, created by local Alice Springs architect, Sue Dugdale and Associates.

The homes will demonstrate efficient and functional use of space and appeal to a wide range of home buyers. These house and land packages will allow more Centralians to call Kilgariff Estate home and establish an attractive, highly liveable, cost-effective housing solution for the Alice Springs community.

The remaining 46 traditional lots in Phase 2A are expected to be available for sale “off-the-plan” once subdivision works commence in April 2021. This will provide greater certainty to purchasers on the cost and timelines to deliver the land. Phase 2A lots are expected to be finished and available for ownership to new Kilgariff Estate residents by the end of 2021.

Stage 2 Park

In September 2020, we asked residents to help us design the new park within Kilgariff Estate Phase 2A. LDC would like to thank you all for your comments and contributions, young and young at heart! We are now finalising the concept design for the park and are in discussions with Alice Springs Town Council. The Stage 2 park will be available for use when new residents move in.



QUICK + DELICIOUS

BBQ BEEF FILLET

WITH SAGE AND PROSCIUTTO

A no-fuss Aussie Christmas dish that doesn't compromise on flavour!

10 MINS PREP TIME

25 MINS COOK TIME

10 SERVES

INGREDIENTS

- 2 x 500g Beef Eye Fillet
- 2 1/2 tbs Dijon mustard
- 12 sage leaves
- 12 prosciutto slices
- 1/2 cup (120g) sour cream
- 1/2 cup (150g) mayonnaise
- 1 tbs white wine vinegar
- 2 tsp horseradish cream
- 2 tbs finely chopped dill

METHOD

1. Preheat a covered barbecue on medium. Spread beef with 2 tbs of the mustard. Top with sage. Lay 3 prosciutto slices in a row, long sides overlapping slightly, on a clean work surface. Repeat with 3 more slices in another row, overlapping first row slightly to make a large rectangle. Place 1 piece of beef along 1 short side of the rectangle and roll up to enclose. Place on a baking tray. Repeat with remaining beef and prosciutto.
2. Cook beef on grill for 2 mins each side or until golden brown and lightly charred. Transfer to a baking tray. Roast in covered barbecue using indirect heat for 15 mins for medium-rare or until cooked to your liking. Cover with foil. Set aside for 15 mins to rest. Thickly slice.
3. Meanwhile, whisk the sour cream, mayonnaise, vinegar, horseradish, dill and remaining mustard in a bowl. Season.
4. **View the BBQ Pumpking Salad recipe below and arrange the beef on top, season and serve with the delicious dressing!**



TIP:

Wrap the beef in prosciutto up to 1 day ahead. Cover and store in the fridge. Bring to room temperature before cooking.

ADD THE BEEF TO A BBQ PUMPKIN SALAD!

INGREDIENTS: 1 bunch baby beetroot | 600g Kent pumpkin, cut into thin wedges | 2 tbs extra virgin olive oil | 1 red onion | 2 tbs red wine vinegar | 1 tbs finely chopped thyme | 1 tsp caster sugar | 1 tsp wholegrain mustard | 120g pkt Baby Rocket | 2 tbs pepitas (pumpkin seeds), toasted | 100g goat's cheese, crumbled.

METHOD: **Step 1.** Preheat oven to 180°C. Wrap each beetroot in foil. Place on a baking tray. Bake for 30 mins or until tender. Set aside to cool slightly. Wearing gloves, peel beetroot. Halve or cut into wedges. **Step 2.** Meanwhile, heat a barbecue grill or chargrill on medium. Brush the pumpkin with a little of the oil. Season. Cook on the grill for 2-3 mins each side or until tender. Transfer to a plate. Cook onion on grill for 2 mins each side or until tender. Transfer to the plate. **Step 3.** Place vinegar, thyme, sugar, mustard and remaining oil in a screw-top jar. Shake until well combined. **Step 4.** Arrange the beetroot, pumpkin, onion and rocket on a serving platter. Drizzle with dressing. Sprinkle with pepitas and goat's cheese.

UPCOMING EVENTS

CHRISTMAS

2020 CHRISTMAS CARNIVAL AND NIGHT MARKETS

4 December 2020 | 5pm to 9pm | **Todd Mall**

Buskers and rambling performers will entertain into the evening. Peruse the abundant market stalls offering an assortment of delight for that ultimate Christmas bargain.

SUNDAZE @ THE POOL

6 December 2020 | 1pm to 4pm | **Alice Springs Aquatic & Leisure Centre**

VJ shares his original sounds with catchy lyrics, rhythmic pop melodies, along with his acoustic guitar and loop pedal to complement his music. Sausage sizzle BYO rug.

TODD MALL MARKETS

13 December 2019 | 9am - 1pm | **Centre of the Todd Mall**

A market where locals and tourists come together to taste and buy home made food and products.

CHRISTMAS DAY

25 December | 12am - 12am | **Your place**
Wishing all our residents a happy Christmas. Head down to Ruffino Park, take the cricket set and a picnic blanket and enjoy!

HOLLY JOLLY

CHRISTMAS CITRUS COCKTAIL

Orange juice, blood orange juice or grapefruit juice are all great options!

5 MINS

PREP TIME

1

SERVING

INGREDIENTS

- 60 mL vodka
- 30mL Germain (elderflower liquor)
- 1/3 cup fresh squeezed orange or blood orange juice
- ginger beer, for topping
- pomegranate seeds
- 1 sprig fresh thyme or mint

OUR PICKS



INSTRUCTIONS

Fill a cocktail glass with ice. Add the vodka, elderflower liquor (if using), and orange juice. Top with ginger beer. Add the pomegranate seeds and thyme or mint. Enjoy!

REDUCE YOUR

ENERGY BILL

AROUND YOUR HOME

OFF AT THE WALL

HOT WATER USAGE

USE APPLIANCES WISELY

Standby power can account for more than 10% of your household electricity use.

Any items with a little light on or a clock are using power.

Your mobile phone charger is drawing power even when your phone is not plugged in.

Turn off appliances at the wall when you're not using them.

It's a **very easy** way to save energy.

Hot water is potentially the single biggest source of energy use in your home.

Wash clothes in cold water and only wash full loads.

Run the dishwasher only when it's full and scrape plates first then cold water rinse if they need it.

Fit a low-flow showerhead (it'll pay for itself in no time) and take shorter showers.

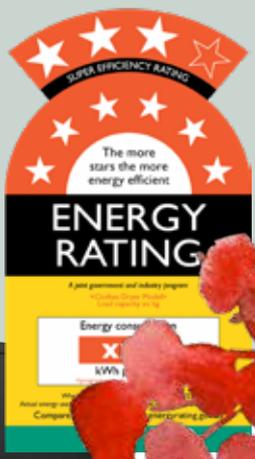
Appliances could be responsible for as much as 30% of your energy bill.

Turn off additional fridges and freezers when not needed and think about getting rid of these.

Use lids on pots while cooking, fill the kettle and pots with only as much water as you need.

Reduce pool filter running time to the safe minimum set out in the manual.

Dry clothes on the line not in a dryer - it's free.





CHRISTMAS LIGHT TRAIL

DO THE TRAIL FROM 1 DECEMBER!

KILGARIFF RESIDENTS

We are offering all participating Kilgariff Estate residents a \$100 Gift Card for participating and the chance to win \$500!!!

www.alicesprings.nt.gov.au



CHRISTMAS CARNIVAL

When: Friday 4 December 2020

Time: 5pm to 9pm

Where: Todd Mall, Todd Street & Council Lawns

The Alice Springs Town Council's Christmas Carnival permeates the Red Centre with festive fun and Christmas cheer!

Todd Mall, Todd Street and the Council Lawns come alive with buskers and rambling performers to entertain into the evening. Peruse the abundant markets stalls offering an assortment of delight just in time for that ultimate Christmas bargain.

Enjoy the feast of delectable global fare while meandering through the iconic Todd Mall to discover some of Alice's talented performers.

THANK YOU

Thank you to all our Kilgariff Estate residents participating in the Alice Springs Town Council's Christmas Light Trail! It's fantastic to see our community coming together yet again in the spirit of Christmas, we know the kids' will really enjoy seeing your homes lit up!



IT'S A VIBE

IDEAS FOR YOUR CHRISTMAS TABLE



GOLD CUTLERY

WWW.COUNTRYROAD.COM.AU

KMART DINNERWARE

LOCAL STORE: 50 BATH STREET

TABLE DECOR

AND GIFT WRAPPING

SHOPPING LISTS

TABLE

- Tablecloth
- Napkins
- Plates
- Cutlery
- Wine glasses
- Water glasses

WRAPPING

- Scissors
- Sticky tape
- Wrapping paper
- Ribbon
- Tissue paper
- Gift bags



PINE TREE CANDLE

AVAILABLE FROM WWW.ECOYA.COM.AU

ENJOY AN

AUSSIE CHRISTMAS

WITH SOME OF OUR FAV GIFT IDEAS

and Christmas fun!

With most of us staying close to home this Christmas, we have put together a few of our favourite Aussie gift ideas!

XMAS PJ'S

AVAILABLE AT: WWW.COTTONON.COM.AU

EUCALYPTUS WREATH

AVAILABLE AT: WWW.CHRISTMASSHelves.AU

WEEKEND UMBRELLA

AVAILABLE AT: WWW.FENTONANDFENTON.COM.AU

COCKTAIL KIT

AVAILABLE AT: WWW.SUNNYLIFE.COM.AU

KIDS OVERNIGHT BAG

AVAILABLE AT: WWW.COUNTRYROAD.COM.AU

YETI DRINKWARE

AVAILABLE AT: [DESERTDWELLERS](http://DESERTDWELLERS.COM.AU)

SALT & PEPPER GRINDERS

AVAILABLE AT: [EXOTIQ FURNITURE & HOMEWARES](http://EXOTIQFURNITURE&HOMEWARES.COM.AU)

ELF ON A SHELF

AVAILABLE AT: [A HOME LIKE ALICE](http://AHOME LIKEALICE.COM.AU)

PERSONALISED KIDS BOOK

AVAILABLE AT: WWW.HOORAYHEROS.COM.AU

BUILDING AT KILGARIFF ESTATE

To preserve the integrity and enduring appeal of your Kilgariff Estate address, carefully-considered design guidelines are in place to be discussed with your builder when choosing your preferred home design. You can find a copy of the guidelines at www.kilgariffestate.com.au

DESIGN PRINCIPLES

The vision for Kilgariff Estate is to achieve a contemporary community set in a natural environment, with large open space areas and a village feel that embraces the Alice Springs lifestyle.

To ensure these principles are achieved throughout the development, we have established the Kilgariff Estate Design Guidelines.

The following principles should guide your house design:

- A neighbourhood that is laid back and open embracing the Alice Springs lifestyle
- Welcoming shady front of home façade that creates a positive relationship to the street
- Façades with detail that promote a mixture of materials
- An appropriate roof form that shades the walls and windows
- Outdoor rooms for entertaining that also act as an extension of your home.



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Building a new home can be an overwhelming experience. At Exact Homes, we have honed our craft and dedicated our resources to help Territorians achieve their ideal home, minus the stress.

Bring your vision to life with the leaders in building quality and affordability in Alice Springs and remote areas in Central Australia.

From design to completion, we pride ourselves on delivering an exciting blend of aesthetics and practicality, with a strong focus on supplying high-quality materials and craftsmanship.

FEATURED BUILDERS



BLUEPRINT CONSTRUCTION

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www.[blueprintnt.com](http://www.blueprintnt.com)

Blueprint Construction has a track record for delivering exceptional service and workmanship on all projects. They invest time, to work with their clients to thoroughly understand their requirements.

As a company, they strive for superior quality and open communication throughout the build, to make the process of building a new home as seamless as possible.



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Alice Springs born and bred, brothers Mick and Rob Shaw set out to create a construction company that sets a new benchmark for how small to medium scale builders deliver projects.

With over 15 years experience we wanted to build a company that truly represented our values and embrace how small business can contribute to the community.



Wishing you all
a Merry Christmas!

