

FAST FACTS SHEET

2015

Our Vision: “*A world leading ecologically sustainable and conscious community where people and nature flourish in beauty, harmony and integrity.*”

Location: 7 kilometres, 7 minutes and 7 traffic lights optimal travel time to the Pacific Ocean and Currumbin Estuary Beach, conveniently located within Gold Coast City in thriving south-east Queensland. Only 60 mins from Brisbane and Byron Bay.

Address: 639 Currumbin Creek Road, Currumbin Valley, QLD 4223 Australia. (Entrance at Village Way).

Climate: Coastal Subtropical - averaging 263 days of sunshine a year, average minimum temperature 15°C, average maximum temperature 25°C. Rainfall is about 65 inches (variable) a year.

Property: Originally 272 acres in total, an extraordinarily beautiful and diverse land parcel comprising three distinct topographical areas - The Creek Ecohamlets; The Valley Terraces; and The Highlands elevated acreage.

Site features: Diverse landforms and habitats including beautiful Currumbin Creek with its rock pools and gentle cascades, fringing open paddocks and riparian corridor vegetation. Wild space areas of rainforest and eucalypt forest, 20 acres of native Hoop Pine plantation forest, abundant and diverse wildlife and flora, a 100m high central ridge with ocean views in The Highlands, an elevated valley with its own watercourse “Piggabeen Creek”, grand feature trees and secluded fern lined gullies.

History: A home for the indigenous owners for thousands of years, the name ‘Currumbin’ is believed to have derived from either Kurrohmin = Kangaroo or Dharom-bin = a species of native pine tree (Hoop Pine). European settlement commenced with timber getting and progressed to dairy and beef cattle pasture and banana production. The history of the site land use has been researched and recorded. The old cottage next to the Interpretive Centre will be used as a museum for cultural heritage.

Concept: A world class ecologically sustainable mixed use village featuring approx 80% open space and including the following components:

Schools: Many private and public schools are located close by – some just 5 minutes.

Shopping/Airport/Hospitals – All within a short drive. 5 minutes to The Pines shopping centre or local IGA shops. 18 mins to Gold Coast Airport at Coolangatta, John Flynn Private Hospital at Tugun, Varsity Lakes Train station (last stop on the [Gold Coast Line](#) which goes to Brisbane then the Brisbane Airport) and the very large Robina Shopping Centre. 20 minutes to Public hospitals at Robina or Tweed Heads.

Home parcels: 147 lots of diverse size, configuration and location; designed to foster sustainable community by catering for a diverse social mix and for people’s changing lifestyle needs. Many of the home parcels are clustered in small neighbourhoods called *Ecohamlets*, and all lots have planning approval designation for the allowable number of bedrooms. The village includes:

- 17 one bedroom home lots
- 26 two bedroom home lots
- 102 three bedroom plus (unrestricted) lots

4 Stages:

- Creek Ecohamlets *45 home parcels*
- The Highlands *38 home parcels*
- Valley Terraces *58 home parcels*
- Village Centre *6+ home studios, to be completed*

The approx average size of home parcels on the *Creek Ecohamlets* and *Valley Terraces* is 1000m² (just over a quarter acre) with lots ranging from 400-2500 m². *The Highlands* home parcels range from approx 3,000 – 6,000 m².

The Village Centre precinct includes 8 Home Studios for apartment living above with retail/commercial shop space below.

Home Designs must meet *The Ecovillage Architectural & Landscaping Code* performance criteria, which is designed to encourage creativity yet ensure ongoing integrity of the social and environmentally sustainable design principles for the whole Ecovillage. For a summary see www.theecovillage.com.au/sales

Tenure: A self-managed & maintained community, utilising the well accepted and commonly used Queensland State *Body Corporate and Community Management Act*. The CMS (Community Management Statement) sets the ground rules for living within the village.

A Home Office of up to 50sqm maximum size is applicable to all home parcels under planning approvals.

Home Studios Lots with approved design for quality apartment living and ground floor retail/commercial space fronting Village Way in the Village Centre.

A Café, Bakery and a Convenience Store are proposed in the Village Centre.

Health Practitioner Rooms are in the Village Centre at the entrance, in The Healing Ground.

Community Facilities include approximately 80% of the total original site as open space, with \$3.5M comprehensive features in the Old Dairy Community facilities: resort style lap pool, playgrounds, informal recreation areas, meeting hall with its communal kitchen and dining space, yoga pavilion, tai chi garden, barbeque areas, picnic facilities, and gym building. Other Ecovillage facilities include agricultural allotments, wood fired pizza oven, gardens, meeting places, recycling facilities and artisan workshop sheds – plenty of community projects with many of these to be completed as part of the development.

RRR (Reduce, Reuse and Recycling) Centre - located in the Village Centre, enables residents to reduce waste exiting the village.

Body Corporate Fees: Affordable costs for caretaking, administration, maintenance of the 80% common space, wildlife areas and walking/cycle ways as well as services including recycled water treatment. Residents capture their own roof water in water tanks thereby avoiding Council water rates and water usage restrictions. Council land rates are reduced through community title ownership as compared to standard land ownership and electricity bills are minimised. More: www.theecovillage.com.au/sales

There are no water restrictions in The Ecovillage currently however residents are asked to minimise use.

Utilities: Gas (reticulated LPG) to all homes. Reticulated underground electricity grid connected power supply to all lots is augmented with on Lot generation by photovoltaic panels. Water Tanks for all potable water supply.

High speed (35,000kbps) Internet is made available to all home lots via a customised underground Optic Fibre Telecommunications network managed by [OPENetworks](#).

Energy is required to be generated onsite via roof mounted photovoltaic solar panels and each home feeds into the electrical grid during the day and pulls power from the grid at night. Most homes use very little net energy, or get a rebate from their energy retailer, typically if they have over 1.5kw of solar PV.

Water: The Ecovillage is 'off-the-grid' for water. It achieves water self-sufficiency, with household water tanks mandated for residential supply. Most have over 43,500 litres of storage. Waste water is treated on site with Class A+ water recycled back to all homes in the first 2 stages for toilet flushing and yard usage.

Traffic speed on The Ecovillage land is 40 or 25 km/h for safety, noise reduction and amenity reasons and our "roads" are bike and pedestrian friendly laneways.

Caretaker Manager is onsite every week day to help with on community and site management.

Productivity: Productive streetscaping, landscaping design and strategies on lots and over much of The Ecovillage site with dedicated agricultural areas including farming allotments, orchard areas and woodlots.

No dogs or cats are allowed in The Ecovillage under the Council covenant on the land and as stated in the Community Management Statement. The community is not anti-cat or anti-dog, just pro-wildlife. We have excellent biodiversity and implement strategies to enhance onsite flora and fauna. Enjoy the joy the abundant native wildlife! Over 180 species of bird have been sighted on the site since inception, mainly due to most owners planting mainly local native species to regenerate the area.

DISCLAIMER: All reasonable care has been taken in the preparation of this Fact sheet. It is intended as a guide only. Material herein is indicative only and is subject to change without notice. It should not be relied on as accurate representation of the finished product. Any plans and diagrams of layouts and sizes are indicative only. All plans and areas referred to are subject to final survey. The author does not accept responsibility for the accuracy of any information contained in this Fact Sheet and disclaims all liability should any information or matter in this Fact Sheet differ from any contract of sale or from the development as constructed. Prospective purchasers should make their own enquiries to satisfy themselves as to all aspects of the proposed development.