



# Jagera EcoCommunity

The best of both worlds ...  
ecovillage living with forest  
retreat, riverviews & part of  
rural town, North Coast NSW

Investors Guide #2, January 2022



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[www.ecocommunity.org.au](http://www.ecocommunity.org.au)

## What's the story?

Dear friends ...

As you might know, this dream has been a long time coming to fruition! Twenty five years ago, Pete bought the land that's now Foresthaven and started regenerating its rainforests with the intention of creating an eco-retreat and learning centre with an ecohamlet next door. At the same time, while travelling in Chile, Eshana had a vision of 'communiversality', a place where people could live in deep and sacred ecology, teaching and learning the skills we all need to move peacefully and creatively into the future. In 1997, when we met, we shared our dreams and a decade later, Foresthaven was born...!

In 2015, a group of our friends and colleagues got together and bought the 5 acres next door and we set about cocreating Jagera EcoCommunity. We now have Development Approval and are ready to start building our community infrastructure and manifesting our common vision!

*We'd love you to be part of this exciting project!*

Loving Earth, Eshana and Pete xox



## Where are we?

Jagera EcoCommunity is on the edge of the rural town of Maclean, beside the mighty Clarence River, less than 20 minutes drive to the magnificent beaches of Yamba, Angourie and Yuraygir National Park.



## A Place on the Clarence Coast

The 'real deal' in terms of regenerative & sustainable living.  
*(A healthy natural environment, traditional country town, with new ideas taking root!)*

The rural township of Maclean sits beside the Clarence River, which is the largest river on the East Coast of Australia. With a population of 2,700, Maclean has a bustling village atmosphere with a genuine country feeling. The town centre is fully functioning, with schools and a hospital, and its main street still a series of small shops, including the oldest supermarket in NSW. While tourists visit and enjoy this picturesque heritage town with great cafes, it is not a 'tourist town'.

The Clarence River is 500 metres wide at this point, and is fully tidal with dolphins and plenty of fish! Pelicans, sea eagles, wedge-tailed eagles, and ospreys are a common sight flying high above the river and its open floodplains. The river also offers plenty of opportunities for sailing, canoeing, and rowing.

The magnificent surf beaches of Yamba, Angourie and Yuraygir National Park are a short drive away, so days at the beach are easy!

This area is 'the real deal' in terms of regenerative and sustainable living, with a healthy natural environment, people still living traditional farming lifestyles, busy craft and farmers markets, community gardens, and more people interested in alternative lifestyles each year.

Access to major cities is simple via bus, train and the Pacific Highway; with Ballina/Byron airport an hour's drive north. Lismore is an hour north, Grafton 30mins south.

### A hidden valley in Maclean

Above the Maclean township sits a forested hill (you can see this on the aerial photo on page 1). This place is important to local Yaegl people, the Aboriginal custodians of the Clarence Coast region.

Viewed from the town, the green hill forms a gentle scenic backdrop, with grand eucalypt trees emerging, sometimes shrouded in mist.

Approaching the hill, it opens out into a 'hidden valley' that some local people don't even know is there. It is a mix of pristine and regenerating eucalypt & rainforest.

A rural laneway - complete with horses, ducks and geese - is currently home to a neighbourhood of 9 families. This laneway forms the entrance to Jagera.



At the very end of the lane, you find Foresthaven, an eco-retreat and learning centre, adjoining the EcoCommunity property. Over 20 yrs of rainforest regeneration means it's rich with native birds and animals!

# Jagera EcoCommunity Property Details

The Jagera community project involves the development of an eco-neighbourhood of 11 'community title' lots, walking distance to the town centre, with good solar access, sustainable housing and shared facilities, including a central low-key community building and recreation area, work/storage shed, community garden & orchards.



## Property Details

**Location:** Lot 100 Hoschkes Lane, Maclean, DP 1227141, Parish of Taloumbi

**Property Size:** 5 acres /2.2 hectares

**Number of Residential Lots:** 11

**Lot size:** 640 to 1400m<sup>2</sup>

**Approx. price of Lots:** \$300,000 to \$380,000 (depending on elevation, views, size, qualities) plus GST\*

**Slope:** north facing, 10° to 20°

**Views:** down the Clarence River; across Maclean town; and over Foresthaven Valley to north western ridge of Maclean Hill.

**Vegetation:** open paddock with weeds and senescent black wattle (to be cleared); over 80 rainforest trees of varying maturity to retain.

**Landscape Features:** creek runs along bottom of property; sandstone outcrops at top centre; Ayr St Reserve along top boundary; Foresthaven eco-retreat & learning centre on eastern boundary.

\* Exact prices of Lots cannot be specified at this time until cost of total development is calculated (based upon technical advice due in February 2022).

The development involves an eleven lot residential community with an interesting mix of sustainable residential housing, under the provisions of NSW Community Title Act. This means that each lot owner has title to a specific, surveyed plot of land (see subdivision plan on page 4); and owns a share in the community land, infrastructure and facilities.

Unlike 'Multiple Occupancies' (the traditional hippie communities of Northern NSW), owners of a lot on Jagera EcoCommunity can approach a financial institution to borrow money to build their home based on the individual lot as financial security (like strata title).

Jagera EcoCommunity can include expanded housing and other types of development to facilitate a range of housing and living opportunities, with an emphasis on cottage-style and innovative development forms to reduce the impact of large building structures. The focus is on passive solar design, energy-and-water-efficient, creative housing in a range of compatible forms using sustainable building materials.

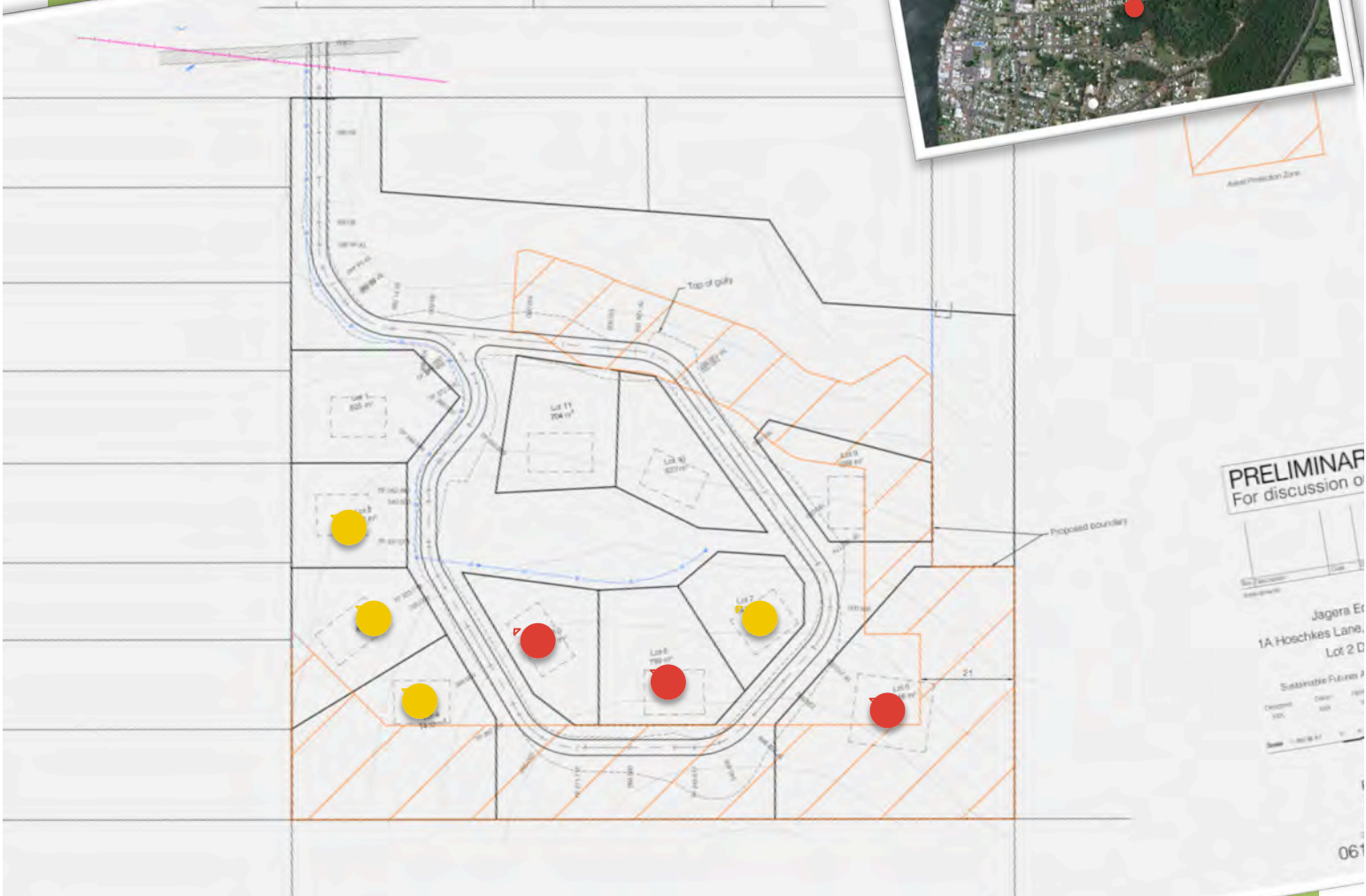
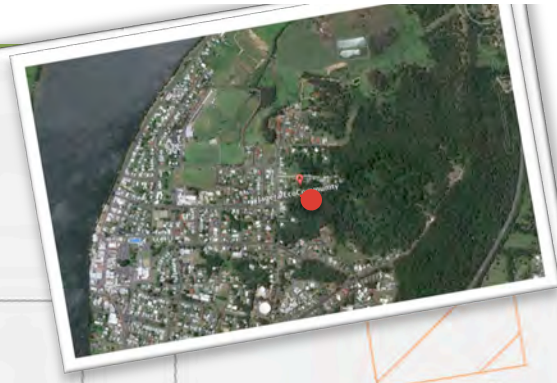
The intention of this ecocommunity is to be as "off-grid" as possible, with the safety features of direct access to town utility supplies if needed. These principles are to be applied to solar power, water supply and wastewater treatment.

Our aim is for this community, within a community, to be as resilient as possible. Permaculture systems, bush foods, community gardens and orchards are integrated into our design to promote food growing by community members.



An eco-community, with forest around, river views and walk to school and town.

Jagera EcoCommunity is also designed to be interdependent with Foresthaven eco-retreat and learning centre, with walking trails leading along the creek into the 15 acres of regenerating forest and open parkland. Whilst Foresthaven and Jagera are separate entities, possibilities for connection include Jagera members facilitating and attending workshops and events at the centre; Jagera houses or rooms being rented out to participants in residential retreats; and Jagera members co-creating Foresthaven and regenerating the rainforest in the magical valley you'll be part of.



PRELIMINARY  
For discussion of

Jagera EcoCommunity  
1A Hoschkes Lane,  
Lot 2 D

Setback/Future

061

Red dots = sold  
Orange dots = under negotiation

Enter "Jagera EcoCommunity" into Google Maps.

## Buying a residential lot in Jagera will include:

- Ecoconcrete ring access road with bridge entry and corridor of fruit and bush tucker trees
- Heritage designed garage/work shed at property entry with 3-phase power & other services.
- Reticulated sewerage enabling compost toilets, greywater reuse
- Reticulated water supply to the garage and to the community building (see blue line above)
- Centrally located, landscaped community building, toolshed and flat recreation area.
- Supply of firewood from the site for heating, cooking etc.
- House sites designed to provide privacy, maximise views and solar access using building envelopes; and to provide for wastewater treatment and management
- High speed internet
- Bushfire and urban fire protection via mains hydrants and Asset Protection Zone setbacks (see orange stripes in draft subdivision plan above)
- Open space incl. landscaped central area, ridge area with entry to adjacent reserve, creek corridor, walking tracks and space for community gardens
- A 'green street' approach to the required upgrade of Hoschkes Lane to the ecohamlet entry
- Like-minded neighbours focused on minimising their ecological footprint, engaged in sustainable living, adjacent to forest reserves and Foresthaven eco-living learning centre
- Guidelines to assist & support ecologically sustainable living and cohesive community
- Easy access to town services including recreation, schools, hospital, shopping with main CBD & Clarence River less than 1km walking distance.



Peter Cuming,  
pioneering  
environmental planner  
& ecovillage designer

*“A visionary, talented and experienced designer of ecovillages and rural settlement using advanced Permaculture principles.”*

Geoff Lawton



... an experienced  
team bringing vision  
to practical reality

We have completed:  
14 background reports and development application;  
detailed landscape plan including permaculture;  
Development Approval from Clarence Valley Council;  
detailed engineering plans with civil certification (full approvals to construct); eco architect drawings for community buildings and areas; draft neighbourhood management plan including sustainable building guidelines.

## A Secure Investment.

### Experienced Ecovillage Design.

Jagera EcoCommunity has been designed by an experienced planning team, led by Peter Cuming, managing director of Sustainable Futures Australia. Peter has been involved in the Permaculture movement in Australia since its early days in the 1980's, including teaching eco-settlement design. Well known Permaculture figures, Robyn Francis, Geoff Lawton & Robin Clayfield attest to his outstanding landscape, eco-settlement design skills. He has taught and mentored influential designers and developers such as Mike Hulme (Witchcliffe Eco-village, WA).

Peter has contributed significantly to eco-village and eco-hamlet design in Western Australia and Northern NSW, including the projects Yallingup Hills (WA), Balingup Community Precinct Plan (WA), Caniaba Village (Lismore City Council), Canyon Ranch (Bali), Round Mountain (Clarence Valley), Fig Tree Lane (Kempsey, an early community title in NSW).

Peter also developed the national award winning North Coast Rural Settlement Guidelines with Robyn Francis in 1996 which supported cluster planning including eco-villages and hamlets within local & regional plans for towns, villages and rural areas. These guidelines have been used widely across NSW and shaped Western Australian Rural Settlement Strategy.

**Sustainable Futures Australia**, founded by Peter Cuming in 1987, has a proven track record in designing and managing a diverse range of innovative projects in environmental planning, design and education. These include urban and regional planning, sustainable city strategies, river, coastal, ecotourism management and conservation plans, sustainability frameworks and training for government. Their website provides details of a wide range of clients, projects & awards.

### Steady Progress.

Since purchasing the land in 2015, our impressive project team has worked conscientiously to meet all the planning and permission requirements to create this innovative eco-development within restrictions placed by conventional policy and bureaucracy.

We are now in the final phases of this ambitious project, finding the last members of our ecocommunity and investors to fund construction of our shared infrastructure.

Peter and the Sustainable Futures project team are currently analyzing competitive tenders for the construction of our shared community infrastructure (inc. ecoconcrete ringroad, water and sewer, cables for solar microgrid and comms); and calculating total costs of the development so that the final lot prices can be determined.

Three residential lots are sold; four are under negotiation with deposits being paid; and we have four more lots available in our final release.

Construction is planned mid 2022.

Once the construction of our shared infrastructure is complete, NSW Land Titles Office will release 11 residential 'community title' lots. Your ownership of a lot will be recognised by financial institutions as security on a loan for you to build your sustainable home.

### Growing Value.

Although we don't have a crystal ball to know if your monetary investment will grow in value, we *do* know that lots in the ecocommunity are only marginally more expensive than similar freehold blocks in Maclean (without the extra shared facilities); while property on the Clarence Coast has recently surged in value it is still undervalued compared to surrounding areas of the NSW North Coast; and we believe that eco-based development offers *real value* for money and is the way of the future in terms of real estate.



# How to Become a Village Maker

If you want to support the creation of Jagera EcoCommunity, buy your own Lot “off the plan” ...

Your investment will take the form of a loan to Jagera EcoCommunity Pty Ltd. (Directors, Peter Cuming & Elizabeth Bragg) with security provided by loan contract, ownership of units in the Jagera Unit Trust to the value of your investment, and a contract for sale on a community title Lot.

**These opportunities are available until 28 February 2022.**

**As one of these investors:**

- you get first choice of available Lots (four at time of printing)
- you become part of the investors team making the Jagera dream a reality
- we welcome you as a full member of the community, to live here full or part time, or to rent out the home you build
- to secure your choice of Lot immediately, a \$30,000 loan payment is required upfront, which gives you “first option” to purchase that Lot in our final release.
- your units in the Unit Trust will be automatically converted towards full ownership of your Lot at the time of conversion to community title (anticipated in early 2023).

## ... or invest in our “Village Bank”!

**If you wish to invest in and support this valuable and beneficial project, without intending to own a Lot:**

- you can invest sums of \$10,000 and above
- Jagera EcoCommunity Pty Ltd will guarantee a return of 2% p.a. interest paid every 6 months; with higher interest rates for loans greater than \$100,000
- a minimum of 12 months investment is required (anticipated point of conversion to community title)
- security for your loan is provided by ownership of units in the Jagera Unit Trust equal to the value of your investment
- when all Lots are sold, or at an point in the project we have both agreed to, your investment will be returned in full.



An investment in the ‘Village Bank’ can be transferred at any stage to a down payment on any Lots that may still be available.



## Join us in investing in the future of *real* estate, caring for nature and our children's children

We are amidst one of the biggest projects of our lives, fulfilling a long held dream ... We are seeking people who share a similar vision and who are committed to making it a reality.

*What is your dream? Your ideal lifestyle? For you and your friends & family? For future generations?*

Peter, Eshana, Mike, Marty, Vivienne & Denise

*Jagera EcoCommunity*



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Australia

**Jagera EcoCommunity Pty Ltd**  
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[www.ecocommunity.org.au](http://www.ecocommunity.org.au)  
be part of creating something wonderful

