

BICHENO, 2024



AN INVITATION

Live in the bush. Hear the sea...
8 new homes available



NOONAMEENA

BICHENO IGA 1.8km

ST HELENS 75km

HOBART 179km

LAUNCESTON 172km

LOT 5
337.44m²

LOT 6
325.71m²

LOT 4
320.72m²

LOT 3
333.18m²

LOT 7
339.58m²

LOT 2
386.97m²

LOT 8
329.14m²

LOT 1
353.32m²

**NOTE: LOT SIZES AND
BOUNDARIES ARE
APPROXIMATE**



THE VISION

WE ACKNOWLEDGE THE TASMANIAN ABORIGINAL COMMUNITY AS THE TRADITIONAL AND CONTINUING CUSTODIANS OF TROUWERNER, A PLACE THAT ITS ORIGINAL PEOPLE HAVE CARED FOR SINCE THE BEGINNING OF TIME.

WE HONOUR ELDERS, PAST AND PRESENT, AND PAY OUR RESPECTS TO ALL ABORIGINAL AND TORRES STRAIT ISLANDER COLLEAGUES, FAMILIES AND FRIENDS.



Eastern Spinebill on Noonameena property (*above*).

Artist's impression of Z shape house design in-situ on Noonameena (*right*).

'Noonameena' is a Trouwerner* word that describes 'bush sleeping place', a fitting description for our haven only 15 minutes walk from the centre of Bicheno. This unique place is bordered by Deep Hollow Creek on its eastern side and state reserve on its south. Only 5 mins walk from the beautiful Redbill Beach, the property is rich with tall gum trees and a diverse understorey. As Bicheno has grown, Noonameena has remained a tranquil oasis.

Our family has been working since 2018 to bring our vision for a modest, sustainable development to life. One that is harmoniously integrated into the surrounding environment.

Eight new homes built on 350 square metre plots, alongside Moonya Cottage and an existing residence, will create a total of 10 strata titles. This community-oriented development offers established shared edible garden spaces, and a natural habitat for local wildlife.

After over five years of planning we are now ready to invite you to join us as we prepare the site ready for the first houses to be completed in early 2025.



* TROUWERNER WAS THE NAME USED BY TASMANIA'S EASTERN NATIONS TO DESCRIBE TASMANIA. IN RESPECT TO THE MEMORY OF THE EASTERN PEOPLE AND THEIR DESCENDANTS WE HAVE CHOSEN TO USE IT IN PLACE OF LUTRUWITA AND PALAWA.

NOONAMEENA

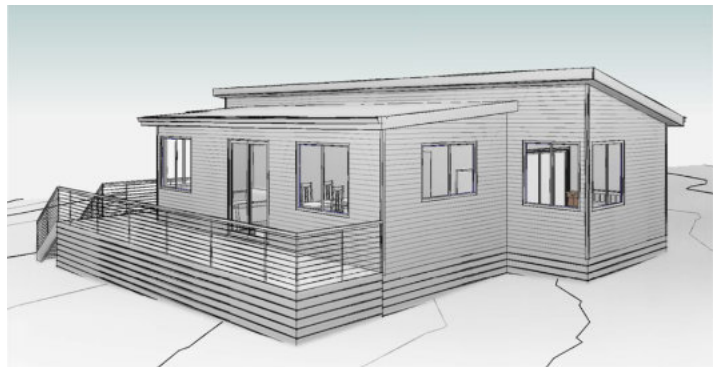
The eight new houses will be built by well respected modular builder TasBuilt in Westbury (near Launceston), and then delivered to Bicheno by truck.

This system ensures that not only is there minimal disturbance to the property during construction but TasBuilt is able to build under cover with building materials and contractors easily at hand - allowing a tighter schedule to be kept with houses usually ready on site within 12 weeks of commencement.

We have three house layouts to suit different requirements, see page 6 for designs.



T shape design, 3D model by Engineering Plus



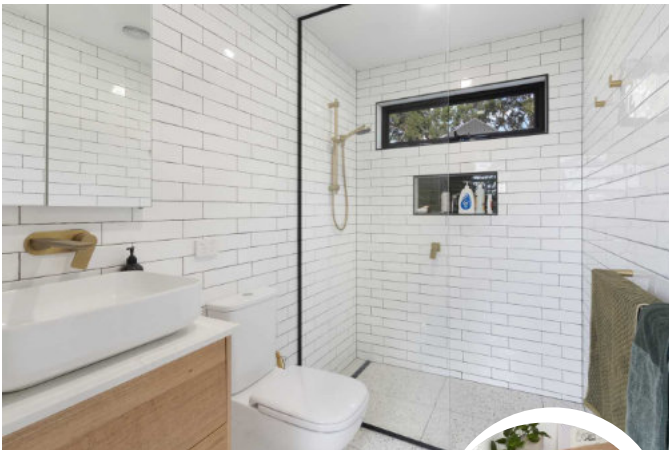
Square shape design, 3D model by Engineering Plus



Z SHAPE DESIGN, ARTIST IMPRESSION BY EDGE ATELIER

QUALITY & COMFORT _____

Your New Home



We chose TasBuilt because they are an established Tasmanian builder and have already built several houses for Bicheno locals from whom feedback has been excellent.

Most importantly, their modular system allows for numerous environmental benefits. Transport costs and emissions are reduced because building supplies and tradespeople don't travel as far. The contained building environment also allows for waste to be minimised, reused and recycled where possible.

Double glazed windows are standard throughout as is insulation in external walls (R2.5), ceiling cavities (R3.5) and floors (R2). The houses will have colorbond® roofs and painted cement sheet cladding to ensure longevity.

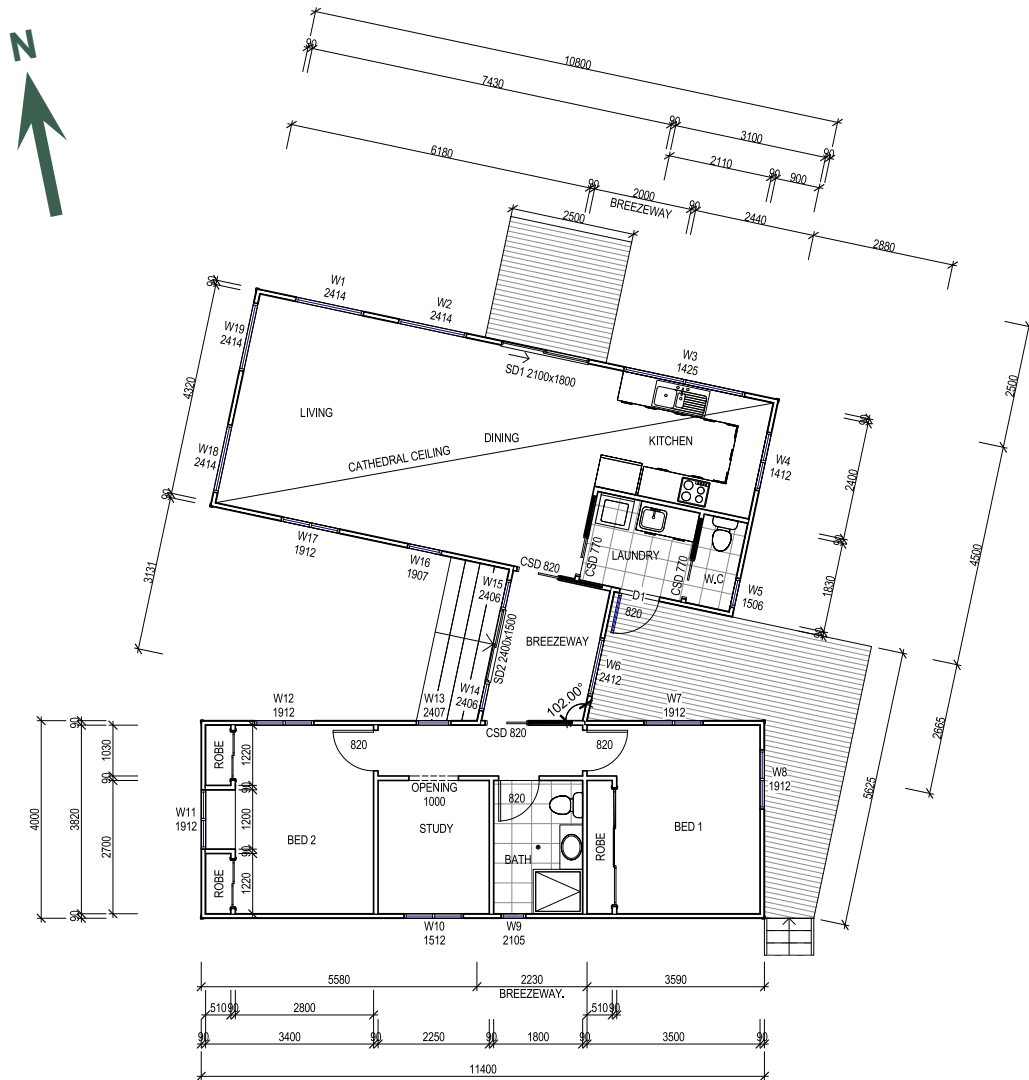
The kitchens will include energy efficient ovens and induction cooktops and the houses will be heated and cooled with highly efficient split-system units (heat pumps).

We have designed three house layouts to suit different requirements and we are confident that whichever one you choose, you can expect it to be a comfortable and inviting home. A real oasis in the bush but only minutes to all that Bicheno can offer.

ABOVE ARE EXAMPLE FIT-OUTS FROM TASBUILT.
PHOTOS: TASBUILT & DAVE GROVES PHOTOGRAPHY

HOUSE PLANS

3 different layouts

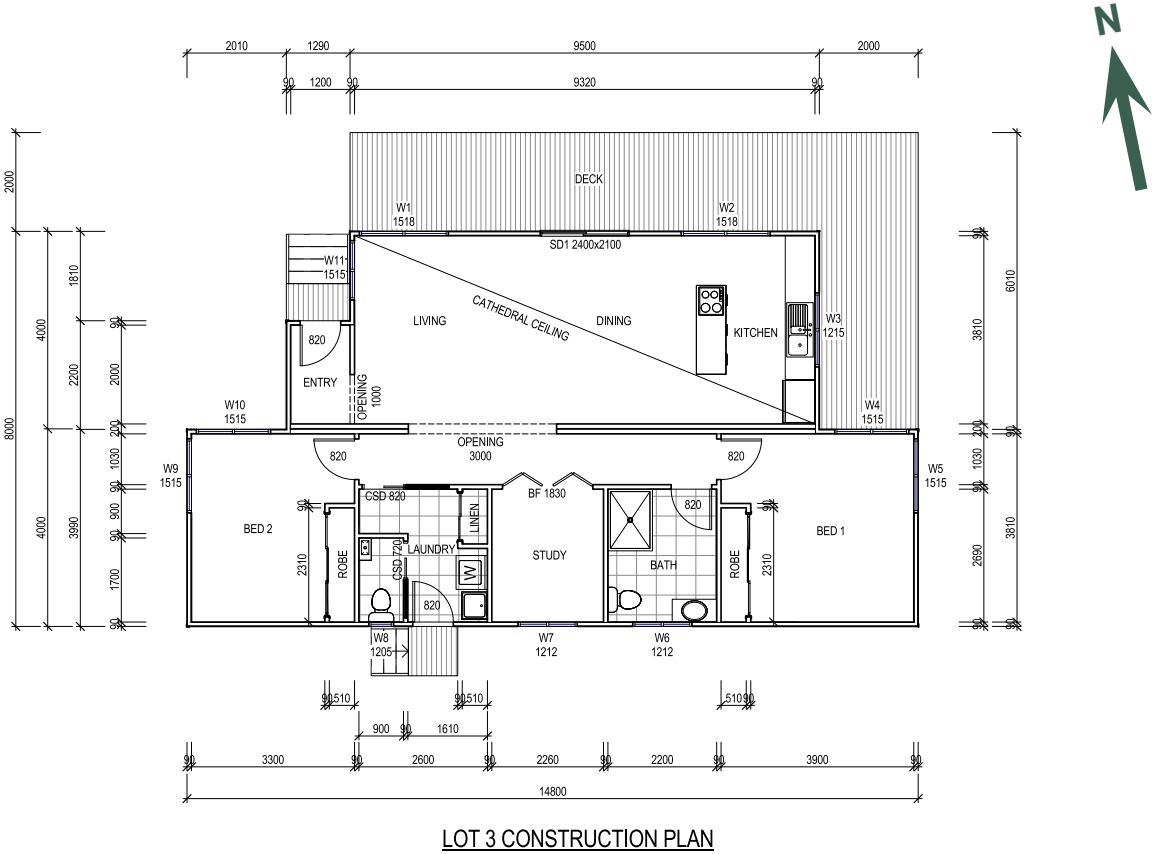
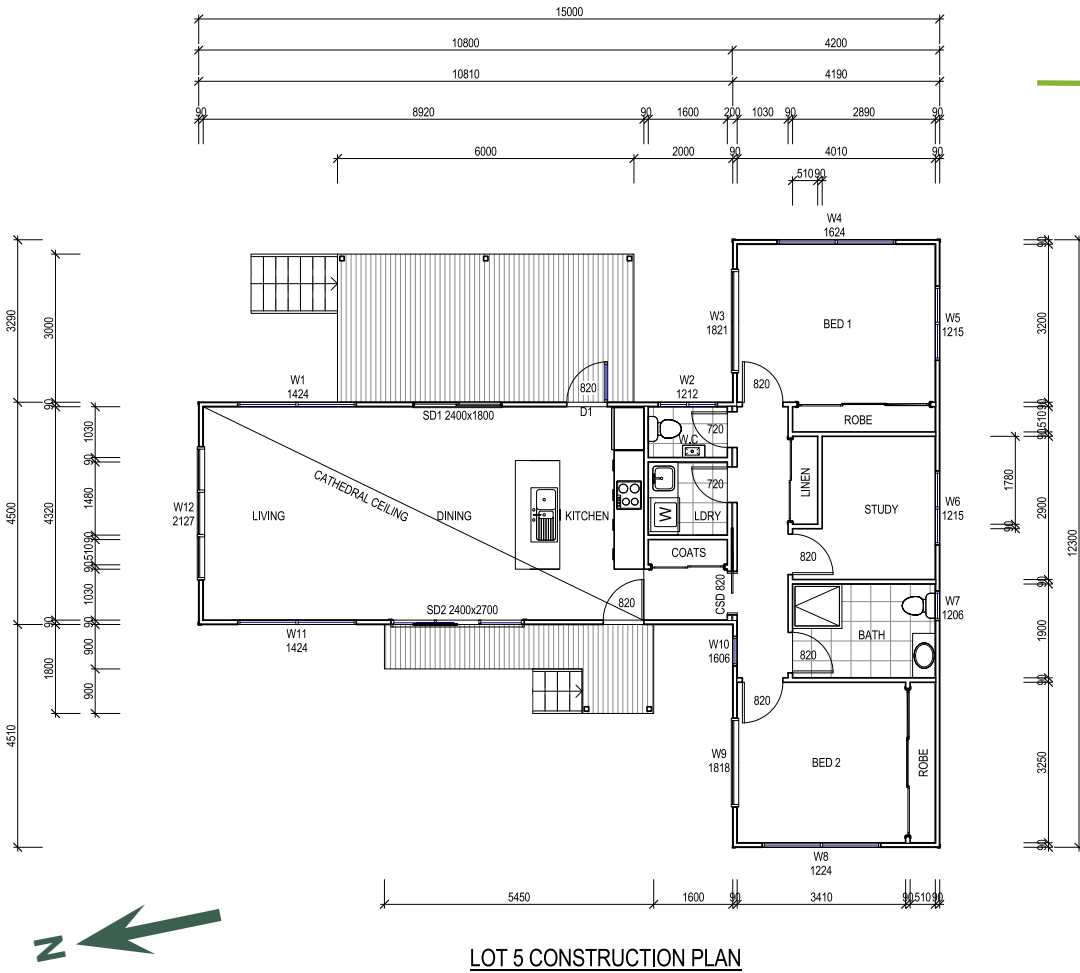


LOT 1 CONSTRUCTION PLAN

Lots 1, 2, 7 & 8 (above), feature a Z shape which separates the Living and Sleeping/Study spaces, creating a sheltered courtyard on both the east and west. Each of the four different plans have slight variations of the kitchen and laundry sections - see the inside front page for more information.

Lot 5 (opposite top), is based on a T shape and is closest to parking, making it more accessible for those who are looking for a site with easier access.

Lots 3, 4 & 6 (opposite bottom) feature a classic square design with a decent sized wet room/laundry directly accessible from the garden.





SUSTAINABILITY

Positive Planning For The Future

All the houses will collect their own rain-water in a 24,000 litre tank and have access to mains water as back-up for emergencies. The development will be connected to a 40kWh solar micro grid in the south-east corner of the property. This was chosen as one of the sunniest spots on the property but in a location otherwise unsuitable for gardens or living spaces due to its proximity to the State Reserve on the southern boundary.

We will have battery capacity but will remain connected to the grid in the short to medium term while we wait for battery costs to come down. With the increasing popularity of electric cars we are also including car charging facilities.

To maximise shared space for both human occupants and the native fauna and flora, parking has been deliberately kept close to the property entrance, with pathways leading up through the property to each home and careful landscaping to ensure privacy.

There is already an established veggie garden, an orchard, a large 45m² workshop and tool shed which will form part of the common area available to all property residents.



BICHENO & THE EAST COAST



Bicheno is one of Tasmania's not so well kept east coast secrets. Often viewed by tourists as simply a stop on the way to the world famous Freycinet Peninsula (30mins further south) it has been sought out by Tasmanians as a holiday destination for generations.

Known for its penguin population, surf beaches, family friendly Waubs Bay, fishing, and nearby vineyards, Bicheno has established itself as a place with a strong sense of community.

The town is an excellent choice for families, boasting access to a dynamic local primary school and childcare centre. There is also a well-equipped medical centre, offering essential healthcare services that set it apart from many other small towns in Tasmania. Bicheno also boasts a pharmacy, supermarket, newsagency, post office, well equipped Men's Shed plus several cafes and restaurants.

Less than 2 ½ hours from either Launceston or Hobart airports, with daily buses to both cities, Bicheno promises a tranquil lifestyle with the convenience of connections to larger urban populations.

It's not surprising that more and more people are moving to the area, either working remotely or taking employment with one of the businesses or services in the area.

This combination of local charm and connectivity makes Bicheno an ideal choice for those seeking a peaceful life without sacrificing convenience.



- BENDIGO BANK
- CHILDCARE CENTRE
- FISH SHOP
- GOVERNÖRS CAFE
- HAIRDRESSER
- LITTLE BAY PATISSERIE
- MAKERS CREATORS
- MEDICAL CENTRE
- MEN'S SHED
- NEWSAGENCY
- PHARMACY
- POST OFFICE
- PRIMARY SCHOOL
- REDBILL BEACH
- SURF LIFESAVING CLUB
- SUPERMARKET
- WAUBS BAY





PRICE GUIDE

Pricing – 10% discount for early investors purchasing off-the-plan

We expect prices will range between \$650,000 – \$750,000 depending on the chosen design and added extras in the fit out.

We are offering a generous 10% discount to the first three purchasers who commit to the payment plan below. Other house sales will require a 5% deposit with final payment at settlement.

Off-the-Plan Pricing. The figures below are a guide only and are based on a \$650,000 purchase price.

Starting Price \$650,000	Off-the-plan discount 10%	Off-the-plan price \$585,000
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Off-the-Plan Payment Schedule

SCHEDULE	MILESTONE	PERCENTAGE	AMOUNT
Payment 1	Contract Signed	Deposit	\$10,000
Payment 2	Plans Approved & Build Starts	25% less initial deposit	\$136,250
Payment 3	Footings Installed	30%	\$175,500
Payment 4	House Delivered	40%	\$234,000
Final Payment	On Completion	5%	\$29,250

Timeline



BEHIND THE SCENES



Helen Preston

Helen is well known on the east coast for her active participation in strengthening the local community. Awarded Glamorgan Spring Bay Citizen of the Year in 2018, Helen co-founded Makers Creators co-op, the Bicheno community garden, Earth Ocean Network group, as well as playing an integral role in many other local initiatives.



Rod Paterson

Rod worked across Europe and Asia for Greenpeace for over 30 years, and now consults to NGOs with an Asia Pacific focus.



Anita Bacic

Anita is a designer and artist who has exhibited globally. She co-founded (with Rod) Wanda Round – a Bicheno based open air artist residency in January 2021 and January 2020.

Terroir Architects (Hobart), Masterplan and House concepts

Gandy and Roberts (Hobart), Civil Engineering

TasBuilt (Westbury), House Construction

Engineering Plus (Launceston), Site and House Plans

Wallaroo Capital Works (Bicheno), Entrances, parking, plumbing

Mode Electrical (Launceston), Solar micro grid Installation

Jack Gilding (Hobart), Renewable Energy Consultant

Andy Hamilton (Bicheno), Surveying

Stephen Cole Engineer (Hobart),
Stormwater capture and management

McMullen Lawyers (Hobart), Legal

WLF Accounting & Advisory (Hobart), Accountants

Ian Cornelius (Hobart), Strata Consultant

Scott Livingston (Bicheno),
Environmental and bushfire management plan

Edge Atelier (Hobart), 3D Visualisations

ABOUT STRATA



Your Own Home in a Shared Oasis

The structure of the Noonameena community housing concept relies on the well known and established strata title system that allows you to own your personal home – a unit that is exclusively yours within a collective setting.

This means you hold the title to your home, a space you can personalise and enjoy in privacy. It also includes the Lot on which your house is placed.

Beyond the boundaries of your Lot, the strata title extends to shared ownership and responsibility for common areas. This includes the already established gardens, pathways, a defined parking space, workshop and other community spaces, maintained collectively for everyone's enjoyment.

As a part of the strata scheme, each homeowner is a vital member of the owners corporation, playing a role in decisions that shape the community's future. This collective approach fosters a sense of belonging and ensures that Noonameena remains a sanctuary for all residents.

At Noonameena, we're not just creating homes; we're nurturing a community. Through the strata title system, each homeowner contributes to and benefits from the shared amenities and sustainable initiatives like the solar micro grid and food gardens.

Our commitment to sustainability is matched by our dedication to fostering community spirit, where your voice matters in shaping the life and rhythm of Noonameena.

Here, you're not just buying a home; you're becoming part of a community that values sustainable living, communal harmony, and the beauty of Tasmania's east coast.

FAQS

What are the body corporate fees?

Like any strata development there will be an annual body corporate fee which is set and agreed to by the owners corporation (ie. the home owners). This has not been set yet but is expected to be approximately \$2,500 per annum to cover gardening and maintenance costs. Remember that you only need to pay for maintenance of your own house and Lot. Anything affecting the shared property is the responsibility of the Owner's Corporation.

Tell me more about the renewable energy system?

The system includes an array of solar panels making up a 40kW capacity. It is expected that this will be enough to cover the majority of the development's energy needs but a grid connection will cover any gaps. Initially we will have 48kWh of battery storage which can be added to over time. The Owner's Corporation will charge householders a nominal fee (lower than Aurora's off peak rate) based on individual consumption to encourage residents to be as energy efficient as possible.

I would like to buy a house and rent it out on Airbnb. Can I do this?

To encourage longer stay residents and an active community, short-term rental for periods of less than 3 months will not be allowed under the Body Corporate rules. Bicheno has a very short supply of long-term rentals so renting out for periods of longer than 3 months is allowed and in fact encouraged.

Can I have animals on the property?

Noonameena has been designed to encourage the return of local fauna and flora. For this reason four legged animals (including dogs, cats and goats) will not be allowed. The only domesticated animals in the shared areas will be small numbers of poultry.

Is this some kind of hippy commune?

A key to Noonameena is community through design. We hope that the placement of the houses and layout of the shared spaces will encourage chance encounters between residents and informal exchanges. You will be free to live your life in your own home in the way that you choose (with respect to some key rules as you would in any strata development). The number of formal Body Corporate meetings will be set by the Owner's Corporation but we don't expect these to occur more than once a quarter.

Can I see a copy of the Body Corporate Rules?

We have these in draft but they will be finalised in mid 2024. During this drafting phase we welcome input from prospective purchasers.



NOONAMEENA

CONTACT US FOR FURTHER INQUIRIES

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