

CANOPY MALUA BAY N . S . W

BUYER
FAQ

DEVELOPED BY



Littlewoods

Welcome to Canopy, a new residential land estate in the Malua Bay region of the Eurobodalla Shire. Thoughtfully planned for contemporary coastal living, Canopy offers a collection of residential homesites designed to provide the foundation for quality new homes within an established South Coast setting. This guide provides prospective purchasers with an overview of the estate, purchasing process, planning considerations, infrastructure, building requirements, finance, and the lifestyle offered by the wider Batemans Bay region.

THE ESTATE

What is Canopy?

Canopy is a new residential land estate located at Malua Bay, within the greater Batemans Bay region of the Eurobodalla Shire. The estate comprises 21 residential lots, with homesites ranging from approximately 654m² to 1.146 Ha.

Where is Canopy located?

Canopy is located at Malua Bay within the Batemans Bay area of Eurobodalla Shire. The location provides convenient access to established retail, commercial, education, health, recreational and community facilities, together with the beaches, waterways, reserves and natural landscapes that define the Eurobodalla region.

What makes Canopy different?

Aptly named for its tree top and ocean (from top blocks) vistas, Canopy is a standout release offering unparalleled options whether you're looking to retire, invest, build a home for the extended family or looking to enter home ownership. Canopy offers flexible land options with dual occupancy/dual key permissible (subject to Council approval).

What land is currently available?

The current release comprises 21 blocks, ranging from approximately 654m² to 1.146 Ha so there's plenty of space to accommodate a plan tailored to your requirements with generous frontages to accommodate driveways and parking of boats, caravans. There's flatter blocks and more elevated blocks with ocean/tree top views.

What prices are the lots?

Lot prices start from \$363K, the prices vary depending on the size and location of each lot.

Is the land registered?

Land is anticipated for registration in March 2027 giving you plenty of time to engage with your builder/architect or we can put you in touch with local builders active in the area

Can I purchase before land registration?

Absolutely. Where land is offered prior to registration, the contract for sale will set out the relevant conditions, obligations and settlement arrangements.

What deposit is required?

The applicable deposit is 10%, subject to the terms of the contract for sale. Upon request alternative deposit conditions may be considered.

What is the zoning?

The applicable zoning for Canopy is R2 Low Density Residential. Purchasers should consider the zoning together with the Eurobodalla LEP 2012, applicable DCP provisions, development consent, subdivision plan and other relevant planning requirements.

Will the estate have reticulated water, sewer and stormwater?

Yes, all lots will be fully serviced by reticulated water, sewer and stormwater.

Will electricity and telecommunications be available?

Yes. Electrical infrastructure will be delivered in accordance with the requirements of the relevant electricity network service provider. National Broadband Network (NBN) will be available with the street.

Will roads, footpaths and street lighting be constructed?

Yes. New roads and footpaths will be constructed in accordance with the approved subdivision plans, engineering requirements and applicable standards. Street lighting will be provided in accordance with relevant authority and infrastructure requirements.

Can I choose my own builder?

Yes, you can choose your own builder or we'd be happy to put you in touch with local builders who are active in the area and who have a variety of single and dual occupancy/dual key designs.

Are there Estate Design Guidelines?

No. There are no restrictive building guidelines or estate covenants.

Can I build a double-storey home?

Yes, double-storey developments are permissible where consistent with the applicable planning controls and development consent.

Can I build a dual occupancy or granny flat?

Yes, secondary dwellings are subject to the applicable NSW planning legislation, Eurobodalla planning controls and the characteristics of the individual homesite. Purchasers intending to construct a secondary dwelling should obtain site-specific planning advice.

Can I build a swimming pool?

Yes, swimming pools are subject to applicable planning, building, safety and approval requirements.

Is the estate affected by bushfire requirements?

Canopy blocks have been assessed as a BAL 29 for building purposes.

Are there covenants or restrictions on the land?

Any easements, restrictions or positive covenants restrictions regarding user or other title matters will be identified in the relevant contract and title documentation.

Is there an owners corporation involved with the estate?

No.

Are there ongoing estate fees?

No.

LIVING AT CANOPY

Can I work from home?

A home-based business or work-from-home arrangement may be possible depending on its nature, scale, impact and the applicable planning requirements.

Are pets permitted?

Absolutely.

Can I fence my homesite?

Yes, subject to applicable, planning controls such as building line setbacks and any relevant title requirements.

Can I build a shed or secondary structure?

Absolutely, sheds and garages are permitted. Site-specific advice should be obtained before construction.

HOW CAN I FIND OUT MORE?

Canopy

Sales Agent: Gerard Littlewood
Phone: 0409 288 433
Email: gerard@littlewoodsgroup.com.au
Opening Hours: By appointment

Available information:

- Estate Masterplan
- Current Price List
- Available Lots
- Lot Dimensions Plan
- Design Guidelines
- Development Consent
- Registration Information
- Location Map
- Contract / Disclosure Documentation

Planning information is provided as a general guide only. The development and use of individual lots is subject to the applicable statutory planning instruments, development consents, conditions, registered plans, title restrictions and other requirements applying from time to time.

Prospective purchasers should undertake their own due diligence and obtain independent legal, financial, planning, building and other professional advice appropriate to their circumstances before entering into a contract.

IMPORTANT INFORMATION

This FAQ is provided as general information for prospective purchasers of Canopy. Information regarding lot dimensions, availability, pricing, landscaping, infrastructure, services, facilities, registration, construction and timing is subject to change and should not be relied upon as a representation unless expressly confirmed in the relevant contract or formal documentation.