

**EPIQ** LENNOX  
HEAD

# House & Land Buyer Handbook

Version 1  
Prepared by Clarence Property  
March 2023





## WELCOME HOME, TO EPIQ LENNOX HEAD

Epiq isn't just a place to live, it's a true community with a diverse range of contemporary homes, a shopping centre, childcare centre, plus sporting and community facilities, surrounded by the natural beauty of Lennox Head.

You'll love coming home to your brand new home at Epiq.

The combination of ready-to-build-on land and new, pre-approved home designs will see you move into your dream home sooner.

### House & Land Buyer Handbook

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# 1. Introduction

Epiq Lennox Head offers a high standard of living to its residents, and careful planning and design processes ensure lifestyle quality and investment value for homeowners will be protected for generations to come.

Many purchasers love the idea of a brand new dream home for their family, but the building and approval process, as well as finding the right builder, can be daunting, which is why Clarence has put together this guide - to ease you through the home-buying steps, from selecting your preferred homesite to paying your initial deposit, right through to handover of the keys to your brand new home in Epiq. We look forward to the excitement of seeing your new build progress and of course, welcoming you to the neighbourhood!

Completed homesites are now available to purchase and build your dream home in Epiq. Due to strong demand, Clarence Property is now pleased to offer a **selection of house and land packages for purchase**, with a range of designs to suit all family types. Many of these homes can be further customised through facade selections and interior schemes to suit your own design aesthetic.

With many years experience developing masterplanned residential communities, Clarence has collaborated with a selection of leading Northern NSW builders familiar with the EPIQ community, to create a range of **complete turnkey homes** as well as **“Complying Development” house and land packages**.

When buying a house and land package, people often don't realise they need to seek council approval before construction begins. It's a process that can add weeks or even months to the timeline of building a new home. This House & Land Buyer Handbook simplifies those critical steps for bringing your dream home to life, including solutions to speed up - or even completely skip - the council approval process, getting you into your new home quicker, with less stress and potentially **saving you up to \$15,000\***.



## 2. Approval Process

The approval process at Epiq, when buying land and appointing your own builder, is generally as follows:

1. Appoint designer (architect or building designer) or builder
2. Read Epiq Design Guidelines as well as Ballina Shire Development Control Plan 2012 (DCP) or Complying Development guidelines (depending on your chosen approval process) and any other applicable regulations
3. Design house including Basix Assessment and submit to Epiq's Architectural Review Committee (ARC)
4. Receive ARC Review (typically within 10 business days)
5. Apply for DA (Development Approval) or CDC (Complying Development Certificate).

### Complying Development

[▶ Watch Video](#)

#### COMPLYING DEVELOPMENT IS A FAST-TRACK APPROVAL PROCESS

All Epiq house and land packages offered have gone through the design review and planning process to confirm they are suitable for Complying Development. This means they meet all required planning codes, and you can skip straight to Step 5 above. Rather than apply for a full DA, you can simply engage a private certifier, and a CDC will be received within as little as 20 days\* meaning you can **start construction sooner, and potentially save up to \$15,000\***.



## 3. Ways to buy in Epiq

There are currently three ways to buy in Epiq. Agent, Nick Bordin of Elders Lennox Head can assist you to determine which option best suits your needs, and we also recommend you seek independent legal and financial advice:

### Complete Turnkey Home (buy direct from the developer)

A **Complete Turnkey Home** from the developer is the easiest, no-fuss way to purchase your new home. Clarence Property has completed the design and approval steps for you, engaging an architect to design your 4 bedroom home to suit the land, and dealing with the builder directly, so you don't have to.

You can purchase a Complete Turnkey Home before the build begins; during construction; or once complete. Due to high demand and limited availability, we urge you to act quickly to secure a Complete Turnkey Home.

Just **ONE sales contract between you and the developer**, means you will only **pay a 10% deposit to secure, with nothing more to pay until completion of your new home**. These homes will be delivered complete with everything you need to move straight in, including landscaping, solar power and much more.

**If you're looking for a brand new home with prestige inclusions and no fuss, this option is for you.**

### Complying Development House & Land Package

Clarence Property has partnered with a selection of trusted builders to offer house & land packages, where you choose your preferred homesite, and your preferred house design/builder to create your new home.

With this type of purchase, you will **enter into two contracts**:

- one contract with the developer to buy the land (10% deposit with balance on settlement, prior to commencing your build); and
- a second contract with your chosen builder (where you will pay a deposit and progress payments in line with the terms of your building contract).

You may be able to personalise your home's exterior facade and internal finishes. A Complying House & Land Package can simplify the home buying and planning process, as well as reduce the number of consultants you need to appoint and the decisions you need to make.

**A streamlined process with flexibility to personalise your new home and stamp duty savings.**

### Buy a Homesite & BYO Preferred Builder

A limited range of elevated, ready-to-build-on homesites is available for sale in Epiq. Secure your preferred land with a 10% deposit, and either build your custom, architecturally-designed dream home (following the approval process in Section 2), or talk to our range of preferred builders to discuss other home designs available (alternative designs may require council approval).

If you're an owner-builder, or have your own preferred builder, you may still wish to consider building one of Clarence Property's architecturally designed Complying Development house plans, which have been tailored to suit the majority of homesites available in Stage 7. Single and double storey 4-bedroom home plans - which can be customised to your own facade and interior selections, are available.

Stage 7 vacant land is being sold by Private Treaty. A \$2,000 holding deposit is all that is payable to secure, with the full 10% payable on exchange of contract. You will have 5 business days from when your offer is accepted and sales advice is issued to exchange, with the balance land purchase payable on settlement.

**The most flexible option to customise your new build for your forever home of your dreams.**

1



2



3







## 4. Frequently Asked Questions

### How does a house & land package save me money?

NSW Planning estimates up to \$15,000 can be saved on approval costs with Complying Development. Epiq's range of partner builders have already inspected the homesites in Epiq and selected their most suitable home designs for the lots and Epiq's natural surroundings, considering all setbacks and planning requirements. Land costs are included in the total package price (subject to builder confirmation and subject to change over time), providing greater certainty for purchasers. All Epiq homes are offered 'move-in-ready' including landscaping (plants, turf, fencing and driveways).

### What are the Live/Work Terraces in Stage 7?

Designed by architects DFJ, who designed Byron Bay's renowned Habitat community, Epiq's innovative live/work homes are 3-bedroom townhouses with an activated street level office space reflecting trends toward working from home in lifestyle locations. The coastal/urban aesthetic of these terraces will complement the homes within Epiq and will be delivered at a future date by Epiq's developer, Clarence Property.

### What are the "Future Commercial" sites in Stage 7?

Whilst final development plans for the Epiq commercial lots are yet to be finalised, these are likely to include a range of commercial uses to support this location, along with the possibility of a local tavern. The maximum building height for these lots is consistent with the modest level set throughout Lennox Head, at 8.5 metres.

### What is a Zone Of Influence (ZOI)?

A Zone of Influence is an area next to a retaining wall (in front, behind, or both) within which restrictions exist in order to avoid damage to the retaining wall. ZOIs exist for all retaining walls on all developments. In the case of Epiq Stage 7, the main ZOI occurs behind the retaining walls (high side). Within this ZOI it is permissible to build your new home with a structural engineer's advice, to ensure the foundations in that area reach below the ZOI to avoid additional load on the wall. Further details on ZOIs are provided in the sales contract.

### Transfer duty

New South Wales buyers must pay transfer duty on all property, including land and house and land packages, whether an owner occupier or an investor.

Before deciding whether to buy a Complete Turnkey Home or a House & Land Package, you should seek advice on the different transfer duty amounts payable. When purchasing land or a House & Land Package under separate Land and Building contracts, you will only pay transfer duty on the land purchase price.



A concessional rate or exemption may apply for first home buyers, who now have the choice to pay upfront stamp duty or an annual property tax (up to a purchase price of \$1,500,000 for homes and \$800,000 for land).



Use the residential property buyer tool to find out the taxes and duties you may need to pay, as well as exemptions and grants that you are entitled to receive.

[Find Out More](#)

## 5. Epiq Builders

Relax, knowing we've hand selected a range of currently active builders who have experience building in Epiq Lennox Head, and are familiar with the homesites available in Stage 7 of Epiq.

Builder	Contact	Website
Perry Homes	Chris Littlewood 0411 611 842 chris@perryhomes.com.au	perryhomes.com.au
Cavalier Homes (02) 6681 1356	Paul Wolfe 0409 492 366 paul.wolfe@cavalierhomes.com.au	cavalierhomes.com.au
Hotondo Homes 1300 363 533	Brendan Chitts 0448 093 261 brendan.c@hhbuild.com.au	hotondo.com.au
Silkwood Homes NSW	Stuart Oliver 0414 938 719 Stuart@silkwoodhomes.com.au	silkwoodhomes.com.au
Dixon Homes 1300 10 10 10	info@dixonhomes.com.au	dixonhomes.com.au

## Additional Consultant Recommendations

### Building Certifier

You may wish to speak to Ryan O'Connell from Coastline Building Certification who is familiar with the Complying Development process at Epiq (see quote letter attached).

Alternatively, you can search for a registered building certifier here:

[Find a Certifier](#)

### Home Loan Consultant

Before making a decision to buy, we suggest you also speak with a home loan advisor to understand your options. They can guide you on your borrowing capacity, an estimate of home loan repayments and the type of loan that best suits your individual needs.





## Attached:

Complying Development Information and  
Certification Fee Schedule from  
Coastline Building Certification Group



EPIQ IS PROUDLY DEVELOPED BY:



### Disclaimer

This Handbook is a guide for general information purposes only and is not part of any contract of sale or formal advice.

Information, including details regarding Complying Development, is believed to be correct and current at the time of writing, however landowners should conduct their own enquiries with their builder, certifier or town planner to ensure the latest regulations are considered when preparing home designs.

Availability and prices are correct at the time of printing, however are subject to change. Areas are subject to final survey. Interested parties are directed to rely on their own enquiries and information provided in the contract(s) of sale and disclosure document(s). Information and images are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may change without notice. The developer and its agents will not be liable for you relying on information contained in this document.

Purchasers should seek their own legal and financial advice. \* Source: Planning NSW - [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

*Elders*

Lennox Head

Contact Nick Bordin on:

0423 238 062

[nickbordin@elderslennoxhead.com.au](mailto:nickbordin@elderslennoxhead.com.au)

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[www.EPIQlennox.com.au](http://www.EPIQlennox.com.au)

# Complying Development Information



## Coastline Building Certification Group Pty Ltd

23/8 Corporation Circuit  
Tweed Heads South NSW 2486  
PO Box 243 Banora Point NSW 2486  
Phone: 07 5523 2629

Email: [admin@coastlinecertification.com.au](mailto:admin@coastlinecertification.com.au)  
ABN: 42 090 491 982

14 October 2022

## Clarence Property Group

### What is Complying Development

Applicable only on approved sites across NSW, Complying Development is the combination of planning and construction approval for development, including residential property. Complying Development is regulated by the State Environmental Planning Policy (Exempt and Complying Development) 2008.

For Complying Development, 'sign off' by a building professional (known as a Certifier) is required rather than Development Approval via the local Council or other authority.

### Benefits of Complying Development

Complying Development Certificates may be approved through a fast-track assessment by a Certifier. Approvals under this pathway can save homeowners significant application fees to Council. Also, with approvals received in as little as 20 business days, Complying Development is typically a much quicker alternative to submitting a Development Application via Council.

Coastline Building Certification Authority have the relevant knowledge and credentials to be appointed as your Principal Certifying Authority (PCA).

### Documentation Required for CDC Review Only

The following documentation is generally required for review by us prior to commencement of your build:

- Copy of Architectural Plans (builder/architect)
- Copy of Deposited Plan and 88b for the lot (available upon settlement of the lot)
- Section 10.7 Planning Certificate (available upon settlement of the lot)

### Fees

The following fees are payable at completion of the above review (fees current at the time of writing):

Item	Fee excl GST
Complying Development Certificate Review	\$322.50
Section 10.7 Certificate	\$62.00
Copy of Deposited Plan (if not available from owner)	\$61.00
Copy of 88b Instrument (if not available from owner)	\$25.00

## *Servicing Northern NSW and South East Qld*

### **Tweed Heads**

Ph: 07 5523 2629  
23/8 Corporation Circuit Tweed Heads South  
PO Box 243, Banora Point, NSW 2486

### **Nerang**

Ph: 07 5527 4777  
9/39 Lawrence Drive Nerang  
PO Box 2676, Nerang BC Qld 4211

# Complying Development Information



**Coastline Building Certification Group Pty Ltd**

23/8 Corporation Circuit  
Tweed Heads South NSW 2486  
PO Box 243 Banora Point NSW 2486  
Phone: 07 5523 2629

Email: [admin@coastlinecertification.com.au](mailto:admin@coastlinecertification.com.au)  
ABN: 42 090 491 982

We trust that the above provides a clear summary of the Complying Development process, however, should you have any queries please contact us on the details below. We look forward to assisting you with the development of your new home.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Ryan O'Connell", is written over a light blue horizontal line.

**Ryan O'Connell**  
Director

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