

31 & 33 Ferodale Road, Medowie, NSW 2318



House For Sale

Thursday, 16 May 2024

31 & 33 Ferodale Road, Medowie, NSW 2318

Bedrooms: 7

Bathrooms: 3

Parkings: 6

Area: 1 m2

Type: House



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Expressions of interest closing 15.06.2024 5pm 31-33 Ferodale Road in Medowie has successfully completed the initial stages of rezoning. In late 2022, a meeting was conducted between the council and the property owners to discuss the potential rezoning and optimal use of the site. Subsequently, the site was included in the Medowie Place Plan. Following this, the site was presented at the council quarters for community input over a period of 12 weeks. The feedback received was overwhelmingly positive, as both the community and the council are in favor of having more commercial land available due to the rapid growth of the community. Several meetings have been held with the council since then, and the rezoning process has commenced. All council wards have also reached an agreement on the rezoning of this site, which is being managed by Perception Planning. Current holding income for 31 & 33 Ferodale Rd: \$5,500 per month (approx.)

Medowie Population stats : Population 2016 - 9,363 People Population 2021 - 10,879 People Expected Population by 2035 - 30,000 People As the area experiences further advancements and ongoing residential land developments, the absence of commercial space and available land in Medowie poses a challenge for future growth. The demand for rezoning of these sites is escalating daily due to increasing investments in the area and the rapid progress of the nearby, 'Newcastle Airport' towards international status.

PERMISSIBLE IN EXISTING ZONING :Zone R5: Large Lot Residential 1

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent Home occupations

3 Permitted with consent Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Dwelling houses; Centre-based child care facilities; Community facilities; Dual occupancies; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water reticulation systems

PERMISSIBLE WHEN REZONED :Zone E1 or E2 Local Centre Building Height 8.5 mtrs

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent Environmental protection works; Home occupations

3 Permitted with consent Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Highway service centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Industrial retail outlets; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water reticulation systems

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