



79 - 81 Queen St, Moruya

A bright new future



Vacant Commercial/Light Industrial Land @ Moruya

Vacant Commercial/Light Industrial Land - 3,832 m² - Zoned B5 Business Development

Lot: 10 section: 18 Deposited Plan: 758710 & Lot: 11 Section: 18 Deposited Plan: 758710

Located in Moruya CBD next door to Harrison's Horse Pet Rural, is this large vacant Commercial/Light Industrial block of land. The site was raised and shaped with compacted road base approximately 10 years ago. Concept plants for nine rentable light industrial units have been drawn up but not submitted to council yet.

Eurobodalla Local Environmental Plan 2012- **B5 Business Development** (as per contract)

Current version for 28 October 2020

1. Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support viability of, centres.
- To cater specifically for users that require a high degree of visibility and accessibility to passing traffic and that generate a high proportion of single purpose vehicle trips.
- To enable the establishment of a business, technology, bulky goods and light industrial precinct at Surf Beach
- To encourage site amalgamation and creation of a highway service precinct on land at Batemans Bay
- To support the nearby local business centres of Moruya without adversely impacting on the viability of that centre.

📏 3,832 m²

Price	\$2,000,000
Property Type	Residential
Property ID	465
Land Area	3,832 m ²

Agent Details

Sam Sheather - 0478 004 088

Office Details

Clearwater Real Estate - Moruya
Unit 1 60-62 Queen St Moruya, NSW,
2537 Australia
02 4474 3290



2. Permitted without consent

Environmental protection works.

3. Permitted with consent

Centre-based child care facilities; Education establishments; Funeral homes; Garden centres; Hardware and building supplies; highway service centres; Landscaping material supplies; Light industries; Kiosks; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Public administration buildings; Research stations; Respite day care centres; roads; Service stations; Shops; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; transport depots; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; General industries; Heavy industrial storage establishments; heavy industries; Office premises; Open cut mining; Pond-based aquaculture; Residential accommodation; Tourist and visitor accommodation; Vehicle body repair workshops.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.