

24 Parade Street, Pingelly, WA 6308



Residential Land For Sale

Tuesday, 6 February 2024

24 Parade Street, Pingelly, WA 6308

Area: 506 m2

Type: Residential Land



Danielle Keatley

\$29,000

This 506m² vacant property is available to purchase. This block has two road frontages (Parade St and Princess St) and is zoned Town Centre in accordance to the Shire of Pingelly, Local Planning Scheme No.3. It 'may,' with the appropriate development approvals, be used for a range of business or residential purposes! Located approx. 200m from Pingelly Post Office with mains water connected, deep sewerage running past and electricity to be connected at the buyers expense. The text below has been derived directly from the Local Planning Scheme No.3 to assist in clarifying the used and development options for this land. View the Full text here:

<https://www.wa.gov.au/system/files/2021-10/LPSC-Pingelly-Scheme-Text.pdf>

Part 4 - Zones and the use of land
Section 4.2 - Objectives of the zones,
(a) Town Centre Zone
• To provide for a consolidated, accessible, safe and vibrant town centre with a mix of compatible uses.
• To protect, maintain and enhance where possible the visual and heritage elements of the town.
• To maintain the attractive features of a rural town lifestyle

Part 5 - General Development Requirements
Section 5.17 Development in the Town Centre
5.17.1 In considering an application for planning approval for a proposed development (including additions and alterations to existing development) in the Town Centre Zone, Council shall have regard to the criteria and design guidelines contained in Council's Local Planning Policy - Town Centre Design and Townscape Guidelines.
5.17.2 Notwithstanding the development standards set out in Table 2 Council may approve the following variations within the Town Centre Zone for non-residential development.
(a) An increase in plot ratio of 20% may be granted where Council is satisfied that public open areas, courtyards or colonnades or other setbacks or preservation of heritage buildings warrants an increase to the permissible plot ratio;
(b) Site coverage of up to 100% where Council is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing, loading and unloading, stormwater drainage, effluent disposal and any other matter which Council deems necessary; and
(c) A zero building setback from the front boundary where landscape and paved pedestrian areas are to be provided adjacent to the front boundary and Council is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing and loading and unloading.
(d) Development shall not exceed 2 storeys in height except where Council considers that particular circumstances may warrant an exception and provided Council is satisfied that the proposal is compatible with the objectives for the zone; and
(i) will not restrict light, sunshine and natural ventilation enjoyed by surrounding properties;
(ii) will not intrude upon the privacy enjoyed by surrounding properties with overview;
(iii) will not diminish views or outlook available from surrounding properties;
(iv) is sympathetic with the townscape and character of the surrounding built environment.
5.17.3 Where residential development is proposed in the Town Centre Zone, and an R Code is not indicated on the Scheme Map and where other provisions of the Scheme do not prevail, the R20 Code will apply for a single residential dwelling and the R30 Code will apply for duplexes or other attached houses which Council may approve subject to conditions and at its discretion.
5.17.4 For mixed use development comprising a combination of residential and non-residential uses, the provisions of Part 4.2 of the Residential Design Codes will apply to the residential component of the development (at R25 code), and the provisions of this Scheme to the non-residential component of the development.
5.17.5 Development proposals shall recognise the preservation of areas or buildings of architectural or historic interest and the development of land abutting the same.
5.17.6 Council will not support commercial or industrial uses in the Town Centre Zone where the predominant established use is for residential purposes unless their impacts can be adequately buffered.

The town of Pingelly is located approximately 158km southeast of Perth CBD, with the neighbouring town of Brookton approx. 20km north and Narrogin approx. 50km south, with Popanyinning and Cuballing in between. It is a key agricultural centre with cropping and livestock being the primary activities. The town itself is a well serviced community, brief overview below:

- Supermarket & Butcher
- Bank
- Primary school (daily bus services available to Brookton and Narrogin high schools)
- Pharmacy, 24/7 medical centre and general practitioner
- post office
- specialty shops (Arts & Crafts, Op shop, café)
- 2 hotels, B&B accommodation, caravan park
- Impressive community sports complex and functions centre - Pingelly Recreation and Cultural Centre (PRACC)
- Volunteer Emergency Services

For Further enquiries contact, Dannielle Keatley 0429 678 833 Sales Representative Westcoast Rural Real Estate | Raine & Horne Rural WA