

**Shire of Wickepin  
Local Planning Scheme No. 4  
Scheme Amendment No. 3**



**Lot 7 (No. 56) Fisher Street, Wickepin**

**PLANNING AND DEVELOPMENT ACT 2005  
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**SHIRE OF WICKEPIN LOCAL PLANNING SCHEME No. 4**

**AMENDMENT No. 3**

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending the classification of Lot 7 on Deposited Plan 189958 (No. 56) Fisher Street, Wickepin from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10.
2. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- i) The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone.
- ii) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- iii) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this ..... 2023

.....  
CHIEF EXECUTIVE OFFICER

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## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- |   |   |
|---|---|
| 1. LOCAL GOVERNMENT:                    | Shire of Wickepin   |
| 2. DESCRIPTION OF LOCAL PLANING SCHEME: | Local Planning Scheme No. 4   |
| 3. TYPE OF SCHEME:                      | District Scheme   |
| 4. SERIAL NUMBER OF AMENDMENT:          | 3   |
| 5. PROPOSAL:                            | Amending the classification of Lot 7 on Deposited Plan 189958 (No. 56) Fisher Street, Wickepin from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10 as per the Scheme Amendment Map. |



## 1. INTRODUCTION

The Shire of Wickepin seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to amend the classification of Lot 7 Fisher Street, Wickepin (the 'site') from 'Recreation and Open Space' reserve to 'Residential' zone with a density code of R10. The site is shown in **Attachment 1**.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. In summary, the site's reservation as a Recreation and Open Space Reserve is an anomaly and the Amendment formalises the long-established residential use.

## 2. BACKGROUND

### 2.1 Cadastral Details

A copy of the Deposited Plan is provided in **Attachment 2**. Cadastral details for the site are summarised below in Table 1:

Lot	7 Fisher Street, Wickepin
Deposited Plan	189958
Volume/Folio	1904/370
Area	1212m <sup>2</sup>
Owner	Jean Chalmers

### 2.2 Regional Context

The site is situated in the Shire of Wickepin. The Wickepin townsite is located 214 kilometres south-east of Perth. Wickepin is a district centre and provides a range of services and facilities to residents and visitors.

### 2.3 Local Context

The site is located approximately 200 metres from the Wickepin town centre (see **Attachment 3**). **Attachment 4** shows the Context Plan which outlines the site's context. The site adjoins recreation/open space. The railway line (not in use) is to the

south, while the light industrial area is to the north-west.

### 2.4 Physical Characteristics

The Amendment site is outlined in **Attachment 1** and has the following characteristics and features:

- It contains a dwelling and sheds;
- It contains some mature trees;
- It has a gentle gradient, having an elevation of approximately 336 metres AHD (Australian Height Datum);
- There are no natural surface water or drainage features; and
- It is not classified as a contaminated site by the Department of Water and Environmental Regulation.

The site's physical features presents no constraints to the Amendment.

### 2.5 Services

The site is provided with relevant 'hard' infrastructure including scheme water, on-site sewerage disposal, power, telecommunications, drainage and unsealed roads.

### 2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://maps.daa.wa.gov.au/ahis/> reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the *Aboriginal Cultural Heritage Act 2021* Act to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.



The site's dwelling has heritage value. The dwelling, called 'Gumnut Cottage', was previously the Station Master's house. The dwelling was constructed between 1912 and 1913. The dwelling is a Category 2 place on the Shire's Municipal Inventory (Heritage Survey). Gumnut Cottage is not on the State Heritage Register. **Attachment 5** provides details from Inherit at <http://inherit.stateheritage.wa.gov.au/public>

## 3. PLANNING FRAMEWORK

### 3.1 Overview

The following section will outline how the proposed Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Wickepin Local Planning Scheme No. 4* (LPS4). The Amendment, which addresses an anomaly in LPS4, is consistent with the State, regional and local planning framework.

The site is currently reserved as 'Recreation and Open Space' in LPS4. The Amendment proposes to amend the classification of the site from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10.

### 3.2 State & Regional Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050*;
- *State Planning Policy 1 State Planning Framework Policy*;
- *State Planning Policy 3 Urban Growth Settlement*;
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* - the site is within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy 5.4 Road and Rail Noise* - the site is within the 'trigger' area due to freight railway noise;
- *State Planning Policy 7.0 Design of the Built Environment*;
- *Wheatbelt Regional Planning and Infrastructure Framework*;

- *Wheatbelt Regional Investment Blueprint*; and
- *Wheatbelt South Sub-Regional Economic Strategy*.

### 3.3 Local Planning Framework

#### 3.3.1 Shire of Wickepin Local Planning Scheme No. 4

LPS4 reserves the site as 'Recreation and Open Space'. Clause 1.5(b) outlines a purpose of the Scheme is to 'set aside land reserves for public purposes'.

Given the land is a freehold lot, was historically and is currently used for residential purposes, it is appropriate that the classification of the property be formalised. The proposal is consistent with Residential zone objective in clause 3.2(c) 'To provide for a range of housing choice with high level of amenity in residential areas and which reflects a rural lifestyle.'

Amending the classification of the site to the 'Residential' zone, with a density coding of R10, is consistent with the long-established development and addresses an anomaly in LPS4.

#### 3.3.2 Draft Shire of Wickepin Local Planning Strategy

The draft Local Planning Strategy (Map 3) allocates the site as 'Existing Industrial'. It is expected the strategy map will be updated to reflect the Council's decision on the Amendment.

#### 3.3.3 Local Planning Policies

There are no relevant local planning policies applying to the Amendment request.

#### 3.3.4 Shire of Wickepin Strategic Community Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The community strategic vision is:

'A collaborative Council, dedicated to maintaining and developing our community assets for the benefit of our residents whilst supporting a strong community, a vibrant economy, successful businesses and a sound environment.'

### **3.4 Planning Framework Implications for the Amendment**

Common themes of the planning framework and their implications for the Amendment include:

- Support for residential development in an established urban area;
- Appropriate servicing;
- Addressing bushfire management and environmental impacts; and
- Addressing land use compatibility.

Based on the above, the Amendment is consistent with the planning framework and consistent with the principles of orderly and proper planning.

## **4. AMENDMENT PROPOSAL**

The intent of the Amendment is to amend the classification of the site from the 'Recreation and Open Space' reserve to the 'Residential' zone with a density coding of R10. The Amendment will address an anomaly with LPS4 and reflects the site's long standing residential use along with freehold ownership.

It is a simple change of classification to address an anomaly. The 'Recreation and Open Space' Reserve is not consistent with private ownership. The best description of the long-standing and current use of the property is residential. The change to Residential R10 is the most appropriate classification of the land use.

The proposed R10 zoning will not enable subdivision of the site.

## **5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION**

### **5.1 Overview**

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

### **5.2 Anomaly with LPS4**

The site has long been used for residential purposes and is a freehold property. The Shire confirms the site is not required for Recreation and Open Space in LPS4. The property appears to have been included in LPS4 as an anomaly given there is no reasonable purpose identifiable for the current reservation.

The Residential R10 zoning is a pragmatic outcome reflecting a long-established use. It is considered to be a 'legacy' development. Accordingly, there is a need to adopt a pragmatic approach with the requested zoning.

### **5.3 Compatibility with Adjoining and Nearby Land Uses and Addressing Amenity**

The existing dwelling and the proposed Residential zoning are compatible with adjoining and nearby land uses/development (see **Attachment 4**).

The Existing Scheme Map show the site is essentially surrounded by 'Recreation and Open Space' reserve.

There is appropriate separation between the site and the long established Light Industrial Area to the north-west. The separation distance includes the vegetated Recreation and Open Space reserve (Reserve 46580) and the associated watercourse.

The dwelling is separated from farming operations to the east.

The proposed 'Residential' zoning, with a density coding of R10, represents a logical and sound planning outcome for the site.

## 5.4 Railway Noise

The site is within the 'trigger' area of *State Planning Policy 5.4 Road and Rail Noise*. While noting this, the railway is not currently operational and the existing dwelling was constructed between 1912 and 1913.

## 5.5 Environmental Impact

The Amendment will create no additional environmental impacts given the site has been previously cleared of native vegetation and the dwelling and associated on-site wastewater system are existing.

## 5.6 Servicing

The site is already appropriately serviced. The proposed Residential R10 zoning does not enable subdivision or enable a grouped dwelling.

## 5.7 Heritage

Background details are in section 2.6 and **Attachment 5**.

## 5.8 Draft Local Planning Strategy

The Shire is in the process of reviewing its Local Planning Strategy. While noting the site's allocation as 'Existing Industrial' in the draft Strategy, the site is unlikely to be usable for industry. It is highlighted the Council is unlikely to permit the demolition of Gumnut Cottage. It is expected the draft Strategy will be amended pre-advertising to reflect the Council's decision on Scheme Amendment No. 3.

## 5.9 Planning Justification

The planning justification for the Amendment is summarised below:

- It addresses an anomaly in LPS4;
- The site is suitable to be reclassified from Recreation and Open Space Reserve to Residential R10 zone;
- It respects the local context;
- It is a 'brownfield' (already developed) site containing an existing dwelling and services;
- Development will be effectively controlled through LPS4 provisions;
- The site contains no environmental assets; and
- The site is appropriately serviced.

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## 6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework and the site is suitable to be amended from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10. The Amendment will address an anomaly in LPS4.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to amend the classification of the site from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10.



**PLANNING AND DEVELOPMENT ACT 2005**

**SHIRE OF WICKEPIN**

**LOCAL PLANNING SCHEME No. 4**

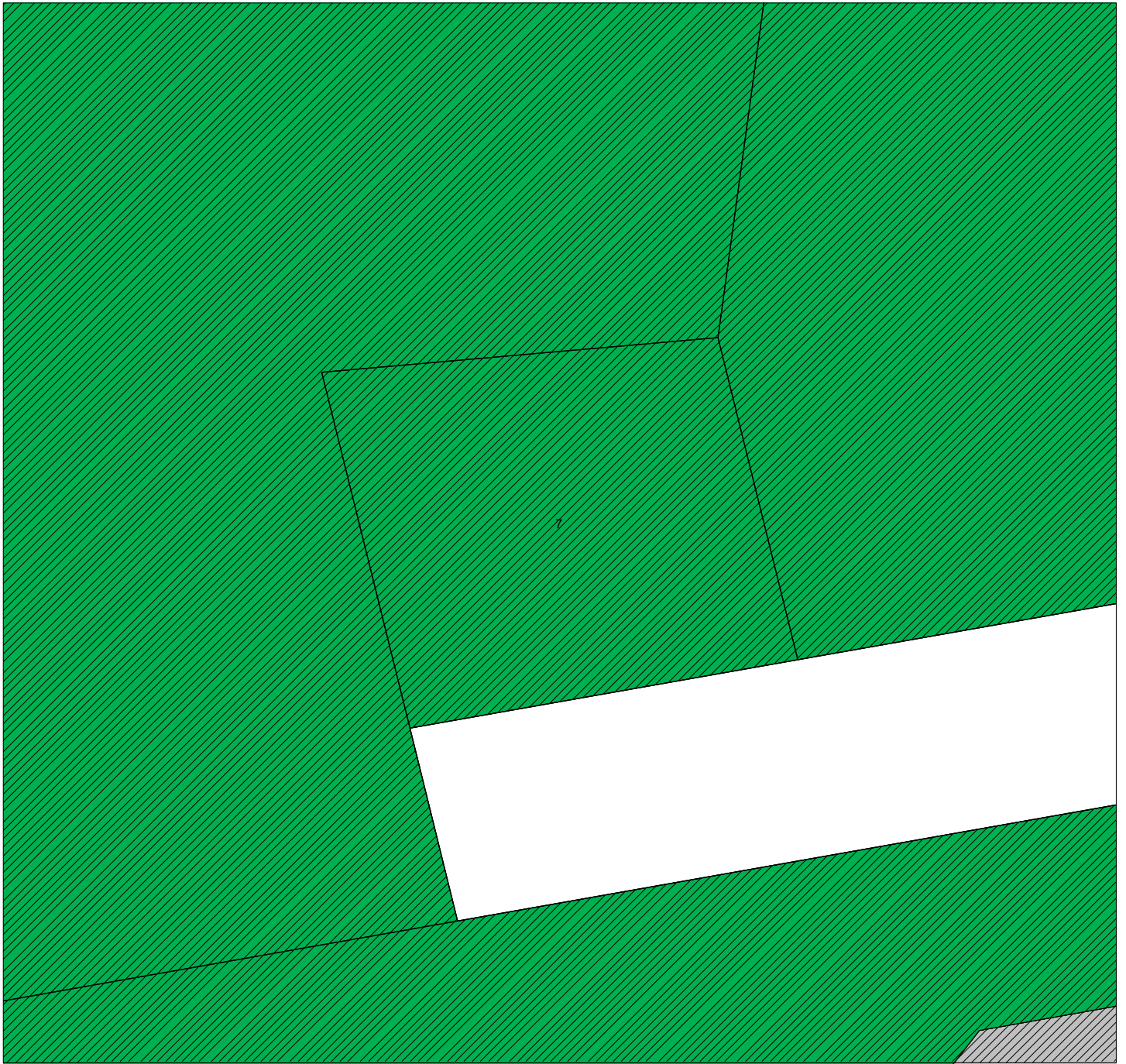
**AMENDMENT No. 3**

The Shire of Wickepin under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Amending the classification of Lot 7 on Deposited Plan 189958 (No. 56) Fisher Street, Wickepin from 'Recreation and Open Space' reserve to 'Residential' zone with a density coding of R10.
2. Amending the Scheme Map accordingly.


The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:


- i) The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone.
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**EXISTING SCHEME MAP**

**Legend**


 Cadastre with Lot number

 LPS Scheme Boundary

**LPS Reserves**

 Local road

 Railway

 Recreation and open space



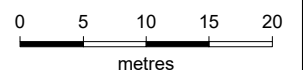
**Department of Planning,  
Lands and Heritage**

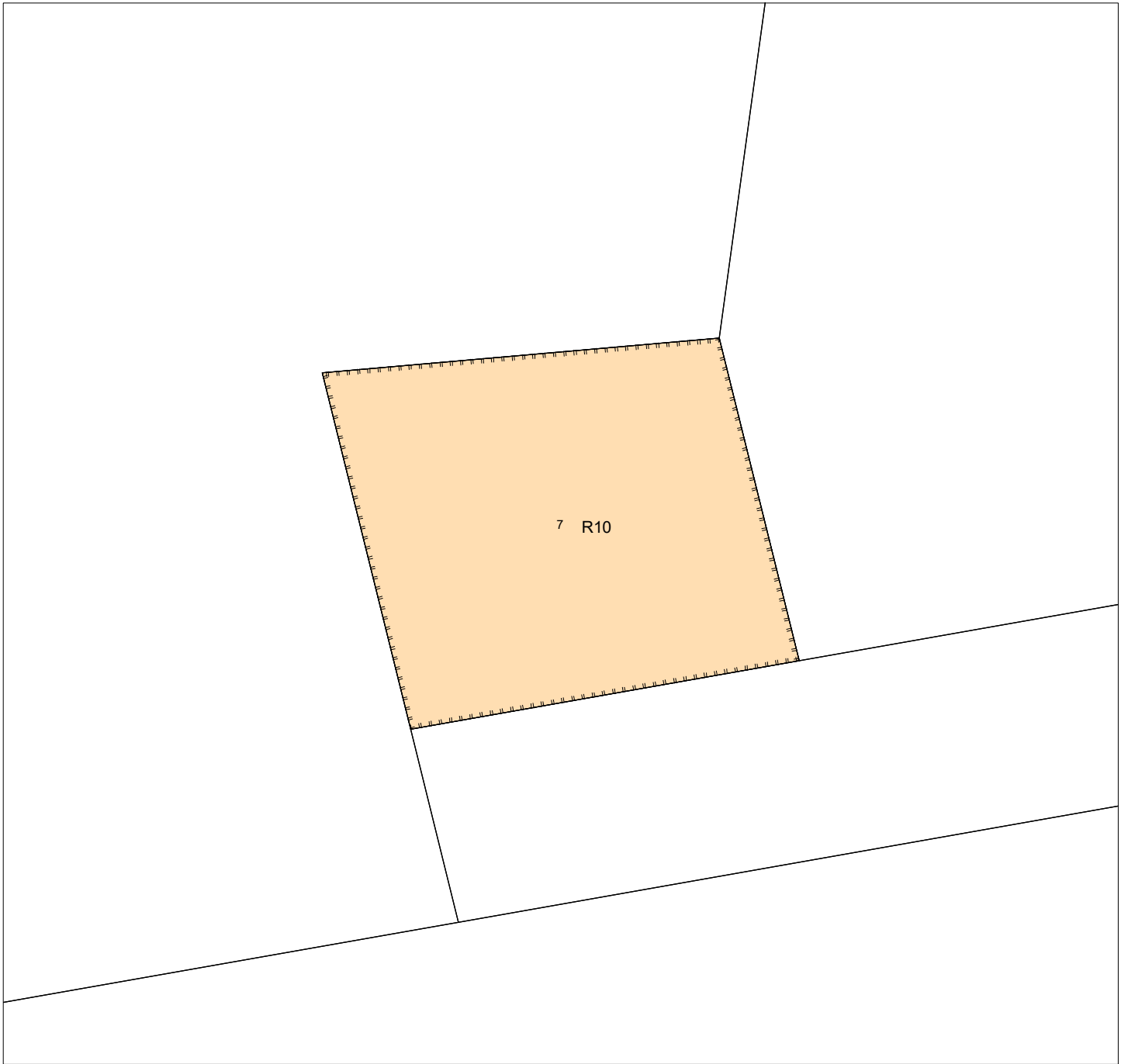
Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1096-2018-1

**Shire of Wickepin**

Local Planning Scheme No. 4


Amendment No. 3






**PROPOSED SCHEME MAP**

**Legend**

 Cadastre with Lot number

 R Codes Amendments

**LPS Zones and Reserves Amendments**

 Residential



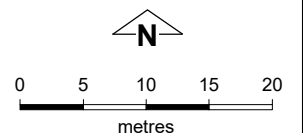
Department of Planning,  
Lands and Heritage

Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1096-2018-1

**Shire of Wickepin**

Local Planning Scheme No. 4

Amendment No. 3



**COUNCIL ADOPTION FOR ADVERTISING**

This Standard Amendment was adopted by resolution of the Council of the Shire of Wickepin at the Ordinary Meeting of the Council held on the ..... day of ..... 2023.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

This Amendment is recommended for approval by resolution of the Shire of Wickepin at the Ordinary Meeting of the Council held on the ..... day of ..... 2023 and the Common Seal of the Shire of Wickepin was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....

DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

**APPROVAL GRANTED**

.....

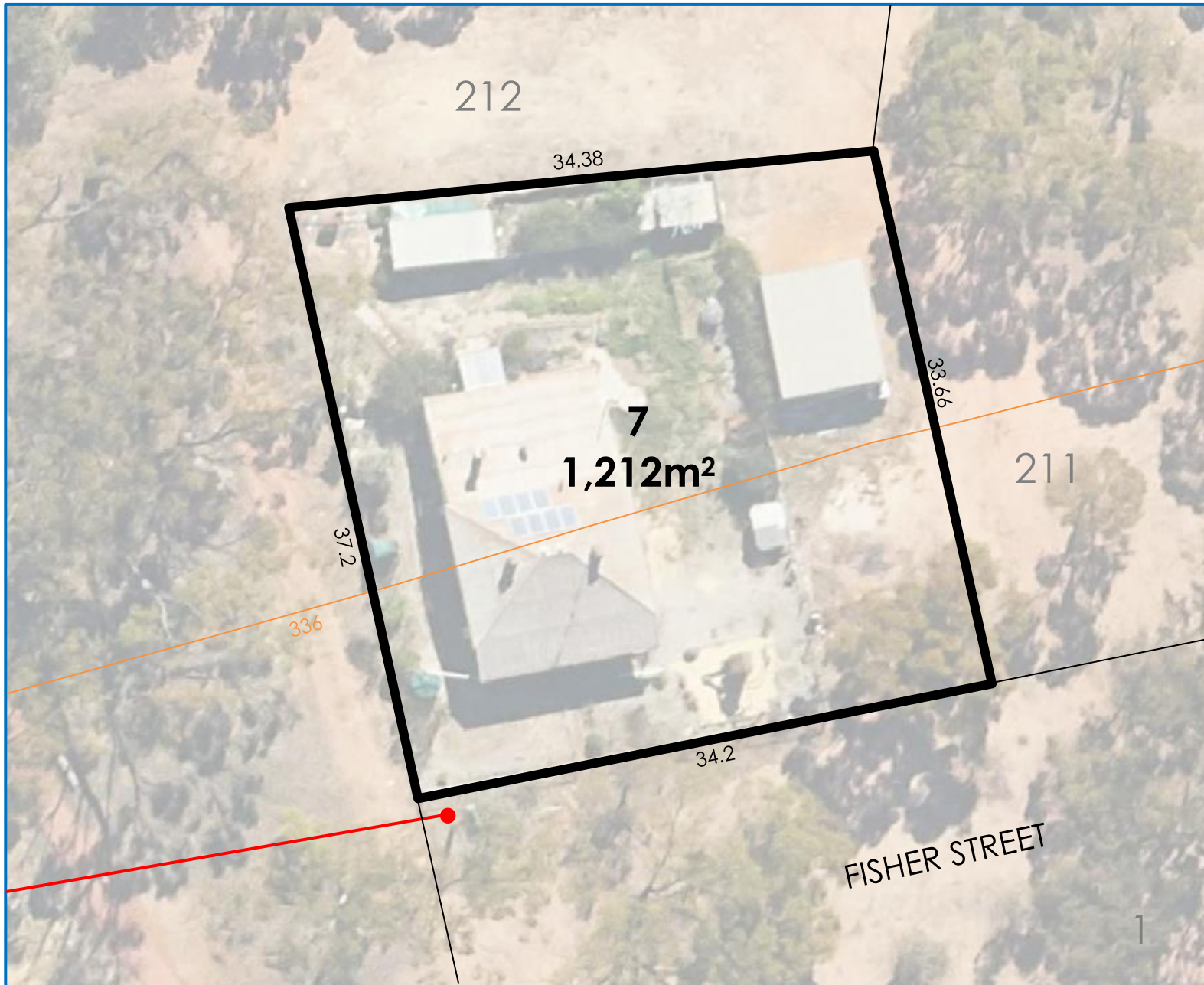
MINISTER FOR PLANNING  
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

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# **ATTACHMENT 1**





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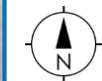


### AMENDMENT SITE PLAN

Lot 7 (No. 56)  
 Fisher Street  
 Wickepin  
 Shire of Wickepin

#### Legend

-  Amendment Site
-  Contours
-  Western Power Distribution Overhead Powerline Low Voltage <1kW
-  Western Power Pole



REV	DESCRIPTION	DATE	STATUS
A	AMENDMENT SITE PLAN	230409	APPROVED
		YYMMDD	

**edge**  
 PLANNING & PROPERTY

Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: www.edgeplanning.com.au  
 E: steve@edgeplanning.com.au  
 M: 0409 107 336

DRAWING NUMBER  
**EP 230409 01**

REV  
**A**

Issued for design intent only. All areas and dimensions are subject to detail design & survey.



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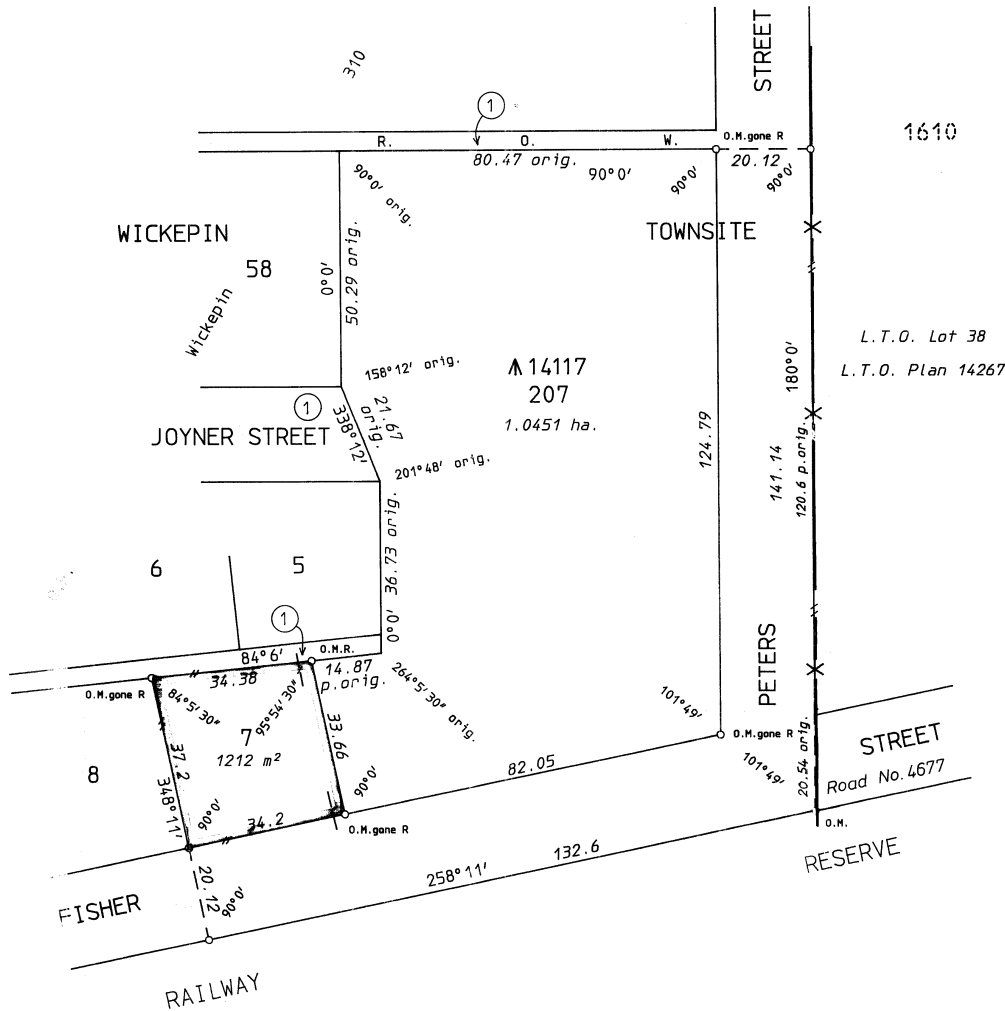
# **ATTACHMENT 2**

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FORMERLY WICKEPIN LOTS 1-4, 54-57 & 76  
 SUPERSEDES PT O.P. WICKEPIN 310  
 A14117-Amend-Gaz. 24-5-91 p2585

AMENDMENTS

① ROAD CLOSED  
 GAZ 12/7/96



DP 189958  
  
 CD 88958

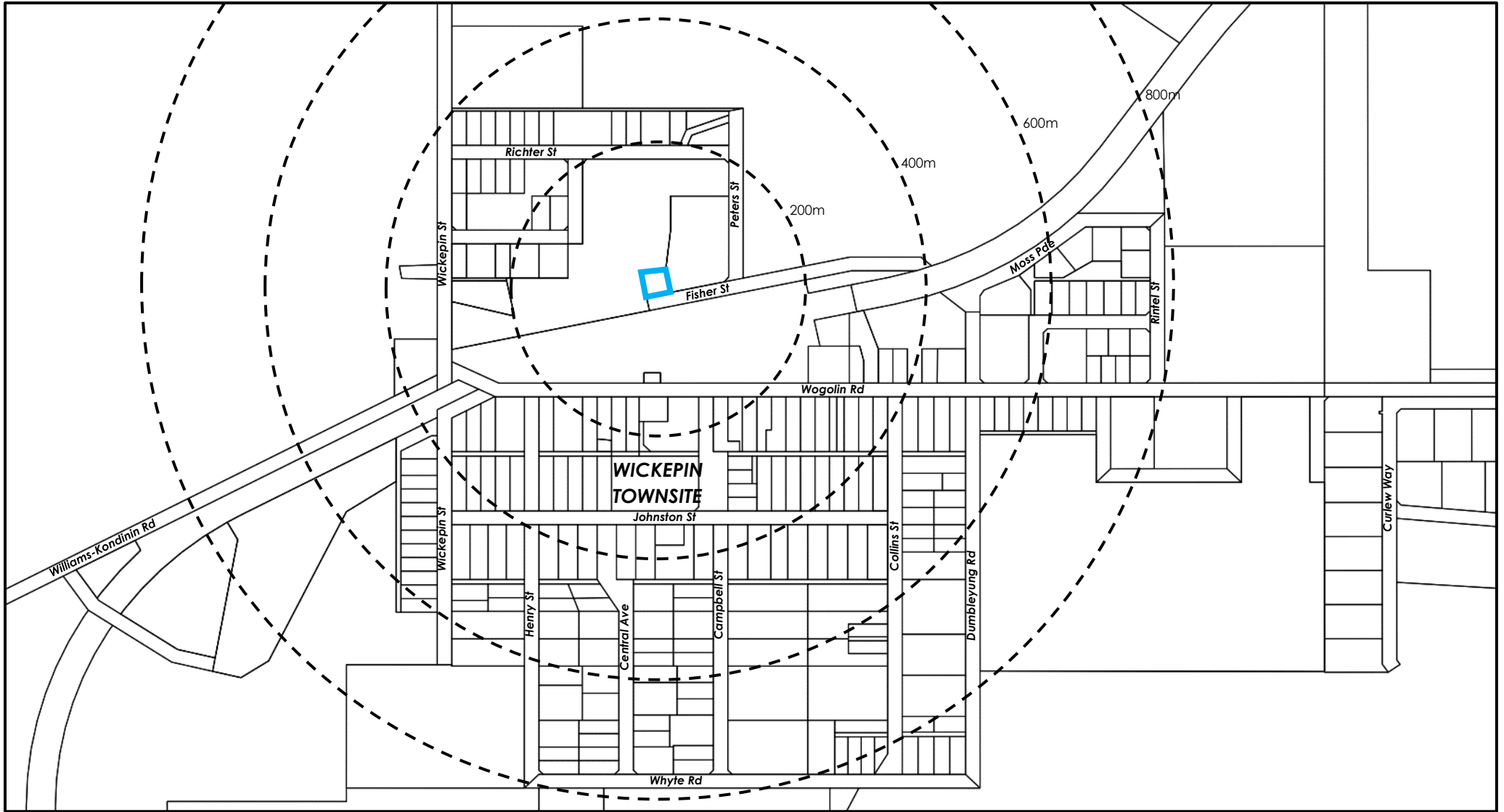


LAND DISTRICT WILLIAMS	WICKEPIN LOT 207, RE-SURVEY OF WICKEPIN LOT 7 AND ROAD EX. V.C.L.		FILE No. 3465/912
<b>SURVEYOR'S CERTIFICATE</b> I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations. <i>G. Forster</i> Licensed Surveyor. Date 8/5/91	Azimuth observed at ..... or assumed from O.P. WICKEPIN 310 Surveyor G. FORSTER Field Book No. 172 Page ..... Public Plan WICKEPIN TOWNSITE Reference ..... Index Plan .....	Calc. Bk. No. A. K. NGO Fol ..... Compared with F.B. <i>Amend 0</i> Examined <i>Alan D. 22.5.91</i> In order for certification <i>h St</i> Date 15.8.91 Survey and Tenure Charting	SCALE 1 : 1000 All measurements in metres <b>DIAGRAM CERTIFIED CORRECT</b> <i>Alan D.</i> Date 20.8.91 Authorized Land Officer Recorded on Public Plan T.Harris... 14/08/91... Registered R.F.P. 13703/91 On Key Plan WICKEPIN TOWNSITE DEPT. OF LAND ADMINISTRATION <b>DIAGRAM 89958</b>

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# **ATTACHMENT 3**

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# LOCATION PLAN

Lot 7 (No.56) Fisher Street  
 Wickepin  
 SHIRE OF WICKEPIN



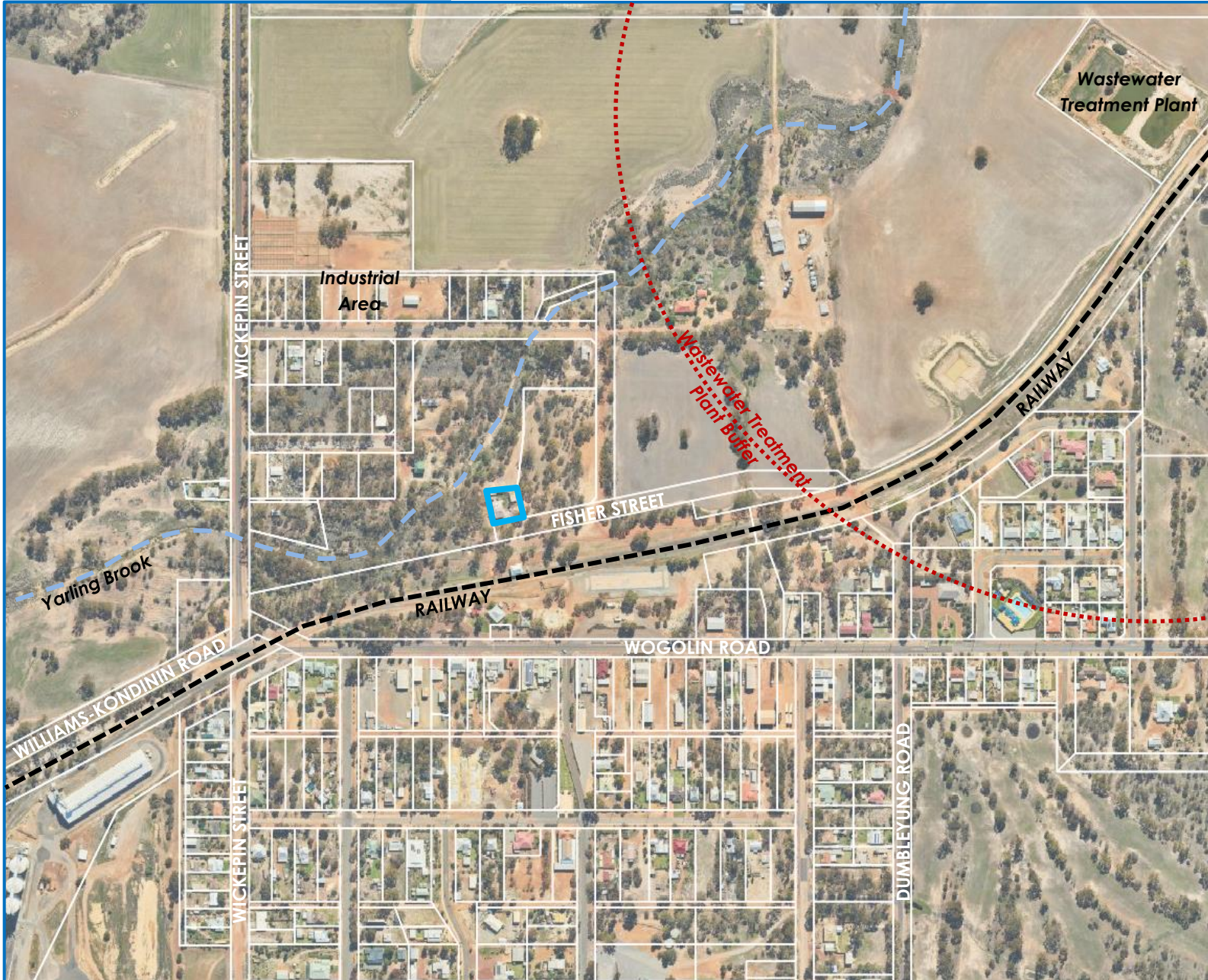
Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
 E: [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)  
 M: 0409 107 336

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# **ATTACHMENT 4**

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**CONTEXT PLAN**

Lot 7 (No. 56)  
 Fisher Street  
 Wickepin  
 Shire of Wickepin

Legend

 Amendment Site



A	CONTEXT PLAN	230409	APPROVED
REV	DESCRIPTION	YYMMDD	



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 M: 0429 107 336

DRAWING NUMBER      REV



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# **ATTACHMENT 5**

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# Gumnut Cottage

## AUTHOR

Shire of Wickepin

## PLACE NUMBER

06860

## LOCATION

Fisher St Wickepin

## LOCATION DETAILS

### OTHER NAME(S)

Station Master's House

Stationmaster's House

## LOCAL GOVERNMENT

Wickepin

## REGION

Wheatbelt

## CONSTRUCTION DATE

Constructed from 1912

## DEMOLITION YEAR

N/A

## Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

## Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

## Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT
			CATEGORY
Municipal Inventory	Adopted	16 Aug 1996	Category 2

**Statement of Significance**

The place is significant for representing a way of life connected with railway transport.

**Physical Description**

A brick cottage with the front facing the railway line, and Railway station in front of it. The corrugated iron roof is a high construction with an extension of the main roof over the front verandah. The verandah extends the width of the cottage. The central front door is flanked by a room either side with a set of two double hung windows in each room. The rear has a lean-to fibro clad section of the cottage.

**History**

The railway line to Wickepin opened in February 1909, and the stationmaster was appointed on 15 December 1910. The stationmasters house was constructed between March of 1912, and February 1913. The stationmasters changed every few years or so with the exception of PM Taylor who served from November 1955 to February 1979. On 1 November 1981 the Wickepin railway station closed, and presumably a station-master left about that time. The Shire of Wickepin assumed responsibility for the place. About that time Facey's House was being promoted, and tourist buses stopped at the Stationmaster's House (then called Gumnut Cottage) where Mrs R Turner served morning teas to the tourists on their way to Facey's House. The enterprise lasted a short while before the place became a staff accommodation facility for the Wickepin Shire. A staff member from the Wickepin Shire lives in the house

**Integrity/Authenticity**

Integrity: Intact Authenticity: High degree

**Condition**

Very Good

**Creation Date**

26 May 1997

**Publish place record online (inHerit):**

Approved

**Last Update**

31 Dec 2016

**Disclaimer**

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