



Comprehensive Local Planning Scheme Review Report

SHIRE OF TRAYNING

Including Review of Local Planning Strategy

August 2026

EXECUTIVE SUMMARY

This Review is based on the following: Shire of Trayning Local Planning Scheme No. 1 Shire of Trayning Local Planning Strategy (Endorsed by WAPC 24 July 2012)

This is a comprehensive review of policy gaps, inconsistencies, and required updates to align the Local Planning Scheme and Strategy with current planning practice.

Prepared for: Shire of Trayning Chief Executive Officer

The Shire of Trayning Local Planning Scheme No. 1 (LPS 1), gazetted on 24 June 2013, is a more contemporary scheme than comparable councils but requires review and updating to strengthen consistency with current WA Planning Development Act 2005 practices and emerging planning issues. This comprehensive review examines both the Scheme and the associated Local Planning Strategy (endorsed by WAPC in 2012) to identify policy gaps, missing provisions for contemporary land use categories, inconsistencies with updated guidance, and procedural enhancements. The Shire has demonstrated strong planning initiative with recent amendments (AMD 3, GG 17/02/2026), indicating commitment to maintaining current planning instruments. This report provides a clear pathway for further scheme refinement and strategy review to address identified issues.

KEY FINDINGS AT A GLANCE

Category	Status
Scheme Age	13 years old (requires 10-yearly review cycle)
Last Amendment	AMD 3, Gazetted 17 February 2026 (very recent)
Strategy Age	14 years old (endorsed WAPC 24 July 2012; suggests 10 - 15 year review cycle)
Missing Policies	12 major policy areas identified (beyond current scheme/strategy)
Policy Gaps	9 significant gaps identified in scheme provisions
Strength	Comprehensive scheme structure with explicit parts; heritage protection; 4 Special Control Areas; detailed development tables
Opportunity	Strategy-Scheme alignment; contemporary policy update; emerging land uses

Contents

EXECUTIVE SUMMARY	2
1. INTRODUCTION.....	4
1.1 Background and Purpose.....	4
1.2 Legislative Context	4
2. SCHEME OVERVIEW	4
3. PLANNING STRATEGY OVERVIEW.....	5
4. MISSING POLICIES AND USE CATEGORIES.....	6
5. POLICY GAPS AND INCONSISTENCIES	6
6. CONSISTENCY WITH UPDATED LEGISLATION AND FRAMEWORKS.....	7
7. PROCEDURAL AND ADMINISTRATIVE CONCERNS	7
8. RECOMMENDATIONS FOR SCHEME AND STRATEGY UPDATE.....	8
9. SCHEME AMENDMENT PROCESS AND ENDORSEMENT PATHWAY	8
10. RECOMMENDED IMPLEMENTATION STRATEGY	9
11. CONCLUSION	10

1. INTRODUCTION

1.1 Background and Purpose

This comprehensive review has been undertaken to assess the current state and effectiveness of both the Shire of Trayning Local Planning Scheme No. 1 and the Shire of Trayning Local Planning Strategy in accordance with the Planning and Development Act 2005 and best practice planning principles. The Shire is commended for maintaining its planning instruments through recent amendments and for having an endorsed Local Planning Strategy. However, periodic review ensures schemes remain relevant, internally consistent, and responsive to contemporary planning needs. This review examines both instruments to identify synergies, gaps, and opportunities for alignment.

1.2 Legislative Context

The Planning and Development Act 2005 (the Act) requires that local planning schemes be regularly reviewed. The Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations) prescribe that local governments undertake comprehensive review to ensure schemes reflect contemporary planning issues and remain aligned with State Planning Policies and the WA Planning Manual. The Shire of Trayning Local Planning Strategy, endorsed by the WAPC in July 2012, identifies a 10-15 year planning horizon and suggests the strategy be reviewed every five years coinciding with scheme amendments. This review examines both documents in that context.

2. SCHEME OVERVIEW

The Shire of Trayning Local Planning Scheme No. 1 was gazetted on 24 June 2013 and is substantially more contemporary than comparable regional schemes. The scheme demonstrates a well-structured approach with eleven explicit parts:

Part 1: Preliminary (1.1-1.9)

Part 2: Local Planning Policy Framework (2.1-2.5) explicitly referencing the Local Planning Strategy

Part 3: Reserves (3.1-3.4) with clear objectives for Parks/Recreation, Conservation, Public Purposes, Railway

Part 4: Zones and Use of Land (4.1-4.12) with seven zones: Residential, Commercial, Light Industry, General Industry, Townsite, Rural Residential, Rural

Part 5: General Development Requirements (5.1-5.11) including detailed Development Table 2 with specific parking ratios and setback requirements

Part 6: Special Control Areas (6.1-6.5) protecting four sensitive areas

Part 7: Heritage Protection (incorporating Model Scheme Text provisions)

Parts 8-11: Development Applications, Procedures, Enforcement

The scheme includes a comprehensive Zoning Table (Table 1) correlating use classes with zones and eleven schedules, including environmental conditions (Schedule 10). The most recent amendment (AMD 3, GG 17/02/2026) demonstrates the Shires commitment to maintaining currency.

3. PLANNING STRATEGY OVERVIEW

The Shire of Trayning Local Planning Strategy, endorsed by the WAPC on 24 July 2012, is a comprehensive two-part document with strategic objectives organized around nine key planning themes:

- Development Control
- Agricultural Areas and Rural Industry
- Population Growth and Settlements
- Land Supply (various types)
- Heritage
- Environment and Natural Resource Management
- Employment/Business/Tourism
- Mining
- Transport/Infrastructure

The Strategy includes four detailed Strategy Plans showing development directions for the District, Trayning Townsite, Kununoppin Townsite, and Yelbeni Townsite. This represents sophisticated strategic planning for a regional council.

4. MISSING POLICIES AND USE CATEGORIES

The following policy areas have emerged as contemporary planning issues but are not explicitly addressed:

- 4.1 Climate Change and Sustainability Policy - No provisions for climate resilience, energy efficiency, or sustainability reporting
- 4.2 Digital Connectivity and Telecommunications Policy - Missing explicit provisions for NBN support and telecommunications infrastructure
- 4.3 Renewable Energy and Solar Policy - No framework for utility-scale solar or agricultural renewable energy
- 4.4 Aged Care and Community Facilities Policy - Strategy identifies aged accommodation but scheme lacks specific development standards
- 4.5 Water Management and Recycled Water Policy - Missing provisions for recycled water systems and stormwater retention
- 4.6 Short-Term Rental and Holiday Accommodation - Growth in short-term rentals not addressed
- 4.7 Home-Based Business and Cottage Industry Policy - No explicit pathways for remote work and micro-enterprises
- 4.8 Affordable Housing Policy - Strategy recognizes housing diversity but lacks incentive mechanisms
- 4.9 Event Venues and Weddings Policy - Missing approval pathways for event venues
- 4.10 Agritourism and Animal Tourism Policy - Strategy emphasizes tourism but lacks agritourism framework
- 4.11 Aboriginal Cultural Tourism - No provisions for cultural tourism or interpretive facilities
- 4.12 Waste and Circular Economy - Beyond rubbish tips, no provisions for waste resource recovery facilities

5. POLICY GAPS AND INCONSISTENCIES

- 5.1 Ambiguity in Zoning Table and Land Use Categories While Table 1 is comprehensive, some use classifications remain ambiguous. Clarification needed for Rural Industry, Townsite zones, and flexibility for emerging uses.
- 5.2 Limited Environmental Impact Assessment Triggers The Scheme references environmental conditions but lacks explicit triggers for when EPA Act referral is required for specific development types.
- 5.3 Incomplete Development Requirements Development Table 2 lacks parking standards for educational facilities, medical centers, and other use classes.
- 5.4 Undefined Scheme Amendment Process No clear articulation of amendment pathways, triggering requirements, or consultation protocols.
- 5.5 Heritage Provisions Reliant on Model Text Part 7 incorporates Model Scheme Text but lacks explicit Shire policies and integration with Strategy heritage objectives.

5.6 Special Control Areas - Limited Detail Four SCAs (rubbish tips, airfield) are mapped but scheme provides minimal explanation of buffering, prohibited uses, or management protocols.

5.7 Limited Lot Reclamation Provisions Strategy identifies lot reclamation as issue but Scheme provides no explicit mechanism or criteria.

5.8 Residential Design Codes Integration Incomplete Scheme references R-Codes but does not clearly specify which zones are bound by which densities.

5.9 Scheme-Strategy Alignment Gaps While Part 2 references the Strategy, detailed cross-referencing between specific Strategy Objectives and Scheme provisions could be strengthened.

6. CONSISTENCY WITH UPDATED LEGISLATION AND FRAMEWORKS

6.1 WA Planning Manual - The Scheme predates or does not fully incorporate the WA Planning Manual (July 2025 Draft) with updated guidance on contemporary planning issues.

6.2 State Planning Policies - The Strategy appropriately references SPPs 2.5, 3, 3.1, and 2.9, but the Scheme could better integrate these policies into zone definitions.

6.3 Deemed Provisions - The Scheme appropriately incorporates Model Scheme Text but opportunities exist to customize procedures for regional context.

6.4 Aboriginal Engagement - The Strategy identifies indigenous cultural resource protection but lacks explicit protocols for Aboriginal consultation aligned with the Aboriginal Heritage Act 1972.

7. PROCEDURAL AND ADMINISTRATIVE CONCERNS

7.1 Comprehensive Review Opportunity - A holistic review integrated with Planning Strategy refresh would address all gaps efficiently.

7.2 Limited Amendment History - Document substance of prior amendments to assist future planners.

7.3 Strategy Review Due - Strategy is 14 years old and approaching the suggested 10-15 year review window.

8. RECOMMENDATIONS FOR SCHEME AND STRATEGY UPDATE

8.1 Priority 1: Critical Additions

Integrate WA Planning Manual guidance; enhance Scheme-Strategy alignment; clarify environmental assessment triggers; add Aboriginal consultation protocols; expand R-Code specification; define caretaker dwellings and holiday accommodation pathways.

8.2 Priority 2: Important Additions

Climate Resilience Policy; Digital Connectivity Policy; Renewable Energy framework; Aged Care Policy; Water Management Policy; Home-Based Business Policy; Affordable Housing incentives.

8.3 Priority 3: Refinements

Enhance parking standards; clarify SCA requirements; document amendment procedures; strengthen heritage provisions; formalize lot reclamation criteria; add agritourism and Aboriginal cultural tourism pathways.

9. SCHEME AMENDMENT PROCESS AND ENDORSEMENT PATHWAY

The Shire can pursue amendments following this eight-step pathway:

Step 1: Internal Council Resolution and Amendment Preparation - Council passes resolution; officers prepare amendment specifications.

Step 2: Preliminary Stakeholder Consultation - Engage landowners, developers, service authorities, environmental advisors.

Step 3: Council Endorsement and Public Advertising - Formal endorsement; 42+ days public advertising.

Step 4: Collation and Analysis of Submissions - Council receives and deliberates on submissions.

Step 5: Environmental Review (if required) - EPA referral if scheme triggers Part 4 of the EP Act.

Step 6: Submission to Department for Planning and WAPC - Final documentation lodged; WAPC assesses.

Step 7: Ministers Decision - Minister approves, conditionally approves, or refuses.

Step 8: Gazettal and Implementation - Amended scheme gazetted; systems updated; implementation commences.

9.1 Timeline Estimate

A comprehensive amendment typically requires approximately 15 months from initiation to gazettal. This includes internal preparation (3 months), preliminary engagement (1 month), formal advertising (2 months), submission collation (1 month), environmental review if needed (2 months), Department and WAPC assessment (4 months), and Ministerial decision/gazettal (2 months).

Statutory timeframes are subject to change and this is a typical approximation based on standard procedural requirements. Actual timelines vary depending on the complexity and scope of amendments, the level of objections during public advertising, environmental assessment requirements, and the pace of Department and WAPC review. Early coordination with the Department for Planning, comprehensive stakeholder engagement, and well-prepared amendment documentation can expedite the process.

10. RECOMMENDED IMPLEMENTATION STRATEGY

Phase 1: Preparation and Strategic Planning - Council endorses review; establish amendment working group; coordinate with Department.

Phase 2: Planning Strategy Review - Concurrent with scheme preparation; update Strategy to reflect contemporary issues; target refresh completion before scheme gazettal.

Phase 3: Detailed Amendment Drafting - Prepare comprehensive documentation ensuring scheme-strategy alignment.

Phase 4: Preliminary Stakeholder Engagement - Target consultation to reduce formal objections.

Phase 5: Public Advertising and Formal Submissions - 42+ day advertising; accessible communications.

Phase 6: Environmental Review and Department Assessment - EPA referral if required; Department liaison.

Phase 7: Implementation and Ongoing Monitoring (Post-Gazettal) - Update documents and systems; monitor effectiveness; schedule 5-year strategy review.

11. CONCLUSION

The Shire of Trayning Local Planning Scheme No. 1 and Local Planning Strategy represent a strong planning foundation. The Scheme, gazetted in 2013 and most recently amended in February 2026, demonstrates good contemporary structure with explicit parts, comprehensive zoning, detailed development standards, heritage provisions, and special control areas. The Strategy, endorsed by the WAPC in 2012, articulates clear vision across nine planning themes.

However, opportunities exist for enhancement:

Twelve contemporary policy areas (renewable energy, aged care, digital connectivity, climate resilience) not yet addressed; nine specific policy gaps in scheme provisions; opportunities to strengthen Scheme-Strategy alignment and consistency with WA Planning Manual (July 2025 Draft); recommended refresh of the Planning Strategy (14 years old) to address emerging issues.

A comprehensive amendment process, phased over 14-21 months, can address Priority 1, 2, and 3 recommendations efficiently. Concurrent Planning Strategy refresh will ensure strategic coherence over the next 10-15 years.

The Shires demonstrated commitment to planning positions it well for this work. The outcome will be planning instruments that remain contemporary, responsive to community needs, and aligned with State Planning Policy frameworks, supporting sustainable growth across the Shire.

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Based on:

- Shire of Trayning Local Planning Scheme No. 1 (gazetted 24 June 2013; amended AMD 3 GG 17/02/2026)
 - Shire of Trayning Local Planning Strategy (endorsed by WAPC 24 July 2012)
 - Planning and Development Act 2005
 - Planning and Development (Local Planning Schemes) Regulations 2015
 - WA Planning Manual - Local Planning Schemes
 - WA Planning Commission guidance documents
 - Supporting planning guidance and regulations
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