



**Shire of Wagin
Local Planning Scheme No. 2**

Amendment No. 7

Summary of Amendment Details

Reclassifying Lot 32 (No. 1) Trent Street, Wagin from 'Public Purposes' to 'Commercial'.

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Wagin Local Planning Scheme No. 2 *[Amendment Number 7]*

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

Reclassifying Lot 32 (No. 1) Trent Street, Wagin from 'Public Purposes' to 'Commercial' and 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 reason(s):

1. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
2. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
3. the amendment is not considered a complex or basic amendment.

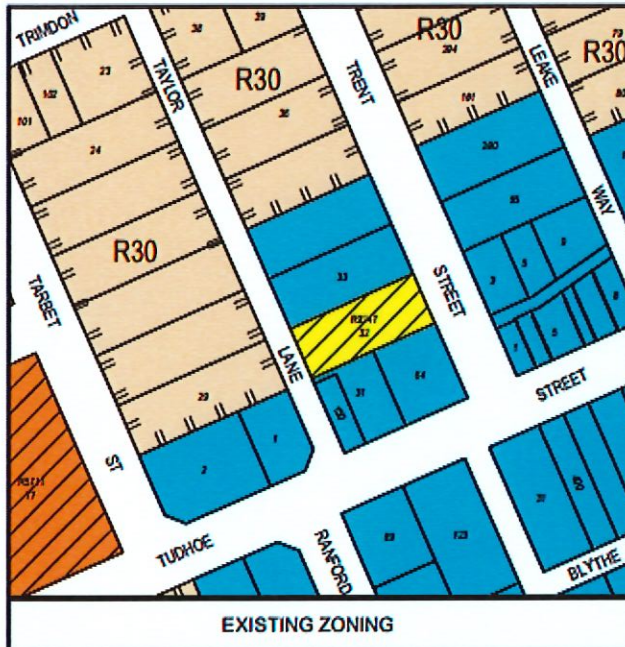
Dated this 21 day of MAY 2026


(Chief Executive Officer)

AMENDMENT MAP

SHIRE OF WAGIN LOCAL PLANNING SCHEME No. 2

Planning and Development Act 2005



LEGEND

LOCAL SCHEME RESERVES

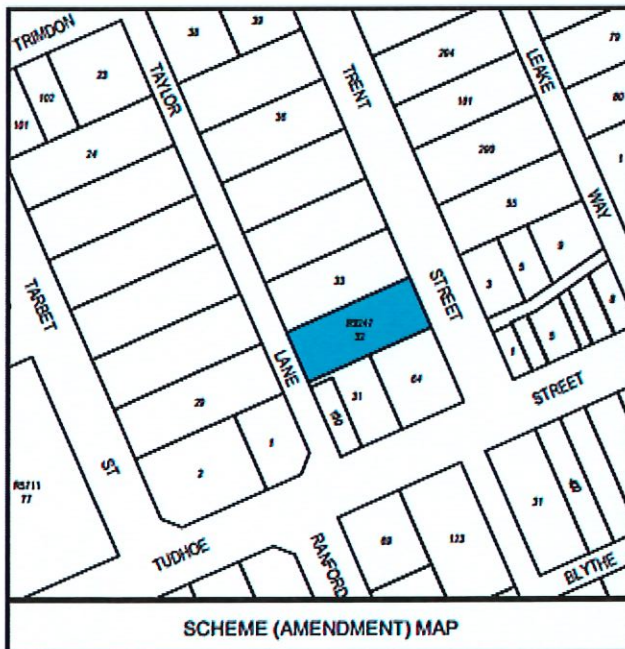
- CIVIC AND COMMUNITY
- LOCAL ROAD
- PUBLIC PURPOSES

LOCAL SCHEME ZONES

- COMMERCIAL
- RESIDENTIAL

OTHER CATEGORIES
(see scheme text for additional information)

R CODES



N
SCALE: 1:2000
DATE: 14.04.2008

Amendment No.

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

1.1 Purpose of amendment

The purpose of this amendment is to amend the Shire of Wagin (**Shire**) Local Planning Scheme No. 2 (**LPS2** or **Scheme**) so that the land located at Lot 32 (No. 1) Trent Street, Wagin (**subject land** or **site**) is reclassified from being reserved for 'Public Purposes' to being zoned 'Commercial'.

1.2 Reason for type of amendment

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this amendment is considered to be a 'standard' amendment to the local planning scheme for the following reasons:

1. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
2. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
3. the amendment is not considered a complex or basic amendment.

2.0 SITE AND CONTEXT ANALYSIS

This amendment relates to Lot 32 (No. 1) Trent Street, Wagin being the whole of the land contained within Certificate of Crown Land Title LR3151/720 and is known as Reserve 9247.

The subject land is located toward the southern end of Trent Street, with frontage to both Trent Street (east) and Taylor Lane (west). The site measures 1,012m² and exists with the 'Old Roads Building', a toilet block, and associated car parking and vehicle manoeuvring areas.

The subject land is currently reserved for 'Public Purposes' under LPS2 and is vacant. The Department of Planning, Lands and Heritage (**DPLH**) is the responsible agency for this Crown Reserve which is vested with the Shire via a Management Order for the purpose of 'Administration Centre – Local'.

The immediately adjoining lands to the north and south, being 3 Trent Street and 15-19 Trent Street, are owned by the Shire and currently facilitate car parking and vehicular access.

Land immediately opposite on the eastern side of Trent Street is developed for commercial purposes, as is the land immediately opposite on the southern side of Tudhoe Street, and the land on the north-western corner of Tudhoe Street and Taylor Lane. The lands further to the north are residential allotments.

Refer to Figure 1 – Location Plan.



Figure 1: Location Plan (Source: Landgate Map Viewer Plus 2026)

3.0 STATE PLANNING FRAMEWORK

3.1 Region scheme

The Shire is not contained within a region scheme.

3.2 State, regional and sub-regional planning strategies and frameworks

State Planning Strategy 2050

The State Planning Strategy 2050 (**SPS 2050**) seeks to strengthen regional towns within the State's settlement hierarchy by supporting economic activity, employment generation and access to services within established centres.

Zoning the subject land 'Commercial' is consistent with this objective, as it reinforces the Wagin town centre as the primary focus for business and service-based land uses servicing the local and surrounding agricultural community. The proposal supports economic diversification and investment within the Wheatbelt by enabling a range of commercial uses that contribute to the long-term viability and resilience of the town.

SPS 2050 also promotes the consolidation of development within existing townsites to ensure efficient use of land and infrastructure, enhance liveability, and provide flexibility to adapt to long-term change. The subject land is located within the established Wagin townsite and is serviced by existing infrastructure. Rezoning the land to Commercial supports a consolidated

and accessible centre, improves local access to employment and services, and provides a flexible zoning framework consistent with the State Planning Strategy's long-term vision for sustainable and adaptable regional communities.

Wheatbelt Regional Planning and Infrastructure Framework

Wagin is located within the 'Wheatbelt South' sub-region pursuant to the Wheatbelt Regional Planning and Infrastructure Framework (**RPIF**).

The objectives of the RPIF include:

- Assisting and promoting sustainable growth and cater for the needs of communities;
- Recognising the current and changing demographics of the region; and
- Seeking to attract and retain a diverse population.

Zoning the subject land 'Commercial' is consistent with the above objectives, as it consolidates and reinforces the importance of the Wagin town centre, utilises existing infrastructure, and provides greater flexibility in land use activities.

3.3 State planning policies

State Planning Policy 3.5 – Historic Heritage Conservation

The subject land contains the former 'Wagin Road Board Office' which was constructed in 1912 and has been adopted on the Shire's Municipal Inventory as a 'Category 3'.

This building is not a State-registered place, nor is it contained on the Shire's Heritage List which was adopted in 2018.

Pursuant to policy section 6.1 of State Planning Policy 3.5 – Historic Heritage Conservation (**SPP3.5**), the Municipal Inventory is a survey that may be used to identify places for inclusion in heritage areas and a heritage list, however it does not have statutory force and effect in terms of planning controls. Further consideration of SPP3.5 is therefore not required.

State Planning Policy 5.4 – Road and Rail Noise

The subject land is wholly contained within the trigger distance of a 'strategic freight or major traffic route trigger', being Tudhoe Street, for the purposes of State Planning Policy 5.4 – Road and Rail Noise.



Figure 2: SPP5.4 Mapping (Source: DPLH PlanWA 2026)

SPP5.4 applies to 'noise-sensitive land-use' within the policy's trigger distance of a specified transport corridor, with 'noise-sensitive land-use and/or development' defined under the policy as:

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

Should such land uses be proposed, SPP5.4 can be addressed at the development application stage. However, given the characteristics of Tudhoe Street and the distance between the property and the carriageway, noise-sensitive development is not considered insurmountable.

4.0 LOCAL PLANNING FRAMEWORK

4.1 Local planning strategy

The Wagin, West Arthur and Williams Joint Local Planning Strategy (**LPS**) was endorsed by the Western Australian Planning Commission (**WAPC**) on 23 October 2025.

The LPS identifies that the Shire should support a diverse range of local business and employment opportunities within settlements and specifically notes the following planning action (Item 1.3.1.9):

Subject to community consultation, facilitate the reclassification of Lot 32 Trent Street, Wagin (Reserve 9247) in the local planning scheme to a suitable zone/reserve with a view to supporting land uses which assist to activate the streetscape (restaurant, café, etc.).

Furthermore, Figure 2 – Wagin Townsite Strategy Map identifies the subject land as 'Future Commercial'. Refer to Figure 3.

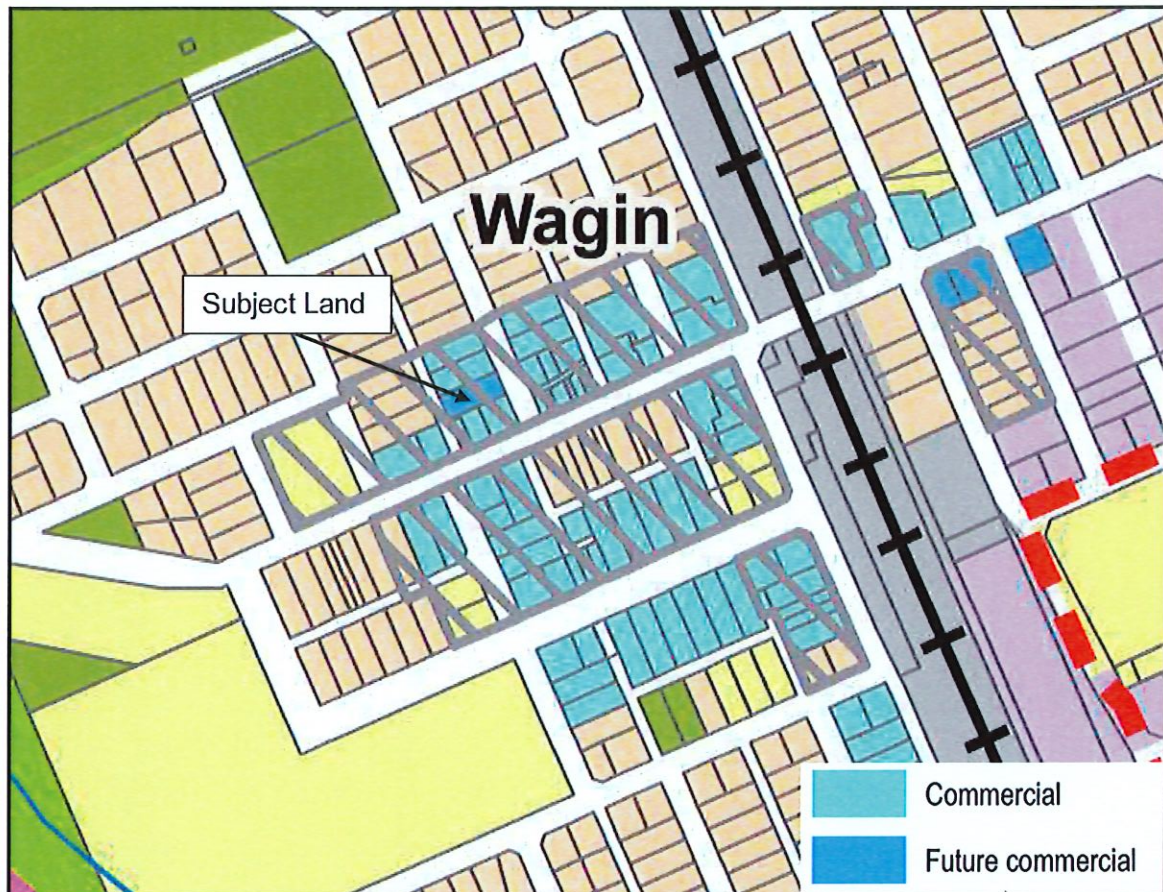


Figure 3: Extract of Wagin Townsite Strategy Map (Source: LPS 2025)

The LPS also acknowledges from the Shire's Strategic Community Plan 2020-2030 that the local planning framework should incorporate zoning and development provisions which encourage the activation of underutilised sites and buildings in the town centre. The proposed amendment aligns with this identified strategy response.

4.2 Local planning scheme

LPS2 was gazetted on 15 January 1999 and has been subject to four (4) gazetted amendments.

As mentioned, the subject land is reserved under LPS2 for 'Public Purposes'

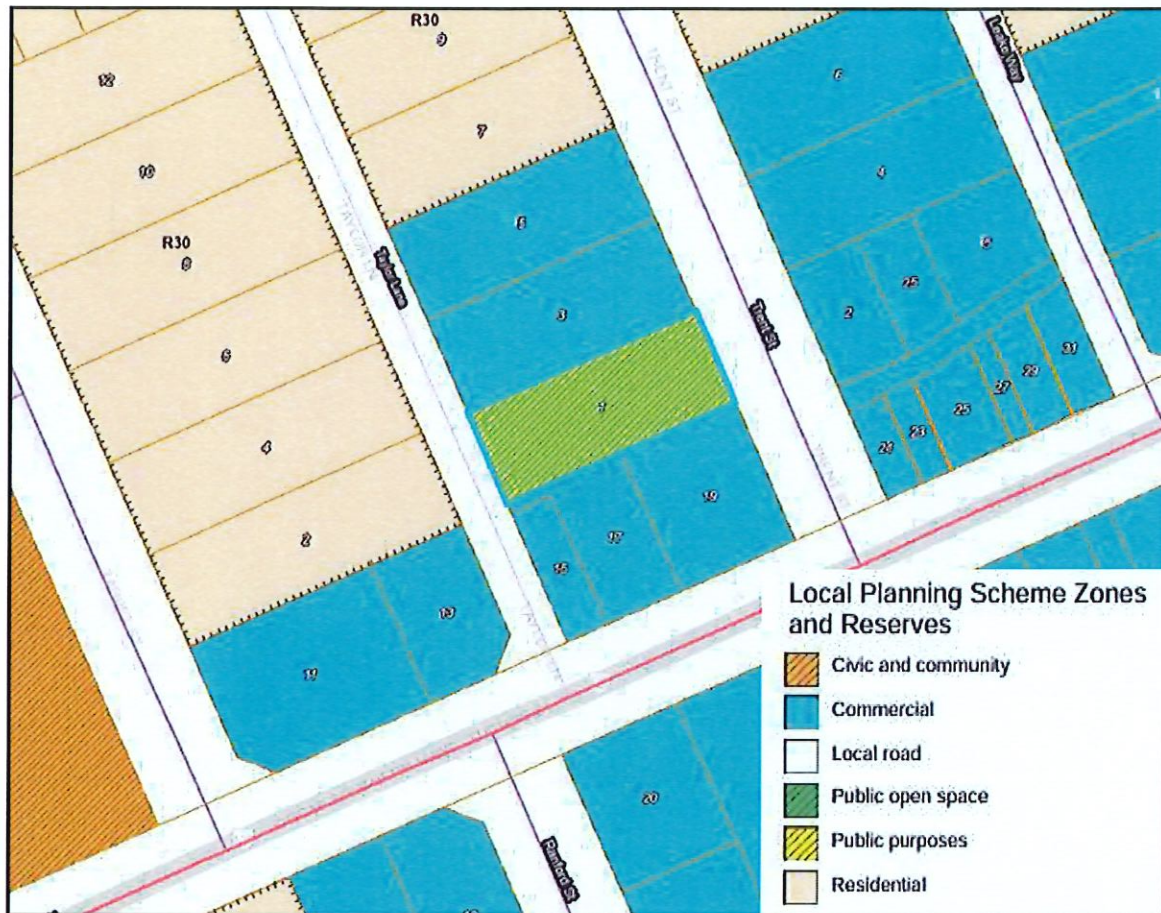


Figure 4: Extract of LPS2 Scheme Map (Source: DPLH PlanWA 2026)

Pursuant to clause 2.2(3) of LPS2, the objectives for the reserve are as follows:

- (i) *To provide for public facilities, civic and cultural uses and other purposes as required to service urban development; and*
- (ii) *To protect land from activities considered inappropriate to the successful continued use of public purposes, civic and cultural facilities.*

A local reserve does not have a land use permissibility table in the same manner as zoned land, with land use permissibility primarily controlled by the purpose of the reserve.

Under a 'Commercial' zoning, which would be consistent with the immediately adjoining properties, the objectives of the zone would be as follows:

- (a) *The Commercial zone is to be used for retail shopping, sales, hotels, offices, professional suites, restaurants and other business oriented uses.*
- (b) *Other uses listed in Table 2 may be permitted at the discretion of the local government if they are considered to be an integral part of the commercial environment and where the local government is satisfied that they will benefit the community and not result in being a nuisance.*

Pursuant to Table 2 – Zoning Table of LPS2, the following land uses are permitted or discretionary within the Shire's 'Commercial' zone:

Use Class	Permissibility
Bed & Breakfast	D – Discretionary
Caretaker's Dwelling	D – Discretionary
Car Park	D – Discretionary
Child Care Premises	D – Discretionary
Civic Building	D – Discretionary
Consulting Room	D – Discretionary
Convenience Store	P – Permitted
Exhibition Centre	P – Permitted
Family Day Care	D – Discretionary
Fast Food Outlet	D – Discretionary
Funeral Parlour	D – Discretionary
Garden Centre	A – Discretionary, subject to advertising
Guest House	D – Discretionary
Holiday Accommodation	D – Discretionary
Home Business	D – Discretionary
Home Occupation	D – Discretionary
Home Office	D – Discretionary
Hotel / Tavern	D – Discretionary
Industry – Cottage	P – Permitted
Medical Centre	P – Permitted
Motel	D – Discretionary
Motor Vehicle, Boat or Caravan Sales	D – Discretionary
Motor Vehicle Repair	D – Discretionary
Office	P – Permitted
Reception Centre	P – Permitted
Recreation – Private	D – Discretionary
Repurposed Dwelling	D – Discretionary
Residential – Single House	D – Discretionary
Residential – Grouped Dwelling	D – Discretionary
Residential – Multiple Dwelling	D – Discretionary
Restaurant / Cafe	P – Permitted
Second-hand Dwelling	D – Discretionary
Service Station	D – Discretionary
Shop	P – Permitted
Telecommunications Infrastructure	D – Discretionary
Trade Display	D – Discretionary
Transport Depot	A – Discretionary, subject to advertising
Veterinary Centre	D – Discretionary

5.0 PROPOSAL

5.1 Detailed description of the amendment

The proposed amendment seeks to reclassify the subject land from being reserved for 'Public Purposes' to being zoned 'Commercial' under LPS2, consistent with the immediately adjoining properties.

5.2 Planning justification

The Public Purposes reservation was originally applied to accommodate a civic facility that is no longer required. There is no current operational public use on the land, nor is there any adopted strategy or capital works program identifying the site for future public service delivery.

The retention of the reservation therefore unnecessarily constrains development potential and limits the ability of the land to contribute to the economic vitality of the townsite. Specifically, the subject land has remained vacant since 2023 when the Shire moved the Library and Art Gallery to the former Courthouse, and has been unable to find a suitable tenant, rendering the land underutilised. The proposed amendment addresses this by enabling an alternative zoning outcome that provides flexibility in potential land use activities and better reflects current and future needs.

The subject land is located in close proximity to established commercial and mixed-use development along Trent Street and within the broader town centre area. The existing Public Purposes reservation results in an isolated zoning outcome and the proposed reclassification to Commercial would improve land use compatibility with adjoining properties and reduce the likelihood of long-term underutilisation of a prominent and serviced site.

From a strategic planning perspective, the amendment supports the objectives of regional and local planning strategies that seek to strengthen town centres, encourage employment opportunities, and ensure land use planning responds to changing service and economic conditions within rural communities. Specifically, the proposed amendment directly aligns with the strategic intention for the subject land as set out in the LPS and the activation of underutilised land to support local economies.

Any future development of the land would be subject to the relevant provisions of LPS2, and the Shire's adopted local planning policies, ensuring appropriate consideration of matters such as built form, access, parking, servicing, amenity and character. With respect to the latter, the subject land is adopted on the Shire's Municipal Inventory and whilst the absence of its inclusion on the Shire's Heritage List does not afford statutory protections of the existing building, the proposed amendment will not enable demolition to occur as of right; the Shire can still consider the building's heritage values as part of a development application process.

Finally, it is noted that the amendment will not result in the loss of any essential or operational public facility. Instead, it enables the land to be utilised in a manner that delivers broader public benefit through:

- Increased economic activity and investment;
- Improved town centre vitality and activation;
- Potential employment generation; and
- Reduction in vacant or underutilised land within the townsite.

6.0 APPENDICES

Nil.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

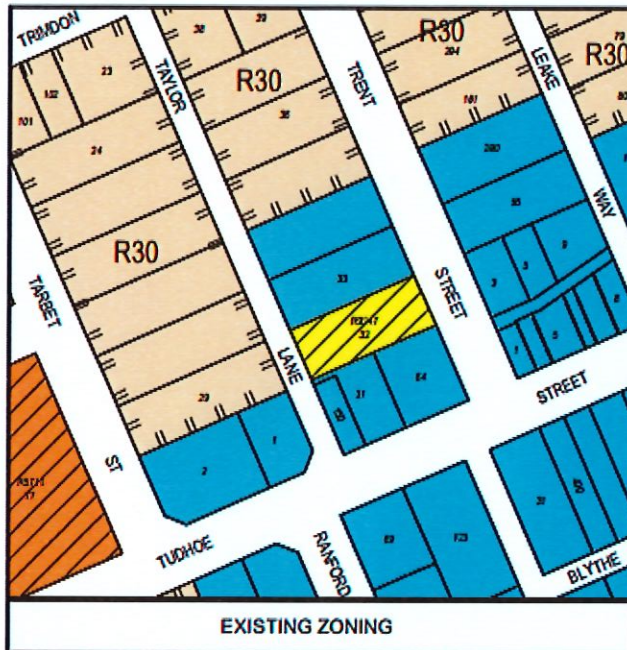
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**SHIRE OF WAGIN
LOCAL PLANNING SCHEME No. 2**

Planning and Development Act 2005



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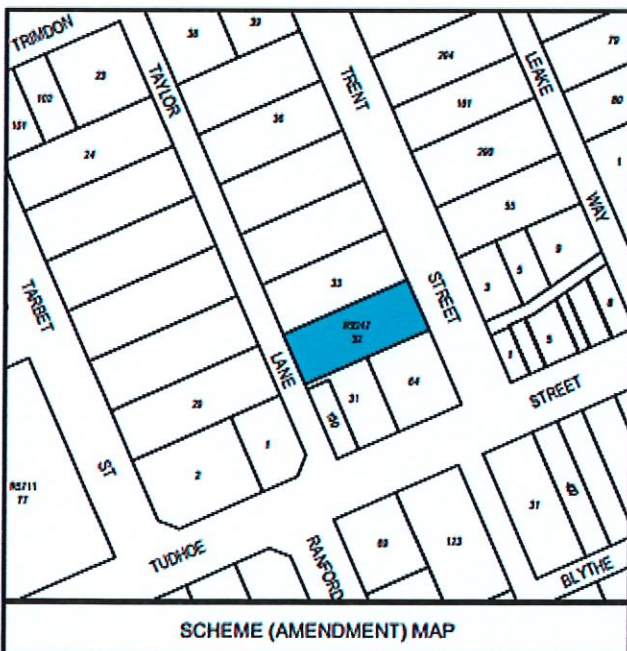
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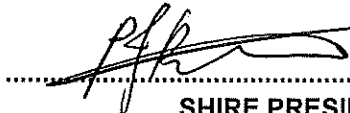


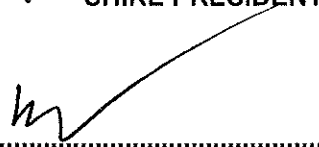
SCALE: 1:2000
DATE: 14.04.2028

Amendment No.

COUNCIL ADOPTION

This Standard Amendment was prepared by resolution of the Council of the Shire of Wagin at the Ordinary Meeting of the Council held on the 28th day of April 2026.

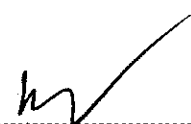

.....
SHIRE PRESIDENT


.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Wagin at the Ordinary Council Meeting of the Council held on the 28th day of April 2026.


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SHIRE PRESIDENT


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CHIEF EXECUTIVE OFFICER