

**Shire of Chapman Valley  
Local Planning Scheme No 3  
Amendment No 1**



SHIRE OF

**Chapman Valley**

*Love the rural life!*

## DOCUMENT CONTROL

Project 21225

DATE	DOCUMENT NAME	DOCUMENT MANAGER	DETAIL
April 2022	21225 Ver1	LW	
June 2022	21225Ver2	LW	Updated local government resolution

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## Summary of Proposal to Amend a Town Planning Scheme

Local Authority:	Shire of Chapman Valley
Description of Scheme:	Local Planning Scheme No 3
Type of Scheme:	District Scheme
Amendment Number:	1
Amendment Proposal:	<p>Amend Local Planning Scheme as per PDA s75:</p> <ol style="list-style-type: none"><li>1. Rezone Lot 4 Diagram 23181 Post Office Lane, Nabawa from Local Scheme Reserve 'Civic and Community' to 'Residential R10'.</li><li>2. Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses.</li><li>3. Modify the Scheme Maps accordingly.</li></ol>
Amendment Type:	<p>The Amendment is defined as <u>standard</u> under the provisions of Section 34 of <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> for the following reasons:</p> <ol style="list-style-type: none"><li>1. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.</li><li>2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.</li><li>3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.</li><li>4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.</li></ol>

**Planning and Development Act 2005**  
**Resolution to Adopt Amendment to Local**  
**Planning Scheme Shire of Chapman Valley**

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**Local Planning Scheme No. 3**

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**Amendment No. 1**

RESOLVED that the Local Government pursuant of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by –

- (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from ‘Civic and Community’ to the ‘Residential R10’ zone.
- (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

No.	Description of Land	Additional Use	Conditions
A6	Lot 4 Post Office Lane, Nabawa	<p>‘A’ Use</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Arts &amp; Crafts Workshop &amp; Sales for goods produced in the local government area.</li> <li>• Cottage Industry</li> <li>• Exhibition Centre</li> <li>• Reception Centre</li> <li>• Health Retreat</li> <li>• Community Purpose</li> <li>• Tourist Development</li> <li>• Holiday house</li> <li>• Home Store</li> <li>• Market</li> <li>• Produce Stall</li> <li>• Incidental Uses as determined by the local government.</li> </ul>	<ol style="list-style-type: none"> <li>1. All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions.</li> <li>2. Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use.</li> <li>3. Any proposed change to the place shall be sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area.</li> <li>4. All non-residential development shall be located, designed and constructed to ensure that the amenity of adjoining residential properties is</li> </ol>

			<p>maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access.</p> <p>5. When considering an application for development approval the local government may impose conditions in relation to (but may not be limited to):</p> <ul style="list-style-type: none"> <li>• Upgrading of the existing building</li> <li>• Hours of operation</li> <li>• Number of seats</li> <li>• Number of employees</li> <li>• Signage</li> <li>• Car parking and Access</li> <li>• Landscaping</li> <li>• Stormwater Drainage</li> <li>• Waste Disposal</li> <li>• Any other matters the local government considers relevant.</li> </ul>
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(c) Modifying the Scheme Map accordingly.

The Amendment is defined as standard under the provisions of Section 34 of *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

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CHIEF EXECUTIVE OFFICE

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## **1.0 INTRODUCTION**

The scheme amendment report is in support of an amendment to the Shire of Chapman Valley Local Planning Scheme No 3. The report provides the relevant background and justification for the amendment.

The subject landholdings are reserved in the Scheme for Civic and Community Purposes. The lot contains The Church of St Bartholomew Nabawa, in the Anglican Faith. The Church is no longer used for Ecclesiastical or community purposes in the Parish. The Church will be deconsecrated to facilitate non-religious use. The lot is proposed to be rezoned to Residential R10 and include the landholding in the Additional Uses schedule to allow for a range of potential uses in addition to Residential, and to enable the existing built infrastructure to be conserved and adapted for re-use.

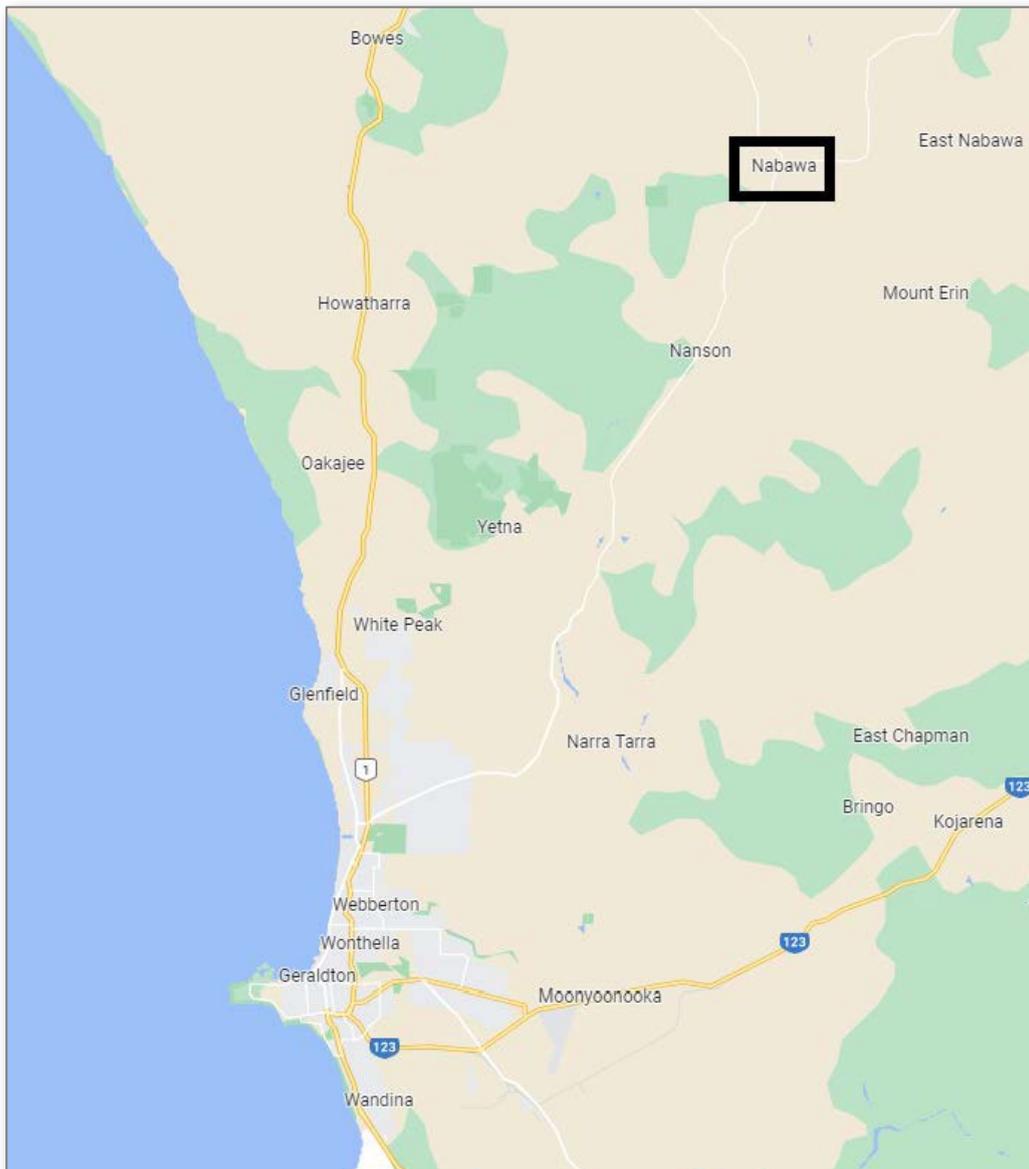
The landowner and proponent are the Trustees of the Northern Diocese of Western Australia.

## 2.0 SUBJECT LAND

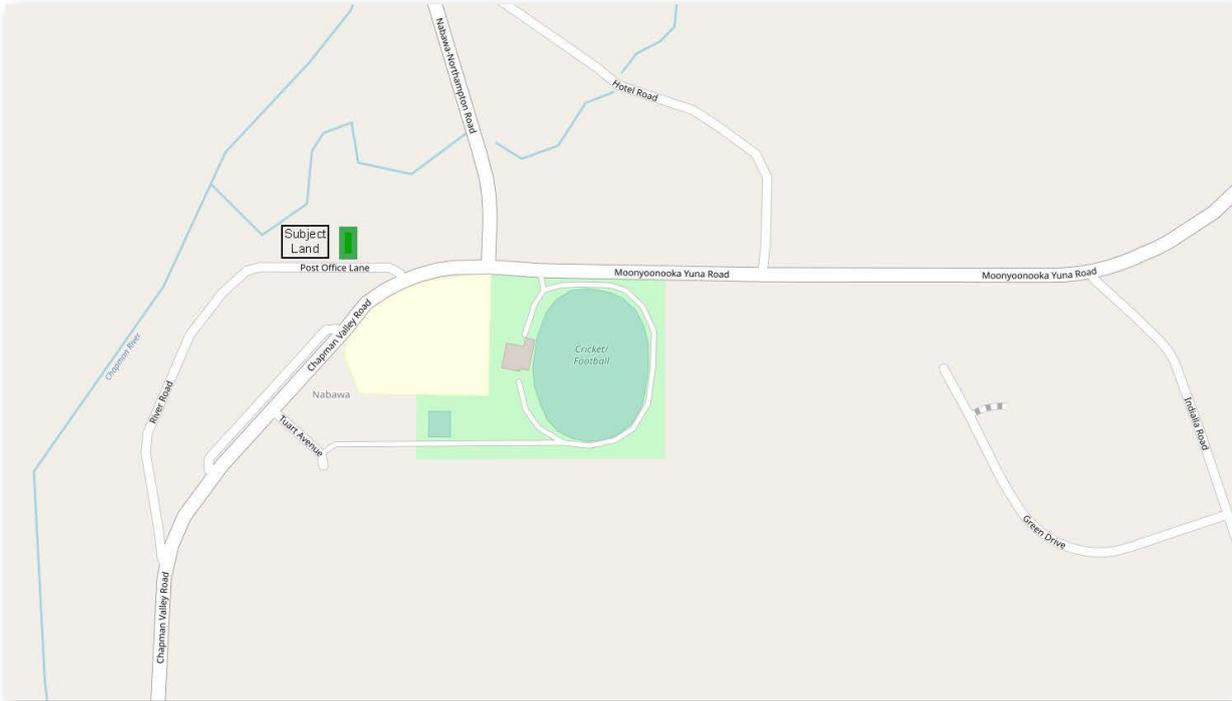
### 2.1 Location

Lot 4 is located on Post Office Lane in the Nabawa townsite. Nabawa is approximately 35 kilometres from Geraldton. Nabawa is the administrative centre for the Shire of Chapman Valley. **Figures 1 & 2** provide the context for subject land's location.

An aerial photograph extract is provided at **Figure 3**.



**Figure 1** Locality Plan (Source Google Maps, 2022)



**Figure 2** Locality Plan Nabawa townsite context (Source OpenStreetMap, 2022)



**Figure 3** Aerial photograph Lot 4 (Source Landgate, 2022)

**2.2 Legal Description**

Lot No	Parcel Identifier	Certificate of Title
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		Volume	Folio
4	Diagram 23181	1214	423

The Certificate of Title is encumbered by a caveat in favour of the Registrar of Titles which governs transfer of ownership. The proponent is progressing separate conveyancing requirements to address this matter to release the encumbrance on title.

Certificate of Title 1214/423 is included at **Appendix 1**.

### 2.3 Existing Land Use

The lot contains The Church of St Bartholomew Nabawa. The Church was constructed in the late 1950's. The Church is described in the local governments Heritage Inventory as:

*“(a) simple salmon brick building has a steeply pitched gable roof clad with green concrete tiles. The building has timber window frames and double timber entry doors to the side of the front porch. There is a feature brick cross to the gable end, while a cut out cross features to the timber lining of the entry porch. A metal pole and wire mesh fence marks the street boundary, while a small bell tower is located immediately inside the fenceline.”*

Lot 4 is 1012m<sup>2</sup> in area. The lot is flat and contains no significant vegetation. The lot is serviced with reticulated water and aerial power services. Post Office Lane is an unsealed residential street.

Use of the Church by the Parish has reduced significantly in recent years. The lack of regular use together with few regular Parish members, has resulted in the site being in a state of dis-repair, particularly externally. This has been exacerbated by the Church having suffered significant structural damage during Cyclone Seroja in 2021.

The Trustees of the Northern Diocese of Western Australia have resolved that the Church infrastructure is no longer required and the landholding will be made available for sale.



**Plate 1** Church of St Bartholomew Nabawa (front elevation)



**Plate 2** Church of St Bartholomew Nabawa (north (rear) and western elevations)



**Plate 3** Church of St Bartholomew Nabawa (eastern elevation)

#### **1.4 Adjoining Land Use and Development**

Lot 4 sits within the residential zone of the Nabawa townsite. Lots to the north, east and south-west are all developed for residential use and form the original Nabawa settlement area. Post Office Lane is the northern extent of the Residential zone in the Nabawa townsite. Residential lot sizes range from 800m<sup>2</sup> to 8000m<sup>2</sup>. There is some scope for the larger vacant residential lots to be subdivided to allow for infill development, as demand supports. The Chapman Valley Primary School is diagonally opposite the lot on Chapman Valley Road. A public open space reserve is located on Post Office Lane and contains public facilities. Lots to the north are zoned Rural.

Chapman Valley Road is classified as Primary Distributor Road and RAV assigned level. The lot does not have direct frontage to Chapman Valley Road and a landscaped median strip separates Post Office Lane from the Chapman Valley Road pavement.

The amendment proposes the Residential zone over Lot 4 with, consistent with the established zoning on Post Office Lane and the greater residential precinct. Additional use permissibility inclusions in the scheme text will ensure that future redevelopment of the site is consistent with the statutory framework and cognizant of the residential amenity of the precinct.



**Figure 4** Adjoining land use context (zoning map extract)



**Figure 5** Adjoining land use context (aerial photograph extract source Landgate, 2022)

### 3.0 PLANNING FRAMEWORK

#### 3.1 State Planning Strategy 2050

The State Planning Strategy is the overarching strategic planning document that identifies the principals that will guide planning decisions. It provides the strategic context and guidance for future strategies, plans, policies, and decision making by authorities. Implementation of the objectives and visions is through the planning framework.

The amendment is cognizant of the principles which inform the strategy: the amendment will facilitate regional development, contribute to a diverse community and population; facilitate investment; and provide for the sustainable use of existing infrastructure and resources.

## **3.2 State Planning Policies**

### **3.2.1 SPP 3 Urban Growth and Settlement**

State Planning Policy No. 3 sets out policy measures and requirements to create sustainable communities. The policy prescribes those settlements with potential for growth should be identified in regional and local strategies and development facilitated by structure plans. The policy also identifies the need to locate and design new development in a sustainable way which is integrated with the overall pattern of settlement.

This amendment is consistent with the policy in so much as it will provide an infill development opportunity in an established townsite and opportunities for a variety of residential development or other compatible uses as detailed in the local planning strategy. The proposed zoning is consistent with the adjoining residential precinct.

### **3.2.2 SPP 3.7 Planning in bushfire prone areas**

The intent of this Policy is to implement effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

Where proposed development is identified as being bush-fire prone, the policy details the need for a Bushfire Hazard Level (BHL) assessment to identify hazard issues and that compliance with protection criteria can be achieved at subdivision stage.

A portion of Lot 4 is identified as being bushfire prone as indicated in **Figure 6**.



**Figure 6 DFES Bushfire prone mapping extract**

A formal assessment has not been included in the amendment application for the following reasons:

- (i) Whilst the amendment will intensify use by facilitating potential conversion to residential use, the amendment proposal will not increase the number of lots in the residential zone. The lot contains a Church building, and a change of use application to a dwelling or other permitted use will be required (both development approval and building classification from 9b to 1a, or similar). A BAL contour and assessment is considered more appropriate at development stage to determine the hazard level for building envelope, and applicable build requirements to mitigate risk (as required).
- (ii) The Precautionary principle: it is not considered to be significant risk from the proposed rezoning, and that the issues associated with bushfire risk will be required dealt with at the development stage, based on the end use. The lot is cleared of all remnant vegetation and is flat. The area of the lot identified as bushfire prone on mapping would be reasonably expected to achieve a BAL\_LOW rating.
- (iii) Areas where no apparent hazard: The existing development envelope is between 100metres from bushfire prone vegetation as indicated in **Figure 6a**.



**Figure 6a** Distance from bushfire prone vegetation to existing building envelope.

(iv) Bushfire protection criteria:

The lot and development can be demonstrated at this stage to be compliant with the following elements:

Element 1 Location	Location in area achieve low bushfire hazard, or BAL-29 or below	✓
Element 2	Habitable building can achieve APZ	✓
Element 3	Vehicle Access inc multiple access routes	✓
Element 4	Water inc reticulated supply	✓
Element 5	NA	

### 3.2.3 SPP 7.3 Residential Design Codes Vol 1

The R-Codes control the design of residential development throughout Western Australia. They are also used in the assessment of residential subdivision proposals.

The amendment will identify density in accordance with the prevailing residential density in the Nabawa townsite. All future residential development will be in accordance with RCode development provisions.

### 3.3 State Government Sewerage Policy (to be incorporated into SPP2.9)

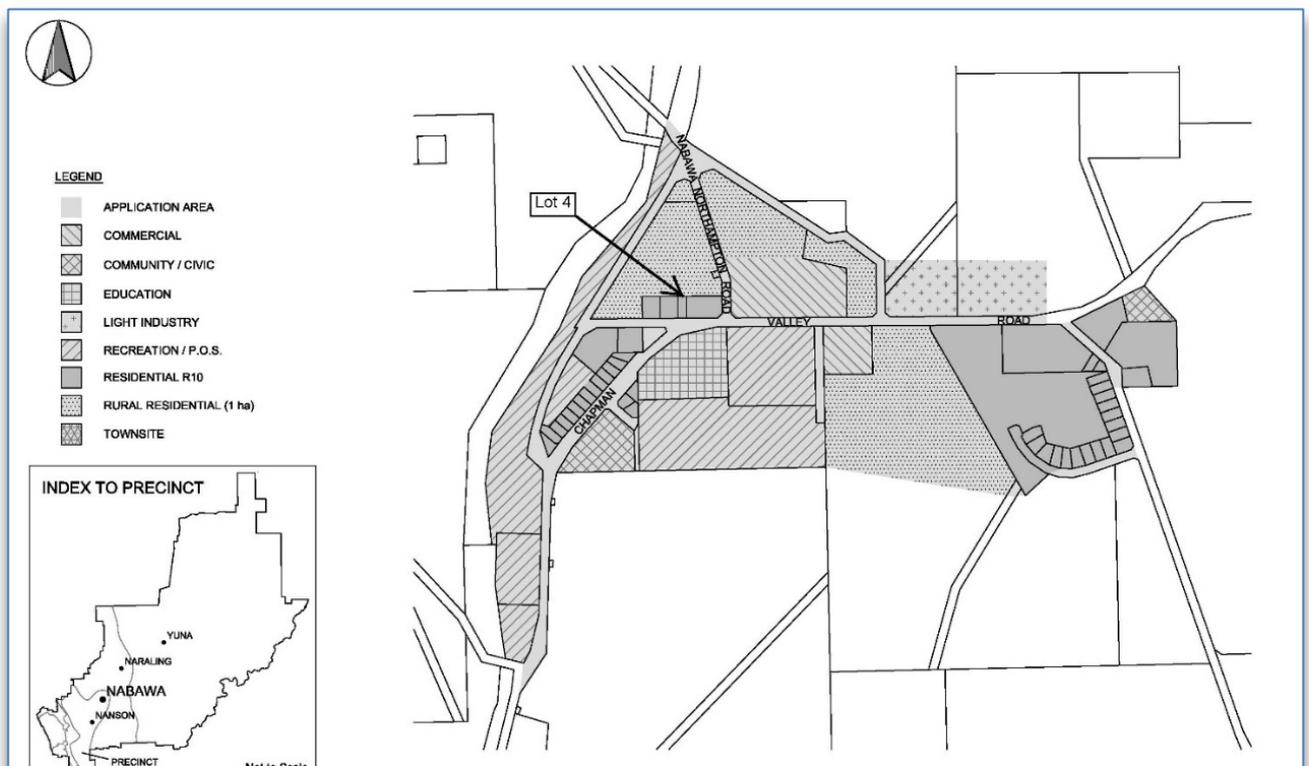
The policy sets out the state government policy for the provision of sewerage services and circumstances where on-site effluent disposal can be contemplated.

Where reticulated sewerage services are not available, on-site effluent can be utilised for infill residential development where lots are greater than 1000m<sup>2</sup> and are located outside a PDWSA. Lots with a heavy soil profile may require secondary treatment systems to support on-site disposal measures. The lot is than 1012m<sup>2</sup> in area and is not located in a PDWSA. The amendment will lead to the conversion of the Church building to a dwelling and determination of on-site effluent requirements will be determined at development stage.

### 3.4 Local Planning

#### 3.4.1 Shire of Chapman Valley Local Planning Strategy

The Strategy was endorsed by the WAPC in 2008. The subject land is included in Precinct 9 (Nabawa). Nabawa is identified as the centre of the local government area. The objectives of the precinct are to accommodate growth through various strategies. The strategy map identifies Lot 4 in the Residential development area.



**Figure 7** Local Planning Strategy Extract Precinct 9 Nabawa

#### 3.4.2 Shire of Chapman Valley Local Planning Scheme No 3.

Lot 4 is reserved as Civic & Community in the Scheme. The objectives of the scheme for the reserve:

- *“To provide for a range of community facilities which are compatible with surrounding development.*
- *To provide for public facilities such as halls, theatres, art galleries, educational, health and*

*social care facilities, accommodation for the aged, and other services by organizations involved in activities for community benefit.”*

The reserve listing does not allow for development of other land uses. As detailed, the Church is surplus to the Diocese needs and is expected to be sold. Therefore, an appropriate land use zone is required that will allow for residential use, or other uses appropriate to the location. Irrespective of the final land use, the proposed Residential zone with Additional Use delineation will allow for development only which is compatible with the adjoining residential zone and function. It will also ensure a consideration of the conservation of the built fabric of the Church building and its incorporation into future use.

This outcome ensures the scheme objectives for the residential zone are fully met:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

A Place of Worship is not a permitted use in the Residential zone. A single or grouped dwelling is a permitted use in the Residential zone together with a limited range of other uses that are deemed to be low impact, and compatible with other uses in the residential zone.

Residential development will be in accordance with the Residential Design Codes and National Construction Codes.

### **3.4.3 Shire of Chapman Valley Heritage Inventory**

The Church of St Bartholemew is included in the local government Heritage Inventory (Place No 39 and corresponding Place 06412 HCWA listing).

The Church is identified as having local significance and makes an *“Important contribution to the built environment of the Nabawa townsite.”*

Management category 4 applies, where conservation of the place is desirable.

As the Church is now surplus to the requirements of the Diocese, the property is to be marketed for sale. The proposed zoning amendment will enable change of use to be contemplated. This will require planning application to the local government and, as a part of that process will require a consideration of conservation of the built fabric, with development cognisant of the heritage value of the Place.

The Heritage Inventory extract for Place No 39 is included at **Appendix B**.

## **4.0 PROPOSED SCHEME AMENDMENT**

### **4.1 The Proposal**

The Scheme Amendment application proposes:

1. Rezone Lot 4 in entirety to Residential with density of R10, and include the landholding in Schedule 1 Additional Use, with additional uses delineated with 'A' permissibility.

The amendment from Reservation that is now outdated, to a land use Zone is consistent with the requirements of the statutory planning environment to ensure:

- (i) Implementation an appropriate land use zone and therefore, commensurate permissibility for residential development or other compatible development on the lot.
- (ii) To ensure that an appropriate set of development provisions to guide new development are applicable.

The applicable development provisions will ensure future development pays regard to both the heritage value of the place, and the streetscape created by conservation and redevelopment of the property.

The zoning of the landholding following amendment is indicated in **Figure 9 (Plan 21225PZ)**.

### **4.2 Justification**

#### **4.2.1 Orderly and Proper Planning**

The Church on Lot 4 is no longer used for ecclesiastical purposes and suffered significant damage from Cyclone Seroja. The Diocese have determined that the property is surplus to their requirements and can be sold.

Appropriate land use permissibility is required to be in place prior to the sale of the property, to allow for potential change of use, within the guidance provided in the local government municipal inventory for the built place.

The reference to specific potential additional uses ensures that are compatible with the location, will ensure undesirable or unanticipated development does not occur and will ensure that development addresses key matters impacting the locality.

#### **4.2.2 Location and suitability for development**

The land is located within the existing Nabawa Townsite in the established residential precinct. The lot is serviced with reticulated services suitable for residential or other permitted development and with good road access. On-site effluent disposal can be contemplated for the lot as prescribed in the State government sewerage policy. It is not expected that potential change of use will generate additional burden on the local government for services or resources.

It is expected that the built fabric will be retained with potential to be converted to a dwelling or other permitted use. This will maintain the important heritage and streetscape value of the built fabric in the community.

#### **4.2.3 Consistency with Local Planning Strategy**

The scheme amendment is consistent with the Shire of Chapman Valley Local Planning Strategy, which identifies the lot within the residential precinct in the Nabawa townsite.

In addition to identifying urban development in the Nabawa townsite which encompasses residential function, the LPS identifies low-medium intensity tourism development and heritage conservation and protection.

## **5.0 CONCLUSION**

The Church of St Bartholomew building on the subject site is surplus to the needs of the Diocese. The current land use reservation does not allow for the to be used for other non-public purposes. The objective of the scheme amendment is to provide for suitable zoning and development provisions for the subject site as currently exist for the surrounding Nabawa townsite's low density housing areas. This will enable the physical infrastructure in the Church to be converted to another use, which will ensure the built infrastructure is conserved for future use.

The proposal is consistent with the planning framework, particularly the local planning strategy which provides for the development and expansion of the Nabawa townsite and to encourage and protect places of historic significance.

The scheme amendment is of minor local significance and will have no negative economic, environmental, or social impacts on the Nabawa townsite or the local government.

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**APPENDIX 1**  
**CERTIFICATE OF TITLE 1214/423**

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WESTERN



AUSTRALIA

REGISTER NUMBER <b>4/D23181</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1214 FOLIO 423

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 4 ON DIAGRAM 23181

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

TRUSTEES OF THE NORTHERN DIOCESE OF CHURCH OFFICE, ST. GEORGES BUILDING, CATHEDRAL AVENUE, GERALDTON

(A A2759/1962 ) REGISTERED 14/6/1962

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*C2246/1958 CAVEAT BY THE REGISTRAR OF TITLES LODGED 26/9/1958.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1214-423 (4/D23181)  
PREVIOUS TITLE: 654-22  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CHAPMAN VALLEY

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**APPENDIX 2**  
**MUNICIPAL INVENTORY PLACE NO 39**

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PLACE NUMBER 39

# ST BARTHOLEMW'S ANGLICAN CHURCH

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## PLACE DETAILS

Place Number: 39  
Management Category: 4  
Name: St Bartholemew's Anglican Church  
Other Name: -  
Type of Place: Church  
Street Address: Lot 4 Post Office Lane, Nabawa

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## PHOTOGRAPH



Description: Small church with simple detailing.

Date of Photo: 22/11/2010

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## SITE DETAILS

Lot/Location:	4	Street Number:	N/A
Street Name:	Post Office Lane	Locality Name:	Nabawa
Diagram/Plan:	D23181	Volume/Folio:	1214-423
Reserve No/Vesting:	N/A	Purpose:	N/A
Assess No:	A1367	HCWA No:	6412
GPS Coordinates:	28 49 86(s), 114 79 13(e)	Area of Site:	0.1012ha
Occupied:	No	Public Access:	Open

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**USES OF THE PLACE**

Original Use: Church Current Use: Church

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**DESCRIPTION**

Walls: Brick Roof: Concrete Tiles  
Condition: Good Integrity: High  
Original Fabric: Good Modifications: None

Centrally located in the town of Nabawa, this simple salmon brick building has a steeply pitched gable roof clad with green concrete tiles. The building has timber window frames and double timber entry doors to the side of the front porch. There is a feature brick cross to the gable end, while a cut out cross features to the timber lining of the entry porch. A metal pole and wire mesh fence marks the street boundary, while a small bell tower is located immediately inside the fenceline.

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**HISTORY**

Construction Date: 1959 Source: The Geraldton Guardian  
Architect: Henderson & Thompson Builder: Geraldton Building Company

The first Anglican Church to be built at Nabawa was situated immediately north of the cemetery. The Roman Catholic Church was also located nearby. Following a cyclone the building was declared unfit for use, the services being held in the Nabawa Hall until the present church was built. The land on which the church is built was donated by Mr S.E. Gould. Designed by architects Henderson and Thompson and erected at a cost of 3,680 pounds, the church was dedicated in December 1959, by His Lordship the Bishop of the North-West, the Right Reverend J. Frewer. When the Roman Catholic Church fell into disuse another one was built in Nanson.

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**HISTORIC THEME(S)**

HCWA AHC  
406 Religion 8.6 Worshipping  
8.6.4 Making places for worship

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**STATEMENT OF SIGNIFICANCE**

St Bartholemew's Anglican Church has some local historic and social significance for its role in the religious activities of the local community since 1959. The church makes an important contribution to the built environment of the Nabawa townsite.

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**MANAGEMENT CATEGORY**

Category: 4  
Level of Significance: SOME SIGNIFICANCE. Contributes to the heritage and/or historical development of the locality.  
Management Recommendation: Conservation of the place is desirable. Any proposed change to the place should be in sympathy with the heritage values of the place.

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## OTHER LISTINGS

Nil.

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## SUPPORTING INFORMATION / REFERENCES

*The Geraldton Guardian*, 22/12/1959, P.15.

Assessment Date: 18/2/1993

Last Revision Date: 17/10/2012

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## ADDITIONAL PHOTOGRAPHS

Description: Established pencil pines a feature of the garden.

Date of Photo: 18/02/1993



## Planning and Development Act 2005

### Resolution to Adopt Amendment to Local Planning Scheme

#### Shire of Chapman Valley

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#### Local Planning Scheme No. 3

---

#### Amendment No. 1

RESOLVED that the Local Government pursuant of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by –

- (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from 'Civic and Community' to the 'Residential R10' zone.
- (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

No.	Description of Land	Additional Use	Conditions
A6	Lot 4 Post Office Lane, Nabawa	'A' Use <ul style="list-style-type: none"><li>• Art Gallery</li><li>• Arts &amp; Crafts Workshop &amp; Sales for goods produced in the local government area.</li><li>• Cottage Industry</li><li>• Exhibition Centre</li><li>• Reception Centre</li><li>• Health Retreat</li><li>• Community Purpose</li><li>• Tourist Development</li><li>• Holiday house</li><li>• Home Store</li><li>• Market</li><li>• Produce Stall</li><li>• Incidental Uses as determined by the local government.</li></ul>	<p>1.All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions.</p> <p>2.Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use.</p> <p>3.Any proposed change to the place shall be sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area.</p> <p>4.All non-residential development shall be located, designed and constructed to ensure that</p>

			<p>the amenity of adjoining residential properties is maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access.</p> <p>5. When considering an application for development approval the local government may impose conditions in relation to (but may not be limited to):</p> <ul style="list-style-type: none"> <li>• Upgrading of the existing building</li> <li>• Hours of operation</li> <li>• Number of seats</li> <li>• Number of employees</li> <li>• Signage</li> <li>• Car parking and Access</li> <li>• Landscaping</li> <li>• Stormwater Drainage</li> <li>• Waste Disposal</li> <li>• Any other matters the local government considers relevant.</li> </ul>
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(c ) Modifying the Scheme Map accordingly.

The Amendment is defined as standard under the provisions of Section 34 of *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

**COUNCIL ADOPTION**

This Basic Amendment was adopted and is recommended for approval by resolution of the Council of the Shire of Chapman Valley at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 and the Common Seal of the Shire of Northampton was hereunto affixed by the authority of a resolution of the Council in the presence of:

\_\_\_\_\_

SHIRE PRESIDENT

\_\_\_\_\_

CHIEF EXECUTIVE OFFICER

**WAPC ENDORSEMENT (r.63)**

\_\_\_\_\_

DELEGATED UNDER S.16 OF

THE P&D ACT 2005

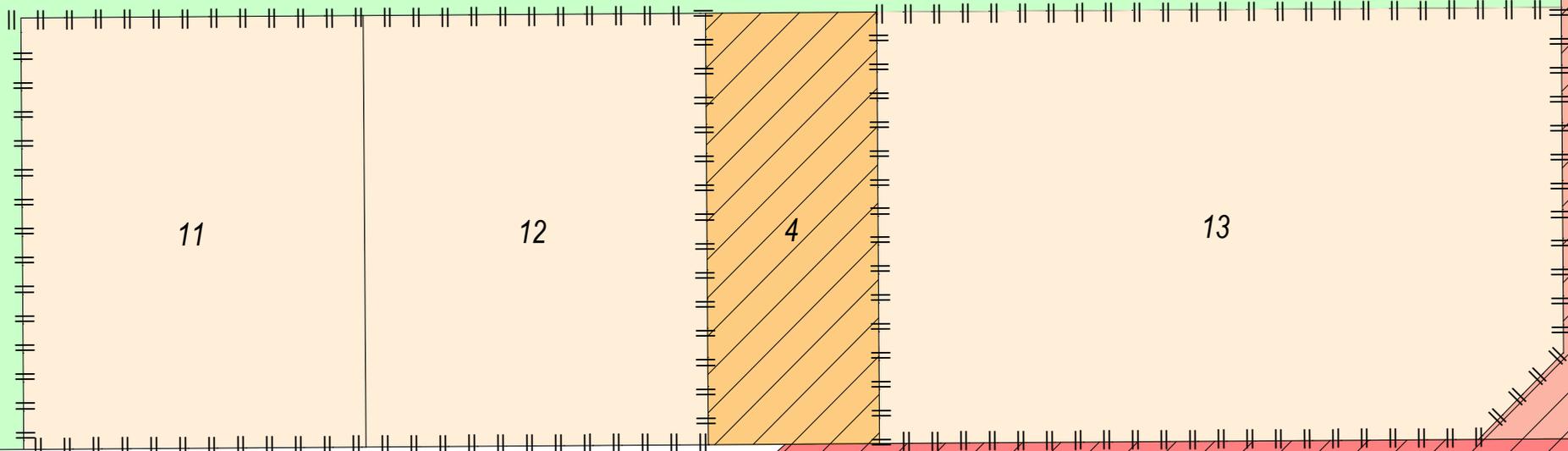
DATE \_\_\_\_\_

**APPROVAL GRANTED**

\_\_\_\_\_

MINISTER FOR PLANNING

DATE \_\_\_\_\_



 EDUCATION	 RURAL	 PUBLIC OPEN SPACE	 CIVIC AND COMMUNITY	 R 10	 PRIMARY DISTRIBUTOR ROAD	 LOCAL DISTRIBUTOR ROAD
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TITLE: **EXISTING ZONING:  
RESERVE CIVIC & COMMUNITY  
LOT 4 ON DIAGRAM 23181  
POST OFFICE LANE, NABAWA**

CLIENT: **TRUSTEES OF THE DIOCESE  
OF WESTERN AUSTRALIA**

CERTIFICATE OF TITLE(S) : 1214/423	DATE LAST MODIFIED: 03/06/2022
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SCALE: **1:750 @A4**



**LANDWEST**  
URBAN AND RURAL PLANNING CONSULTANTS

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PO BOX 1597 Geraldton WA 6531  
Email : [info@landwest.net.au](mailto:info@landwest.net.au)  
Phone : (08) 9965 0550  
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REV:	DATE:	DETAILS:	BY:	APPROVED:
APPROVED:	DESIGNED: GMB			DRAWN: DW
PLAN: 21225EZ Figure 8				

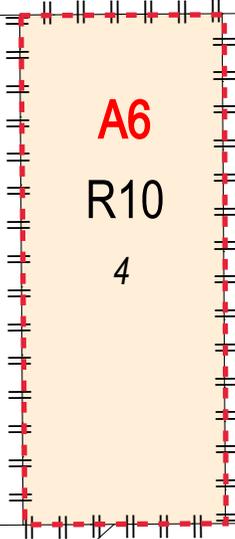
\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for. In relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.



NABAWA - NORTHAMPTON ROAD

11

12



13

POST OFFICE LANE

CHAPMAN VALLEY ROAD



TITLE:  
**PROPOSED ZONING: RESIDENTIAL R10**  
**LOT 4 ON DIAGRAM 23181**  
**POST OFFICE LANE, NABAWA**

CLIENT: **TRUSTEES OF THE DIOCESE OF WESTERN AUSTRALIA**

CERTIFICATE OF TITLE(S) : 1214/423	DATE LAST MODIFIED: 04/06/2022
---------------------------------------	-----------------------------------



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REV: A	DATE: Jun 22	DETAILS: Updated to reflect LG resolution	LW BY:	LW APPROVED:
APPROVED:			PLAN: 21225PZ	
DESIGNED: GMB	DRAWN: DW			

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SCALE: 1:750 @A4