

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



DOCUMENT CONTROL

Project 22160

DATE	DOCUMENT NAME	DOCUMENT MANAGER	DETAIL
November 2022	22160 Ver1	LW	

Prepared by:



8 Anzac Terrace Geraldton WA 6530
Telephone: (08) 9965 0550 Email: info@landwest.net.au
ABN: 18 492 913 035

The information contained in this report has been prepared with care by the authors, or it has been supplied to the authors by apparently reliable sources. Neither the authors company nor its employees guarantee the information, nor does it or is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information, as well as any additional or supporting information supplied, and it is the responsibility of interested parties to satisfy themselves in all respects. This report is for the use only of the party to whom it is addressed. Landwest explicitly disclaims responsibility to any third party acting upon or using the whole or part of its contents. This document is and shall remain the property of Landwest. The document may only be used for the purposes for which it was commissioned and in accordance with the terms and conditions of engagement for the commission. Unauthorised use or reproduction of this document without written authorisation of Landwest is expressly prohibited.

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:	3
Amendment Proposal:	<p>Amend Local Planning Scheme as per PDA s75:</p> <ol style="list-style-type: none">1. Rezone Lot 14 Diagram 18476 Chapman Valley Road, Yuna from Local Scheme Reserve 'Civic and Community' to 'Rural Townsite'.2. Modify the Scheme Maps accordingly.
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">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.

Form 2A

Planning and Development Act 2005

**Resolution to Adopt Amendment to Local
Planning Scheme Shire of Chapman Valley**

Local Planning Scheme No. 3

Amendment No. 3

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 14 on Diagram 18476 Chapman Valley Road, Yuna from Local Scheme Reserve 'Civic and Community' to the 'Rural Townsite' zone.
- (b) 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

CHIEF EXECUTIVE OFFICER

TABLE OF CONTENTS

1.0 Introduction

2.0 Subject Land

- 2.1 Location
- 2.2 Legal Description
- 2.3 Existing Land Use
- 2.4 Adjoining Land Use

3.0 Planning Framework

- 3.1 State Planning Strategy 2050
- 3.2 State Planning Policies
 - 3.2.1 SPP 3 Urban Growth and Settlement
 - 3.2.2 SPP 3.7 Planning in bushfire prone areas
 - 3.2.3 SPP 5.4 Road and Rail Noise
- 3.3 State Government Sewerage Policy
- 3.4 Local Planning
 - 3.4.1 Shire of Chapman Valley Local Planning Strategy
 - 3.4.2 Shire of Chapman Valley Local Planning Scheme No 3.
 - 3.4.3 Shire of Chapman Valley Heritage Inventory
 - 3.4.4 Shire of Chapman Valley Strategic Community Plan 2022-2032

4.0 Proposed Scheme Amendment

- 4.1 The Proposal
- 4.2 Justification
 - 4.2.1 Orderly and Proper Planning
 - 4.2.2 Location and suitability for residential development
 - 4.2.3 Consistency with Local Planning Strategy
 - 4.2.4 Consistency with Strategic Community Plan

5.0 Conclusion

FIGURES

- Figure 1 Locality Plan Regional Context
- Figure 2 Locality Plan Local Context
- Figure 3 Aerial Photograph Extract
- Figure 4 Adjoining Land Use Context (Zoning Map Extract)
- Figure 5 Adjoining Land Use Context (Aerial photograph)
- Figure 6 DFES Mapping bushfire extract
- Figure 7 Plan WA mapping extract SPP5.4 trigger distance
- Figure 8 Local Planning Strategy Precinct 8 extract
- Figure 9 Existing Zoning
- Figure 10 Proposed Zoning

PLATES

- Plate 1 Our Lady Queen of Peace Roman Catholic Church western elevation
- Plate 2 Our Lady Queen of Peace Roman Catholic Church southern elevation
- Plate 3 Our Lady Queen of Peace Roman Catholic Church eastern elevation
- Plate 4 Our Lady Queen of Peace Roman Catholic Church entrance and driveway
- Plate 5 Residential development opposite Church site on south side Chapman Valley Road
- Plate 6 View to east over paddock from rear of Church

APPENDICES

- Appendix 1 Certificate of Title 1183/981
- Appendix 2 Heritage Inventory Extract Place No 39

1.0 INTRODUCTION

The scheme amendment report supports 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 land is reserved in the Scheme for Civic and Community Purposes. The lot contains the Our Lady Queen of Peace Roman Catholic Church. *The Church* has minimal use and significant ongoing maintenance requirements. The lot is proposed to be rezoned to increase the options which can be contemplated for the site, enabling the existing built infrastructure to be conserved and potentially adapted for re-use.

2.0 SUBJECT LAND

2.1 Location

Lot 14 is located on Chapman Valley Road in the Yuna townsite. Yuna is approximately 75 kilometres from Geraldton and 42 kilometres from Nabawa. The townsite is a small service centre for the agricultural community in the district. **Figures 1 & 2** provide the context for subject land's location.

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

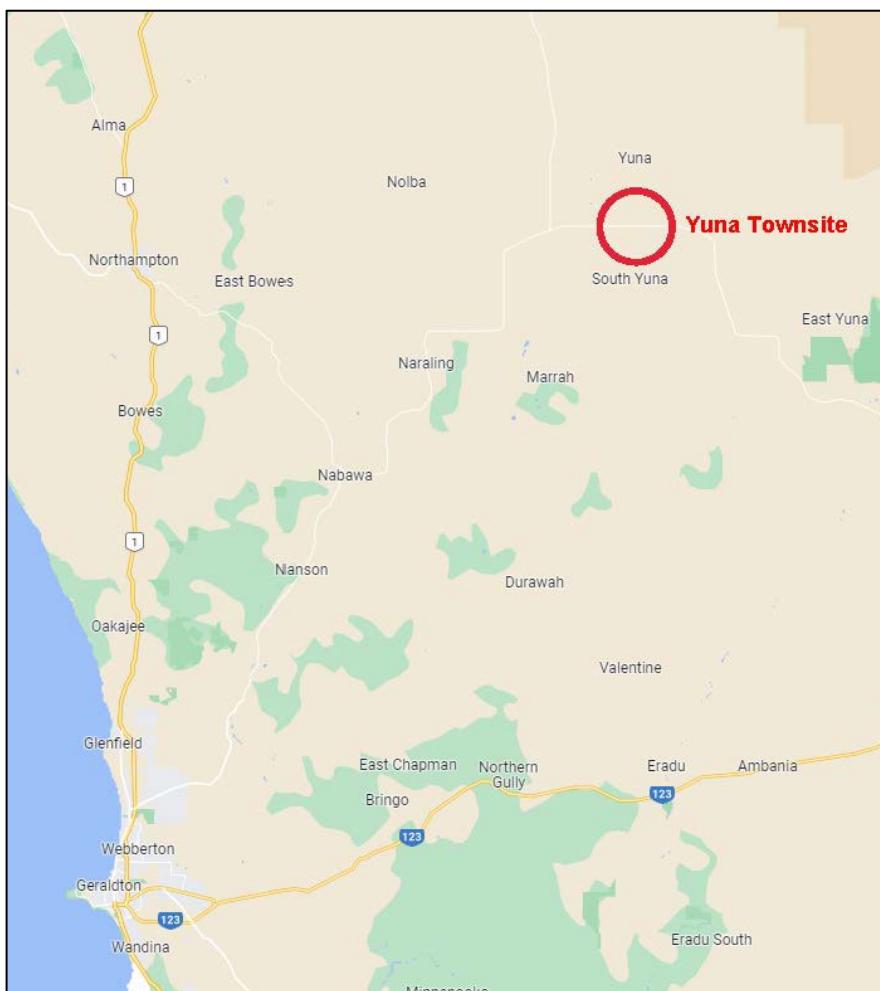


Figure 1 Locality Plan (Source Google Maps, 2022)



Figure 2 Locality Plan Yuna townsite context (Source GoogleMaps, 2022)



Figure 3 Aerial photograph Lot 14 (Source GoogleMaps, 2022)

2.2 Legal Description

Lot No	Parcel Identifier	Certificate of Title	
		Volume	Folio
14	Diagram 18476	1183	981

Certificate of Title 1183/981 is included at **Appendix 1**.

Registered Proprietor: The Roman Catholic Bishop of Geraldton.

2.3 Existing Land Use

The lot contains Our Lady Queen of Peace Roman Catholic Church. The Church was constructed in the mid-1960's for the residents of Yuna and the greater farming areas and was originally used as a school during weekdays, and a Church on Sunday. The Church is a part of the Northampton Parish.

The Church is described in the local governments Heritage Inventory:

"Our Lady Queen of Peace Roman Catholic Church is of cream brick construction with a green concrete tile gable roof. The building has a combination of timber and aluminium windows and doors. The flat roofed enclosed entry porch is accessed via a side sliding door. The western wall of the entry porch features coloured glass. Overall, the church is a very simple building of little architectural significance."

Lot 14 is 1.214ha in area. The Church building is in the south-western quarter of the landholding with a cleared area around the building and amenities building. The balance of the lot contains vegetation. The lot is serviced with reticulated aerial power services. Potable water is via roof capture and tank storage, however reticulated water is available at the frontage of the lot. Chapman Valley Road is a Primary Distributor Road which traverses the Shire of Chapman Valley. The lot has a single gravel crossover to Chapman Valley Road.

Use of the Church by the Parish has reduced significantly in recent years. The lack of regular use coupled with few or no local Parish members, has resulted in the site lacking in maintenance. The Roman Catholic Bishop of Geraldton have resolved that the Church infrastructure can be considered for disposal. The lot size ensures that any impacts from future development can be sufficiently mitigated.



Plate 1 Our Lady Queen of Peace Roman Catholic Church front (western) elevation



Plate 2 Our Lady Queen of Peace Roman Catholic Church southern elevation



Plate 3 Our Lady Queen of Peace Roman Catholic Church rear (Eastern) elevation



Plate 4 Our Lady Queen of Peace Roman Catholic Church entrance and driveway

2.4 Adjoining Land Use and Development

Lot 14 sits at the eastern extent of the Yuna townsite. Land to the west is zoned Light Industry but is undeveloped. Landholdings to the east and north of Lot 14 are zoned Rural. Residential-zoned land on the south side of Chapman Valley Road has some development. Other residential development in Yuna is on lot sizes ranging from 800m² to 2000m². The townsite also provides a hotel (currently not operating) and Yuna primary school. A recreation centre and sporting facilities are in a POS reserve. The CBH grain receival depot is located on the south side of Chapman Valley Road, at the western extent of the townsite.



Plate 5 Residential development opposite Church site on south side Chapman Valley Road



Plate 6 View to east over paddock from rear of Church building

Chapman Valley Road is classified as a Primary Distributor Road.

The amendment proposes the Rural Townsite zone over Lot 14, the same as the western portion of the townsite, to allow for a range of other uses that may be considered appropriate for the building in that location.



Figure 4 Adjoining land use context (zoning map extract)



Figure 5 Adjoining land use context (aerial photograph extract source Landgate, 2014)

3.0 PLANNING FRAMEWORK

3.1 State Planning Strategy 2050

The State Planning Strategy is the overarching strategic planning document that identifies the principles 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 the potential for a range of compatible development opportunities in an established townsite 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 to preserve life and reduce the impact of bushfires on property and infrastructure.

Where the 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.

Lot 14 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) Although the amendment may lead to the alteration of future land use, the amendment proposal will not increase the number of lots.
- (ii) A change of use to a dwelling or other permitted use will be progressed via the following statutory requirements:
 - Development approval for change of use and works.
 - Building classification change from 9b (Assembly building) to a classification commensurate with proposed land use, for example, 1a (Residential), or 6 (Market/Art Gallery/Café).

A BAL assessment is considered more appropriate at the development stage to determine the hazard level for the building based on the proposed use at that time, and applicable requirements to mitigate risk for that specific building classification. A dwelling or other residential use may have different management requirements compared to a non-habitable use.

- (iii) The Precautionary principle: there is not considered to be a significant risk from the proposed rezoning. Potential for increased risk can be required dealt with at the development stage, based on the proposed final land use. It is expected that a low fuel zone can be implemented with minimal vegetation removal to achieve a suitable low-level BAL Rating.

3.2.3 SPP 5.4 Road and Rail Noise

The intent of this policy is to ensure development adjoining significant road and/or rail corridors is cognizant of the importance of the infrastructure corridors whilst ensuring adequate protection from unreasonable levels of transport noise.

Lot 14 is within the minimum distance where the policy is applicable (200m) and assessment may be required.

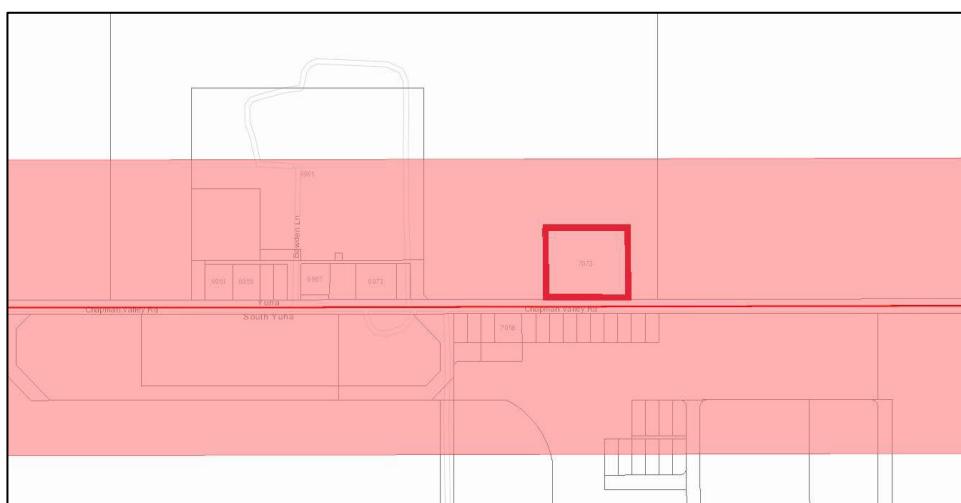


Figure 7 PlanWA mapping extract SPP5.4 trigger distance

As the final land use is not known at this time, it is contended to be appropriate for an assessment to be undertaken at development stage, where a noise-sensitive land use and/or development is proposed that has a residential or occupancy component. The rezoning may not necessarily intensify the land use to a more sensitive land use, nor be impacted due to low traffic count (MRWA data not available but expected to be under 10/day on average)

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 1000m² 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 greater than 1000m² and is not located in a PDWSA. The amendment will lead to the conversion of the Church building to another building classification, and the determination of on-site effluent requirements will be determined at the 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 8 Yuna. Yuna is identified as a service centre for the locality and predominantly as a CBH Receival Depot.

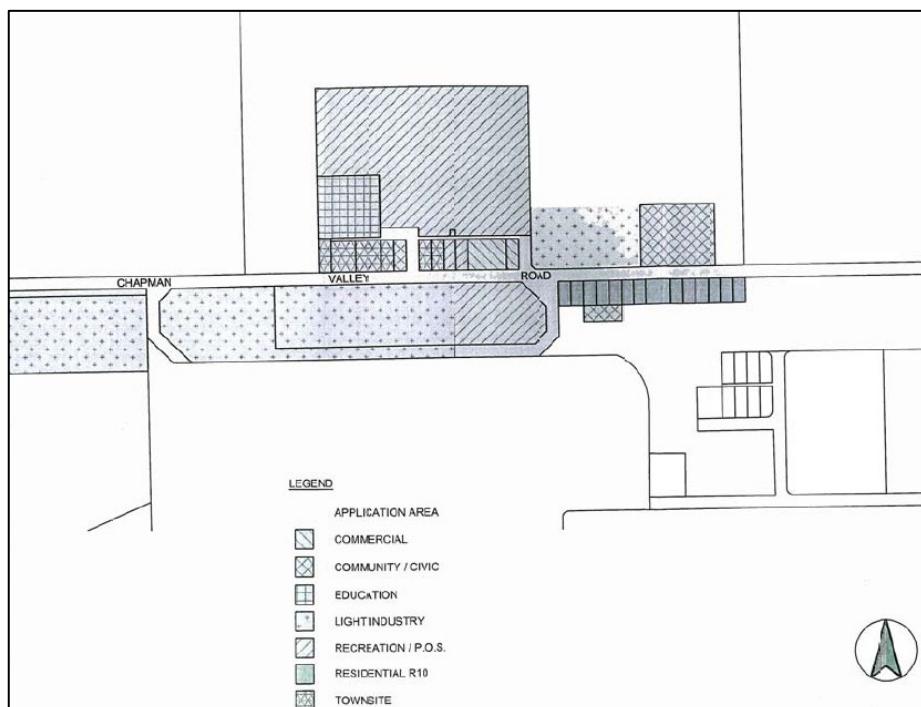


Figure 8 Local Planning Strategy Extract Precinct 8 Yuna

The Strategy notes that there is limited demand for residential lots in the Yuna townsite, but opportunities may exist for other land uses within the townsite. This is supported by the Rural townsite zoning for lots on the northern side of Chapman Valley Road.

The land use strategies for the Yuna townsite include:

- Light Industry
- General Industry
- Residential (not subdivision)
- Tourism (low-key)
- Heritage Protection/Retention
- Commercial

The proposed amendment will facilitate uses commensurate with the above with the obvious exception of industrial uses. The proposed zoning will provide the greatest suite of potential land uses that can be considered that will meet the objectives of the strategies for the Yuna townsite which include, part:

- Support the planned consolidation of the Yuna townsite as the principal 'Service Centre' for the broader farming community.
- Provide enhanced facilities and community infrastructure within the town to meet community needs.
- Encourage the protection and restoration of places and buildings of heritage/historical significance.
- Encourage tourist related uses/development within the townsite to generate an increase in tourist interest/traffic for the area.
- Ensure fire prevention measures are implemented and maintained in and around the townsite in accordance with statutory requirements.

3.4.2 Shire of Chapman Valley Local Planning Scheme No 3.

Lot1 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 the development of other land uses. As the Church may be considered for other purposes, an appropriate land use zoning will allow for other potential uses.

Irrespective of the final land use, the proposed Rural Townsite delineation will allow for development compatible with the greater townsite area. It will also ensure 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 Rural Townsite zone are fully met:

- *To provide for a range of land uses that would typically be found in a small country town.*

A range of uses can be considered as delineated in the zoning and development table:

'P' Use	Aged or dependent person's dwelling	'D' Use	Ancillary dwelling	'A' Use	Aged care facility			
					Art gallery			
					Bed and breakfast			
					Brewery			
	Home office		Home Occupation		Camping ground			
			Industry cottage		Caravan park			
			Market		Child care premises			
	Single House		Multiple dwelling		Civic use			
			Ancillary dwelling		Club premises			
			Carpark		Community purpose			
			Grouped dwelling		Consulting rooms			
			Home business		Convenience store			
			Home Occupation		Education establishment			
			Exhibition centre		Exhibition centre			
			Family day care		Family day care			
			Garden Centre		Garden Centre			
			Holiday accommodation		Holiday accommodation			
			Holiday house		Holiday house			
			Home store		Home store			
			Lunch bar		Lunch bar			
			Produce Stall		Produce Stall			
			Residential building		Residential building			
			Restaurant/Café		Restaurant/Café			
			Road house		Road house			
			Rural home business		Rural home business			
			Second hand dwelling		Second hand dwelling			
			Serviced apartment		Serviced apartment			
			Service station		Service station			
			Shop		Shop			
			Small bar		Small bar			
			Telecommunications Infrastructure		Telecommunications Infrastructure			
			Tourist Development		Tourist Development			

As prescribed in Schedule 3 of the Scheme, residential development will be in accordance with the Residential Design Codes and development standards for other land uses will be determined by the local government based on the specific land use.

3.4.3 Shire of Chapman Valley Heritage Inventory

Our Lady Queen of Peace Roman Catholic Church is included in the local government Heritage Inventory (Place No 65 and corresponding Place 06411 HCWA listing).

The Church is identified as having some significance by contributing '*to the heritage and/or historical development of the locality.*'

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

The property may be disposed of in the future. The proposed zoning modification will enable a change of use to be contemplated by the Church, or a future successor in title. A change of use proposal will require a 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 cognizant of the heritage value of the Place.

The Heritage Inventory extract for Place No 65 is included at **Appendix B**.

3.4.4 Shire of Chapman Valley Strategic Community Plan 2022 – 2032

The local government's strategic plan addresses the social economic, health and lifestyle and environmental objectives of the community, and is intended to guide the Council's decision making. Several strategy objectives apply to the proposed amendment:

Community Health and Lifestyle

1.1.2 Seize opportunities to promote a sense of community: retention and potential for adaptive re-use of an historical building maintains and potentially contribute to an improvement of the amenity of the townsite. It maintains the community's connection to the Place and assists with securing history for future generations. Future owners of the property become new members of the community.

1.2.2 Advocate for current and future services and housing needs with emphasis on aged persons accommodation: the amendment will provide an option for conversion of the building to a residential use, thereby providing additional accommodation options in the townsite. Residential uses can be contemplated include aged persons accommodation, single dwelling, ancillary dwelling, grouped dwelling.

Economy & Population

2.1.1 Ensure planning is in place to encourage business development and promote investment opportunities: legislation allows the local planning scheme to be amended and the subject land to be rezoned to an appropriate zone which will increase the options available for re-adaptive use of the building, including community, commercial, and tourist uses. Initiation of the amendment by the local government will potentially facilitate investment in the townsite.

2.3.1 Embrace local and regional tourism opportunities: the amendment will allow for several uses which may capitalise on increased tourist activity in the locality, particularly during wildflower season.

2.4.1 Town planning review to ensure accommodation opportunities: the amendment will provide potential for the re-use of the site and building for residential use. A range of accommodation options could be contemplated.

Physical and Digital Infrastructure

4.1.1 Develop, manage, and maintain built infrastructure; develop projects and advocate for public and private investment: The amendment will increase the market potential for the site, as it may be attractive for a variety of uses, or combination of more than one.

The amendment will not generate additional resource pressure for the local government extant of the current provision. Land rating potential may increase by change of use, in addition to generating economic activity in the Shire.

4.0 PROPOSED SCHEME AMENDMENT

4.1 The Proposal

The Scheme Amendment application proposes the following:

1. Rezone Lot 14 in full, from Reserve Civic and Cultural to Rural Townsite.

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

- (i) Implementation of an appropriate land use zone and commensurate permissibility for a range of development opportunities.
- (ii) To ensure that appropriate development provisions to guide new development are applicable.

The development provisions applicable to the zone will ensure future development pays regard to the heritage value of the place and the built form of additional development. It will provide the implementation of appropriate bushfire risk management commensurate with the final land use/s.

Figure 10 (Plan 22160PZ) indicates the zoning of the landholding following the amendment.

4.2 Justification

4.2.1 Orderly and Proper Planning

Appropriate land use permissibility should be in place to allow for potential change of use within the guidance provided in the local government municipal inventory for the built Place.

The range of potential use/s provides the opportunity for redevelopment, which will be compatible with the location, and will ensure undesirable or unanticipated development does not occur. It will similarly ensure that future development addresses critical matters impacting the locality.

4.2.2 Location and suitability for development

The land is in the existing Yuna Townsite. The lot is serviced with reticulated services, including water and power, 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. The use change is not expected to generate an additional burden on the local government for services or resources.

The built fabric will be retained and potentially converted to a dwelling or other permitted use. Retention will maintain the important local heritage and streetscape value of the built fabric of 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 prescribes a Rural Townsite zoning for much of the Yuna townsite to ensure the broadest range of potential uses. This will assist with maintaining the viability of the townsite by utilising existing built infrastructure for a dwelling conversion or introducing another use that supports residents.

In addition, the LPS identifies encouragement for tourist-related uses/development within the Yuna town site to increase tourist interest in the locality.

The amendment will also provide the greatest opportunity for retaining and restoring a heritage Place through adaptive reuse.

4.2.4 Consistency with Strategic Community Plan

The rezoning will potentially facilitate a change of use and/or works the landholding. This will contribute towards achieving various strategies from the Shire's Community Plan, particularly around the local government supporting economic development, options for accommodation choice, and encouraging low-key tourism opportunities

5.0 CONCLUSION

Our Lady Queen of Peace Roman Catholic Church may be considered for disposal by the Roman Catholic Bishop of Geraldton in the future. The current land use reservation prevents the landholding from being used for other non-public purposes. The scheme amendment aims to provide suitable zoning and development provisions for the subject site, as currently exist elsewhere in the Yuna townsite. The proposed zone, Rural Townsite, affords the greatest flexibility to consolidate the townsite.

The amendment will enable the physical infrastructure of the Church to convert to another use, which will ensure the built infrastructure is conserved for future use and assists in preserving the townsite history for future generations.

The proposal is consistent with the planning framework, particularly the local planning strategy, which provides for the consolidation of the Yuna townsite and suggests land use, including low-key residential, low-key tourism, heritage protection and restoration, and scope of commercial development.

The scheme amendment is of minor local significance and will not generate economic, environmental, or social impacts on the greater Yuna townsite or the local government.

APPENDIX 1
CERTIFICATE OF TITLE 1183/981

WESTERN



AUSTRALIA

REGISTER NUMBER

14/D18476DUPLICATE
EDITION
N/A

DATE DUPLICATE ISSUED

N/AVOLUME
1183FOLIO
981

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 14 ON DIAGRAM 18476

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

THE ROMAN CATHOLIC BISHOP OF GERALDTON OF CATHEDRAL AVENUE, GERALDTON
(T T12452/1955) REGISTERED 16/8/1955

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

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: 1183-981 (14/D18476)

PREVIOUS TITLE: 1135-596

PROPERTY STREET ADDRESS: 7073 CHAPMAN VALLEY RD, YUNA.

LOCAL GOVERNMENT AUTHORITY: SHIRE OF CHAPMAN VALLEY

APPENDIX 2
MUNICIPAL INVENTORY PLACE NO 65

PLACE NUMBER 65**OUR LADY QUEEN OF PEACE ROMAN CATHOLIC CHURCH****PLACE DETAILS**

Place Number: 65
Management Category: 4
Name: Our Lady Queen of Peace Roman Catholic Church
Other Name: -
Type of Place: Church
Street Address: Lot 14 Chapman Valley Road, Yuna

PHOTOGRAPH

Description: Front (western) facade of the church

Date of Photo: 15/12/2011

SITE DETAILS

Lot/Location:	14	Street Number:	N/A
Street Name:	Chapman Valley Road	Locality Name:	Yuna
Diagram/Plan:	D18476	Volume/Folio:	1183/981
Reserve No/Vesting:	N/A	Purpose:	N/A
Assess No:	A1373	HCWA No:	6411
GPS Coordinates:	28 32 79(s), 115 00 69(e)	Area of Site:	1.12ha
Occupied:	Yes	Public Access:	Restricted

USES OF THE PLACE

Original Use:	Church	Current Use:	Church
---------------	--------	--------------	--------

DESCRIPTION

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

Our Lady Queen of Peace Roman Catholic Church is of cream brick construction with a green concrete tile gable roof. The building has a combination of timber and aluminium windows and doors. The flat roofed enclosed entry porch is accessed via a side sliding door. The western wall of the entry porch features coloured glass. Overall the church is a very simple building of little architectural significance.

HISTORY

Construction Date:	1967	Source:	Foundation Stone
Architect:	Unknown	Builder:	Unknown

Between 1923 and 1930, an annual Catholic Mass was celebrated in Yuna by Father John Cyril Hawes. Hawes, the Parish Priest at Mullewa would ride his horse to the McGauran home in East Yuna where the Mass was celebrated. Between 1923 and 1963, Monsignor Irwin from the Northampton Parish celebrated Mass in the Rockwell Hall and also at the Nabawa church. Following the opening of the South Yuna School in 1929, Monsignor Irwin celebrated Mass there for people in the Yuna district. In 1963 Monsignor Owen C' Connor was appointed Parish Priest of Northampton and it was at this time that the idea of building a church in Yuna developed. A planned giving programme was organised and together with a generous donation of grain, enabled the church to be constructed. Charles Taylor donated the land and local parishioners donated their time. On 22 October 1967 the church, Our Lady Queen of Peace, was blessed and opened by the Most Reverend F.X. Thomas DD, Bishop of Geraldton. A large crowd was in attendance followed by a social evening at the Yuna Memorial Hall. Both Anglican and Catholic Church services are conducted in this building.

HISTORIC THEME(S)

HCWA	AHC
406 Religion	8.6 Worshipping
	8.6.4 Making places for worship

STATEMENT OF SIGNIFICANCE

Our Lady Queen of Peace Roman Catholic Church has some local social significance for its role in the religious activities of the Yuna community. The building is evidence of how the local community can work together to achieve an end result.

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.

OTHER LISTINGS

Nil.

SUPPORTING INFORMATION / REFERENCES

Vlahov, J., 2002, *In Search of Land: Stories of Yuna*, Guardian Print, Geraldton. (pp36-37)

Assessment Date: 17/2/1993

Last Revision Date: 17/10/2012

ADDITIONAL PHOTOGRAPHS

Description: West and south elevations of the church

Date of Photo: 17/02/1993



Planning and Development Act 2005

Resolution to Adopt Amendment to Local Planning Scheme

Shire of Chapman Valley

Local Planning Scheme No. 3

Amendment No. 3

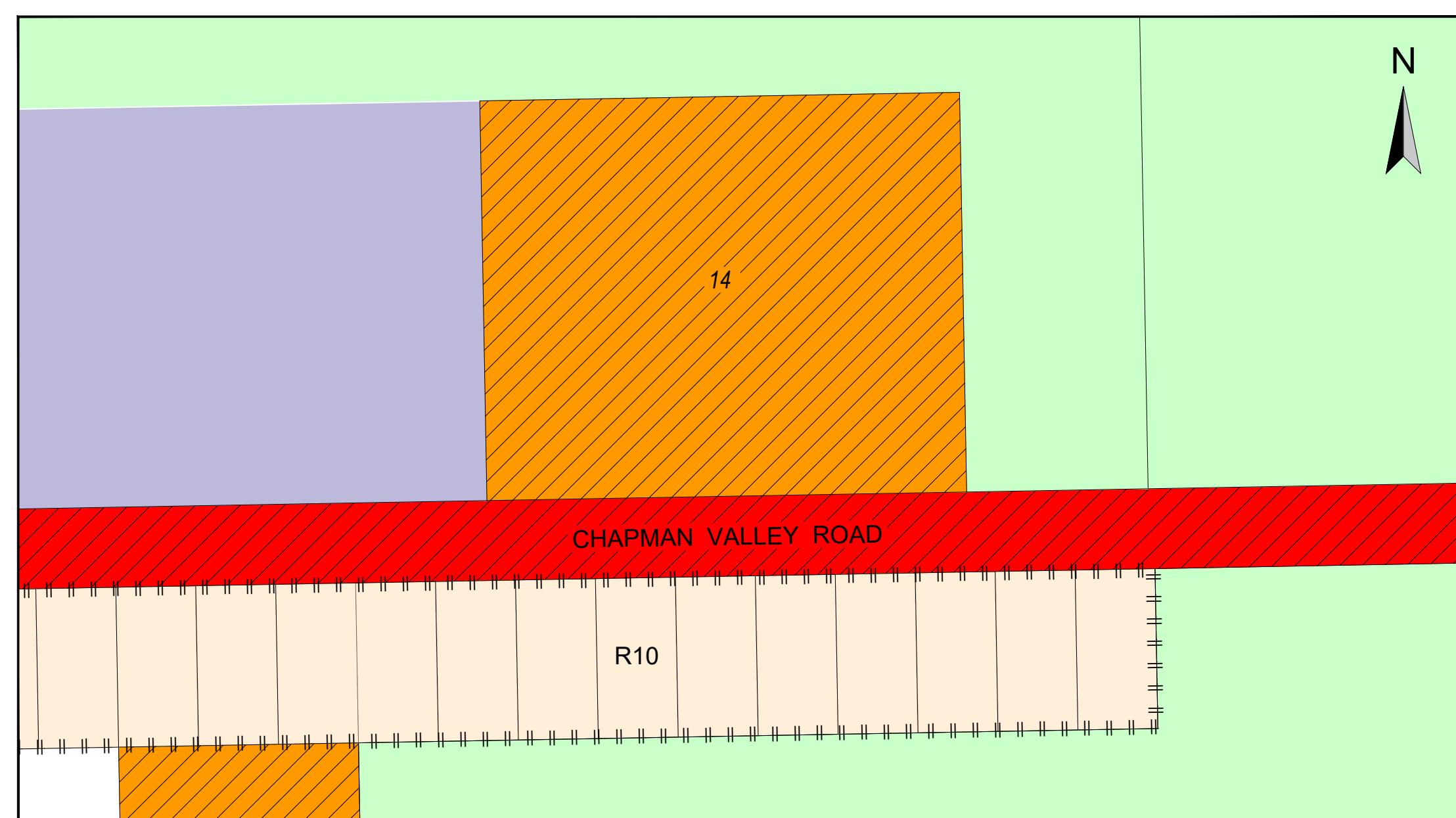
RESOLVED that the Local Government pursuant of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by –

- (a) Rezoning 14 on Diagram 18476 Chapman Valley Road, Yuna from Local Scheme Reserve ‘Civic and Community’ to the ‘Rural Townsite’ zone.
- (b) 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.

N
↗



RURAL

LIGHT INDUSTRY

CIVIC AND COMMUNITY

RESIDENTIAL R 10

PRIMARY DISTRIBUTOR ROAD

TITLE:
EXISTING ZONING: SHIRE OF CHAPMAN VALLEY LOCAL
PLANNING SCHEME No 3 RESERVE CIVIC & COMMUNITY
LOT 14 ON DIAGRAM 18476 CHAPMAN VALLEY ROAD, YUNA

CLIENT: THE ROMAN CATHOLIC
BISHOP OF GERALDTON
CERTIFICATE OF TITLE(S): 1183/981 DATE LAST MODIFIED: 12/10/2022
SCALE: 1:1250 @ A4



8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550
Fax : (08) 9965 0559

REV: DATE: DETAILS:
APPROVED:

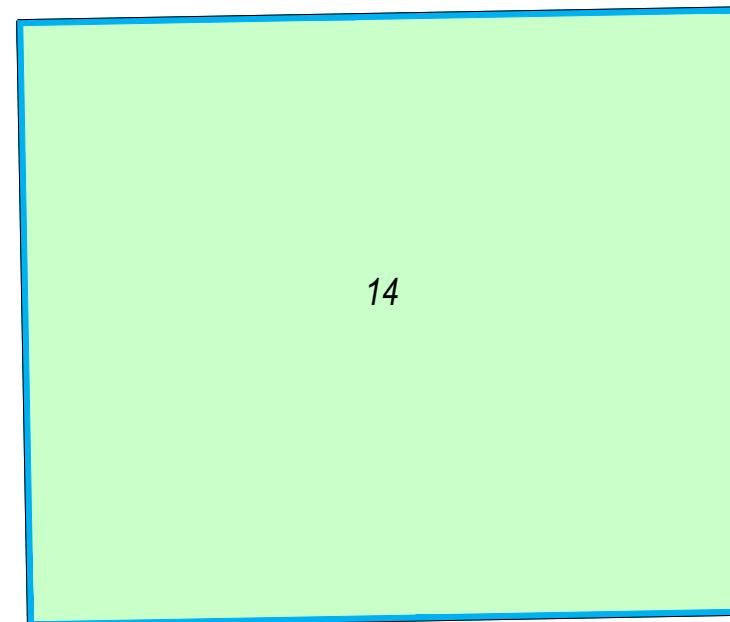
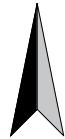
BY: APPROVED:

DESIGNED: GMB DRAWN: DW

PLAN: FIGURE 9 (22160EZ)

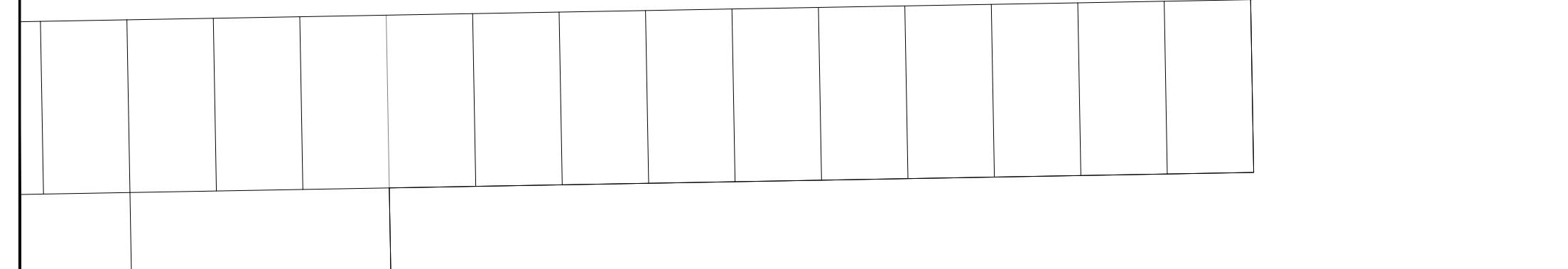
* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described.
Landwest accepts no responsibility for any losses or damages caused to any person's who may use the information for a purpose for which it was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

N



14

CHAPMAN VALLEY ROAD



RURAL TOWNSITE

TITLE:
PROPOSED ZONING: SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING SCHEME No 3 RURAL TOWNSITE
LOT 14 ON DIAGRAM 18476 CHAPMAN VALLEY ROAD, YUNA

CLIENT: THE ROMAN CATHOLIC
BISHOP OF GERALDTON

CERTIFICATE OF TITLE(S): 1183/981 DATE LAST MODIFIED: 12/10/2022

SCALE: 1:1250 @ A4


LANDWEST
URBAN AND RURAL PLANNING CONSULTANTS

8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550
Fax : (08) 9965 0559

REV: DATE: DETAILS:
APPROVED:

PLAN:
FIGURE 10 (22160PZ)

* 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.

DESIGNED: GMB DRAWN: DW

Form 6B

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 _____