



INFORMATION MEMORANDUM: EXPRESSION OF INTEREST

Holy Trinity Anglican Church

145 Salisbury Road, Cookernup

4,015m² heritage-listed block, built 1907. Expressions of Interest close 5:00pm AWST, Monday 10 August 2026.

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IMPORTANT NOTICE: PLEASE READ FIRST

Buy with your eyes open

This property is sold in "as is" condition. Asbestos-containing material has been removed from the building, but no power, water or sewerage is connected, and the church is heritage listed, so most external works will need Shire development approval. I'd encourage every prospective buyer to inspect the property in person, read this Information Memorandum in full, and seek your own independent legal, planning and building advice before submitting an Expression of Interest.

I've put together this document, and the source documents behind it, to give you as much of a head start on that homework as I can.

Purpose of this document

This Information Memorandum has been prepared by Ben Wood of Summit Realty South West to give prospective buyers a genuinely useful, transparent starting point for their own due diligence. It brings together the property's history, its heritage obligations, general planning guidance, the sale process, and the source documents behind all of it. It is general information only, see the disclaimer at the end of this document.

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PROPERTY SNAPSHOT

Address	145 Salisbury Road, Cookernup WA 6220
Land Area	4,015m ²
Legal Description	Lot 34 on Deposited Plan 222284, Volume LR3179 Folio 526
Local Government	Shire of Harvey
Heritage Status	Local Heritage Survey & Local Planning Scheme No. 2 Heritage List, "P1197 Holy Trinity Anglican Church"
Zoning	Rural Residential (Shire of Harvey LPS2)
Services	No power, water or sewerage connected
Condition	Sold "as is". Asbestos-containing material has been removed
Built	1907, opened & dedicated 2 February 1908
Sale Method	Expression of Interest, all offers considered
EOI Closes	5:00pm AWST, Monday 10 August 2026

THE OPPORTUNITY

For 118 years, Holy Trinity Anglican Church has stood at the heart of Cookernup, through timber boom, wars, drought and generations of baptisms, weddings and funerals. It is one of the most character-filled small buildings left in the Shire of Harvey: a single-storey timber-framed church with weatherboard cladding, a gabled corrugated iron roof, and hand-built detailing that hasn't been made this way in a hundred years.

The building has recently had all asbestos-containing material removed, and now sits as an honest, stripped-back shell, with original timber lining, sash windows and roof trusses exposed, ready for a new owner to write the next chapter. Set on a generous 4,015m² block among mature pines, gums and grassland, this is a genuinely rare offering.

This is not a project for everyone. It is heritage listed and has no services connected. But for the right buyer, someone drawn to a private residence with real soul, a striking function or gallery space, a community use, or simply the custodianship of an irreplaceable piece of history, 145 Salisbury Road offers something no display home ever could.

HISTORY OF COOKERNUP & HOLY TRINITY CHURCH

1830s	Stephen Henty and Thomas Peel are the first Europeans recorded in the area, guided through the Harvey River reaches by local Noongar people.
1852	Joseph Logue settles the district with his extended family, taking up a 9,000-hectare grant he named "Kookernup", the origin of the town's name.
1894	Cookernup townsite is officially gazetted in August 1894, within the Wellington Land District, the same subdivision this property was carved from.
Late 1890s	Cookernup develops rapidly as timber milling escalates. A post office, school, railway station and hall are established, and for a time the town's population outstrips nearby Harvey.
1907 to 1908	Holy Trinity Anglican Church is built in the latter part of 1907 and formally opened on 2 February 1908. The Bishop of Bunbury, Rt Rev Frederick Goldsmith, dedicates the church, the press reporting the "sacred building was crowded with a very attentive congregation."
1913 to 1963	A porch is added in 1913, renewed in 1952, and replaced in 1963 with a larger porch clad in fibre cement (asbestos). New altar rails are installed in 1959, when the church interior is also relined in asbestos sheeting.
1908 to present	As the only church in Cookernup, Holy Trinity hosts generations of local baptisms, weddings and funerals, the social heart of the town for well over a century.
2026	All asbestos-containing material is removed from the building, and the property is offered for sale by Expression of Interest, seeking a buyer who will give this heritage landmark a sympathetic new future.

History compiled from the Shire of Harvey Municipal Heritage Inventory / Local Heritage Survey entry for "P1197 Holy Trinity Anglican Church" (via the State Heritage Office's inHerit database, inherit.dplh.wa.gov.au) and public historical sources on Cookernup and the Wellington Land District. If you have photographs, records or memories of the church or town, I'd love to hear from you.

HERITAGE LISTING: WHAT IT MEANS FOR BUYERS

Holy Trinity Church is included on the Shire of Harvey's Local Heritage Survey and its Local Planning Scheme No. 2 Heritage List, as "P1197 Holy Trinity Anglican Church". Below is a plain-English summary drawn directly from the Shire's published heritage policies, Local Planning Policy 6.7.1, 6.7.4 and 6.7.5 (see the full documents provided separately).

WHAT THE SHIRE SUPPORTS	WHAT TO PLAN AROUND
• Adaptive reuse. Converting the church to a new purpose (residence, studio, function venue, community space) is supported in principle, provided it doesn't harm the building's heritage significance or neighbourhood amenity. • Sympathetic alterations. Extensions can be contemporary, provided they're distinguishable from and don't dominate the original church. • Routine maintenance. Cleaning gutters, repainting in the existing scheme, and like-for-like roof repairs need no development approval at all. • Financial incentives. Waived development application fees for sympathetic heritage works, and the Shire covers the cost of a heritage advisor reviewing your application where required.	• Demolition. A general presumption against demolishing the church applies. Requires a Heritage Impact Statement, and (if structural failure is cited) an engineer's report. • Relocating the building off-site is generally unacceptable except in narrow circumstances. • New or enlarged openings on the Salisbury Road-facing elevation are discouraged. • Oversized additions that overwhelm, sit in front of, or mimic the church's style are unlikely to be supported. • Any external works beyond routine maintenance need Shire development approval, generally with a heritage consultant's letter or report.

ZONING & LAND USE GUIDANCE

The Shire's planning scheme classifies land uses with a simple code, useful to know before you make an offer:

P = Permitted outright **D** = Discretionary (Shire approval needed) **A** = Discretionary + must be advertised for public comment
X = Not permitted

This lot is zoned **Rural Residential** under the Shire of Harvey's LPS2. Before purchasing, buyers should still request a Planning Certificate from the Shire of Harvey to confirm exactly which uses are P, D, A or X on this land.

Ideas worth exploring (subject to Shire approval)

Buildings like this one are commonly repurposed, subject always to a development application, as: a striking **private residence** (a "repurposed dwelling" in planning terms), a **function, wedding or event venue**, an **art studio, gallery or creative workspace**, a small **café, cellar door or community hub**, or continuing as a place of worship or community meeting space. Every one of these ideas needs to be tested against the heritage requirements for this specific lot, that's exactly what the Shire's Planning Services team, or your own town planner, can help you with.

Shire of Harvey, Planning Services

Phone: (08) 9729 0300 | Email: shire@harvey.wa.gov.au | 102 Uduc Road, Harvey WA 6220

PHOTOGRAPHS



THEN: HISTORICAL PHOTOGRAPH

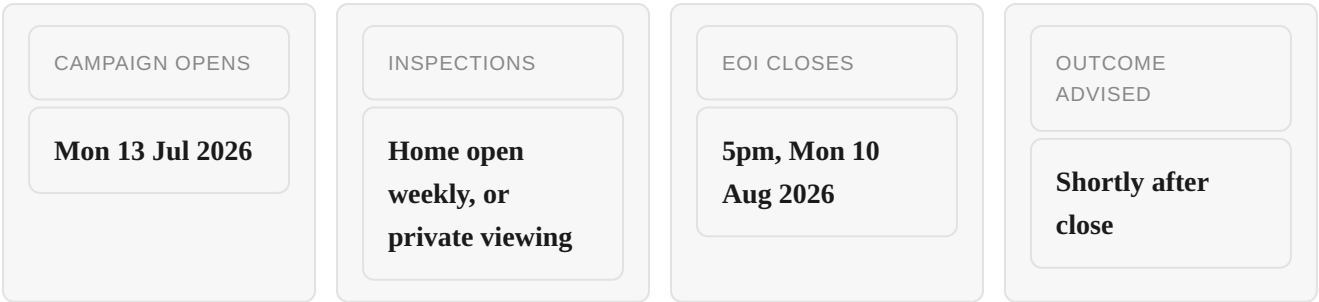


NOW: 2026



Full photo gallery, including all interior photographs, is available at benwoodrealestate.com/145-salisbury-road-cookernup.html

EXPRESSION OF INTEREST PROCESS & KEY DATES



- 1. Inspect.** There's a home open most weekends (see the listing page for current times), or call Ben on 0418 880 338 to arrange a private viewing. The building has no power connected, so daylight visits are recommended.
- 2. Do your homework.** Read this Information Memorandum in full, request a Planning Certificate from the Shire of Harvey, and seek your own independent legal, planning and building advice.
- 3. Submit your Expression of Interest.** Complete the EOI form at benwoodrealestate.com/145-salisbury-road-cookernup.html before 5:00pm AWST on Monday 10 August 2026, or contact Ben to arrange another way to submit. Be as detailed as you can about your offer and your plans for the site, your intended use is a genuine factor in the outcome, not just price.
- 4. Review.** All Expressions of Interest are presented to the vendor after the closing date. The vendor is not obliged to accept the highest offer, or any offer, and will weigh price, terms and proposed use. Ben will contact every applicant with an outcome.

CONTACT & FURTHER DOCUMENTS

Ben Wood, Summit Realty South West
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Phone: 0418 880 338 | Email: Ben@summitbunbury.com.au
Full listing, EOI form & document downloads: benwoodrealestate.com/145-salisbury-road-cookernup.html

The following source documents are available in full on the property webpage above, and on request: the Certificate of Title & Deposited Plan; Shire of Harvey Local Planning Policies 6.7.1 (Heritage Protected Places), 6.7.4 (The Heritage List) and 6.7.5 (Heritage Incentives Scheme); and the Shire of Harvey Local Planning Scheme No. 2 zoning table and land use definitions extract.

This Information Memorandum has been prepared by Ben Wood of Summit Realty South West for general information purposes only, drawing on documents provided to the agent and publicly available sources believed to be reliable. It does not constitute legal, financial, planning or valuation advice, and no warranty is given as to its accuracy or completeness. Prospective buyers must make their own independent enquiries and obtain their own legal, planning, building and financial advice before submitting an Expression of Interest or entering into any transaction. Submission of an Expression of Interest does not create a binding contract of sale. © 2026 Ben Wood, Summit Realty South West.