

# PLANNING ASSESSMENT REPORT

Former Boorhaman Primary School

Prepared for the Department of Treasury and Finance  
March 2017





## CONTENTS

1.	Introduction.....	1
2.	Background.....	1
2.1.	Surplus Government Land and Government Policy .....	1
3.	Site and Surrounding Area.....	2
3.1.	Summary Details.....	2
3.2.	The Site.....	2
3.3.	Surrounding Area.....	5
4.	Provisions of the wangaratta Planning Scheme.....	6
4.1.	Zoning .....	6
4.2.	Overlays .....	6
4.3.	State Planning Policy Framework .....	8
4.4.	Local Policy Framework.....	8
5.	Analysis .....	9
6.	Recommendations .....	10

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## 1. INTRODUCTION

The Department of Education and Training (DET) is the owner of land located at 1548 Boorhaman Road, Boorhaman. This land contains the former Boorhaman Primary School, which was closed in 2008.

The Department of Education and Training (DET) has declared the land surplus to requirements. The Department of Treasury and Finance (DTF) plans to dispose of the land on behalf of DET.

This report has been prepared on behalf of DTF to accompany a request to the Fast Track Government Land Service (FTGLS) to amend the Wangaratta Planning Scheme.

## 2. BACKGROUND

### 2.1. Surplus Government Land and Government Policy

The Victorian Government Landholding Policy 2015 requires Government departments and agencies to regularly review their land assets and any land that is no longer required for current or future service.

The DET has determined that the former Boorhaman Primary School is surplus to the requirements of the Victorian Government.

The *Victorian Government Land Transactions Policy and Guidelines (DELWP, 2016)* identifies that land should be rezoned prior to sale with the most appropriate planning provisions in place to ensure that the greatest possible clarity is given with respect to the potential uses of the land. An agency must not offer land for sale to a private purchaser that is zoned for a public purpose under a planning scheme unless an exemption is obtained from the Minister for Planning under section 2(d) of the Policy.

This report has been prepared to recommend the most appropriate zone and/or overlays that should be applied to the land prior to its sale.



### 3. SITE AND SURROUNDING AREA

#### 3.1. Summary Details

Site Details	
Address	1548 Boorhaman Road, Boorhaman
Property Details	Lot 1 on TP910360G (Vol. 00699 Fol. 723)
Municipality	Rural City of Wangaratta
Size	Approximately 8094sqm
Covenants / Easements	N/A
Current Zone	Public Use Zone – Schedule 2
Proposed Zone	Township Zone
Current Overlays	Heritage Overlay – Schedule 212
Proposed Overlays	Retain the current overlay

#### 3.2. The Site

The former Boorhaman Primary School at 1548 Boorhaman Road, Boorhaman (the subject site) and is located on the eastern side of Boorhaman Road, north of Boorhaman East Road. The land comprises one large regular shaped lot with an area of approx. 8094sqm.

The site contains several school buildings. The existing school building was completed and opened in 1877 and, prior to its closure in 2008, was the second oldest school building still in use within the municipality. The school building has been constructed with a gothic architectural style, including face painted brickwork and a steeply pitched gable roof.

There is substantial mature vegetation both within and surrounding the site.

An updated hazardous materials report has been completed. The site is considered to present a low risk of contamination so a contamination assessment was not deemed to be necessary.



Figure 1: Former Boorhaman School Site viewed from Boorhaman Road (Source: Google Streetview)

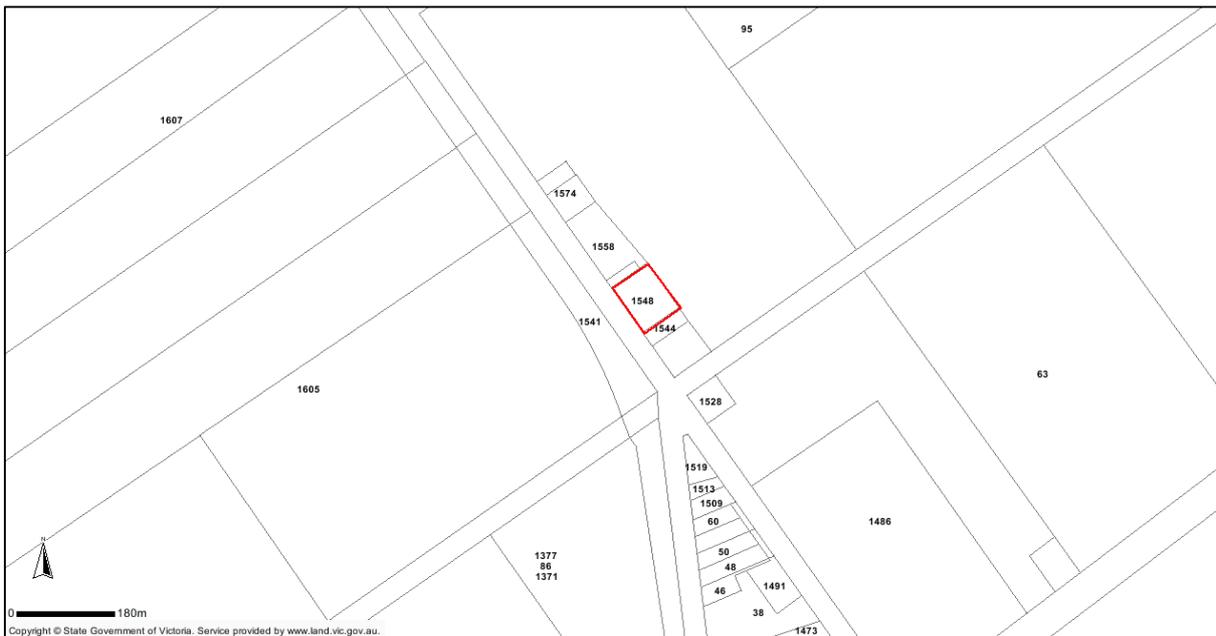


Figure 2: Subject Site and Surrounding Locality

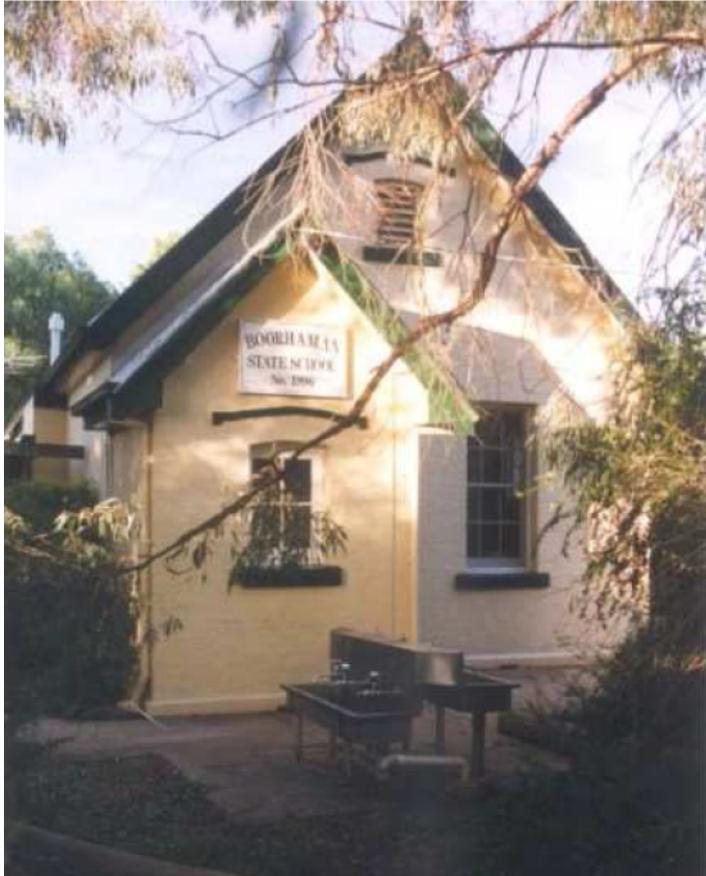


Figure 3: Front of the original school building (source: Heritage Citation)



### 3.3. Surrounding Area

The township of Boorhaman is located approximately 15km north of Wangaratta. The town contains a small brewery, hall, golf course and church. The 2011 census identifies the township has a population of 208.

There are a number of large parcels of land within the township boundary that are zoned for development, yet remain as agricultural uses.

The immediate interfaces of the site include rural-residential dwellings to the north and south, and agricultural land use to the east.

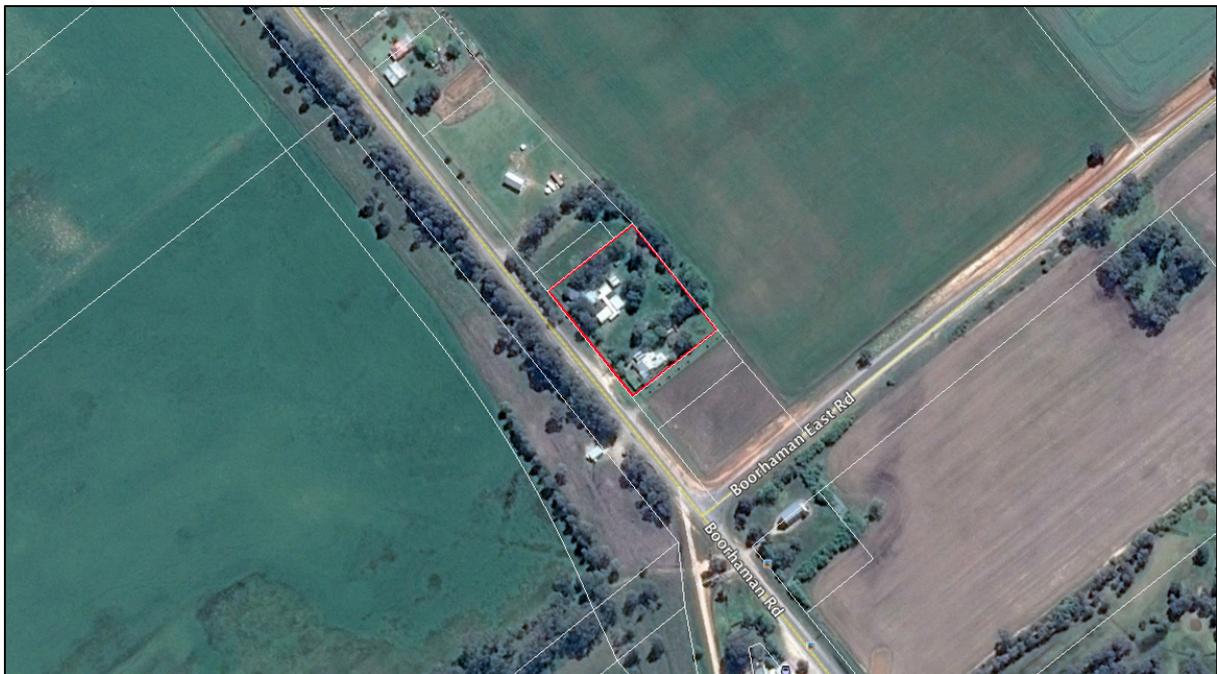


Figure 4: Aerial of subject site (Source: Google Earth)



## 4. PROVISIONS OF THE WANGARATTA PLANNING SCHEME

### 4.1. Zoning

The subject site is zoned Public Use Zone – Schedule 2 (PUZ2). The PUZ2 identifies public land used for educational purposes. This zone is consistent with the current public ownership of the site and its former use as a Government Primary School.

A small strip of land adjoining the site to the north is currently zoned PUZ2. The land is not owned by the State Government and does not form part of the area subject to this report. Surrounding land to the north, south and east is zoned Township Zone (TZ). Land to the west, on the opposite side of Boorhaman Road, is a linear corridor of land zoned Public Use Zone – Schedule 4 (Transport) (PUZ4). The PUZ4 relates to the former Peechelba East railway line which was closed in 1986. Further west of the corridor is zoned TZ.

The pattern of surrounding zoning clearly indicates that the underlying zone of the land is the **Township Zone**.



Figure 5: Existing Zoning (source: land.vic.gov.au)

### 4.2. Overlays

The subject site is partially affected by the Heritage Overlay (Schedule 212) (HO212). The HO212 was applied in July 2016 via Planning Scheme Amendment C70, which implemented the findings of the *Rural City of Wangaratta Heritage Review 2015*. The



heritage citation prepared as part of this review identifies the site as of local historic and aesthetic significance for the following reasons:

*The school site is of historic and social significance for its role as a place of education for the district. The first school at Boorhaman was founded in 1868. The oldest surviving building on the site was constructed in 1877 and it is associated with the early development and settlement of the district. HERCON criterion A&G It is of aesthetic significance for its Gothic styled architecture, its face brickwork [painted] and its steeply pitched gable roofs. HERCON criterion D.*

The HO212:

- Includes external Paint Controls; and
- Allows prohibited uses.



Figure 6: Existing Heritage Overlay

There is no strategic justification for the removal or variation of the HO212. It is recommended that the overlay remain in place.



### 4.3. State Planning Policy Framework

The following objectives and strategies contained within the State Planning Policy Framework are considered to support the proposed amendment:

- Contributing to residential land supply within an existing urban area in accordance with the strategies set out in **Clause 11.02**.
- Facilitating sustainable growth and development in accordance with the Regional Victoria Settlement Framework in **Clauses 11.05**
- **Clause 11.10** (Hume Regional Growth) identifies the significance of retaining and enhancing the distinct and valued characteristics of settlements in the Hume region, including townships associated with the early settlement and the gold rush.
- **Clause 15.03** (Heritage) seeks the protection of both post-colonial and aboriginal cultural heritage, and encourages the retention of elements that contribute to the importance of a heritage place.
- Increasing the supply of future housing stock in existing urban areas by facilitating development in appropriate locations, including under-utilised urban land and contributing to an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development in accordance with **Clauses 16.01-1** and **16.01-2**.

### 4.4. Local Policy Framework

The following local planning policies are considered relevant to the amendment:

- Council's municipal profile at Clause 21.02 anticipates the demand for residential opportunities within the municipality will continue to grow into the future, taking advantage of the locational advantages of the area.
- Clause 21.07 (Rural Townships and Settlements) recognises that established rural townships have potential for expansion of low density residential and rural living areas that will assist in advancing the social and financial viability of these townships.
- Clause 22.06 (Environmental Management and Heritage) implements the Rural City of Wangaratta Heritage Review, April 2016 and encourages the conservation, and discourage the demolition, of all significant and contributory heritage places in the Heritage Overlay.



## 5. ANALYSIS

The subject site is surplus to Government requirements and it is therefore intended to dispose of the land. As the land will no longer be used for educational or public purposes, the current zoning is inappropriate.

The land sits clearly within the Township Boundaries of Boorhaman and is surrounded by land zoned Township Zone. When combined with the strong policy support for rural-residential style development in existing townships, the application of the Township Zone to the subject site enjoys significant policy support.

The retention of the HO212 will protect existing sensitive heritage structures. This overlay will also guide any potential future development to sensitively consider the heritage values of the land.

The City of Wangaratta has advised in writing that they support the rezoning of the land to the Township Zone. However, the Council has questioned whether the rezoning should proceed via the Fast Track Government Land Service's 'Stream A' process (using Section 20(4) of the *Planning and Environment Act 1987*), or whether 'Stream C' (a standard Planning Scheme Amendment) is most appropriate.

DTF has considered the process options available and deem that Stream A is most appropriate in this instance. The outcome for the site will be generally consistent with the uses surrounding the site and the proposed zone and overlays are consistent with surrounding planning provisions. This is consistent with the Fast Track Government Land Service's guidelines for the Stream A process.



## 6. RECOMMENDATIONS

In consideration of the physical and policy context of the subject site, it is recommended that the Wangaratta Planning Scheme be amended as follows:

- Rezone 1548 Boorhaman Road, Boorhaman from Public Use Zone (Schedule 2) to Township Zone.
- Amend Planning Scheme Map 6ZN.