

Town Planning Assessment for the use and development of the land for a place of worship.

110 GIBBONS ROAD LARA

1 September 2025

Prepared by Aglow Town Planning Services
Pty Ltd for GD Design



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1.0 Introduction

GD Design has engaged Aglow Town Planning Services Pty Ltd to prepare a Town Planning Report to support a planning permit application for the use and development of a place of worship at 110 Gibbons Road, Lara. The report outlines the proposed use and development context and consistency with the Greater Geelong Planning Scheme.

Pursuant to the Greater Geelong Planning Scheme, the site is located within a Rural Living Zone and is affected by Environmental Significance Overlays. Figure 1 shows the site location within the broader vicinity.

Figure 1 – Map showing the location of the subject site



Source: VicPlan

This Report provides an assessment of the subject site, its surrounding context, and the proposed use and development of the land for a Place of Worship. A detailed investigation of the site and its surroundings has been conducted to ensure that all relevant land uses, site conditions, and surrounding features have been accurately identified and considered.

This Report forms part of the planning application documentation and is to be read in conjunction with the following supporting materials:

- Architectural plans prepared by GD Design (Drawing Nos. DRG1–DRG5 inclusive);
- Acoustic Report prepared by Octave Acoustic;
- Land Capability Assessment prepared by Edwards Environmental.
- Biodiversity Assessment Report prepared by Bill Richdale (Ecologist);

- Waste Management Plan; and
- Traffic Impact Assessment Report prepared by O'Brien Traffic.

2.0 Summary

Summary	
Land Address:	110 Gibbons Road, Lara Lot 1 LP80485
Zone	Rural Living Zone (RLZ)
Overlay	Environmental Significance Overlay Schedule 4 (ESO4)
CHMP:	The land is not located within an area of cultural heritage sensitivity. Hence, a CHMP is not required for the proposed development.
Permit Trigger:	Pursuant to Clause 35.03-1 of the Greater Geelong Planning Scheme, a permit is required for a Place of Worship. Pursuant to Clause 35.03-4, a permit is required for building and works associated with a use in Section 2 of Clause 32.08-2. Pursuant to Clause 42.01-2, a permit is required to construct or carry out works.
Proposal:	Use and development of the land for a Place of Worship (meditation and mindfulness centre).
Car Parking:	A total of 18 on-site parking spaces is proposed, comprising: 14 car parking spaces <ul style="list-style-type: none"> • An existing carport accommodating up to three vehicles • An existing garage accommodating two to three vehicles • An existing single carport attached to the dwelling

3.0 Site and surrounding context

3.1 Subject site

The subject land is located at 110 Gibbons Road, Lara, on the southern side of Gibbons Road, and is legally described as Lot 1, LP 80485. The site has a frontage of 102 metres, a depth of 198.6 metres, and a total area of 2.03 hectares.

The land is situated within a semi-rural residential setting and is developed with a single-storey dwelling, outbuildings, and associated car parking. Vehicle access is via Gibbons Road, and the site contains scattered vegetation with open grassed areas. The surrounding context includes a mix of

residential dwellings, rural lifestyle properties, and farming paddocks. The aerial photos below show the current condition of the land.

Figure 1 – Photo of the subject site - 110 Gibbons Road, Lara



Source: Google Imagery

Figure 2 – Aerial Photo showing the current condition of the subject site



Source: Google Imagery

Figure 3 – Aerial Photo showing the immediate surroundings



Source: Google Imagery

4.0 Proposal

The application seeks approval for the use of the land as a Place of Worship. The facility is intended to accommodate up to 50 patrons at any one time, primarily for meditation and mindfulness sessions.

Building Layout

The proposed facility will consist of an entry porch leading to the main meeting hall, supported by ancillary spaces including a kitchen, toilet facilities, an office, and outdoor decks.

Car Parking

A total of 18 on-site car parking spaces will be provided, comprising:

- 14 newly proposed spaces;
- An existing carport accommodating up to three vehicles; and
- A single carport attached to the dwelling.

Access

Vehicular access will continue to be provided via the existing crushed rock driveway from Gibbons Road.

Operating Hours

The facility will operate seven days a week, from 9:00 am to 5:00 pm.

Patrons and Staffing

Weekday attendance is expected to be modest, with no more than 20 patrons on-site at a time. Peak activity is anticipated on weekends, with the facility accommodating up to 50 patrons, supported by a maximum of three volunteers.

5.0 Planning Framework- PPF, LPPF, MSS & LPP

5.1 Planning Policy Framework

Relevant Planning Policy	Objectives/Strategies
Clause 11.01-1S – Settlement	This policy seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The strategy aims to develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
Clause 11.01-1L-01 - Settlement – Greater Geelong	<p>The strategies for implementation include:</p> <p>Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.</p> <p>Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).</p> <p>Ensure urban development occurs within designated settlement boundaries.</p> <p>Maintain the extent of the rural hamlets of Breamlea and Ceres to current Township zoned land.</p> <p>Reduce the share of new housing development on the Bellarine Peninsula.</p> <p>Discourage land use and development outside the Lara settlement boundary</p>
Clause 11.01-1L-03 - Lara	Strategies for implementation include:

Contain urban development within the defined settlement boundary shown on the Lara Structure Plan map.

Limit rural living development to existing zoned land within Lara.

Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.

Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.

Limit industrial uses within the township to land currently zoned for industrial purposes.

Design subdivision on General Residential Zone Schedule 1 zoned land to incorporate urban design treatments that reinforce the rural characteristics of the town.

Direct the sequential development of the 'future residential' area west of O'Hallorans Road to proceed from east to west.

Support the rezoning of 'future residential' areas when rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.

Clause 11.02-1S – Supply of Urban Land

The policy seeks to ensure that a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 13.02

The objective seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.07-1S - Land use compatibility	This policy protects community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. The strategy is to ensure that the use or development of land is compatible with adjoining and nearby land use.
Clause 15.01-1S - Urban Design	This policy seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
Clause 15.01-2S - Building design	This policy aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
Clause 15.02-1S – Energy and resource efficiency	This policy seeks to encourage land use and development that is energy and resource-efficient, supports a cooler environment and minimises greenhouse gas emissions.
Clause 17.01-1S – Diversified economy	This policy seeks to strengthen and diversify the economy by facilitating growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on each region's emerging and existing strengths.
Clause 17.02-1S - Business	The policy seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
Clause 17.03-2S – Sustainable industry	This policy seeks to facilitate the sustainable operation of industry.
Clause 19.02-4S - Social and cultural infrastructure	This policy seeks to provide fairer distribution of and access to, social and cultural infrastructure.

Response to the Planning Policy Framework

The proposed use of the land as a Place of Worship aligns with policy objectives that support sustainable growth and enhance community access to essential services and facilities. The development will provide a local venue for meditation and mindfulness sessions, promoting social cohesion and cultural wellbeing.

The proposal complements the existing land supply strategy by introducing a community-based use that is compatible with the rural living lifestyle and proportionate to the site's capacity. Weekday

attendance will be limited to around 20 patrons, with a maximum of 50 patrons on weekends. This scale of activity is appropriate and ensures compatibility with surrounding land uses.

Eighteen on-site car parking spaces will be provided through a mix of new and existing carports, accessed via the existing crushed rock driveway. This level of provision is sufficient to meet operational requirements and will minimise potential off-site impacts.

The design retains the existing dwelling while incorporating functional spaces, including a main hall, kitchen, amenities, office, and outdoor decks. Landscaping and setbacks will help maintain the rural-residential character of the area, while cultural design elements acknowledge the importance of preserving the faith's identity.

Operational safeguards will protect community amenity. The facility will operate only between 9:00 am and 5:00 pm daily, with noise, traffic, and waste managed in accordance with the accompanying acoustic and waste management reports.

Overall, the development will strengthen local social infrastructure by providing an accessible, community-focused facility that contributes positively to the cultural and social fabric of the settlement.

6.0 Zoning and Overlay

6.1 – Rural Living Zone

The subject site is located within the Rural Living Zone (RLZ). The purposes of the zone are to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Provide for residential use in a rural environment.
- Allow for agricultural uses that do not adversely impact the amenity of the surrounding land.
- Protect and enhance natural resources, biodiversity, landscape, and heritage values.
- Encourage land use and development that is based on sustainable land management practices and appropriate infrastructure provision.

Response:

The proposal seeks to repurpose the existing dwelling for use as a Place of Worship. To minimise environmental impacts, the associated car parking area will be constructed of crushed rock, ensuring permeability and reduced stormwater run-off. The existing building design will be retained, thereby limiting any visual impact on the surrounding landscape. The proposed car parking layout is considered appropriate, with adequate boundary setbacks to minimise the effects on adjoining properties.

A Land Capability Assessment (LCA) has been prepared in support of this application and confirms that the land is capable of accommodating the proposed use. The assessment identifies the need for a secondary treated wastewater system with a 420m² land application area, ensuring wastewater is managed sustainably and without adverse impacts on soil or water quality.

In response to policy considerations, the following is noted:

- **Soil, water quality, and emissions:** Wastewater will be treated and disposed of on-site in accordance with the LCA, preventing nutrient loading into waterways or surrounding land. The proposed use is of a low-impact nature, with no processes that would generate dust or odours. Noise emissions will be minimal, restricted to daily operating hours, and can be managed through appropriate permit conditions.
- **Flora, fauna, and landscape features:** The proposal does not require the removal of any significant vegetation and will not impact existing landscape features. Landscaping treatments around the facility will enhance the site's integration into its rural-residential setting.
- **Biodiversity protection and enhancement:** The proposal has been designed to retain existing vegetation and will not result in the loss of faunal habitat. Opportunities for additional landscaping exist along property boundaries, which will help support biodiversity outcomes.
- **Effluent disposal and waterways:** The on-site effluent disposal area has been carefully located in accordance with the LCA to ensure minimal environmental impact. The design avoids sensitive areas such as waterways and native vegetation, thereby protecting local biodiversity and preventing nutrient transfer into the broader environment.

Overall, the proposal demonstrates that the site is physically capable of accommodating the Place of Worship without adverse impacts on soil, water quality, biodiversity, or landscape character.

6.2 – Overlay

Clause 42.01 - Environmental Significance Overlay

The subject site is affected by ESO4, which relates to the Grasslands within the Werribee Plains Hinterland. The objectives of Schedule 4 are:

- To prevent a decline in the extent and quality of native vegetation and native fauna habitat of the Victorian Volcanic Plain.
- To enhance the environmental and landscape values of the area.
- To avoid the fragmentation of contiguous areas of native vegetation or native fauna habitat.
- To ensure that any use, development or management of the land is compatible with the long-term conservation, maintenance and enhancement of the grasslands.
- To avoid the destruction of habitat for native fauna resulting from the modification of land form and disturbance of surface soils and rocks.
- To enable areas of environmental significance, due to their native vegetation or habitat values, to be identified.

Response to ESO4

The proposal does not require the removal of any native vegetation and will therefore not contribute to a decline in the extent or quality of native vegetation or fauna habitat on the Victorian Volcanic Plain.

The existing landform and surface soils will be retained, with the proposed car parking area constructed of permeable crushed rock to minimise disturbance and stormwater runoff impacts. No works are proposed that would fragment native vegetation or alter significant habitat areas.

The development is compatible with the long-term conservation and management of the grasslands, as it avoids vegetation removal, does not generate dust or odours, and incorporates wastewater treatment and disposal in accordance with the Land Capability Assessment to prevent nutrient impacts on soils and waterways.

The proposal also provides opportunities to enhance environmental values through additional landscaping with indigenous species, which will support biodiversity outcomes and contribute positively to the rural landscape character.

A detailed Biodiversity Assessment Report prepared by Bill Richdale (Ecologist) accompanies this application and confirms that the proposed development can be undertaken without adverse environmental impacts.

Overall, the proposal is consistent with the objectives and decision guidelines of ESO4 and demonstrates a responsible approach to environmental management.

7.0 Particular Provision
Clause 52.06 – Car parking

Clause 52.06 – Car Parking The purpose of this clause is to:

- Ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- Ensure the provision of an appropriate number of car parking spaces having regard to the demand likely generated, the activities on the land and the nature of the locality.
- Support sustainable transport alternatives to the motor car.
- Promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- Ensure that car parking does not adversely affect the amenity of the locality,
- Ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Under Clause 52.06-2 (Provision of car parking spaces), before an existing use is increased, car parking must be provided for the use. Clause 52.06-6 (Number of car parking spaces required for other uses), states that if a use is not specified in Table 1 of Clause 52.06-1, car parking spaces must be provided to the satisfaction of the Responsible Authority.

Clause 52.06-5 outlines the number of car parking spaces required in Table 1.

Table 1 Car parking requirement

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Place of Assembly	0.3	0.3	To each patron permitted

The proposed Place of Worship is designed to accommodate up to 50 patrons at any one time. In accordance with Clause 52.06-5 of the Planning Scheme, a total of 16 on-site car parking spaces is required. The proposal provides 18 spaces, exceeding the statutory requirement.

All parking spaces are accessed via a 6.4-metre-wide aisle, consistent with the Design Standards outlined in Clause 52.06-9.

A Traffic Impact Assessment prepared by O'Brien Traffic accompanies this application. It concludes that Gibbons Road has sufficient capacity to accommodate the proposed use without adversely impacting the surrounding road network.

Clause 52.34 – Bicycle Facilities

Pursuant to Clause 52.34-1 Provision of bicycle facilities, a new user must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage have been provided on the land.

Use	Employee/Resident	Visitor/Shopper/Student
Place of assembly other than specified in this table	1 to each 1500 sq m of net floor area	2 plus 1 to each 1500 sq m of net floor area

Response:

The proposal requires two bicycle spaces, as specified in Table 1 of Clause 52.34-5. The application provides the required two bicycle spaces, fully complying with the Planning Scheme requirements.

Clause 65 – Decision Guidelines

The proposal is considered to be generally in accordance with the Decision Guidelines of Clause 65. The proposed development will not impact the amenity of the surrounding area.

8.0 Conclusion

The proposed development seeks to repurpose the existing dwelling as a Place of Worship, accommodating up to 50 patrons for meditation and mindfulness activities. The application demonstrates compliance with the relevant provisions of the Planning Scheme, including the Rural Living Zone, Environmental Significance Overlay (ESO4), Clause 52.06 (Car Parking), and Clause 52.34 (Bicycle Facilities).

The proposal has been designed to integrate sensitively with the surrounding rural-residential context, retaining the existing building form, providing adequate setbacks, and incorporating landscaping to minimise visual and environmental impacts. Environmental considerations, including biodiversity, soil and water quality, and wastewater management, have been addressed through supporting technical reports.

Adequate on-site car parking and bicycle facilities are provided, and a Traffic Impact Assessment confirms that the surrounding road network can accommodate the proposed use without adverse impacts. Operational measures, including restricted hours of use, ensure that the amenity of the surrounding area is maintained.

Overall, the proposal represents a low-impact, community-focused use that enhances local social infrastructure while protecting environmental and landscape values. It is consistent with the objectives of the Planning Scheme and relevant overlay provisions, and it is considered appropriate for approval.

Report prepared by:

Aglow Town Planning Services Pty Ltd