

21.13 LARA

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C225

21.13-1 Key issues and influences

28/01/2010
C129(Part 1)

Lara is a satellite township of Geelong, located to the north east of Geelong. Its strategic location between Geelong and Melbourne on major transport lines makes it an attractive and popular location for people commuting to both Geelong and Melbourne.

Over the past 20 years Lara has expanded significantly and sustained steady population growth. Lara offers a distinct lifestyle choice for families.

Given its strategic location between Geelong and Melbourne, and good accessibility to road and rail transport infrastructure, Lara is one of the select urban growth locations for the city. However, Lara is also subject to a range of physical constraints, which define the opportunities and directions of future urban growth. These include:

- The Princes Freeway, defining the south eastern to north eastern edge of the town.
- The proximity of the Heales Road Industrial Estate to the south and the need to retain a 1000 metre buffer between it and the southern extent of Lara.
- Considerable areas in and around the township are liable to flooding from the Elcho and Hovells Creek systems that converge immediately south of Lara.
- The difficulty in providing for stormwater drainage, resulting from the relatively flat topography and the constraints of the existing drainage network to cope with additional stormwater run-off.
- The proximity of Avalon Airport, a major infrastructure asset for the State of Victoria.
- Sensitive areas (notably Serendip Sanctuary) affecting the northern boundary of Lara.
- Existing rural living subdivisions which define much of the western and northern extremities of the town.

A key issue to be addressed for the township is the expansion of the town centre to provide more shops and better facilities for the current and future population of Lara.

21.13-2 Objectives

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- To prevent urban development from encroaching onto land that is subject to flooding, drainage constraints, within a designated buffer, or that is subject to aircraft noise constraints.
- To provide residential development opportunities in appropriate locations.
- To maintain the character of Lara as a rural township.
- To reinforce the area around The Centreway Shopping Centre as the primary activity centre in Lara.
- To provide a wider range of commercial services and community facilities within the town centre to service the projected population growth of Lara.
- To provide for industrial and service business development in designated locations so that they do not detract from the residential amenity of the township.
- To create a safe, sustainable and integrated transport and movement network within the township.

Strategies

- Ensure land use and development is generally in accordance with the Structure Plan Map included in this Clause.
- Contain urban growth to within the defined limit of expansion as shown on the Structure Plan Map included in this Clause.
- Direct new conventional residential development to the designated growth areas of Canterbury Road East, Canterbury Road West and Darkes Road as shown on the Structure Plan Map included in this Clause.
- Restrict urban growth extending into the northern and eastern areas of Lara that are affected by flooding, areas within 1000 metres of Heales Road Industrial Estate and in the vicinity of Avalon Airport.
- Encourage new residential development to reflect the preferred residential character elements for Lara.
- Subject to satisfactory resolution of drainage, flooding and traffic management, direct new low-density residential development to the designated Lewton Avenue and Buckingham Street areas.
- Prevent rural living and low density residential subdivision from occurring in the designated long term residential growth area.
- Prevent additional land from being rezoned for rural living development.
- Develop sites that have been identified with the capacity to increase the retail floor space.
- Create new and improve existing community services in the town centre including a library and town square.
- Discourage further expansion of (or contain growth of) the existing shopping area at Patullos Road – Forest Road intersection.
- Direct new service and repair industries to the unutilised railway land on the west side of Hicks Street.
- Improve traffic management and road safety measures in Lara and divert heavy through traffic around the township.
- Create a new transit interchange at the Lara Station, with improved links to the town centre.
- Expand the number of commuter car parks at the new transit interchange.
- Promote pedestrian and bicycle connections in and around the town centre
- Ensure new residential subdivisions incorporate linear open space routes (cycle and pedestrian pathways) throughout Lara.
- Extend the Hovells Creek pedestrian and cycle trail into the Canterbury Road West growth area to connect the urban area of Lara with Elcho Park in the west.

21.13-3 Implementation

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These strategies will be implemented by:

Using policy and the exercise of discretion

Assess applications using the Lara Township Brochure – *Residential Character Study: Character Precinct Brochures*, Planisphere for City of Greater Geelong, September 2001.

Consolidate and develop the Lara Town Centre as the primary retail, commercial and cultural centre for Lara in accord with principles of Lara Town Centre Urban Design Framework March 2006.

Applying Zones and overlays

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay as appropriate at the time of implementing the eastern Lara flood mapping into the planning scheme.

Further Work

Investigate the areas of influence of the Avalon Airport to which the Airport Environs Overlay could be considered and applied.

Provide for the establishment of a permanent library in the Lara Town Centre.

Implement the Lara Structure Plan June 2009.

References

Lara Structure Plan, City of Greater Geelong, August 2007.

Lara Town Centre Urban Design Framework, David Lock Associates, March 2006.

Residential Character Study: Character Precinct Brochures, Planisphere for City of Greater Geelong, September 2001.

