

21.13 LARA

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Key issues and influences

Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links.

The rural landscape setting is important to the character of the town.

Key environmental, cultural and landscape features need to be protected and managed.

The Hovells and Serendip Creek systems have a propensity to flood and in low lying areas there is a lack of overland flood conveyance and grade for drainage systems putting constraints on development in these areas.

Retail and commercial expansion is required to meet the needs of local residents and to reduce the high level of escape expenditure.

There is a strong reliance on the private motor car as a form of transport and active and public transport infrastructure and services need to be improved.

The Geelong Ring Road Employment Precinct, Avalon Airport and nearby land provide significant opportunities for employment and economic growth.

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Objectives

- To maintain a compact urban form and provide for sustainable communities.
- To maintain and enhance the rural characteristics of Lara.
- To ensure an adequate supply of appropriately zoned and located residential and commercial land.
- To protect the rural landscape setting of the township particularly to the north overlooking the You Yangs.
- To consolidate retail and commercial activities at the existing Lara town centre.
- To ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre.
- To provide community and recreation services and infrastructure to meet the needs of the local and surrounding population.
- To protect and enhance key environmental, cultural and landscape features.
- To protect flood prone areas and areas that can not be readily drained from urban encroachment.
- To provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements.
- To protect Avalon Airport, Geelong Ring Road Employment Precinct and the potential intermodal transport facility from urban encroachment and sensitive uses.

Strategies

- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.

- Support the rezoning of ‘future residential’ areas when a review of lot supply indicates 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.
- Ensure the sequential development of ‘future residential’ area west of O’Hallorans Road proceeds from east to west.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Ensure new subdivision developments on General Residential Zone Schedule 1 zoned land incorporate urban design treatments that reinforce the rural characteristics of the town.
- Limit Rural Living 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.
- Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
- Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
- 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.
- Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
 - Retention of the rural landscape setting including views to the You Yangs;
 - Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;
 - Protection of buffers to the Geelong Ring Road Employment Precinct;
 - Protection of opportunities for a potential intermodal transport facility
 - Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

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Implementation

These strategies will be implemented by:

Applying Zones and Overlays

Apply the General Residential Zone Schedule 1 and Low Density Residential Zone to identified residential infill areas with appropriate Development Plan Overlay and Development Contribution Plan Overlay controls (or similar mechanisms).

Ensure future development for subdivision and use of land affected by the Lara West Precinct Structure Plan is generally consistent with the outcomes identified in this plan.

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay to identified areas as a matter of urgency.

Apply appropriate zone/s required to facilitate commercial, retail and community development in the Lara town centre.

Further Work

Carry out the following further flooding and drainage work for Lara:

- update flood mapping data;
- develop a drainage infrastructure plan for the Lara area;
- introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and
- include drainage infrastructure in Development Contributions Plans for future developments.

Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.

Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.

Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.

References

Lara Structure Plan, City of Greater Geelong, April 2011.

Lara Structure Plan Retail Development Issues, Tim Nott Retail Analysis + Strategy, March 2009

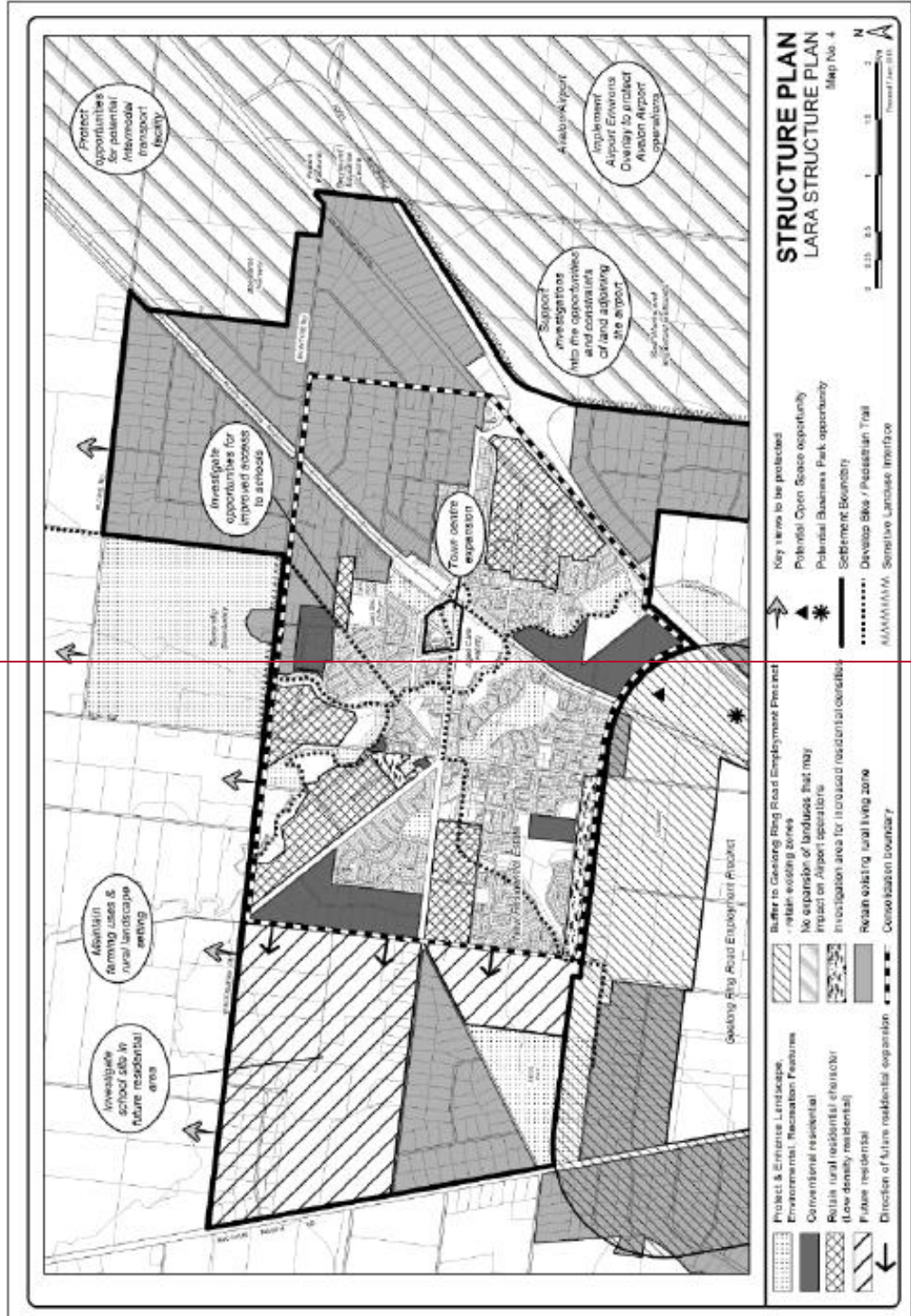
Lara Town Centre Urban Design Framework, David Lock Associates, March 2006.

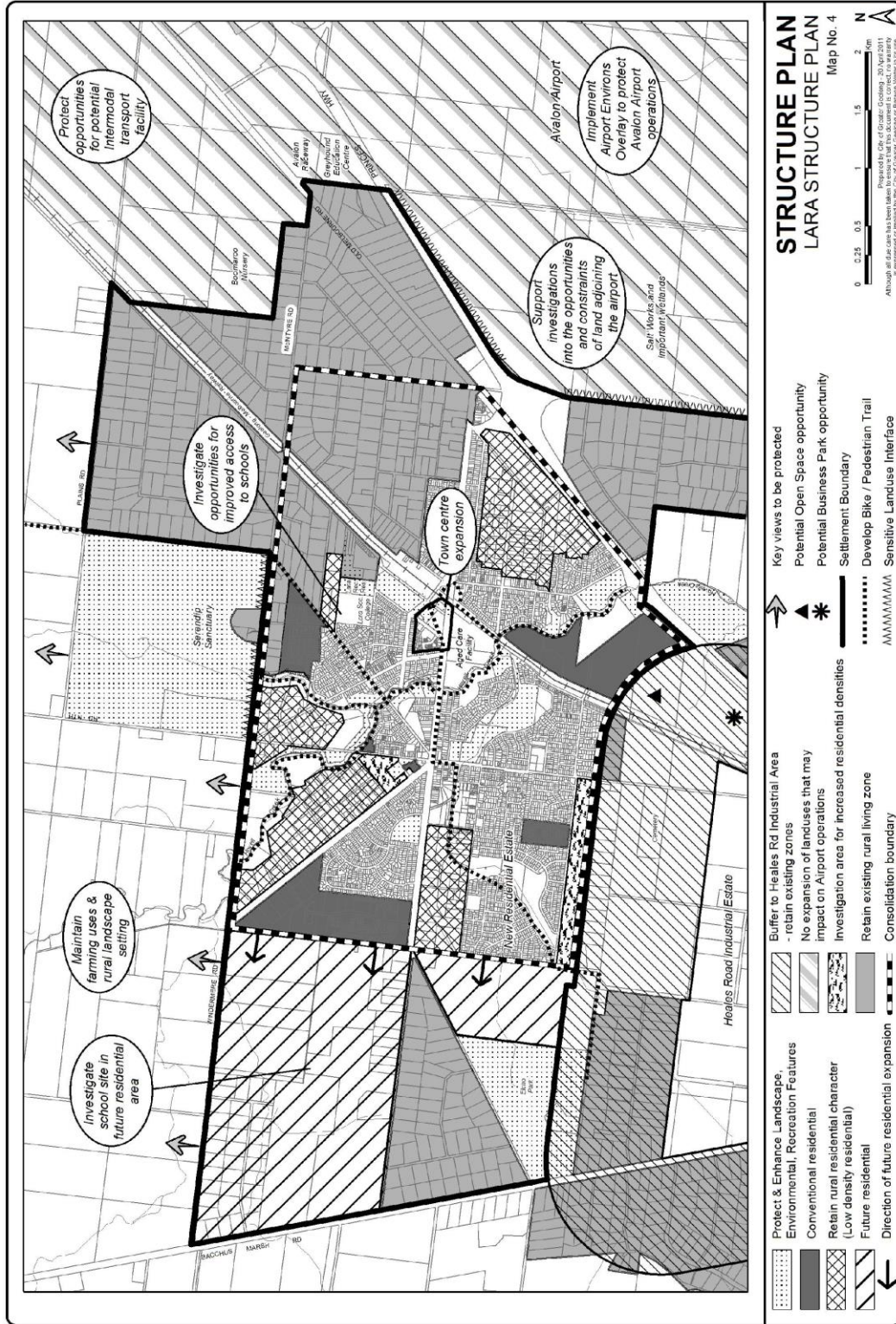
Lara West Precinct Structure Plan, SMEC Urban, September 2013

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Lara Structure Plan map

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STRUCTURE PLAN
LARA STRUCTURE PLAN
 Map No. 4

- Protect & Enhance Landscape, Environmental, Recreation Features
- Conventional residential
- Retain rural residential character (Low density residential)
- Future residential
- Direction of future residential expansion
- Key views to be protected
- Potential Open Space opportunity
- Potential Business Park opportunity
- Settlement Boundary
- Develop Bike / Pedestrian Trail
- Sensitive Landuse Interface
- Buffer to Heales Rd Industrial Area - retain existing zones
- No expansion of landuses that may impact on Airport operations
- Investigation area for increased residential densities
- Retain existing rural living zone
- Consolidation boundary

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