



6.7

Lara North

1 - Investigation Area Context

1.1 Total area of land within investigation area

184.294 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Lara North has defined by the parcels which are contiguous with the Urban Growth Zone land to the south of the existing settlement boundary (Principle 2) (refer Figures 66 and 67).

Consideration was given as to whether parcels beyond the contiguous area should be included within the investigation area as a means to establish more logical and enduring boundary. However, the size and layout of land parcels north of the contiguous lots would mean that the investigation area boundary would need to extend up to the Special Use Zone land, which is circa 1.7km north of the existing settlement boundary (circa 450ha in area).

This would represent a land area large enough to create an entirely new large neighbourhood within Lara. One of the principles guiding this review is that land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure that would be required for a new residential node. The inclusion of the land north of the lots contiguous with the current settlement boundary would not satisfy this principle due to land area considerations alone.

As such the investigation area has been confined to the lots which are contiguous with the Urban Growth Zone in this location.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Farming Zone (refer Figure 68).

The properties within the investigation area are also partially impacted by the Flood Overlay (refer Figures 69 and 70 for affecting and nearby overlays).

A photo montage of the existing site context of the investigation area is shown at Figure 71.

Geelong Growth Investigation Areas
Lara North Investigation Area

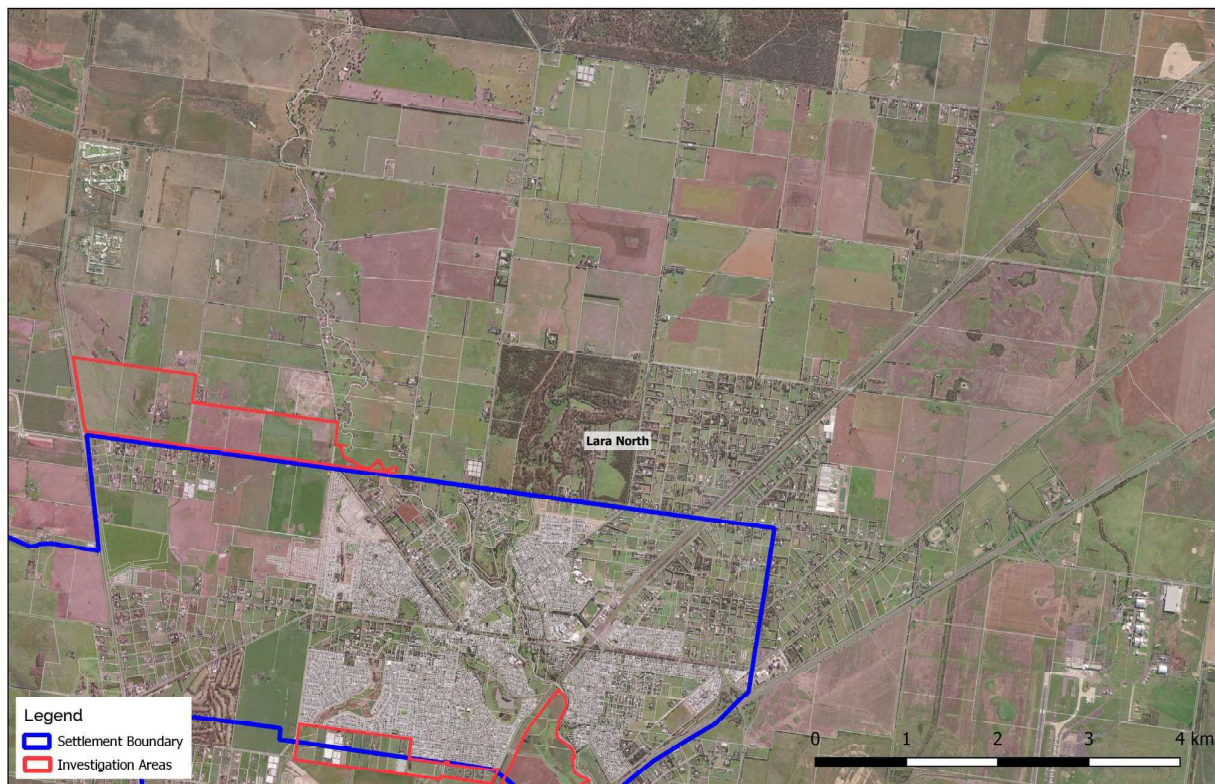


Figure 66. Lara North – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Lara North Investigation Area

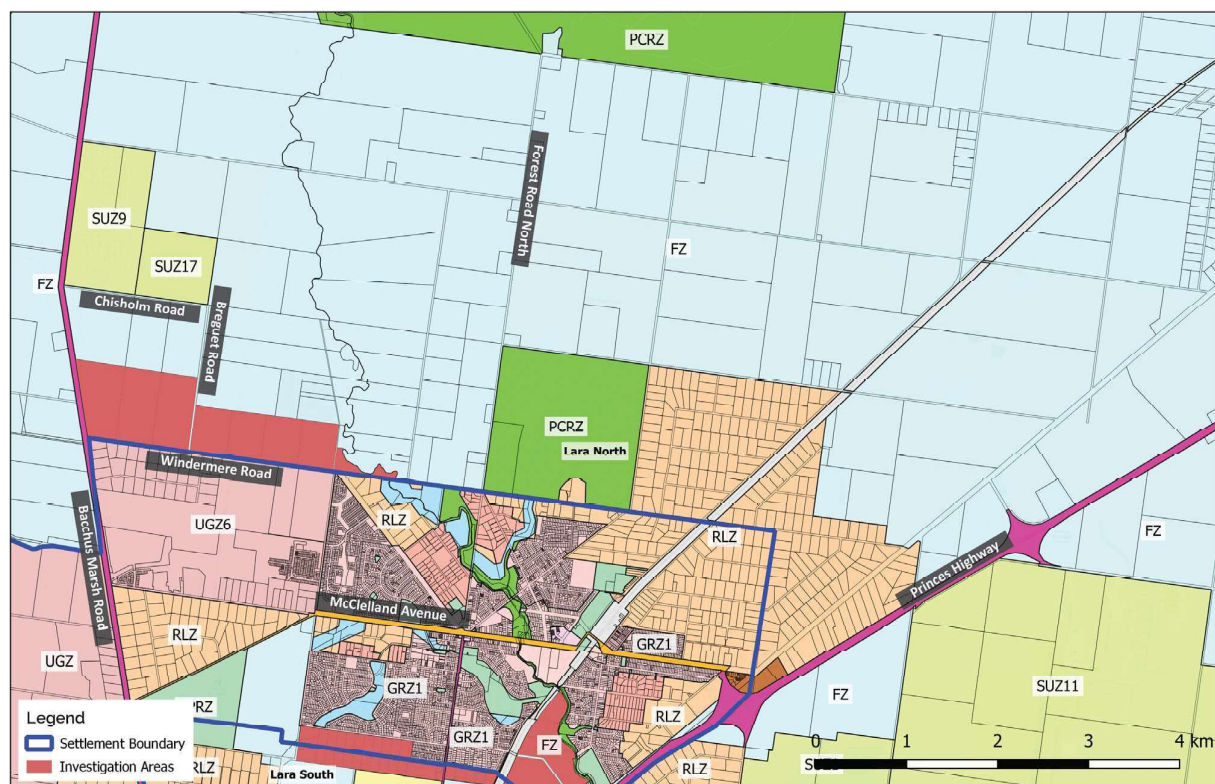


Figure 67. Lara North – Investigation Area Plan.

Geelong Growth Investigation Areas
Lara North - Zoning

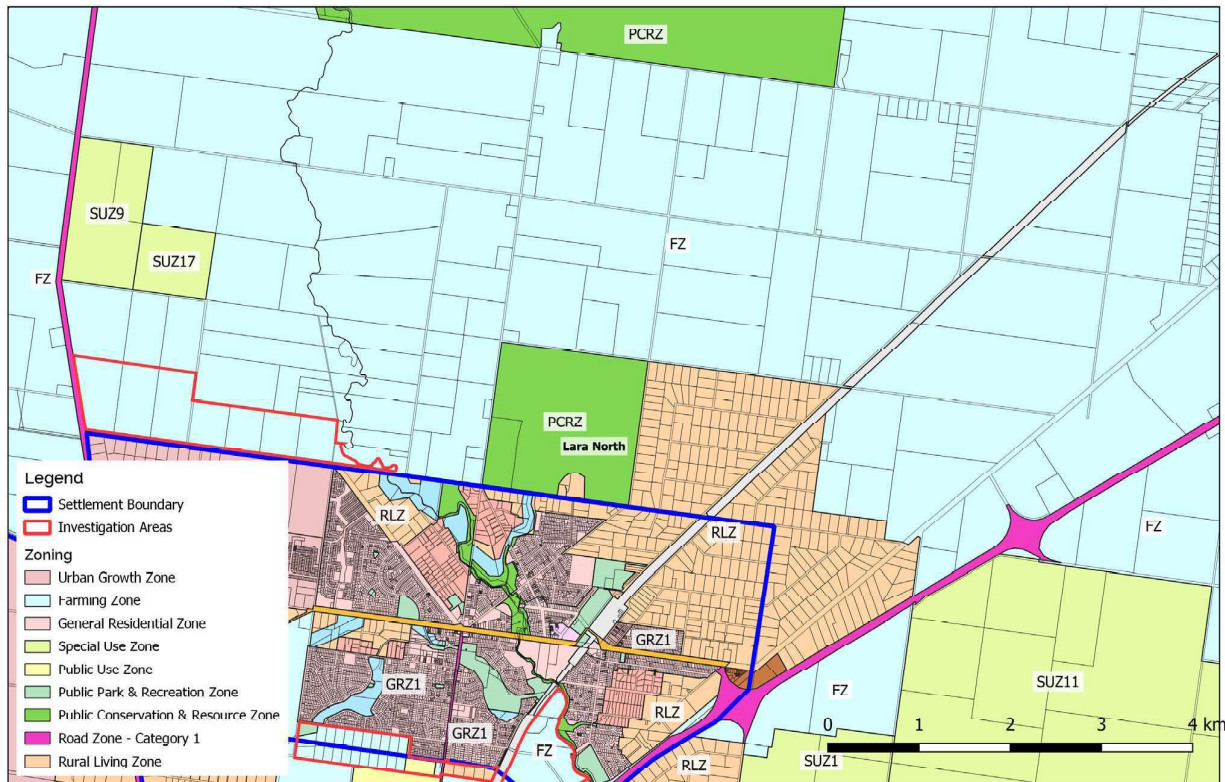


Figure 68. Lara North – Zoning Plan.

Geelong Growth Investigation Areas
Lara North - Overlays

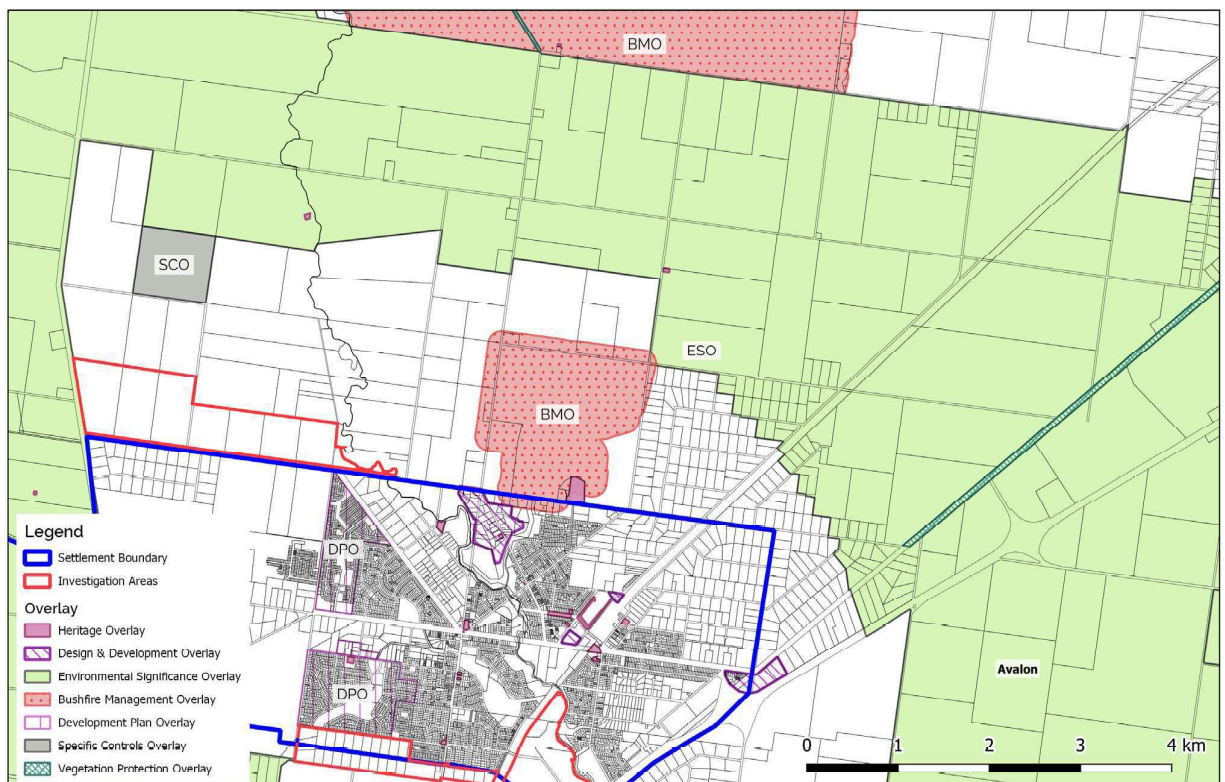


Figure 69. Lara North – Overlays Plan 1.

Geelong Growth Investigation Areas

Lara North - Overlays

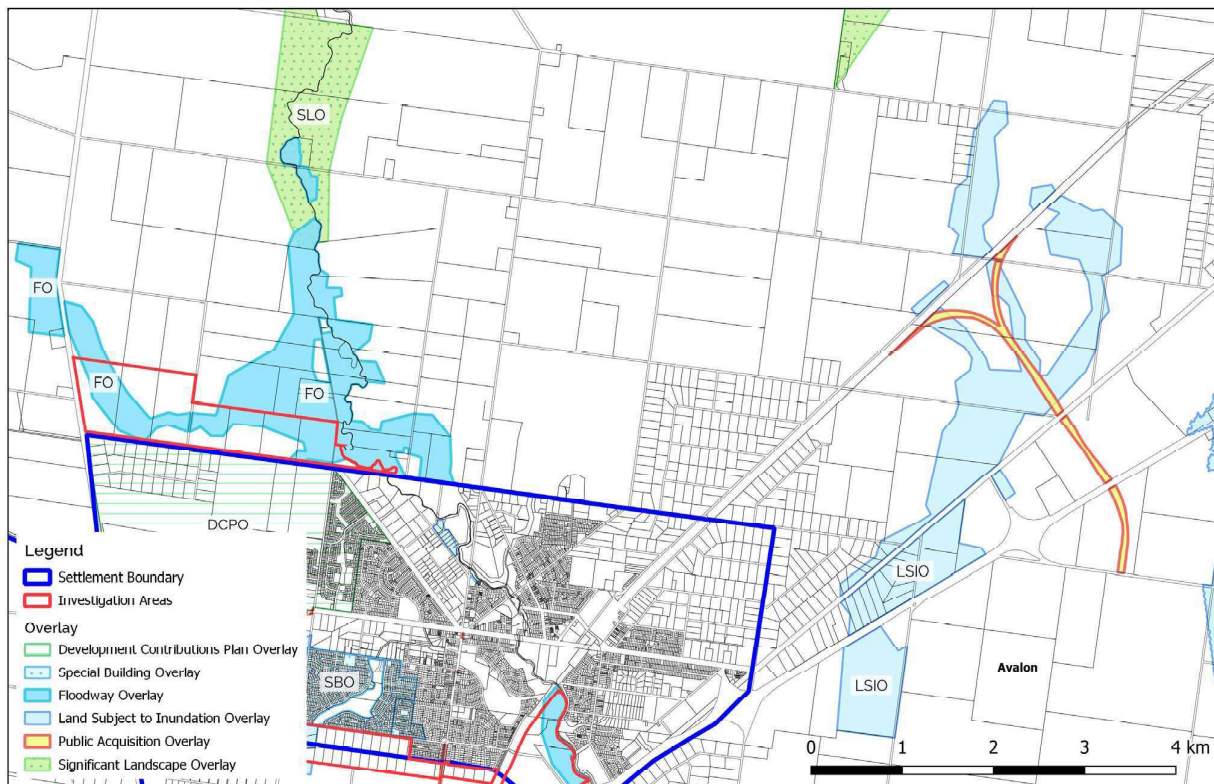


Figure 70. Lara North – Overlays Plan 2.



Figure 71. Lara North – Photo Montage.



Figure 72. Lara West Precinct Structure Plan - Plan 5: Future Urban Structure (CoGG, 2013).

1.4 Investigation Area & Surrounds:

The land within the Lara North investigation area is rural in nature. Three of the properties contain existing dwellings and a number of sheds. The southern property boundaries of the western side of the investigation area are delineated by a dry stone wall. This wall is not protected by a Heritage Overlay under the Geelong Planning Scheme.

High voltage transmission lines traverse the land on the eastern side of the investigation area in a north-south direction.

The You Yangs are located approximately 2km to the north of the investigation area and are visible from all of the properties.

The Serendip Sanctuary Wetlands are located approximately 1km to the east of the investigation area.

The land to the south of the investigation area is located within the Lara West Precinct Structure Plan (PSP) (refer Figure 72). The PSP identifies the following uses within the precinct:

- Conventional residential across the majority of the precinct with small pockets of medium density;
- One government secondary school;
- One government primary school;
- One private primary school;
- An employment precinct;
- A neighbourhood activity centre;
- A local activity centre;
- Two community facilities;
- A sports reserve and a number of small local parks.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

A submission was made by the landowner of 540 Flinders Lane, Lara in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395). The site's proximity to our study area is shown within Figure 73 below.

The landowner submission identifies that the site "poses a significant opportunity to complement the recent and future residential growth and economic development of the surrounding area". They note the site's location within the Avalon Corridor Strategy and that the site can leverage off the growth of the Avalon Airport, providing for accommodation and a unique tourism experience.

The focus of the Long Term Boundary review is to review the existing settlement boundary and make recommendations on any potential minor changes to resolve illogical or anomalous settlement boundaries.

This land holding is located circa 4km from the investigation area boundary and therefore has not been assessed as part of this review.

Geelong Growth Investigation Areas
Lara North Investigation Area

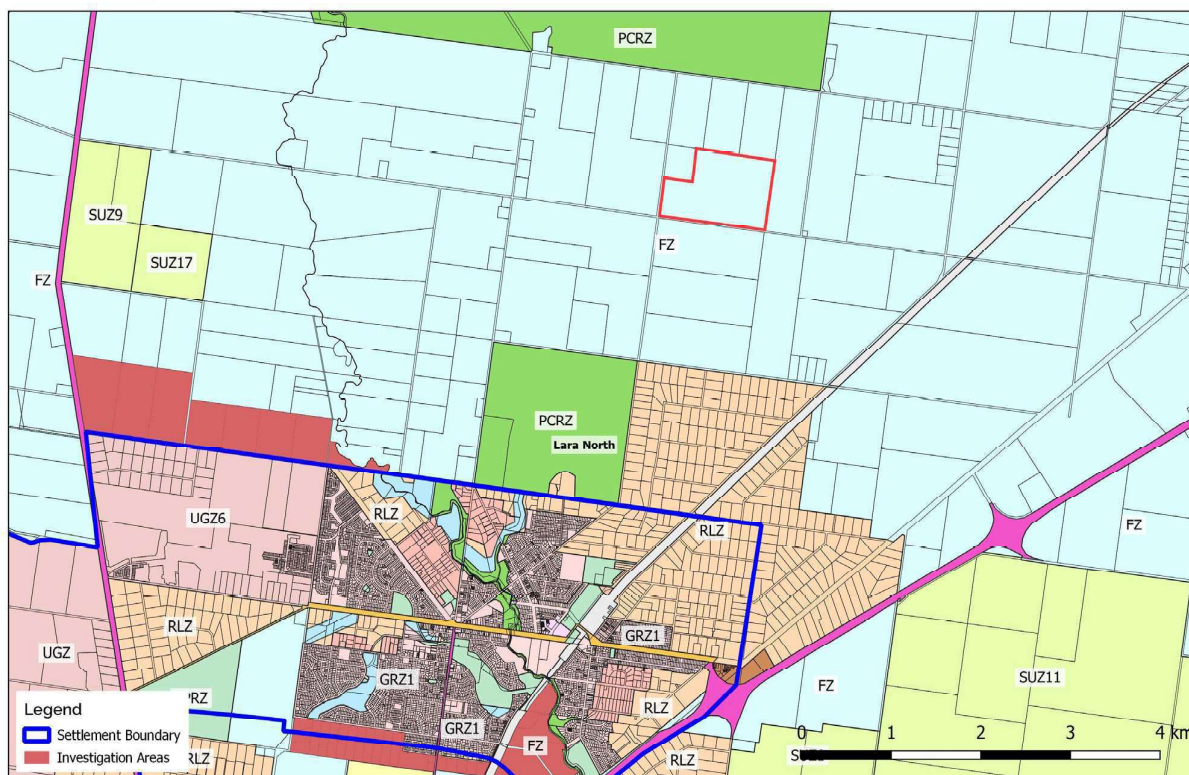


Figure 73. Lara North Investigation Area Plan, with 540 Flinders Lane, Lara shown centre-north.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.

3.1 - Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

The existing settlement boundary is located on Bacchus Marsh Road to the west and Windermere Road to the north. The alternative boundary considered in this review is located along Bacchus Marsh Road to the west and a cadastre to the north and Hovells Creek to the east. There are no natural features (other than Hovells Creek) in direct proximity to the investigation area.

The definition of a settlement boundary along a cadastre is less logical and enduring than the use of an existing road such as Windermere Road. Whilst future urban development within any revised settlement boundary could create a new local road edge along to its north, this would still be a less prominent and enduring boundary than Windermere Road, which stretches for 7 kilometres between Bacchus Marsh Road and the Melbourne-Geelong rail line.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary in this location would have a negative impact on the satisfaction of this criteria.

3.2 - Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

Inclusion of land within the investigation area into the settlement boundary could have an adverse impact on the orderly development of land within the Lara West Precinct Structure Plan in that the release of additional greenfield residential land in the investigation area could delay the residential redevelopment of smaller land holdings in Patullos Road and West Gateway areas within the Lara West PSP. This in turn would impact on the ability to fund and deliver the full range of infrastructure anticipated for this precinct under the PSP and associated DCP.

Inclusion of land within the investigation area into the settlement boundary is also expected to have an impact on the orderly provision of social infrastructure in the Lara West area.

Using the social infrastructure benchmarks set out in the methodology chapter of this report, the potential for residential development to generate demand for additional infrastructure in Lara West has been assessed.

The Lara West PSP will result in the creation of a large residential neighbourhood located 3+ kilometres from the centre of the Lara Township. The PSP area is anticipated to accommodate circa 4000 dwellings when fully developed. The PSP has been drafted based on integrated neighbourhood design principles and it makes provision for a neighbourhood activity centre, 2 community centres, a secondary and 2 primary schools and sporting reserves. This infrastructure has been determined as what is needed to support a community of circa 4000 dwellings.

The investigation area has a gross area of 184 ha and could potentially accommodate a further circa 2000 dwellings. Inclusion of the investigation area land within the settlement boundary will generate demands for additional infrastructure that have not been factored in to the infrastructure proposed within the Lara West PSP.

We have undertaken an assessment of the effect on the requirement for community infrastructure based on the additional land being added to the catchment of the Lara West PSP. The results of the assessment are outlined below in Table 2.

Inclusion of additional dwellings in the investigation area is anticipated to generate an additional demand for school, community and active open space facilities in Lara West.

The land area within the investigation area is not sufficient to accommodate (or most likely fund) the full range of social infrastructure needed to support an additional 2000 dwellings, and there is limited scope for the infrastructure needed to support this growth to be provided within the Lara West PSP.

For the above reasons, inclusion of the investigation land is considered likely to affect the orderly planning and development of the wider Lara West area.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

Table 2. Assessment of effect on the requirement for community infrastructure based on additional land being added to the catchment of the Lara West PSP.

RESULTS:	Assessed need for Lara West PSP plus residents in investigation area - based on VPA benchmarks	PSP Provision	Shortfall based on Benchmarks ?
Govt primary	2	1	Yes – Would require further assessment and liaison with DET to determine if shortfall acceptable having regard to capacity of other schools etc
Govt secondary	0.7	1	No
Level 1 community	2.1	2 unclear from information what level	Yes – additional facility likely required
Level 2 community	0.9		
Active Open Space	2.9	1	Yes Additional AOS required

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

The Lara West PSP anticipates that development will be staged from east to west, although the work has commenced on the Austin estate in the south-west corner of this PSP area.

The Lara West PSP was prepared in 2013 and to date only limited development has commenced within this area. It is understood that resolving the design and delivery of stormwater assets within the PSP has delayed commencement of development, but that this matter is now largely resolved and the rate of development in the Lara West precinct is expected increase in coming years.

Inclusion of land within the investigation area into the settlement boundary could potentially have an adverse impact on the sequencing of development across Lara West and therefore the early provision of infrastructure in the Lara West PSP/DCP area, depending on the timing of any development occurring in the investigation area relative to the timing of land within the Lara West PSP being fully developed.

If the development of land within the Lara West PSP area was delayed as a result of additional residential land being released in the investigation area then the rate of development contributions and works in kind infrastructure delivered by development within the PSP would also be delayed.

However, this impact could be managed by delaying the rezoning and preparation of any PSP within this area until the point that enough of the land within the Lara West PSP has been developed.

Any change to the settlement boundary could potentially have a negative impact on the satisfaction of this criteria, depending on the timing of development commencing in this area.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

The economic provision of infrastructure in the Lara West PSP development front is dependent on the orderly and efficient sequencing of development of land within it. The inclusion of additional land in the investigation area could potentially have the effect of delaying the redevelopment of smaller land holdings within the PSP area and therefore affect the timely and economic provision of utility and social infrastructure within the PSP area.

However, this impact could be managed by delaying the rezoning and preparation of any PSP within this area until the point that enough of the land within the Lara West PSP has been developed.

Any change to the settlement boundary could potentially have a negative impact on the satisfaction of this criteria, depending on the timing of development commencing in this area.

3.3 - Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

Land in the investigation area is not located within a Declared Area under the Distinctive Areas and Landscapes legislation.

3.4 - Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The investigation area is located within a Victorian Volcanic Plain Bioregion. DELWP Biodiversity mapping indicates that the broader area north of the existing settlement boundary contains Plains Grasslands and Chenopod Shrublands, and Creekline Grassy Woodlands/Forest vegetation communities.¹

Further assessment of any specific ecological values on the investigation area would be required in order to determine the specific ecological values in this location, and the extent to which these might constrain the development potential of this area.

It is possible that a PSP could address biodiversity and native vegetation impacts via a Native Vegetation Precinct Plan.

The impact of any change to the settlement boundary on the satisfaction of this criteria is not known.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Land within the investigation area is not affected by a coastal area or wetland. The closest wetland is Serendip Wetland 1km to the east of the area.

Criteria 4.3 Impact on the protection of significant landscapes.

The investigation area is located in the western volcanic plains which has been assessed as having a landscape character comprising 'big skies, long views with volcanic rises that punctuate the horizon.'²

The landscape within the investigation area has not been identified as being of state or regional significance, and the Significant Landscape Overlay does not apply to the area.

¹ See <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>

² South West Victoria Landscape Assessment Study (2013), page 24.

The area offers distant views to the Brisbane Ranges, Anakie Hills and the You Yangs,³ and the views north from Windermere road are primarily across flat open farmland.

Any change to the settlement boundary would have a neutral effect on the satisfaction of this criteria.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Geelong Planning Scheme identifies an urban break between Lara and the municipal boundary to the northeast.⁴ The investigation area is located a considerable distance from this identified urban break and so residential development in this location would not have any adverse effect on the protection of this urban break.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

3.5 - Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The investigation area is not located in a coastal location.

Criteria 5.2 Bushfire risks in the location.

The investigation area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential risks posed by bushfire on urban development in the area.

³ Ibid., page 35.

⁴ See - https://planning-schemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.261586637.1378271083.1638783549-1127495322.1625462890

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

The extent of land within the investigation area that might be suitable for urban development is not known at this point. Any future urban development within the investigation area would need to be informed by a detailed assessment of how local and wider catchment related flooding conditions could be addressed.

Criteria 5.3 Impacts on/of floodplains.

The investigation area is substantially affected by an existing Flood Overlay (refer Figures 74 and 75). Amendment C339 to the Greater Geelong Planning Scheme (currently under preparation) proposes to introduce an extensive area of Land Subject to Inundation Overlay to the investigation area.

Any change to the settlement boundary would potentially have a negative impact on the satisfaction of this criteria. Further analysis would be required to determine the extent of this impact.

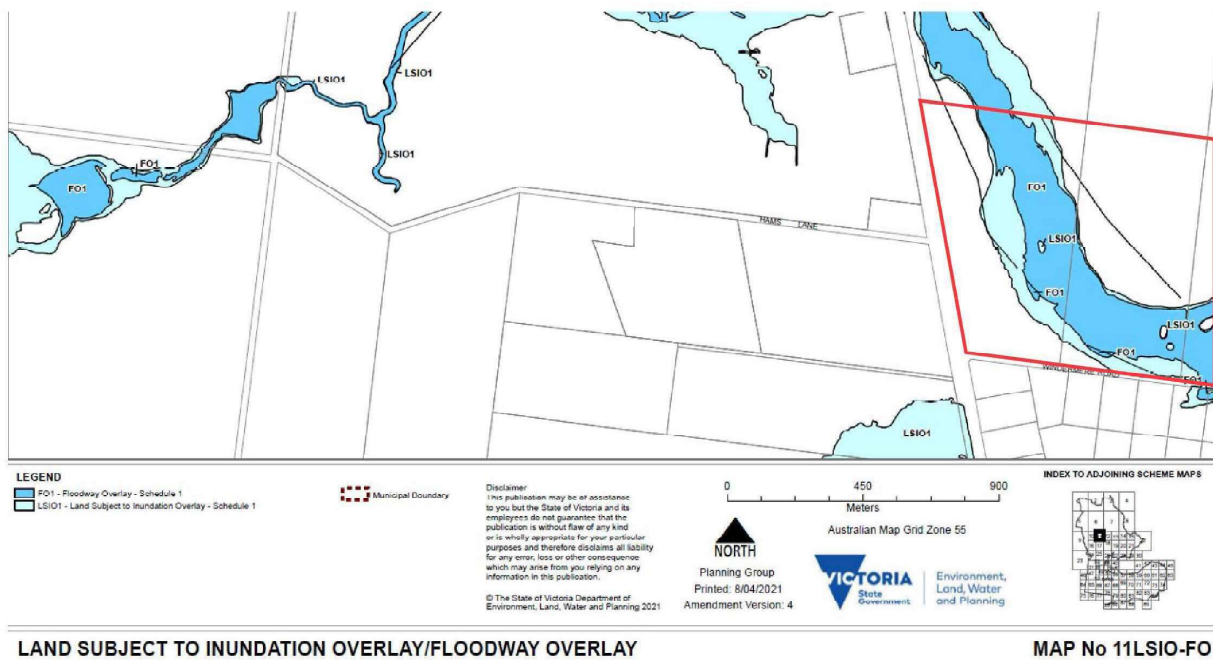


Figure 74. Draft Greater Geelong Planning Scheme - Local Provision Land Subject to Inundation Overlay/Floodway Overlay Exhibited Amendment C339gee – Map 11

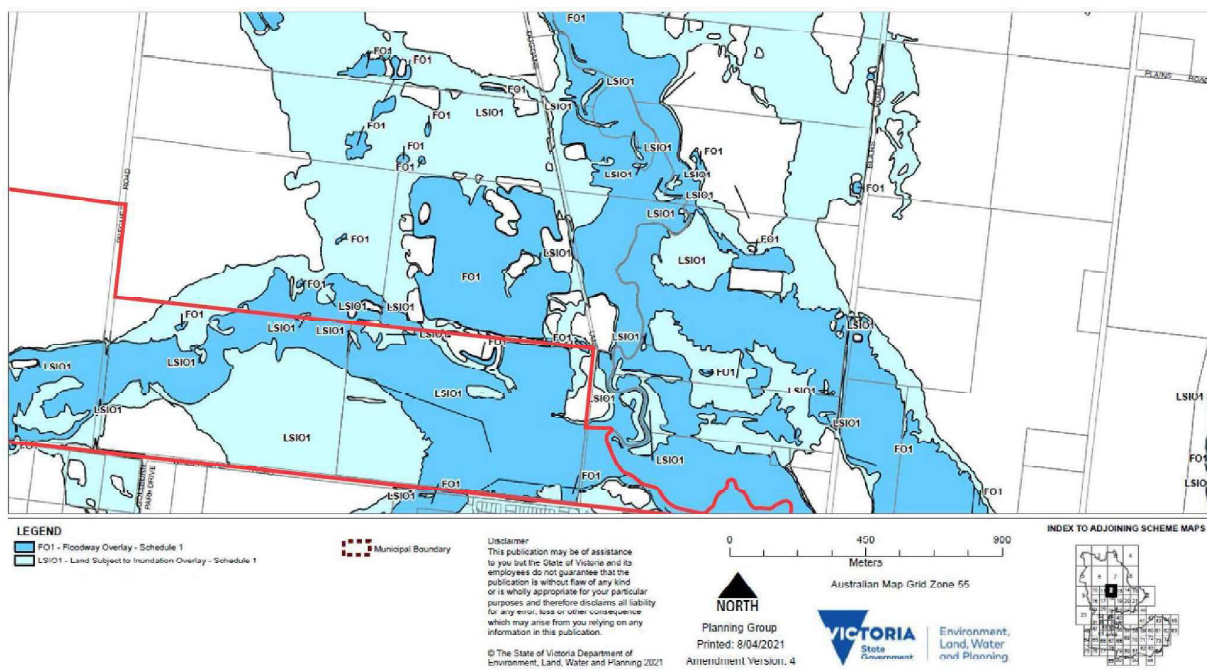


Figure 75. Draft Greater Geelong Planning Scheme - Local Provision Land Subject to Inundation Overlay/Floodway Overlay Exhibited Amendment C339ggee – Map 12.

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the site was underlain by Newer Volcanics including olivine basalts comprising clays as well as river alluvium (swamp deposits) comprising sand, gravel and clays.⁵

The Natural Resource Management Mapping of the Corangamite Region indicates that soils in the area which covers the investigation area are prone to compaction due to the sodic nature of the subsoils.⁶

If development was approved in this area further analysis would be required to investigate the impact development would have on soil degradation.

Any change to the settlement boundary might potentially have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

Soils in the area which covers the investigation area are prone to sheet and rill erosion, and gully erosion where sodic subsoils are exposed.⁷

If development was approved in this area further analysis would be required to investigate the impact development would have on soil erosion.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

⁵ See map sheet 9 - <http://earthresources.efirst.com.au/categories.asp?cID=33>

⁶ See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region

⁷ See http://vro.agriculture.vic.gov.au/dpi/vro/coranregn.nsf/pages/soil_landform_units121

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

The Natural Resource Management Mapping of the Corangamite Region does not identify areas of salinity or acid sulfate soils in the investigation area.⁸ The land within the investigation area is not located within an area where land-uses that change the hydrology may impact on salinity.⁹

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have on development.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The investigation area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area. There are no other land uses within or near to the site that are likely to present land-use compatibility issues. As previously mentioned there is the ability to use the land in the investigation area to create a transition between the urban and rural zoned land and the Lara West PSP does not provide provision for this.

There is land 800m to the north of the investigation area which is covered by Special Use Zone 9 (Correctional Programs Centre at Lara) and Special Use Zone 17 (Chisholm Road Prison Project, Lara). Residential development in investigation area will not raise compatibility issues with these facilities given the separation distances between them.

⁸ See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region

⁹ City of Greater Geelong Salinity Management Overlay Salinity occurrences and mapping, dated March 2008, prepared by Dahlhaus Environmental Geology Pty Ltd

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no major hazard facilities located close to the area.

3.6 - Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The agricultural land within the area is identified as being within 'Class 4' land capability, meaning that the land is not as inherently capable for intensive soil-based agriculture as other agricultural land within the region.¹⁰

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria. However, given the land classification of the area, the impact on the achievement of wider agricultural production objectives would be modest.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

Urban development in the area may potentially have downstream impacts on Limeburners Bay which contains a Ramsar listed wetland.¹¹ Residential development within the area could potentially impact on these waterways but these impacts could be mitigated through the design of any urban stormwater infrastructure within the area.

¹⁰ Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas Agriculture Victoria Research Final Technical Report Updated October 2018, prepared by Agriculture Victoria

¹¹ Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

3.7 - Heritage:

Criteria 7.1 Impact on known Aboriginal cultural heritage values.

Aboriginal Victoria mapping shows that the properties on the eastern side of the investigation area are covered by areas of "cultural heritage sensitivity".

Consultation with Traditional Owners and further assessment of potential areas of Aboriginal cultural heritage sensitivity should be undertaken if land within this area was to be further considered for inclusion within the settlement boundary.

A Cultural Heritage Management Plan would be required prior to the commencement of works onsite associated with development in the investigation area.

Any change to the settlement boundary is expected to have neutral impact on the protection of known areas of Aboriginal Cultural Heritage Sensitivity. However, consultation with Traditional Owners and further assessment of other potential areas of Aboriginal Cultural Heritage Sensitivity should be undertaken if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

No known sites of post-contact heritage values exist that would be determinative of the suitability of urban development in the area.

3.8 - Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The area is located proximate to two existing local bus services within Lara.¹ These could be re-routed to service the area if necessary. Feasibility of providing public transport to the area would not be determinative of the suitability of urban development in the area.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide public transport services to the Lara area, as it would be necessary to extend and re-route existing bus services to connect to this area

3.9 - Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

Community Services:

Additional school, community facility and active open space facilities are expected to be required to cater for needs generated by additional housing in the investigation area. This potentially may not be cost effective to deliver given the relatively limited area available for urban development in the investigation area. This would require further assessment.

Utility Services:

There were issues with limited access to reticulated sewerage infrastructure in the Lara West area at the time that the Lara West PSP was prepared, and additional infrastructure was required to address existing shortfalls.²

¹ See <https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf>

² Lara West Growth Area Infrastructure Services Report September 2012, prepared by Smec Urban Consulting Group

Initial consultation with Barwon Water has identified that the Lara system is approaching capacity - investment is needed in order to cater for the existing development. Any additional development would result in the need for further investment in upgrades

Given that the investigation area is subject to flooding and inundation, substantial drainage and flood mitigation works are likely to be needed to enable development and protect the environmental values of downstream wetlands and waterways.

This may not be cost effective to deliver given the relatively limited area available for urban development in this area. This would require further assessment.

Any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban services to the area, as it would be necessary to construct at least some new community facilities and utility services to cater for the additional demand, rather than being able to rely on available capacity within existing/planned urban services.