



6.8

Lara South

1 - Investigation Area Context

1.1 Total area of land within investigation area

115.345 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Lara South has been largely defined by the parcels which are contiguous with the General Residential Zone land (Principle 2) (refer Figures 76 and 77).

Consideration was given as to whether parcels beyond the contiguous area should be included within the investigation area as a potential means to establish more logical and enduring boundary.

However, the proximity of these lots to the Industrial 2 zone would have a direct adverse effect on the ability of the Heales Road Industrial Area to fulfil its function as a location for manufacturing industries and storage facilities that require a substantial threshold distances.

As such the investigation area has been confined to the contiguous lots.

The existing settlement boundary has been defined based on the Lara Structure Plan.¹ It currently traverses a number of lots within the investigation area resulting in part of the parcel being within the settlement boundary and part being outside. Consideration will be given in this assessment as to whether this arrangement should remain, or the boundary should be moved to clearly include or exclude these parcels.

¹ The settlement boundary shown on the Framework Plan contained within the Geelong Planning Scheme does not exactly follow the settlement boundary shown in the Lara Structure Plan.

We understand that this is a mapping error, and we have adopted the settlement boundary shown in the Lara Structure Plan for the purposes of undertaking this review. Part of the investigation area is located within the settlement boundary shown within the Lara Structure Plan.

The purpose of including this land in the investigation area is to allow a holistic assessment of the boundary in this area.

1.3 Current Zoning and Overlays:

The land within the Lara South investigation area is affected by the following zones:

- Farming Zone;
- Public Park and Recreation Zone
- Public Use Zone – Schedule 6 (Local Government); and
- Rural Living Zone.

(refer Figure 78).

The following three properties on the western edge of the investigation area are affected by the Land Subject to Inundation Overlay:

- 10 Ohallorans Road;
- 20 Ohallorans Road; and
- 30 Ohallorans Road.

The following three properties on the eastern edge of the investigation area are affected by the Floodway Overlay:

- 95 Canterbury Road;
- 99 Canterbury Road; and
- 101-145 Canterbury Road.

60 Lavender Drive in the centre of the investigation area is affected by a Public Acquisition Overlay – Schedule 3 (Proposed Road – Category 1).

The above overlays are shown at Figures 79 and 80.

A photo montage of the existing site context of the investigation area is shown at Figure 81.

Geelong Growth Investigation Areas
Lara South Investigation Area

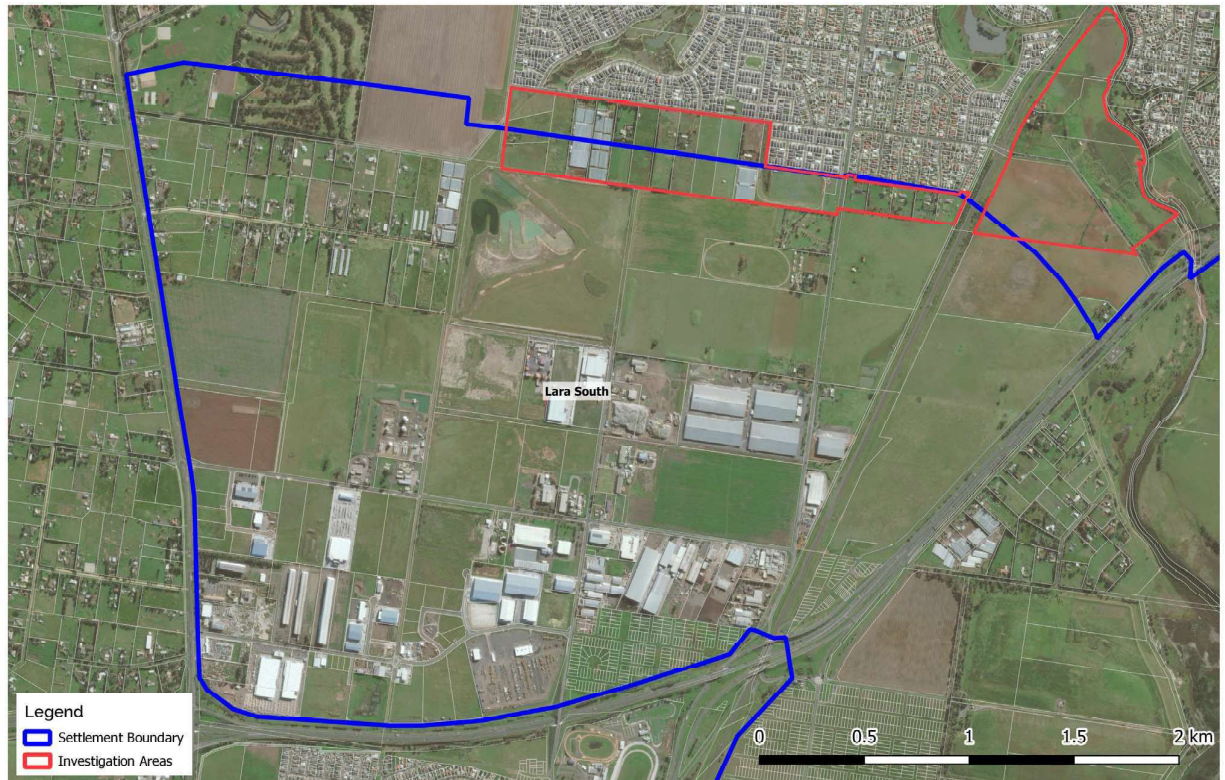


Figure 76. Lara South – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Lara South Investigation Area

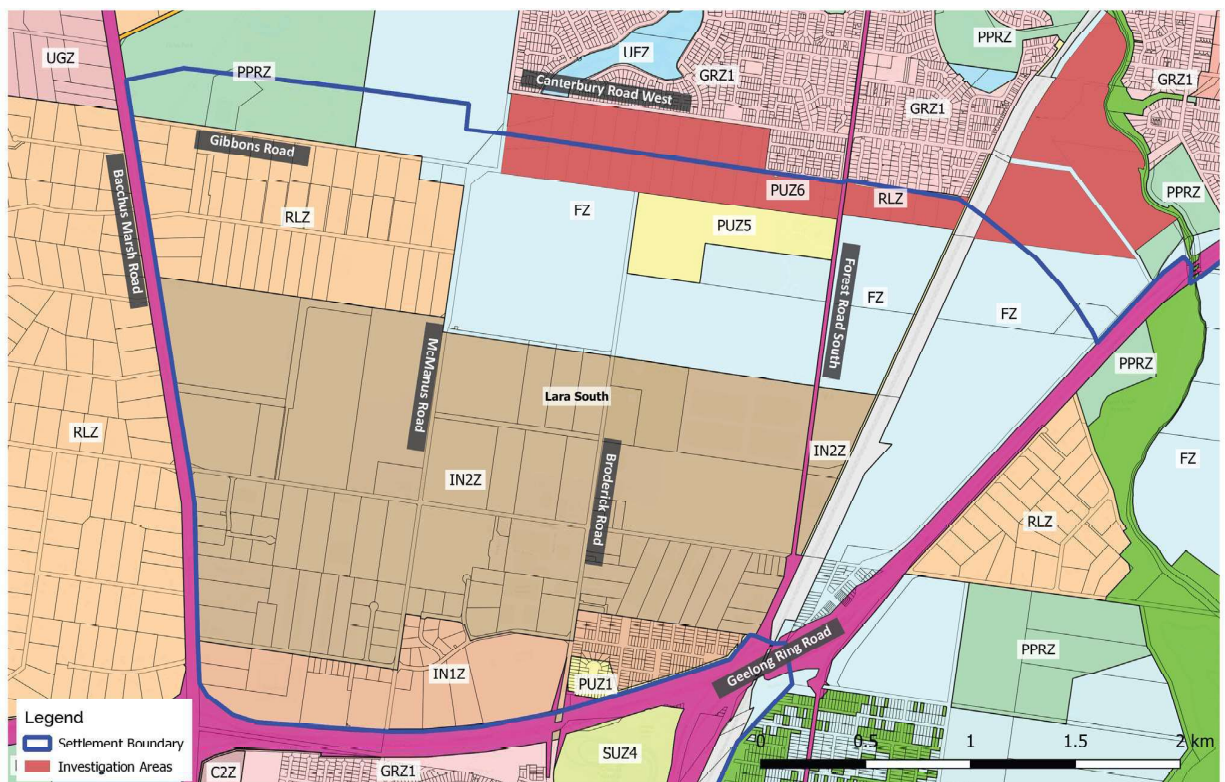


Figure 77. Lara South – Investigation Area Plan.

Geelong Growth Investigation Areas Lara South - Zoning

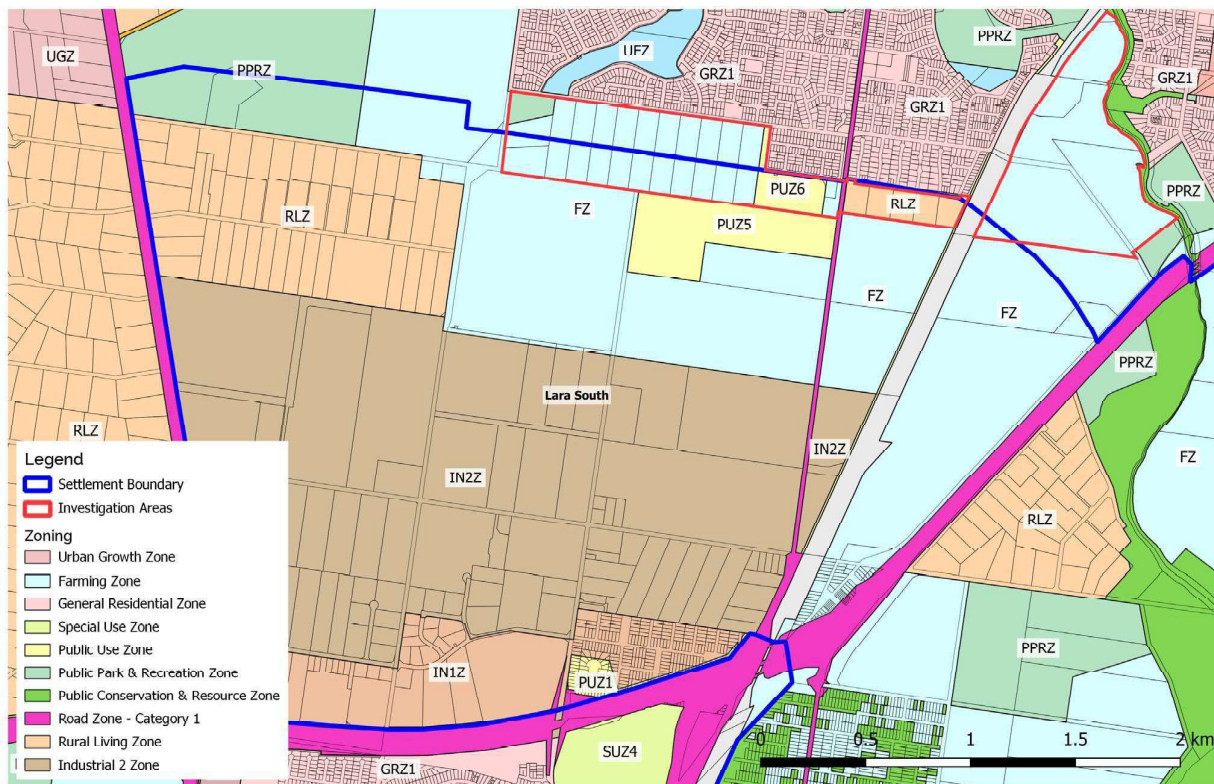


Figure 78. Lara South – Zoning Plan.

Geelong Growth Investigation Areas Lara South - Overlays

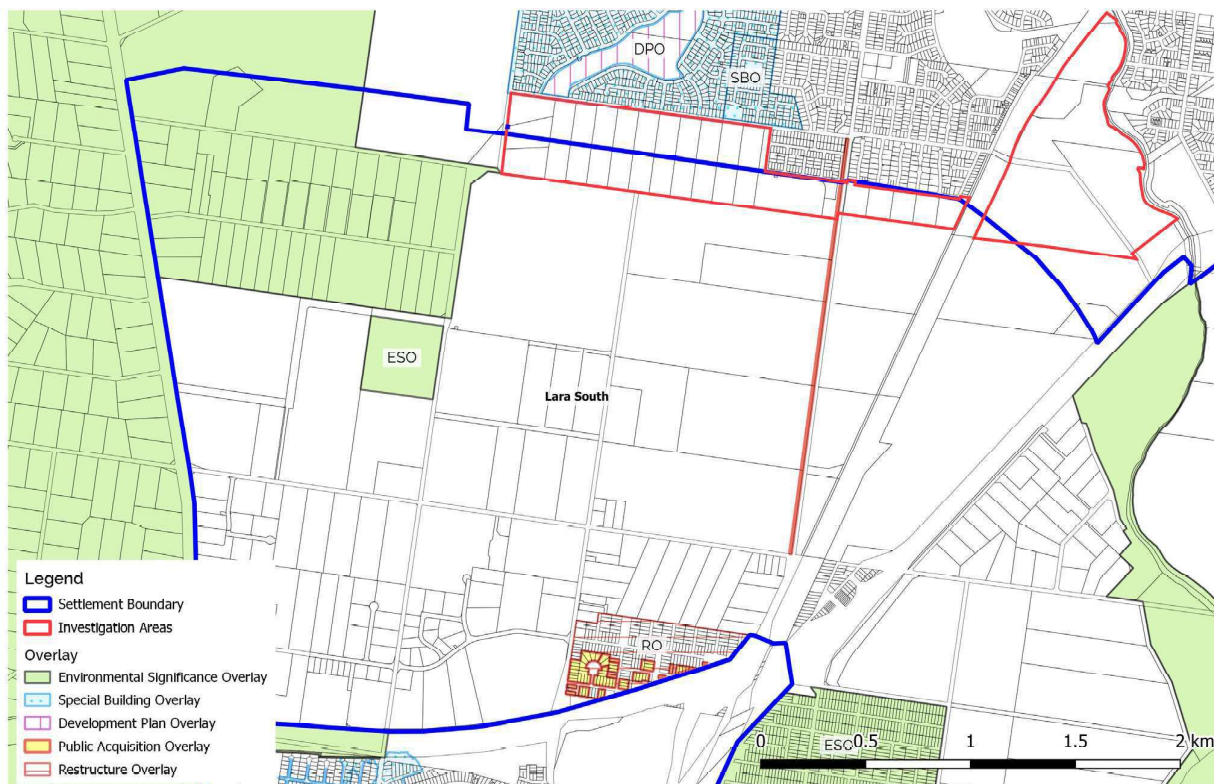


Figure 79. Lara South – Overlays Plan 1.

Geelong Growth Investigation Areas
Lara South - Overlays

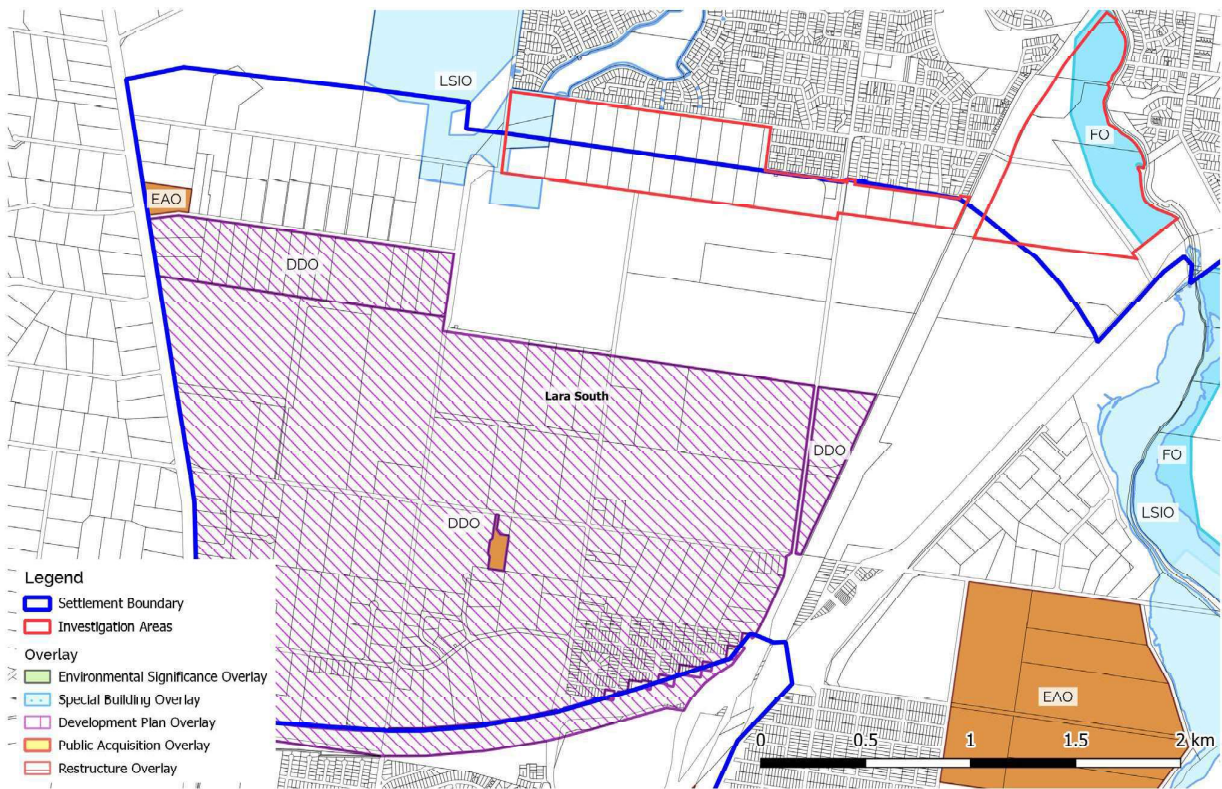


Figure 80. Lara South – Overlays Plan 2.



Figure 81. Lara South – Photo Montage.

Approximately 1km south of the investigation area is the Geelong Ring Road Employment Precinct Framework Plan (previously Heales Road Industrial Estate). This area has developed with a number of substantial operations including gas fuel depots, fertiliser suppliers, steep fabricators, concrete production and waste management operations.

The Geelong Planning Scheme promotes the establishment of major industrial development that requires substantial threshold distances to locate in this area. The Lara Structure Plan supports the maintenance the rural buffer between this industrial precinct and the Lara township to the north in order to protect the development and operational potential. The Framework Plan for the Employment Precinct is shown below.

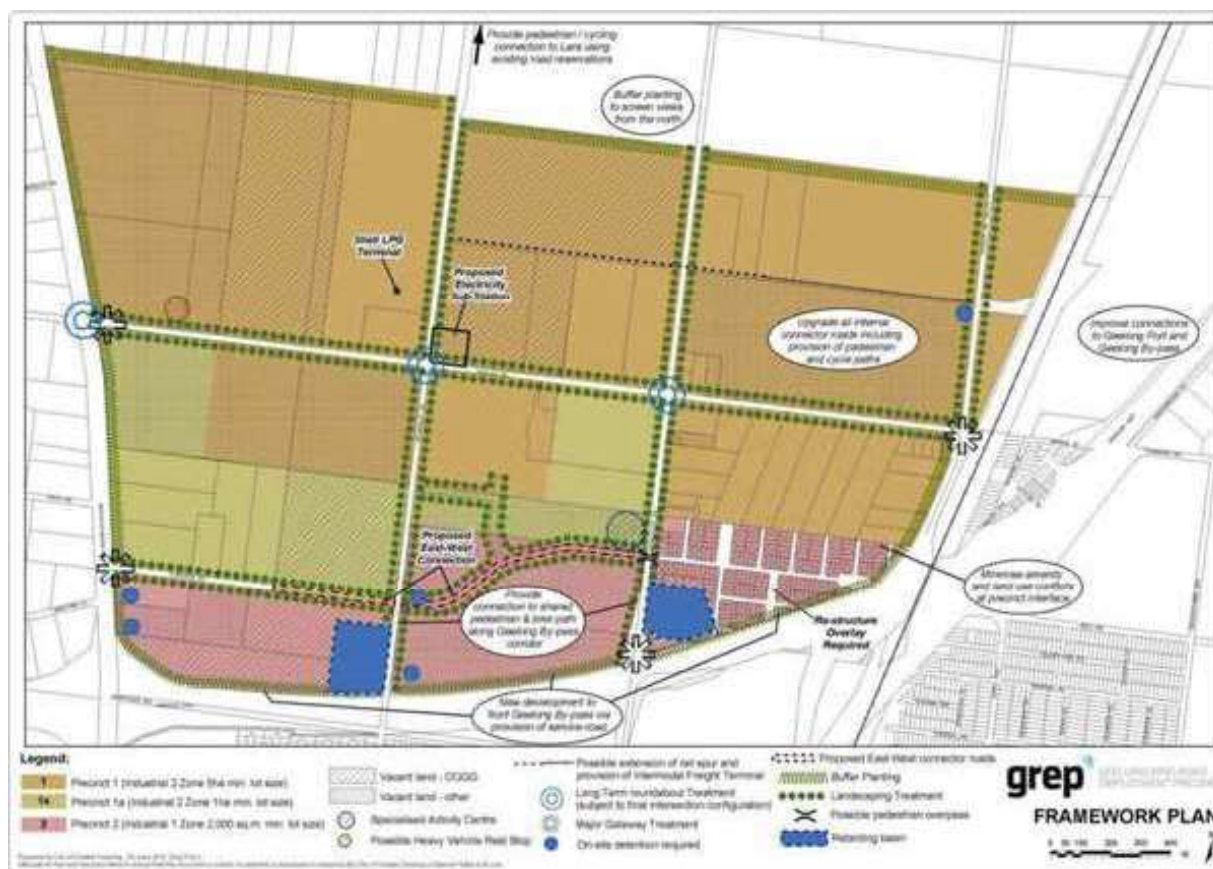


Figure 83. Lara Framework Plan.

Available via; https://planningschemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss07_ggee.pdf?_ga=2.202390097.1378271083.1638783549-1127495322.1625462890

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

We have reviewed the submissions in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395).

None of the submissions related to land within the Lara South area.

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 in Lara South is defined by the 1km buffer from the Industrial 2 precinct to the south of the investigation area.

The boundary currently dissects a number of properties on the western side of the investigation area and may not be considered conventionally as an enduring boundary as it does not align with a physical feature or a title boundary (refer Figure 84).

However, the preservation of future opportunities to facilitate industries with a large separation distance requirements is a strategic priority for the Geelong Region, and a 1km buffer between the Industrial 2 zone and sensitive uses within Lara achieves this purpose.



Figure 84. Lara South – Current Settlement Boundary Location (source: Google Satellite).

Future residential development within the existing settlement boundary is expected to be able to create a more enduring boundary once development is completed. A development arrangement similar to the existing development on the corner of Canterbury Road West and Forest Road South could occur where the subdivision pattern creates a boundary road on the edge of the settlement boundary with drainage assets associated with urban development being located just outside of the settlement boundary.

The Lara Structure Plan has previously contemplated moving the settlement boundary further north to Canterbury Road West.¹ This is not considered necessary as the existing boundary makes reasonable provision for separating sensitive uses from industry within the Industrial 2 zone, and in any case some urban development has already occurred south of Canterbury Road West (ie up to the 1km buffer identified within the existing structure plan).

Retaining the settlement boundary in its current location provides the opportunity for additional housing supply close to the Lara town centre, and to also establish an enduring boundary via the placement of roads and drainage works along that boundary.

In summary, the current settlement boundary is considered to be both logical and enduring. Neither an outward extension or a contraction of the settlement boundary is warranted.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary 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.

The area adjoining the investigation area is already developed (being the existing Lara Township). Therefore, any alteration to the boundary would not affect the orderly development of the area north of the investigation area.

As previously identified, the Geelong Ring Road Employment Precinct is located 1km south of the investigation area. Any change to the boundary that increases the amount of land that can be developed for urban residential purposes has potential to have an impact on the orderly development of the Employment Precinct. Whilst various existing industrial uses may be sufficiently separated from residential development in Lara, the orderly planning of this important industrial area required consideration of potential future uses which may also have very large separation distance requirements.

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

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

Undeveloped land within the 'triangle' area to the east of the investigation area (ie south-west of Hovells Creek) is not well connected to the existing urban area to its north or west. It is physically separated from land to its north by Hovells Creek and wetlands, and to the west by the existing rail line, although there is an at-grade road crossing.

This land area is relatively small and its shape and relative isolation will make creating a sense of neighbourhood in this location challenging. This land is already located within the settlement boundary, and this investigation does not recommend that the land be excluded from the boundary (excluding land from the settlement boundary is not the purpose of this investigation).

¹ Lara Structure Plan, page 17.

However, the abuttal of this land to the 1km buffer to the Industrial area, combined with its isolated character mean that no extension of the settlement boundary in this location is justified.

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

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

The area adjoining the investigation area is already developed (being the existing Lara Township). Therefore, it is considered that any change to the settlement boundary would not impact on the economic provision of other development fronts.

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

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 a small area within the property bounded by Canterbury Road West and O'hallorans Road contains Plains Grasslands vegetation community². This is on land already zoned Public Park and Recreation Zone so it is likely that a PSP could address this through a Native Vegetation Precinct Plan.

Land within the triangle parcel to the east of the investigation area is affected by Creekline Grassy Woodlands and Plains Grassland. Further assessment would be required to determine the extent that development could occur on the land without adversely impacting the native vegetation. It is possible that a PSP could address this through a Native Vegetation Precinct Plan.

The impact of any change to the settlement boundary on the satisfaction of this criteria is not known. However, it is possible that any change to the settlement boundary could potentially have a generally neutral impact on the satisfaction of this criteria, as the relevant biodiversity values could potentially be protected by planning and management measures.

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. However, it is in close proximity to the catchment for Limeburners Bay which contains a Ramsar listed wetland.³ If further development was proposed further analysis would be required to investigate the impact of development on the downstream wetland. These impacts could potentially be mitigated through the design of any urban stormwater infrastructure within the area.

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.

Criteria 4.3 Impact on the protection of significant landscapes.

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.

² See <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>

³ Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority

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.'⁴

Parts of the area offers distant views to the You Yangs, and the views north from Forest Road on the approach to the Lara township are primarily across flat open farmland (with larger format industrial uses located within the landscape further south, closer to the freeway).

Any change to the settlement boundary is expected to have a neutral impact 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.⁵ Given the assessment area is located some distance from this urban break it is considered unlikely that development in this location would have a negative impact on the scale and sense of an urban break between Geelong and Melbourne in this location.

The Lara Structure Plan also aspires to preserve a rural edge around the Lara Township. Residential development in the investigation area would have a relatively minor impact on these rural landscape vales, and these impacts could be mitigated by sensitive urban and landscape design on the township boundaries.

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 adverse effects of development on the bushfire risk in the area.

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

Criteria 5.3 Impacts on/of floodplains.

The investigation area is affected by the existing Land subject to Inundation and Floodway Overlays. Amendment C339 to the Greater Geelong Planning Scheme proposes to extend the Land subject to Inundation and a Special Building Overlay on the land to the west of the train line in the investigation area. The LSIO and SBO exhibited mapping is included at Figures 85, 86, and 87. The amended LSIO affects the parcels on the far east and west of the investigation area.

The Special Building Overlay (SBO) identifies land in urban areas liable to inundation by overland flows that exceed the capacity of the drainage system. The purpose of the SBO is to ensure that future developments allow the free passage of floodwaters, minimise flood damage, are compatible with flood hazard and local drainage conditions, and will not cause a significant rise in flood level or flow velocity.⁶

⁴ South West Victoria Landscape Assessment Study (2013), page 24.

⁵ See https://planningschemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.261586637.1378271083.1638783549-1127495322.1625462890

⁶ Summary Report Lara Flood Study, prepared by Water Technology, dated 11 February 2020.

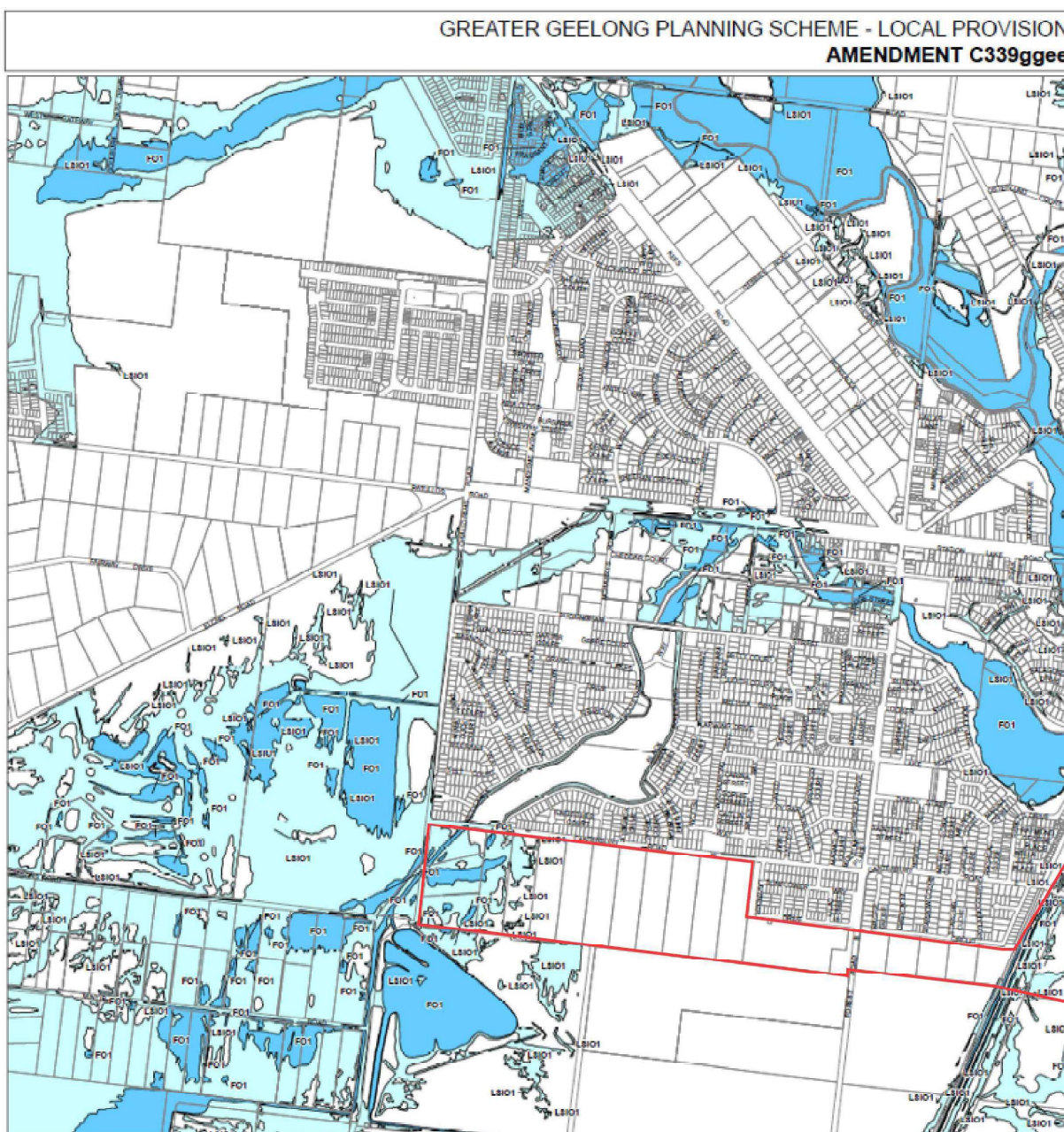


Figure 85. Draft Greater Geelong Planning Scheme - Local Provision LSIO – Land Subject to Inundation Overlay Exhibited Amendment C339ggee – Map 18.

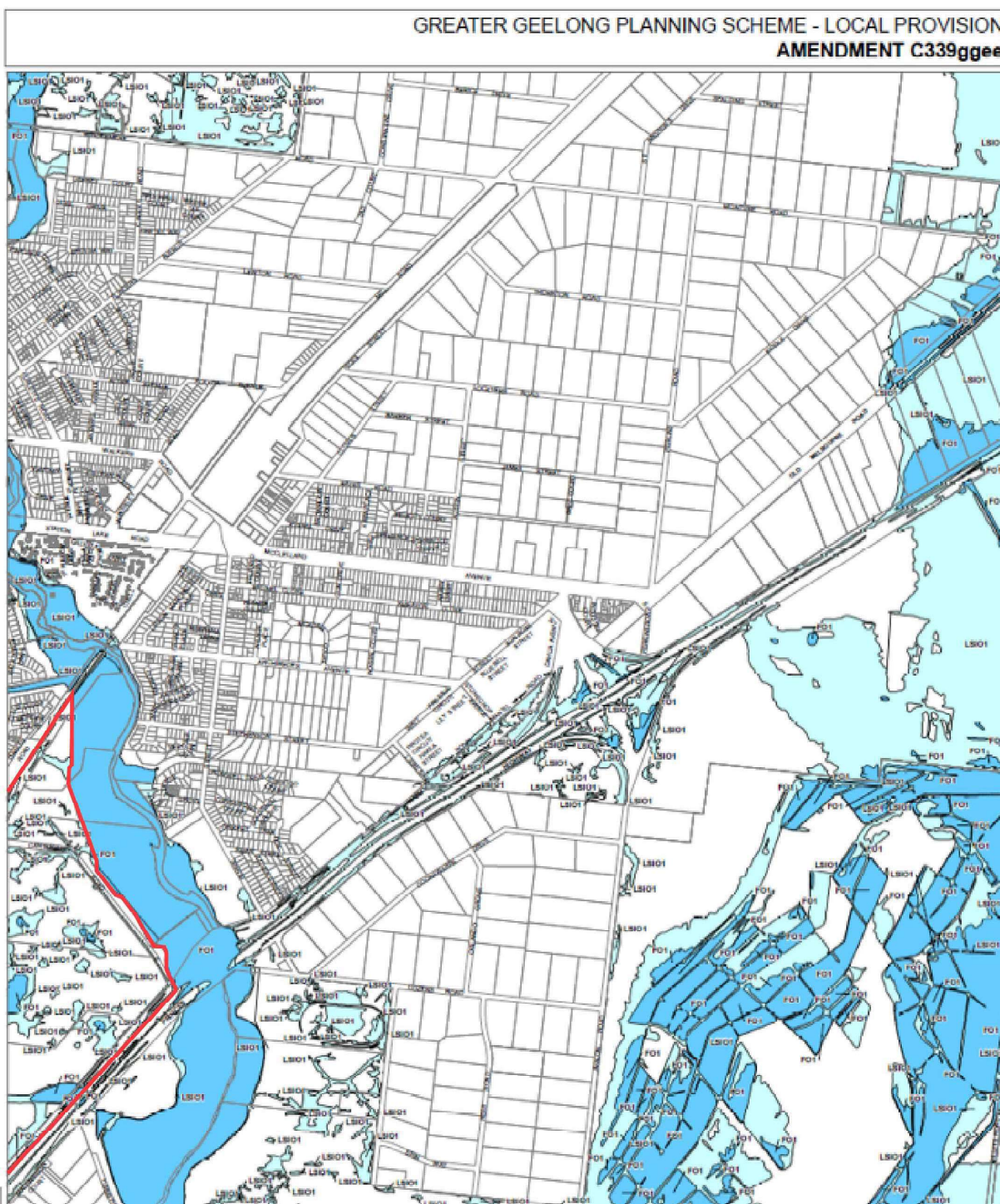


Figure 86. Draft Greater Geelong Planning Scheme - Local Provision LSIO – Land Subject to Inundation Overlay Exhibited Amendment C339ggee – Map 19.

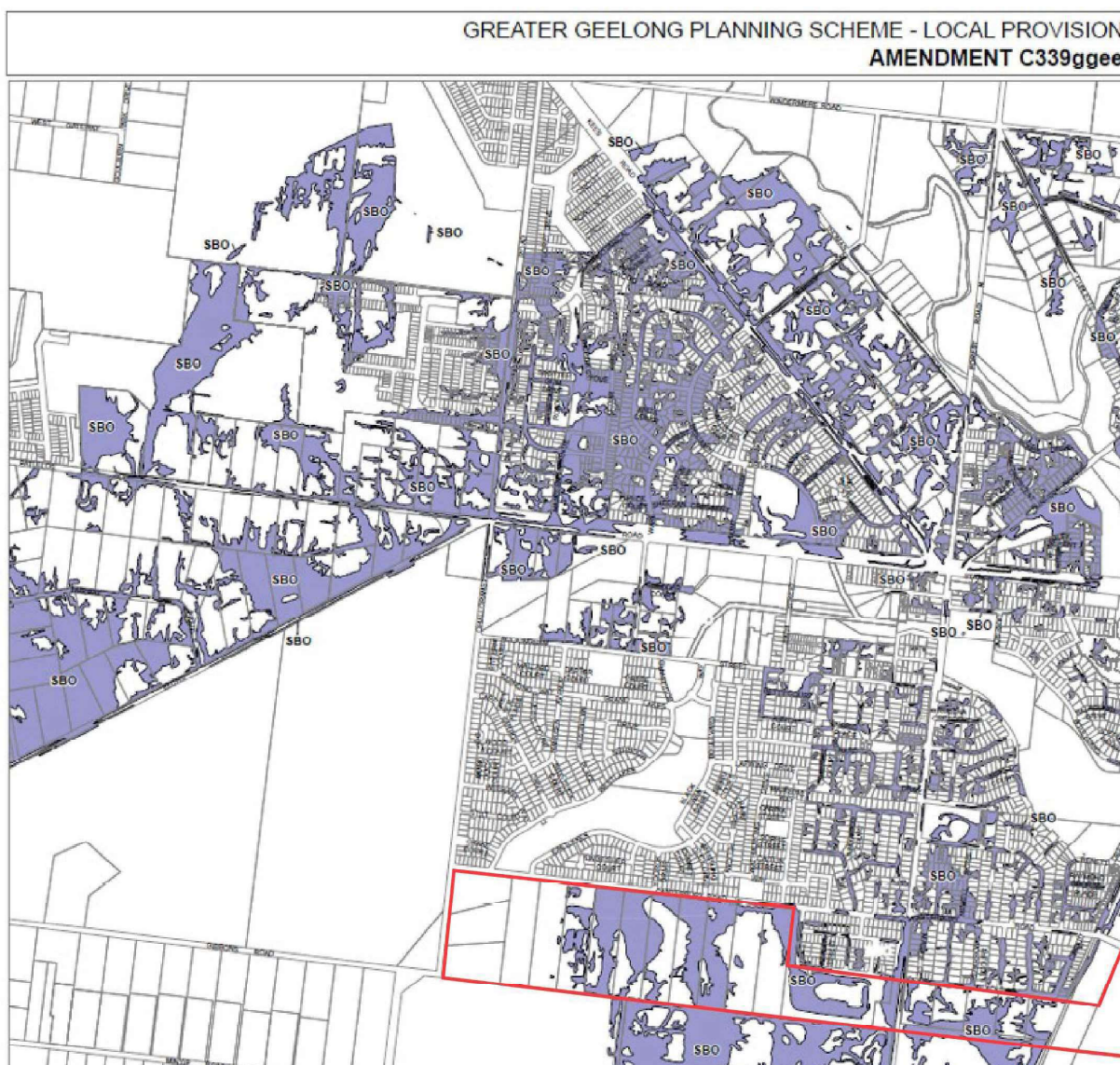


Figure 87. Draft Greater Geelong Planning Scheme - Local Provision SBO - Special Building Overlay Exhibited Amendment C339ggee – Map 18.

The SBO does not prevent residential development from occurring in the investigation area. However, further assessment of the feasibility of undertaking development within the SBO would be necessary if land in this area were to be included within the settlement boundary.

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, and the feasibility of any impact mitigation measures.

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.⁷

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.⁸

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 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 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 erosion due to the sodic nature of the soils.⁹

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.

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 western portion of the investigation area. It does identify recorded salinity within Hovells Creek on the eastern side of the investigation Area.¹⁰ However, the land within the investigation area is not located within an area where land-uses that change the hydrology may impact on salinity.¹¹

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.

⁷ See map sheet 9 - <http://earthresources.efirst.com.au/categories.asp?clD=33>

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

⁹ See http://vro.agriculture.vic.gov.au/dpi/vro/coranregn.nsf/pages/soil_landform_units185

¹⁰ See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region

¹¹ City of Greater Geelong Salinity Management Overlay Salinity occurrences and mapping, dated March 2008, prepared by Dahlhaus Environmental Geology Pty Ltd.

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

The 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.

Land south of the township is located within 1km of the northern boundary of the Industrial Zone – Schedule 2 (IN2) Precinct. Given that this precinct is a preferred location for manufacturing industries and storage facilities that require substantial separation distances, the encroachment of residential development into this buffer distance would reduce the capacity of the IN2 area to cater for future industry, and may also impact on the operation of existing industries.

The preservation of opportunities to accommodate industrial uses in the IN2 zone outweighs the relatively marginal benefit of providing a limited number of additional lots within the settlement boundary of an area which appears to already have ample residential land supply.

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

Criteria 5.8 Impacts on/of major hazard facilities.

There is a major hazard facility approximately 1.2km from the south western corner of the investigation area.¹² Viva Energy Refining Pty Ltd operates on the property at 137-207 McManus Road, Lara.

¹² See <https://www.worksafe.vic.gov.au/licenced-and-registered-major-hazard-facilities>

Clause 13.07-2S of the Geelong Planning Scheme states that planning should “Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses”¹³ Allowing the settlement boundary to move further south from its current location has the potential to result in a land use conflict with this facility.

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

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.¹⁴

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.

¹³ See https://planningschemes.api.delwp.vic.gov.au/schemes/vpp/13_0725.pdf?_ga=2.34412129.1378271083.1638783549-1127495322.1625462890

¹⁴ 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.

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.¹⁵ Residential development within the area would impact on these waterways but these impacts could be readily mitigated through the design of any urban stormwater infrastructure within the area.

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".¹⁶

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.¹⁷ 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

¹⁵ Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority
¹⁶ See <https://achris.vic.gov.au/#/onlinemap>

¹⁷ See <https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf>

3.9 - Infrastructure:

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

Community Services:

Given that no change is proposed to the settlement boundary, no assessment of community infrastructure requirements has been undertaken for this investigation area. Any future development on land within the existing settlement boundary will require consideration in relation to given to the adequacy of infrastructure within the Lara Township to accommodate the new development. However, this issue has been addressed in general terms by the original Lara Structure Plan.

Utility Services:

The Lara Structure Plan identified that an increase in Lara's population beyond 12,000 people will necessitate additional sewerage capacity to be provided by Barwon Water.¹⁸ As the population in Lara in 2019 was approximately 17,549 people,¹⁹

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.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide urban services in the Lara area

¹⁸ Lara Structure Plan, prepared by the City of Greater Geelong, Adopted April 2011.

¹⁹ Our Community Places, Spaces and Services - A Social Infrastructure Plan for the City of Greater Geelong, prepared by City of Greater Geelong, dated June 2020.