



# Lara Lakes

LARA

**Bisinella**  
*the key to your community*



## The best of city and country.

Lara Lakes is an exciting new residential community designed to showcase the special charm of a town where the city meets the country.

With over 500 lots situated around nearly seven hectares of waterways and parkland, Lara Lakes is modelled on nearby Grand Lakes Estate, winner of national and state awards for high quality development and environmental excellence.

A wonderful lifestyle opportunity awaits you and your family at Lara Lakes.

With views across sweeping countryside to the iconic You Yangs mountains, Lara Lakes is located at the top of the Lara West Growth Area and borders the existing Lara township.

Lara is a vibrant growing settlement of more than 16,000 residents, but retains a distinctly rural feel and strong sense of community.

The very best of what Lara has to offer, now and in the future, will be yours at Lara Lakes.



No wonder Lara people say they have the best of both worlds.

Coles & Woolworths - 5 mins



You Yangs Regional Park & Bicycle Trails - 8 mins

Grand Lakes Playgrounds & Walking Trails - 3 mins



Lara Recreational Reserve - 5 mins



Millars Cafe - 3 mins



Lara Town Centre - 5 mins

Lara is the ideal place to enjoy a relaxed country lifestyle with many of the comforts of city living.

A wide range of established local services and amenities are close at hand, including shopping, dining, school, pre-school, health, sport and recreation.

Hovells Creek meanders through the centre of town, while internationally-recognised attractions such as Serendip Wildlife Sanctuary, the You Yangs Regional Park and the Limeburners Bay bird sanctuary are only minutes away.

It's an easy road or rail trip to both Melbourne and Geelong.

Additional services and amenities are planned in the Lara West Growth Area to keep pace with future residential development, including new schools, community centres and sports facilities. Ultimately the Growth Area will be home to approximately 10,000 people.

Lara Lakes is the latest Bisinella community to be created in Lara, where our family owned and operated company has been the pre-eminent land developer for more than 30 years.

Our largest project, the Grand Lakes Estate, put Lara on the map. Developed from 2009 to 2015, the 804-lot estate set a new benchmark for Lara and regional Victoria.

Grand Lakes, featuring brilliantly designed and engineered lakes, wetlands, boardwalks, café, community centre, playgrounds, rotunda, barbecue areas, walking/cycling tracks and tree-lined boulevards, won the Urban Development Institute of Australia (UDIA) 2015 award for the best new residential estate in Victoria – a first for the Geelong region.

The following year, Grand Lakes beat entries from all over Australia to win the UDIA's national award for environmental excellence.

Lara Lakes, which is similar in concept and design, will build on that success.



NORTH  
FUTURE RESIDENTIAL



# Enjoy a natural landscape.

- Lot sizes at Lara Lakes range from approximately 350m<sup>2</sup> to 750m<sup>2</sup>
- More than 70 lots enjoy lake or parkland frontage
- Land adjacent to Lara Lakes has been set aside for a future primary school and community centre

This is your chance for a new beginning at Lara Lakes.

## STANDARD LARA LAKES INCLUSIONS

-  Fully serviced lots
-  High-speed Opticomm broadband
-  Colorbond fencing included
-  Developer solar panel rebate
-  Crossovers & laybacks included
-  Protective guidelines

CLICK OR SCAN FOR AVAILABILITY AND PRICING

FUTURE RESIDENTIAL

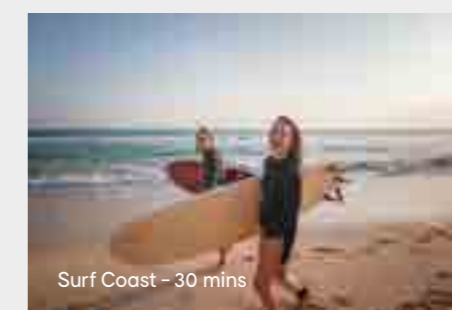
As one of Australia's largest urban centres, Geelong provides the perfect environment to achieve an ideal work/life balance.



Whether it's an easy 20 minute drive to the Geelong CBD, a 45-minute ride to Melbourne on the frequent V/Line train service or jetting away on holidays from nearby Avalon Airport, you always feel connected in Lara.

Fill your weekends with fun and adventure as you explore the endless coastline, visit award-winning wineries or enjoy the big events at GMHBA Stadium.

The Geelong region has it all, including world-class education from pre-school to university and renowned medical and research institutions. And everything's within easy reach.





NORTH

FUTURE  
RESIDENTIAL



# Lara Lakes Stage 6

| Lot | Street             | Area m <sup>2</sup> |
|-----|--------------------|---------------------|
| 601 | Stringybark Drive  | 512                 |
| 602 | Stringybark Drive  | 448                 |
| 603 | Stringybark Drive  | 512                 |
| 604 | Stringybark Drive  | 448                 |
| 605 | Stringybark Drive  | 512                 |
| 606 | Stringybark Drive  | 512                 |
| 607 | Stringybark Drive  | 448                 |
| 608 | Stringybark Drive  | 684                 |
| 609 | Sparrowhawk Avenue | 476                 |
| 610 | Sparrowhawk Avenue | 448                 |
| 611 | Sparrowhawk Avenue | 441                 |
| 612 | Sparrowhawk Avenue | 436                 |
| 613 | Sparrowhawk Avenue | 448                 |
| 614 | Sparrowhawk Avenue | 508                 |

| Lot | Street             | Area m <sup>2</sup> |
|-----|--------------------|---------------------|
| 615 | Sparrowhawk Avenue | 702                 |
| 616 | Sparrowhawk Avenue | 448                 |
| 617 | Sparrowhawk Avenue | 448                 |
| 618 | Sparrowhawk Avenue | 512                 |
| 619 | Sparrowhawk Avenue | 426                 |
| 620 | Sparrowhawk Avenue | 579                 |
| 621 | Sparrowhawk Avenue | 621                 |
| 622 | Sparrowhawk Avenue | 490                 |
| 623 | Sparrowhawk Avenue | 448                 |
| 624 | Sparrowhawk Avenue | 448                 |
| 625 | Sparrowhawk Avenue | 448                 |
| 626 | Sparrowhawk Avenue | 448                 |
| 627 | Sparrowhawk Avenue | 448                 |
| 628 | Sparrowhawk Avenue | 476                 |

Prices inclusive of GST and calculated in accordance with the margin scheme

CLICK OR SCAN  
FOR AVAILABILITY  
AND PRICING







# Lara Lakes Stage 7

| Lot | Street             | Area m <sup>2</sup> |
|-----|--------------------|---------------------|
| 701 | Stringy Bark Drive | 512                 |
| 702 | Stringy Bark Drive | 448                 |
| 703 | Stringy Bark Drive | 512                 |
| 704 | Stringy Bark Drive | 512                 |
| 705 | Sugar Glider Ave   | 509                 |
| 706 | Sugar Glider Ave   | 505                 |
| 707 | Stringy Bark Drive | 590                 |
| 708 | Stringy Bark Drive | 468                 |
| 709 | Stringy Bark Drive | 444                 |
| 710 | Stringy Bark Drive | 436                 |
| 711 | Coogan Street      | 448                 |
| 712 | Coogan Street      | 448                 |
| 713 | Coogan Street      | 512                 |
| 714 | Coogan Street      | 508                 |
| 715 | Sparrowhawk Ave    | 512                 |
| 716 | Sparrowhawk Ave    | 512                 |

| Lot | Street             | Area m <sup>2</sup> |
|-----|--------------------|---------------------|
| 717 | Sparrowhawk Ave    | 448                 |
| 718 | Sparrowhawk Ave    | 512                 |
| 719 | Sparrowhawk Ave    | 512                 |
| 720 | Sparrowhawk Ave    | 448                 |
| 721 | Sparrowhawk Ave    | 448                 |
| 722 | Sparrowhawk Ave    | 704                 |
| 723 | Sparrowhawk Ave    | 715                 |
| 724 | Coogan Street      | 513                 |
| 725 | Coogan Street      | 448                 |
| 726 | Coogan Street      | 451                 |
| 727 | Coogan Street      | 445                 |
| 728 | Coogan Street      | 448                 |
| 729 | Coogan Street      | 476                 |
| 730 | Stringy Bark Drive | 693                 |
| 731 | Stringy Bark Drive | 685                 |

Prices inclusive of GST and calculated in accordance with the margin scheme

CLICK OR SCAN FOR AVAILABILITY AND PRICING



A photograph of a mother duck swimming with her ducklings on a body of water. The mother duck is in the foreground, swimming towards the right, with her reflection clearly visible in the water. Behind her, a line of seven ducklings follows in a similar direction. The water is dark blue with gentle ripples, and the lighting suggests a late afternoon or early morning setting, with a warm glow on the ducks' feathers.

# The key to your community.

As a leader in our local community, Bisinella understands the secret to growing Lara while retaining the rural feel that makes the town so special.

We take great pride in delivering high quality development that will make a lasting contribution to our community and enhance Lara's unique lifestyle.

# Connected convenience.

## SHOPPING & DINING

- 01. Lara Town Centre (Woolworths, Coles & Restaurants)
- 02. Proposed Neighbourhood Activity Centre
- 03. Millars Cafe
- 04. Six Ways Shopping Strip
- 05. Lara Hotel
- 06. Lara Bowling Club
- 07. Lara Sporting Club

## EDUCATION & CHILDCARE

- 08. St. Anthony's Primary School
- 09. Lara Primary School
- 10. Lara Secondary College
- 11. Lara Lakes Primary School
- 12. Geelong Grammar
- 13. Proposed State Primary School
- 14. Proposed State Secondary School
- 15. Proposed Private Primary School
- 16. Pipsqueaks Early Learning
- 17. HEI Schools Lara Early Learning Centre
- 18. Story House Early Learning

## PARKS & RECREATION

- 19. Serendip Wildlife Sanctuary
- 20. You Yangs Regional Park
- 21. Kevin Hoffman Walk
- 22. Lara Golf Club
- 23. Elcho Park Equestrian Centre
- 24. Lara Recreational Reserve
- 25. Lara Lake Reserve
- 26. Grand Lakes Reserve
- 27. Hovells Creek Trail
- 28. Future Sporting Fields
- 29. Lara Aquatic Centre

## HEALTH

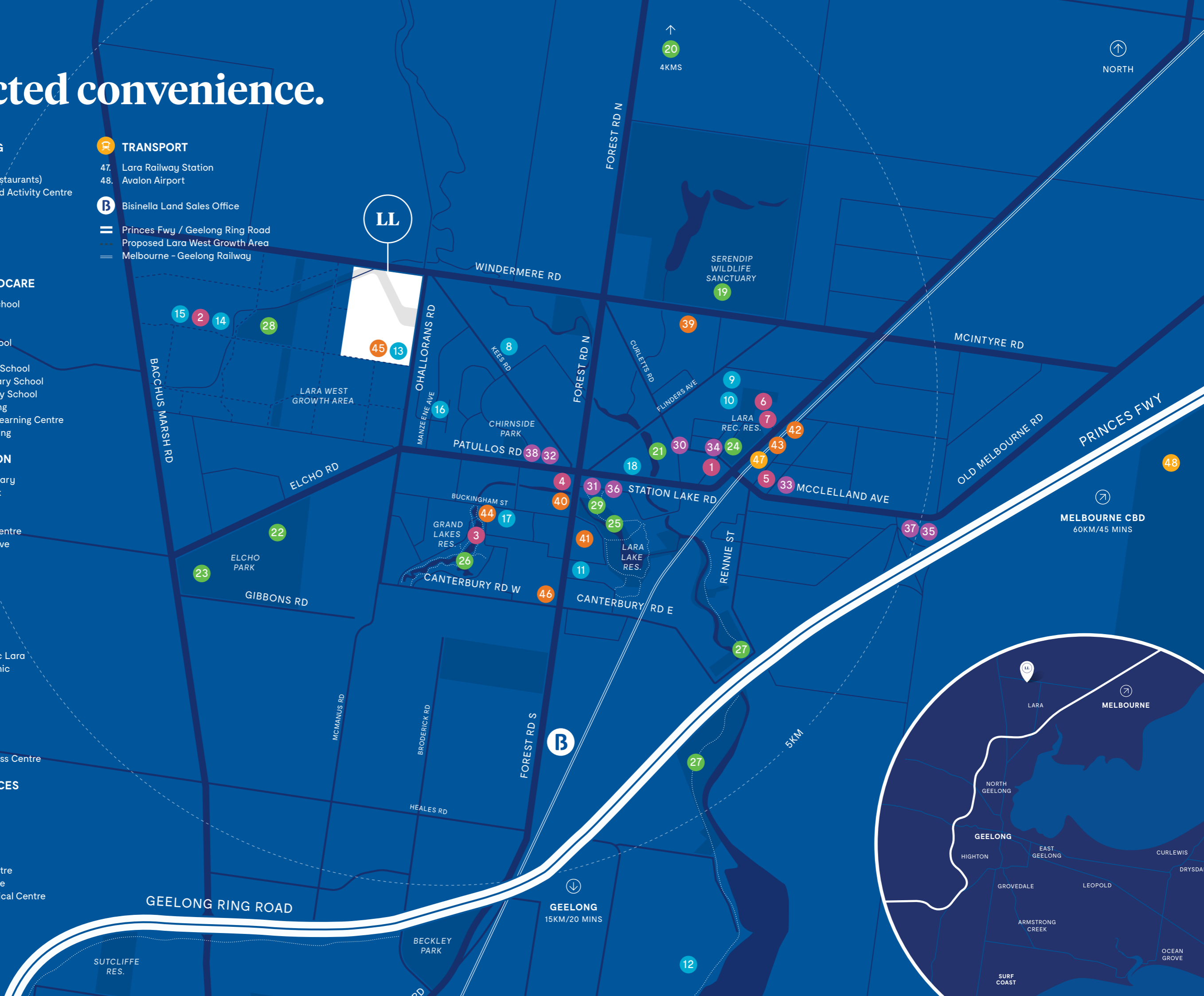
- 30. You Yangs Medical Clinic Lara
- 31. Forest Road Medical Clinic
- 32. Lara Medical Centre
- 33. Family Medical Centre
- 34. Anytime Fitness
- 35. Be Strong Fitness
- 36. Kept Fit
- 37. Curves Gym
- 38. Lara Day Spa and Wellness Centre

## COMMUNITY SERVICES

- 39. Future Lara Fire Station
- 40. Lara Police Station
- 41. Lara Veterinary Clinic
- 42. Lara Fire Brigade
- 43. Lara Ambulance Station
- 44. Bisinella Community Centre
- 45. Future Community Centre
- 46. Lara Museum and Historical Centre

## TRANSPORT

- 47. Lara Railway Station
  - 48. Avalon Airport
- B** Bisinella Land Sales Office
- Princes Fwy / Geelong Ring Road
- Proposed Lara West Growth Area
- Melbourne - Geelong Railway



# Building Guidelines & Inclusions

Lara Lakes has building guidelines to ensure that quality homes and landscaping are implemented, creating a quality estate for the benefit of its future residents.

This document is in summary form only for information purposes. The full terms and conditions of the building guidelines are contained in the contract of sale for lots in Lara Lakes and should be read and advice obtained from a legal representative, prior to entering into any contract of sale.



## Building

### DWELLING TIME RESTRICTION

House construction must commence within two years and completed within three years of settlement of the land.

### BUILDING ENVELOPES

Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope.

### NO UNIT DEVELOPMENT

Only a single dwelling is allowed to be constructed on any lot.

### BUILDING MATERIALS

All external walls (except windows and doors) must be constructed from items in tables A, B and C in the Memorandum of Common Provisions (a copy of which is contained in the contract of sale), provided that the sum of items in each table does not exceed the following percentages of the total external walls of the dwelling (excluding windows and doors):

#### Table A (100% maximum)

- Brick.
- Brick veneer.
- Stone.
- Rendered concrete.
- Rendered brick.

#### Table B (40% maximum)

- Timber.
- Painted fibre cement weatherboard.
- Rendered fibre cement sheet.
- Rendered foamboard.

#### Table C (20% maximum)

- Concrete.
- Painted fibre cement siding.
- Cladding.

No external construction with any second hand materials is permitted.

### SHEDS AND EXTERNAL FIXTURES

A shed is defined as an external shed that is not part of your house.

A shed must not exceed 3.6 metres in height above natural ground.

A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof.

### GARAGE AND CARPORTS

Carports are not permitted on any lot.

Any freestanding garage constructed on a lot must match the roof and materials of the house.

### CROSSOVERS AND DRIVEWAYS

Crossovers are included.

Driveways must be installed within 21 days from the issue of the certificate of occupancy for the house.

Driveways must be constructed from:

- Concrete
- Brick
- Paving blocks
- Patterned concrete
- Exposed stone concrete

Crushed rock driveways are not permitted.

## Site Management

### RUBBISH

Rubbish must be stored in a suitable receptacle for containing and disposal of rubbish.

Please ensure that your builder has allowed for a mini skip or similar receptacle.

In the event of non-compliance the lot owner may be liable to pay \$330 per week for uncontained rubbish during the construction of their house.

### PARKING VEHICLES

The parking of commercial vehicles, caravans or recreational vehicles must be kept from public view unless located behind the wing fence.

### NO VEHICLE REPAIRS ON THE STREET

A lot owner must not carry out any vehicle repairs which are in the public view.

### VACANT LOTS

It is the responsibility of the owner of a property to ensure that all vacant lots are kept clear from all rubbish and/or building debris.

Vacant lots must not be used for storage of any personal property including building materials and vehicles.

## Fencing and Landscaping

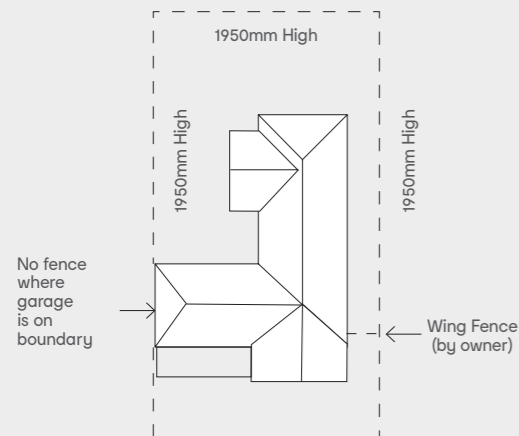
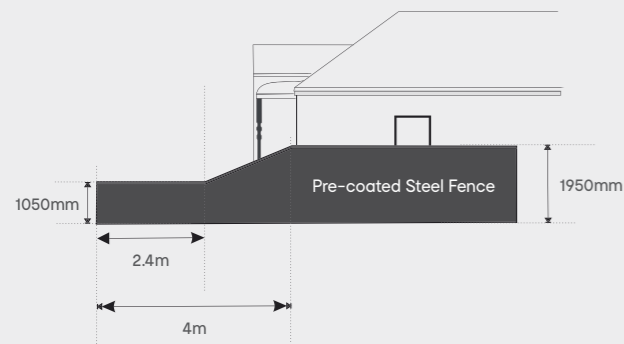
### FENCING

The developer will supply boundary fencing in accordance with the fencing plan (a copy of which is contained in the contract of sale) upon completion of the house.

The owner must supply and install any wing fences prior to certificate of occupancy so that the backyard is not visible from the street.

All boundary fencing will be 1.95m high.

All wing fences or gates must be at least 1.8m high.



Boundary fencing between allotments (fence will taper to 1050mm commencing at the point located 4m from the boundary).

### LANDSCAPING

Residents are encouraged to use sympathetic and hardy landscape materials such as local native plants, timber elements, gravel (excluding driveways) and stones or exposed aggregate concrete as paving, and mulch to create a natural garden setting.

### LANDSCAPING (CONT.)

- At least 50% of the front garden area should comprise of permeable surfaces such as:
  - Drought resistant lawn
  - Lawn alternative such as artificial grass, groundcovers, river pebbles, Lilydale toppings etc.
  - Garden beds with trees, shrubs etc.
 If seed is used, turf should have grown to cover at least 90% of the grassed area.
- Garden beds must be mulched with either pine bark (or similar), stone or pebble. Bare dirt must not be visible.
- All garden beds should be edged using timber, masonry or steel edging and should be densely planted to ensure good coverage of growth. Empty spaces between plants should be avoided;

Nature strip should be constructed from one of the following materials:

- Gravels that have an average stone size of six (6) – eight (8) millimetres and are well graded (i.e. include a mix of stone chip and fines) to enable compaction to a surface that does not shift.
- Grass;
- Anakie granitic blend;
- Fine orange gravel;
- Lilydale toppings; or
- Tuscan toppings

Owners should also enquire with the City of Greater Geelong to ensure that the chosen nature strip material complies with Council requirements.

## Bonds

### LANDSCAPING BOND

A \$2,000 bond is to be paid at settlement to ensure these conditions are met. Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from our office. A member of the approvals team will verify compliance. The bond will then be returned to you by our solicitor.

If you are liable for any amounts for non-compliance (such as rubbish not being contained), it will be deducted from the bond and the balance will then be forwarded to you.

## Inclusions



### FULLY SERVICED LOTS

All services such as sewer, water, power, natural gas and telecommunications



### HIGH SPEED BROADBAND

Optic fibre telecommunications provided by Opticomm



### FENCING

Pre-coated steel fencing with grey sheeting and posts with an estimated value of \$3,500. Fencing includes all side and rear boundary fences, except where the garage is on the boundary.



### DEVELOPER SOLAR PANEL REBATE

\$1,000 Solar Panel Rebate for buyers that install solar panels (5kW) within 3 months of construction (see details below).



### LAYBACKS AND CROSSOVERS

The layback and crossovers are provided as part of the development. If you require your layback and crossover in a different location, please contact us to establish if this can be achieved.



### PROTECTIVE GUIDELINES

Guidelines and restrictions have been incorporated to ensure that a quality estate is created for the benefit of residents.

## How to Purchase a Lot

1

### Choose your lot

You may place a lot on hold for 7 days to provide you time to consider your purchase.

2

### Provide your details

- The full name, residential address (not PO Box), email address and telephone number of each purchaser.
- The details of legal representative (i.e. solicitor/conveyancer of the purchaser to whom the contract of sale will be sent.

3

### Pay 5% Deposit

We only accept payment by direct deposit to our solicitor trust account.

4

### Contracts issued

Contracts will then be forwarded to your legal representative.

## Solar Panel Rebate

Buyers who purchase a lot in Lara Lakes and install solar panels within 3 months of construction may be eligible to receive a \$1,000 rebate from Bisinella.

1

### Buy a lot at Lara Lakes

2

### Complete your home

3

### Install Solar Panels (Min 5kW solar system)

4

### Complete your landscaping

5

### Submit Bond & Rebate form on completion

6

### Receive your \$1,000 Rebate and \$2,000 Bond Return!

For full terms and conditions about the solar panel rebate buyers are encouraged to contact Bisinella's sales office.

### For more information:

Please contact the Bisinella Developments land sales office if you have any questions or concerns.  
Bisinella Head Office – Email [sales@bisinella.com.au](mailto:sales@bisinella.com.au)

# Trusted partners.

## THE PARTNERS

Lara Lakes is a joint venture presented by Bisinella Developments and The Costa Property Group.

## THE DEVELOPER

As a 56-year-old family-run business, Bisinella Developments has earned an enviable reputation for the vibrant new communities we create across the Geelong region.

We take great pride in the superior quality of Bisinella residential estates and we back it up with our unwavering focus on exemplary customer service and support.

The Bisinella team passionately supports the growth and prosperity of the greater Geelong region by delivering employment opportunities and actively supporting many local community organisations.

If you choose to buy land and build your dream home in a Bisinella estate, we like to think of ourselves as the key that opened the door to your new community.

“The key to your community”

# Bisinella

the key to your community

With many Bisinella estates throughout the Geelong region, you'll be sure to find the right community for you.

Whether you're after beautiful bay views or a convenient rural escape, there's something to suit every lifestyle.

[bisinella.com.au](http://bisinella.com.au)



**Bisinella**  
the key to your community

**costa**  
PROPERTY GROUP

# Bisinella

*the key to your community*

**bisinella.com.au**

Sales enquiries email [sales@bisinella.com.au](mailto:sales@bisinella.com.au) or call Shane Ruffin 0413 804 523  
Monday to Friday 9am-5pm: Saturday & Sunday 2pm-5pm Closed public holidays

The materials set out above have been produced prior to detailed design and construction, are for illustration purposes only and do not constitute a representation by the Vendor (or its employees/agents/consultants) in respect to the size, form, layout or timing of the development in any manner. The materials set out above are subject to change at any time without prior or subsequent notice. Purchasers should not rely on the materials in any way. Changes may be made to detail layouts during the development by the Vendor, including to meet planning requirements. Purchasers must make and rely on their own enquiries. All final area dimensions of any lot sold will be as provided in the contract of sale and may differ from those in the materials.