

Town: Mirboo North

Disclaimer
While all due skill and attention has been used in presenting this information, the State of Victoria and the South Gippsland Shire Council and their employees shall not be liable in any way for loss of any kind including, damages, costs, interests, loss of profits or special loss or damage arising from any error, inaccuracy, incompleteness or other defect in this information. By receiving this information the recipient acknowledges that the State of Victoria and the South Gippsland Shire Council makes no representations as to the accuracy or completeness of this information and the recipient ought to carry out its own investigations if appropriate.

Copyright © Department of Environment, Land, Water & Planning and the South Gippsland Shire Council 2016

Data Source
Vicmap as at May 2018
South Gippsland Shire Council May 2018

Legend

-  Vacant Residential Lot
-  Residential Land Supply - Existing
- Planning Scheme Zones**
-  C1Z - Commercial 1 Zone
-  FZ - Farming Zone
-  GRZ1 - General Residential Zone 1
-  IN1Z - Industrial 1 Zone
-  IN3Z - Industrial 3 Zone
-  LDRZ - Low Density Residential Zone
-  MUZ - Mixed Use Zone
-  PCRZ - Public Conservation and Resource Zone
-  PPRZ - Public Park and Recreation
-  RAZ - Rural Activity Zone
-  RDZ1 Road Zone 1 - VicRoads
-  RLZ - Rural Living Zone
-  Waterways + 20m buffer

Explanatory Notes (all maps)

Residential Lot Yield Calculations

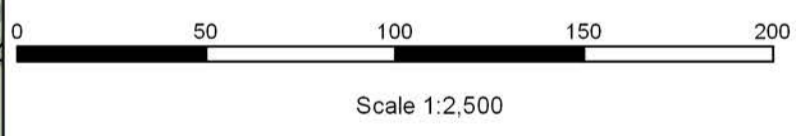
- General Residential Zone 1 (GRZ1) & Township Zone (TZ) = 10 lots per Ha.
- Low Density Residential Zone (LDRZ) = 4 lots per Ha (sewer) & 2 lots per Ha (no sewer)
- Rural Living Zone = 8 lots per 10ha.

Lot yields are estimates only. Yield estimates have been reduced by the presence of waterways, steep topography, native vegetation and other factors.

The lot yield calculations do not imply that Council will approve a subdivision or the rezoning of land identified in the map

Lots identified as a 'vacant residential lot' may include lots that form part of a larger land ownership (tenement) that may contain a dwelling.

Grid North
Coordinate System: ESPG 2837 GDA94, MGA Zone 55



Column1	Zone	Area (ha)	lots
Number of Vacant Residential Lots (all zones)	-	-	50
Number of Lots approved by Subdivision Planning Permit yet to be developed / released (all zones)	-	-	4
Vacant residential zoned land yet to be subdivided (blue areas)	GRZ1	21.76	141
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
Greenfield (FZ) land yet to be rezoned (red areas)	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
Total			195
Note 1: Total number of residential rated properties in township = 532			
Note 2: Average new dwellings completed per year in Mirboo N = 11			



Smith Street (Private Bag 4) - Leongatha - Victoria - 3853
 Telephone: 03 5662 9200 Facsimile: 03 5662 3754
 Email: council@southgippsland.vic.gov.au
 Web: http://www.southgippsland.vic.gov.au

Prepared By: KG Date: 28/05/2018
 Checked By: PS Date: 28/05/2018
 Approved By: KG Date: 28/05/2018

Printed at 5/06/2018, 4:47 PM
 Map Number: 10 Revision: A1

IGIS Project - Land Supply Study 2018
 IGIS Project Location - P/2017/EF17/551
 IGIS Details of Map Line 1

