


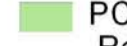







# Town: Tarwin Lower

**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
  - Planning Scheme Zones**
  -  FZ - Farming Zone
  -  LDRZ - Low Density Residential Zone
  -  PCRZ - Public Conservation and Resource Zone
  -  PPRZ - Public Park and Recreation
  -  RDZ2 Road Zone 2 - Council
  -  RDZ1 Road Zone 1 - VicRoads
  -  TZ - Township Zone
  -  Waterways + 20m buffer

**Explanatory Notes (all maps)**

**Residential Lot Yield Calculations**


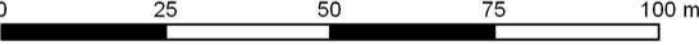
- General Residential Zone 1 (GRZ1) & Township Zone (TZ) = 10 lots per Ha.
- Low Density Residential Zone (LDRZ) = 4 lots per Ha (sewer) & 2 lots per Ha (no sewer)
- Rural Living Zone = 8 lots per 10ha.

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

Scale 1:2,500



**South Gippsland Shire Council**

9 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, 4:51 PM  
 Map Number: 18 Revision: A1

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

**Tarwin Lower Residential Land Supply - May 2018**

Column 1	Zone	Area (ha)	lots
<b>Number of Vacant Residential Lots (all zones)</b>	-	-	<b>44</b>
<b>Number of Lots approved by Subdivision Planning Permit yet to be developed / released (all zones)</b>	-	-	<b>0</b>
<b>Vacant residential zoned land yet to be subdivided (blue areas)</b>	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
<b>Greenfield (FZ) land yet to be rezoned (red areas)</b>	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
<b>Total</b>			<b>44</b>

Note 1: Total number of residential rated properties in township = 144  
 Note 2: Average new dwellings completed per year in Tarwin Lower = 5

