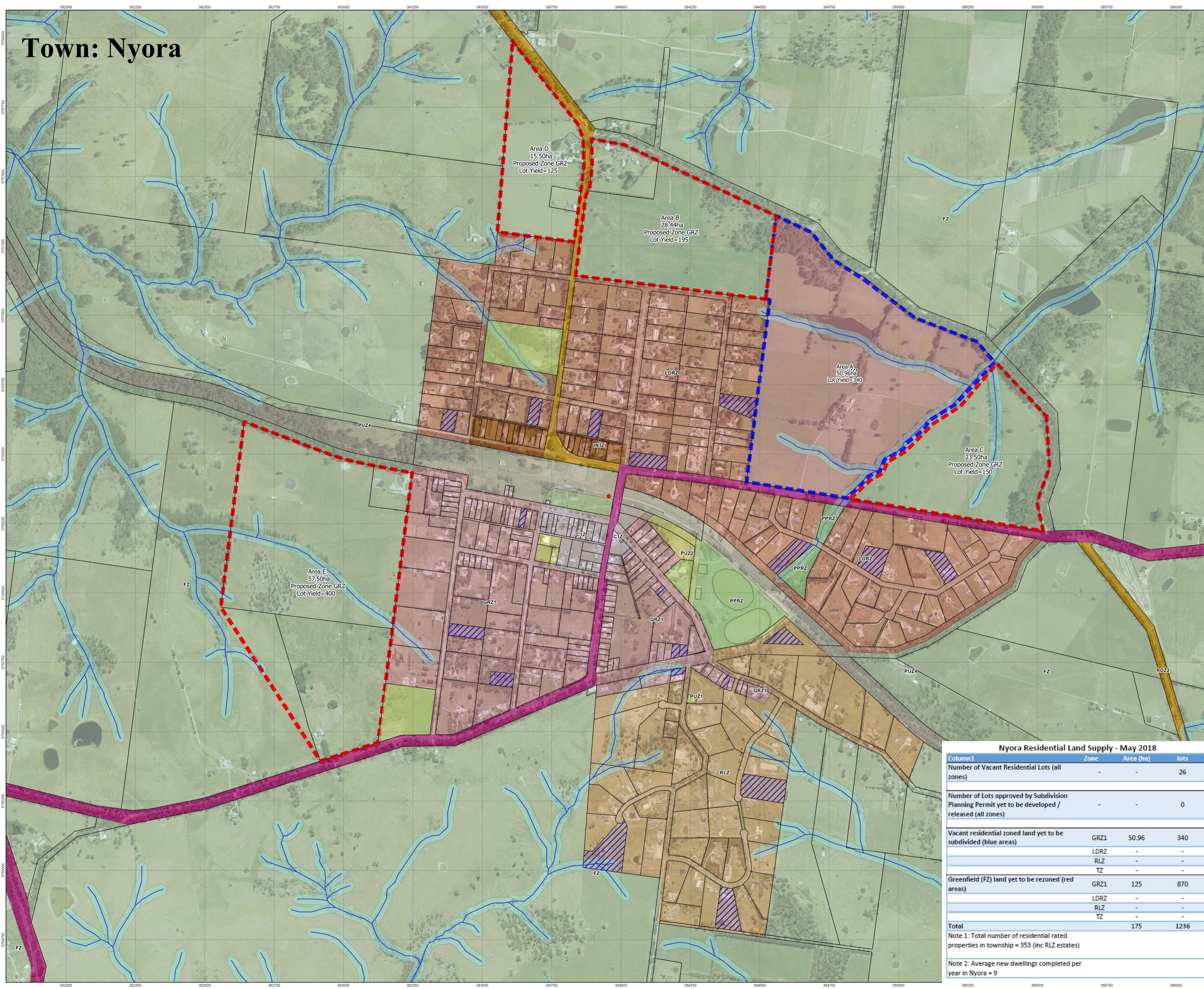


Town: Nyora



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

- Legend**
- Vacant Residential Lot
 - Residential Land Supply - Existing
 - Residential Land Supply - Future (Rezoning Required)
- Planning Scheme Zones**
- C1Z - Commercial 1 Zone
 - FZ - Farming Zone
 - GRZ1 - General Residential Zone 1
 - IN3Z - Industrial 3 Zone
 - LDRZ - Low Density Residential Zone
 - PPRZ - Public Park and Recreation
 - RDZ2 Road Zone 2 - Council
 - RDZ1 Road Zone 1 - VicRoads
 - RLZ - Rural Living Zone
 - Waterways + 20m buffer

Explanatory Notes (all maps)

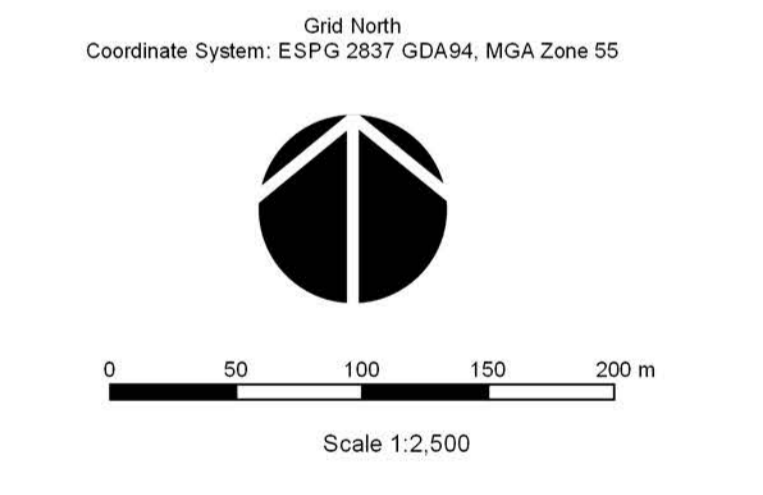
Residential Lot Yield Calculations

- 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.



Nyora Residential Land Supply - May 2018

Column1	Zone	Area (ha)	lots
Number of Vacant Residential Lots (all zones)			
-	-	-	26
Number of Lots approved by Subdivision Planning Permit yet to be developed / released (all zones)			
-	-	-	0
Vacant residential zoned land yet to be subdivided (blue areas)			
	GRZ1	50.96	340
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
Greenfield (FZ) land yet to be rezoned (red areas)			
	GRZ1	125	870
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
Total		175	1236

Note 1: Total number of residential rated properties in township = 353 (inc RLZ estates)

Note 2: Average new dwellings completed per year in Nyora = 9

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

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Map Number: 11 **Revision:**

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